

Sir or Madam
Wrexham County Borough Council
Planning Services
16 Lord Street
Wrexham
LL11 1LG

14 July 2023
EP ref: 19-558

Dear Sir or Madam

Re: Planning Portal Reference: PP- 12269120

Application for variation of condition - Walled Garden, Wynnstay Hall Estate, Ruabon, Wrexham, LL14 6LD

Emery Planning is instructed to submit an application on behalf of Lubek Developments to vary condition numbers 2 and 9 of planning permission reference RUA P/2019/0913 in relation to Walled Garden, Wynnstay Hall Estate, Ruabon, Wrexham LL14 6LD.

The application seeks the variation of condition numbers 2 and 9 to make amendments to plot numbers 6 and 7.

Conditions numbers 2 and 9 of planning permission P/2019/0913 state:

2. The development shall be carried out in strict accordance with the following approved drawings:
 - i) AL[0]00: Landscape Plan
 - ii) AL[0]01: Proposed Site Plan
 - iii) AL[0]02: Sectional Elevations A-E
 - iv) AL[0]02: Sectional Elevations F-H
 - v) AL[0]03: Plot 1 Floor Plans
 - vi) AL[0]04: Plot 2 Floor Plans
 - vii) AL[0]05: Plot 3 Floor Plans
 - viii) AL[0]06: Plot 4 Floor Plans
 - ix) AL[0]07: Plot 5 Floor Plans
 - x) AL[0]08: Plot 6 Floor Plans
 - xi) AL[0]09: Plot 7 Floor Plans
 - xii) AL[0]11: Detail Sample
 - xiii) AL[0]13: Detail of Gable Eaves
 - xiv) AL[0]14: Details

- xv) AL[0]14: Garage Door Details
- xvi) AL[0]15: Large Window Details

9. Each dwelling shall be provided with parking areas in accordance with the details shown on the approved drawing AL[0]01: Proposed Site Plan prior to first occupation of that dwelling.

The proposals

The application proposals seek planning permission for the substitution of the approved plans to amend plot numbers 6 and 7. The proposed amendments can be summarised as follows:

- Removal of the garden store from plot 6
- Double garage to be substituted with a triple garage for plot 6
- Repositioning of the garage for plot 6
- Reduction in footprint of the dwellings as approved on plots 6 & 7

The proposed substitution of the double garage with a triple garage, located 1.5m to the east of the approved location are minor alterations which are not considered to be material and would have little visual impact on the wider development. Furthermore, the impact of the relocation and increased size of the garage for plot 6 is offset through the removal of the approved garden store.

The proposed changes to the dwellings as approved on plots 6 and 7 would result in a reduction in the footprint of both plots. However, the design, appearance and elevational details are the same as those already approved and considered to be acceptable by the LPA. In light of the above, it is considered that the reduction in footprint of plots 6 and 7 as proposed would not result in any harm to or loss of amenity and would be of a design and appearance which is keeping with the high-quality design of the wider development.

Proposed plans

Below we provide details of the approved plans and the proposed submitted plans which are the subject of this application.

The approved plans relevant to the current proposals are:

- AL[0]00: Landscape Plan
- AL[0]01: Proposed Site Plan
- AL[0]02: Sectional Elevations A-E
- AL[0]02: Sectional Elevations F-H
- AL[0]08: Plot 6 Floor Plans
- AL[0]09: Plot 7 Floor Plans

Proposed plans as submitted:

- 05/23/57 1: Proposed Plans and Elevations (Plot 6)

- 05/23/57 2: Proposed Plans and Elevations (Plot 7)
- 05/23/57 3: Proposed Elevations A-B
- 05/23/27 4: Proposed Elevations C-D
- 05/23/57 5: Proposed Site Plan and Landscaping Plan
- 05/23/57 6: Site Location Plan

Proposed conditions

We propose the following suggested wording for conditions 2 and 9:

Condition no.2

The development shall be carried out in strict accordance with the following approved drawings:

Plots 1 - 5

AL[0]00: Landscape Plan
 AL[0]01: Proposed Site Plan
 AL[0]02: Sectional Elevations A-E
 AL[0]02: Sectional Elevations F-H
 AL[0]03: Plot 1 Floor Plans
 AL[0]04: Plot 2 Floor Plans
 AL[0]05: Plot 3 Floor Plans
 AL[0]06: Plot 4 Floor Plans
 AL[0]07: Plot 5 Floor Plans

Plot 6 & 7

05/23/57 5: Proposed Site and Landscaping Plan
 05/23/57 3: Proposed Elevations A-B
 05/23/57 4: Proposed Elevations C-D
 05/23/57 1: Proposed Plans and Elevations (Plot 6)
 05/23/57 2: Proposed Plans and Elevations (Plot 7)

Plots 1 - 7

AL[0]11: Detail Sample
 AL[0]13: Detail of Gable Eaves
 AL[0]14: Details
 AL[0]14: Garage Door Details
 AL[0]15: Large Window Details

Condition no.9

Each dwelling shall be provided with parking areas in accordance with the details shown on the approved drawing AL[0]01: Proposed Site Plan (plots 1-5) and 05/23/57 5: Proposed Site and

Landscaping Plan (plots 6 & 7) prior to first occupation of that dwelling.

We trust the above information and submitted plans are sufficient to enable the validation and positive determination of the application proposals. However, should you require any additional information or wish to discuss the proposals further, please do not hesitate to contact this office at your earliest convenience.

Yours sincerely
Emery Planning

John Coxon

John Coxon BSc (Hons), MRTPI
Director

01625 442 785
johncoxon@emeryplanning.com