

Planning Service
16 Lord Street
Wrexham LL11 1LG

Telephone: 01978 298994
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Web: www.wrexham.gov.uk/planning



Y Gwasanaeth Cynllunio
16 Stryt yr Arglwydd
Wrecsam LL11 1LG

Llinell Gymorth: 01978 298994
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Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990; Planning (Listed Buildings and Conservation Areas) Act 1990

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

Address Line 2

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

.

Surname

Company Name

Edwards Homes Limited

Address

Address line 1

Edwards House

Address line 2

Lakeside Business Village

Address line 3

St David's Park

Town/City

Ewloe

Country

Postcode

CH5 3XA

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

Mr

First name

Steve

Surname

Jones

Company Name

D S Jones & Co

Address

Address line 1

26, Prospect Drive

Address line 2

Coedpoeth

Address line 3

Town/City

Wrexham

Country

undefined

Postcode

LL11 3PE

Contact Details

Primary number

01978750195

Secondary number

07880874522

Email address

dsjonesandco@live.co.uk

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Application for approval of reserved matters pursuant to outline planning permission P/2018/0671.

Reference number

P/2021/0094

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

30/04/2021

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

Condition number(s)

Condition 2.

Has the development already started?

☒ Yes

☐ No

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

18/10/2021

Has the development been completed?

☐ 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

1. Dwg No. 10408-01 – Location Plan.
2. Dwg No. 673-STO-00-00-DR-L-0001 – Soft Landscape Design.
3. Dwg No. 673-STO-00-00-DR-L-0002 – Soft Landscape Details.

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

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

Mr

First Name

Jon

Surname

Brewin

Reference

Date (must be pre-application submission)

30/05/2022

Details of the pre-application advice received

First impressions however are that we've lost some fairly significant 'feature trees' from the scheme as a result of avoiding conflict with services. Outside of residential boundaries the landscaping appears minimal with little enhancement of amenity or canopy cover.

Declaration

I / We hereby apply for Approval of details reserved by a condition (discharge) as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted 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

Steve Jones

Date

08/07/2022