Y Gwasanaeth Cynllunio
Cyngor Bwrdeistref Sirol Wrecsam
Neuadd Y Dref, Wrecsam, LL11 1AY

Llinell Gymorth: 01978298994
E-bost: planning@wrexham.gov.uk
Gwe: www.wrexham.gov.uk/planning

Planning Service
Wrexham County Borough Council
Guildhall, Wrexham. LL11 1AY

Telephone: 01978298994
E-mail: planning@wrexham.gov.uk
Web: www.wrexham.gov.uk/planning

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990; Historic Environment (Wales) Act 2023

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 Adjoining 7

Address Line 1

Rose Hill

Address Line 2

Brynteg

Town/city

Wrexham

Postcode

LL11 6LL

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

Easting (x)

330932

Northing (y)

352194

Description

Applicant Details

Name/Company

Title

Mr

First name

Richard

Surname

Collier

Company Name

Address

Address line 1

Land Adjoining 7 Rose Hill

Address line 2

Brynteg

Address line 3

Wrexham

Town/City

Wrexham

Country

Postcode

LL11 6LL

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

mr

First name

Adam

Surname

Pierpoint

Company Name

PointPlanning

Address

Address line 1

Cedar Lodge Bronygarth

Address line 2

Address line 3

Town/City

Oswestry

Country

United Kingdom

Postcode

SY10 7LY

Contact Details

Primary number

***** REDACTED ******

Secondary number

Email address

***** REDACTED ******

Description of the Proposal

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

ERECTION OF FOUR BEDROOMED DWELLING AND ALTERATION TO ACCESS

Reference number

P/2022/0135

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

24/08/2023

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

Condition number(s)

3. Arboricultural Method Statement (Tree Protection Plan)
9 – Submit Ground and Floor Levels

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 3 – Arboricultural Method Statement (Tree Protection Plan)
Please find enclosed the full Arboricultural Method Statement and Tree Protection Plan for the development. This document confirms the following, in line with BS 5837:2012:
Tree protection fencing and ground protection specifications
Construction methods near retained vegetation
Tree works and removal (1 low-grade Lawson Cypress only)
Cement mixing, storage and fire precautions
Ongoing inspection and reporting procedure
Site plan references (WD.01 and WD.02) showing tree retention and removal clearly
This addresses all aspects of Condition 3 in full.

Condition 4 – Submit Ground and Floor Levels
The submitted drawing pack (PP-2503 REV B) includes the following sheets:
WD.01 – Existing Location and Site Survey Plan
→ Demonstrates existing ground levels across the site
WD.400 – Section A and WD.300 / WD.301 – Elevations
→ Clearly show proposed finished floor levels: (Elevation/Heights As per the originally planning approval P/2011/0922)
Ground FFL (Lower) RL 2.090
Ground FFL (Upper) RL 2.730
First Floor FFL RL 5.530
Ridge and eaves levels also provided
These satisfy the requirement to demonstrate the relationship between existing and proposed levels.

External Material Finishes
Roof - Marley Modern Smooth Grey roof Tiles
Walls - Block and Render walls, painted White
Facing brick up to DPC

Sample Images emailed across

Site Visit

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

- [x] 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)

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

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

- [ ] Yes
- [x] No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the 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 opinions of the person(s) giving them.
I/We also accept that:
- Once submitted, this information will be made available 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

Adam Pierpoint

Date

23/06/2025