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

Marford Gate

Address Line 1

Chester Road

Address Line 2

Gresford

Town/city

Wrexham

Postcode

LL12 8SF

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

Easting (x)

335790

Northing (y)

355199

Description

Applicant Details

Name/Company

Title

Mr

First name

Chris

Surname

Walsh

Company Name

EMW Developments Ltd

Address

Address line 1

EMW Developments Ltd

Address line 2

161 Vale Road

Address line 3

Town/City

Rhyl

Country

Postcode

LL18 2PH

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

Luke

Surname

Jones

Company Name

D2 Architects

Address

Address line 1

Soughton House

Address line 2

2 Nicholas Street Mews

Address line 3

Town/City

Chester

Country

United Kingdom

Postcode

CH1 2NS

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

RESERVED MATTERS PERSUANT TO OUTLINE PLANNING PERMISSION P/2020/0724 – ERECTION OF 2 DWELLINGS - (APPEARANCE, LANDSCAPING AND SCALE)

Reference number

P/2023/0880

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

30/09/2024

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

Condition number(s)

No. 6

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

Material Discharge, see material sheet attached.

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

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

Robert Adam Lloyd

Date

22/07/2025