Application for a non-material amendment following a grant of Planning Permission.

Town and Country Planning Act 1990.

Llywodraeth Cymru
Welsh Government

Publication of applications on planning authority websites
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink.
Incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	First Name:	Last Name:
[redacted]		

Company (optional):

Unit: House Number: House suffix:

House Name:

Address 1: Land adjacent to

Address 2: Graig Wen Farm

Address 3: Off Brymbo Road

Town: Bwlchgwyn

County: Wrexham

Country:

Postcode: LL11 5UB

2. Agent Name and Address

Title:	First Name:	Last Name:
Mr	Trevor	Mennell

Company (optional): Trevor Mennell Planning

Unit: House Number: House suffix:

House Name: The Gables

Address 1: Kendricks Bank

Address 2: Bayston Hill

Address 3:

Town: Shrewsbury

County: Shropshire

Country:

Postcode: SY3 0EH

3. Site Address Details

Please provide the full postal address of the application site.

Unit: House Number: House suffix:

House Name:

Address 1: Land adjacent to

Address 2: Graig Wen Farm

Address 3: Off Brymbo Road

Town: Bwlchgwyn

County: Wrexham

Postcode (optional): LL11 5UB

Description of location or a grid reference (must be completed if postcode is not known):

Easting: 326736 Northing: 353610

Description:

4. Pre-application advice

Has assistance or prior advice been sought from the local authority about this application? Yes [X] No [ ]

If Yes, please complete the following information about the advice you were given.
(This will help the authority to deal with this application more efficiently.)

Please tick if the full contact details are not known, and then complete as much as possible: [ ]

Officer Name: Sharon Holmon

Reference: Planning Ref: P/2018/0613 & P/2024/1429

Date (DD/MM/YYYY) (must be pre-application submission): 13 March 2025

Details of pre-application advice received?

To address planning application P/2024/1429 email received recommending Non Material Amendment planning application be submitted

5. Eligibility

Do you, or the person on whose behalf you are ma king this application, have an interest in the part of the land to which this amendment relates? Yes [X] No [ ]

If you have answered No to this question, you cannot apply to make a non-material amendment.

6. Authority Employee/Member

With respect of the Authority, I am:

a) a member of staff
b) an elected member
c) related to a member of staff
d) related to an elected member

Do any of these statements apply to you? Yes [ ] No [X]

If Yes, please provide details of the name, relationship and role:

7. Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter, including application reference number and date of decision in the sections below:

Planning Application P/2018/0613 was refused by Wrexham Council and approved at Appeal by the Planning Inspectorate.
The Description: The development proposed is a change of use of agricultural land to residential accommodation for a Gypsy and Traveller site of 4 pitches. Each pitch to include 1 no. static caravan, 1 no. touring caravan, 1 no. day room and 2 no. parking spaces

Reference number

APP/H6955/A/19/3221887

Date of decision (DD/MM/YYYY):

04/07/2019

For the purpose of calculating fees, which of the following best describes the original application type?

Householder development: development to an existing dwelling-house or development within its curtilage [ ]

Other: anything not covered by the above category [X]

8. Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make:

To reduce the approved proposal from 4 no. Gypsy and Traveller pitches to 3 no. pitches. Each pitch to include 1 no. static caravan, 1 no. touring caravan, 1 no. day room and 2 no. parking spaces.

Are you intending to substitute amended plans or drawings? Yes [X] No [ ]

If Yes, please complete the following:

Old plan/drawing number(s): 71047:1002 Rev G

New plan/drawing number(s): 71444:1001

Please state why you wish to make this amendment:

As advised by Wrexham Borough Council the approved Gypsy and Traveller Site needs to be reduced to three pitches to then address the private drainage system, once the NMA is approved.

9. Application Requirements – Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application not being accepted. It will not be accepted until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form: [X]

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application: X

The correct fee: Fee to be paid direct to Wrexham Council

10. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/ drawings and additional information.

I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them.

Signed – Applicant:

Or signed – Agent: T R Mennell

Date:(DD/MM/YYYY) 27/05/2025
(Date cannot be pre-application)

11. Applicant Contact Details

Telephone Numbers

Country Code:

National Number:

Extension Number:

Country Code:

Mobile Number (optional):

Fax Number (optional):

Email address (optional):

12. Agent Contact Details

Telephone Numbers

Country Code:

National Number: [redacted]

Extension Number:

Country Code:

Mobile Number (optional): [redacted]

Fax Number (optional):

Email address (optional): [redacted]

13. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes [X] No [ ]

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

Agent [X] Applicant [ ] Other [ ] (If different from the agent/applicant's details)

If other has been selected, please provide:

Contact Name:

Telephone Number:

Email address:

Mae'r ddogfen yma hefyd ar gael yn Gymraeg.
This document is also available in Welsh.

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