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

Colliers Arms

Address Line 1

Chapel Street

Address Line 2

Ponciau

Town/city

Wrexham

Postcode

LL14 1SE

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

Easting (x)

329658

Northing (y)

346709

Description

Applicant Details

Name/Company

Title

Mr

First name

Geraint

Surname

Hughes

Company Name

Address

Address line 1

Colliers Arms Chapel Street

Address line 2

Ponciau

Address line 3

Wrexham

Town/City

Wrexham

Country

Postcode

LL14 1SE

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

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

Secondary number

Email address

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

Agent Details

Name/Company

Title

Mr

First name

Andrew

Surname

Gamble

Company Name

Andrew Gamble

Address

Address line 1

Calbourne

Address line 2

Church Lane, GUILDEN SUTTON

Address line 3

Guilden Sutton

Town/City

Guilden Sutton, Chester

Country

United Kingdom

Postcode

CH37EW

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

CHANGE OF USE OF FORMER PUBLIC HOUSE TO SINGLE DWELLING AND DOG GROOMING SALON, INCUDING ALL ASSOCIATED WORKS AND LANDSCAPING

Reference number

P/2024/1585

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

13/03/2025

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

Condition number(s)

2, 4, 5, 7

Has the development already started?

◯ Yes
⊘ No

Condition(s) - Removal

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

There has been a change in circumstances. My clients now only intend to use the dog grooming room for the personal care of their own pets; the commercial element is no longer required.

We have also submitted details to address the Construction Management Statement.

Condition 2 – Approved Plans
The proposed plans have been amended to remove the commercial dog grooming room. The site plan has also been revised to omit the guest parking bay.

Condition 4 – Noise Mitigation
As the room will only be used for the grooming of my clients' existing pets, we believe there is no need for sound mitigation measures. However, we do not object to the condition remaining if the planning officer feels it is necessary.

Condition 5 – Opening Hours
There is no longer any commercial use proposed, so we do not believe an opening hours restriction is relevant. We request that this condition be removed.

Condition 7 – Construction Management Statement
Details for the Construction Management Statement have been included with this application.

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

Condition 2 – To be updated to refer to the revised drawings which remove the commercial dog grooming room and guest parking space.

Condition 4 – To remain as worded if required, although we suggest it may no longer be necessary given the use is now private and not commercial.

Condition 5 – To be removed entirely, as the restriction on opening hours is no longer relevant due to the removal of the commercial use.

Condition 7 – To be updated to reflect the Construction Management Statement submitted with this application.

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)

- [ ] The agent
- [x] 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

Colliers Arms - P/2024/1585

Date (must be pre-application submission)

20/06/2025

Details of the pre-application advice received

Hi Andrew

Thank you for your email.

A S73 application as described would not conflict with the original permission and therefore would be accepted. However, please bear in mind any such application would be referred to our Public Protection Team for comments in respect of noise. The application would need to clearly state that this would not be commercial venture and that it would be for use solely for the applicant's personal use; it is likely that a condition restricting it as such would be applied to any subsequent approval.

Please also note that I am leaving the Authority on Friday 27th June, therefore a different case officer would be allocated the application once validated.

Regards

Sarah.

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

Andrew

Surname

Gamble

Declaration Date

30/06/2025

- [x] 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

- [x] (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
- [x] The Agent

Title

Mr

First Name

Andrew

Surname

Gamble

Declaration Date

30/06/2025

☑ 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

Andrew Gamble

Date

30/06/2025