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 Removal or Variation of a Condition following Grant of Planning Permission

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

Address Line 1

Land south of Top Farm

Address Line 2

Erbistock

Town/city

Wrexham

Postcode

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

Easting (x)

334484

Northing (y)

341935

Description

Land southeast of Top Farm, Erbistock.

Applicant Details

Name/Company

Title

First name

Surname

Harmin Agriculture Ltd

Company Name

Harmin Agriculture Ltd

Address

Address line 1

Archway House

Address line 2

Station Road

Address line 3

Town/City

Chester

Country

Postcode

CH1 3DR

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

Philip

Surname

Moren

Company Name

Philip Moren Planning

Address

Address line 1

11 Bishop's Walk

Address line 2

Address line 3

Town/City

Llangollen

Country

United Kingdom

Postcode

LL20 8RZ

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 agricultural building.

Reference number

P/2024/0323

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

05/08/2024

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

Condition number(s)

10

Has the development already started?

- [x] Yes
- [ ] No

If Yes, please state when the development was started (date must be pre-application submission)

02/09/2024

Has the development been completed?

- [ ] Yes
- [x] No

Condition(s) - Removal

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

The approved landscaping/planting plan needs to be modified slightly in response to the recent creation of the farm track (partly complete).

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

Landscaping shall be undertaken in accordance with the scheme shown on drawing number 20.23.ELP.01.1 Rev v3 prepared by Tirlun Barr Chartered Landscape Architects and dated 23/06/2025. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting (November to March) and seeding seasons following the first use of the development (April to September). Any trees, hedgerows or plants that die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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?

- [x] Yes
- [ ] 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):

Officer name:

Title

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

First Name

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

Surname

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

Reference

N/A

Date (must be pre-application submission)

01/05/2025

Details of the pre-application advice received

An application to vary condition 10 of the permission for the agricultural storage building is required to address the effect of the recently (partly) constructed track on the approved landscaping scheme referenced in the condition.

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?

- [x] 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
- [x] The Agent

Title

Mr

First Name

Philip

Surname

Moren

Declaration Date

23/06/2025

☑ 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

Agricultural Tenant

Name of Agricultural Tenant:
***** REDACTED ******

House name:
0

Number:

Suffix:

Address line 1:
.

Address Line 2:
.

Town/City:
.

Postcode:

Date notice served (DD/MM/YYYY):
23/06/2025

Person Family Name:

Person Role

◯ The Applicant

⊘ The Agent

Title

Mr

First Name

Philip

Surname

Moren

Declaration Date

23/06/2025

☑ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition 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

Philip Moren

Date

23/06/2025