

Planning Service
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Application for Removal or Variation of a Condition following Grant of Planning Permission

Town and Country Planning Act 1990; Planning (Listed Buildings and Conservation Areas) Act
1990

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.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number Suffix

Property Name

Land to the South West of the Old Black Horse Public House

Address Line 1

Henblas Road

Address Line 2

Rhostyllen

Town/city

Wrexham

Postcode

LL14 4AG

Description of site location (must be completed if postcode is not known)

Easting (x)

331291

Northing (y)

348786

Description

Land to the rear of the Old Black Horse Public House.

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

Secondary number

Email address

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Application for residential development (3 No Dwellings.)

Reference number

P/2016/0809

Date of decision (date must be pre-application submission)

06/02/2017

Please state the condition number(s) to which this application relates

Condition number(s)

3

Has the development already started?

- ☐ Yes
☒ No

Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed

The applicant wishes for the time limit for implementation to be extended for the following reasons:

- a) Due to COVID pressures (shielding within the family) the business was unable to progress with the application in good time.
- b) The business was unable to progress the SUDS application due to the lack of a designated service within Wrexham Council. At the time of this application the applicant believes an officer/consultant has been appointed to deal with the backlog, however, a payment has still not been requested yet all documents have been submitted.
- c) Due to the current issues surrounding phosphate control regulations within the SAC's & NRW - if not resolved the permission will expire.
- d) Illegal fly-tipping has caused site issues and delays - Police have been contacted in the hope to prosecute the offenders.

A further speed survey was carried out on 13th November 2021 by the same consultants as the original speed survey conducted at the point of application - it is attached to this application. When combined the Westbound & Eastbound net speed from 2016 was 23.9mph, the combined net average speed from the 2021 survey was 22.05mph, therefore an average reduction in speed. Table 2.2 of the report shows eastbound and westbound 85%ile speeds of

16.8mph and 27.3mph. This indicates that eastbound 85%ile vehicles speeds have decreased by 5.1mph and westbound speeds have increased by 1.4mph. This supports the Highways Officer's comments on our previous application for the removal of condition 9 (currently under appeal with the planning inspectorate)

Highways Comment:

"We do not consider the Westerly access to be unsafe to the point to where the access should be closed, and recommend the removal of condition 9."

If you wish the existing condition to be changed, please state how you wish the condition to be varied

To allow a further 24 months for the implementation of the permission. The 24 months is to allow for NRW and the Local Authorities & the Water Companies to reach a solution and still allow enough time for me to re-submit any changes required from the agreements between the parties.

Site Visit

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

☒ Yes

☐ No

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

☐ The agent

☒ The applicant

☐ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

☐ Yes

☒ No

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

☒ Yes

☐ No

Certificate of Ownership - Certificate A

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person Role

☒ The Applicant

☐ The Agent

Title

First Name

Surname

Declaration Date

☒ Declaration made

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

☒ (A) None of the land to which the application relates is, or is part of an agricultural holding

☐ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

☒ The Applicant

☐ The Agent

Title

First Name

Surname

Declaration Date

☒ Declaration made

Declaration

I / We hereby apply for Removal/Variation of a condition as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Date