

Our Ref: 23006894
Your Ref: GRE P/2020/0516



28th July 2023

Planning Department
Wrexham Library
Rhosddu Road
Wrexham
LL11 1AU

3-4 Bredon Court
Brockeridge Park
Twyning
Gloucestershire
GL20 6FF

E: EPTeam@dalcourmaclaren.com

Dear Sir/Madam

Application for Variation of Condition no.2 Under Section 73 of the Town and Country Planning Act 1990 (as amended) pursuant to the planning application Ref. GRE P/2020/0516 at Recreational Ground, Off High Street, Gresford, Wrexham.

Dalcour Maclaren (DM) write on behalf of our client Wales and West Utilities (WWU) with regards to the approved planning permission granted on 30th April 2021 at Recreational Ground, Off High Street, Gresford, Wrexham (your reference: GRE P/2020/0516). The description of development reads:

"Gas governor regulator kiosk and telemetry kiosk with 2.4m high steel fencing around perimeter"

We write under Section 73 ('S73') of the Town and Country Planning Act 1990 to make a formal application to Wrexham County Borough Council to vary a condition following grant of planning permission for the above development. Specifically, we write in relation to condition no.2 which states:

"The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered:

*1:500 Planning Application Boundary
1:50 Gas Kiosk Details (Elevations)
1:1000 General Arrangement Plan
1:200 Inset General Arrangement Plan
1:1000 Temporary Works Rev 3
Security Fencing and Track Details and as contained within the application documentation.*

"Reason: To identify the approved plan/s and to avoid doubt in the interests of proper planning."

For clarity, this application does not seek to amend the boundary of the application, nor is there a change in the description of development.

In the interest of public safety, WWU has made minor alterations to the approved layout of the apparatus within the site. Although the proposed works fall within the same site boundary and follow the same description of development as the original permission, condition no.2 of

the original permission restricts the development to be in accordance with the original approved site plans. As WWU wish to alter the layout plan of the site, they are therefore seeking to vary the wording of condition no.2 through an application made under S.73 of the Town and Country Planning Act to replace the original approved drawing names and numbers with the updated drawing names and numbers.

The alteration to the kiosk location is necessary due to concerns over trespassing within the WWU secure site. In the approved location, WWU is concerned that individuals may be able to access the sensitive infrastructure within the secure compound by climbing over the fence line using the roof of an adjacent building. WWU therefore propose to locate the kiosk two meters northwest of the approved location.

The approved and new drawing name and number, along with an explanation of what has changed are given in the table below:

Approved drawing name & no.	New drawing name & no.	What has changed
Proposed Site Layout Plan <i>SRE1127/03/03 (General Arrangement Plan)</i>	Proposed Site Layout Plan 23006894_PLN_SI_1.1	Drawing name and no. Overall there has been a change in proposed apparatus location within the application boundary. This has also meant the perimeter fencing has altered position; however, in the interest of public safety it is considered to be an overall beneficial change.

We therefore request the variation of condition no.2 on the permission for planning consent P/2020/0516 as follows (bolded to highlight suggested amendment only):

“Gas governor regulator kiosk and telemetry kiosk with 2.4m high steel fencing around permitter”

Received 30th April 2021:

1:500 Planning Application Boundary

1:50 Gas Kiosk Details (Elevations)

1:1250 23006894_PLN_SI_1.1

1:1000 Temporary Works Rev 3

Security Fencing and Track Details and as contained within the application documentation.

In conclusion, this application is made under S.73 of the Town and Country Planning Act 1990 to vary condition no. 2 of the grant of planning permission for the construction of a “gas governor regulator kiosk and telemetry kiosk with 2.4m high steel fencing around permitter” (reference GRE P/2020/0516).

Yours faithfully,
Matthew Taylor

Dalcour Maclaren
For and on behalf of Wales and West Utilities

We enclose the following documents:

- Covering Letter
- Application Form
- Site Location Plan – submitted to support P/2020/0516
- Drawing: 23006894_PLN_1.1 (*amended proposed site layout plan*)