Wrexham County Borough Council
Planning Service
16 Lord Street
Wrexham
LL11 1LG

FA/01
29th July 2025

Dear Sirs

PROJECT: HORSLEY LODGE, HOSELEY LANE, MARFORD, WREXHAM, LL12 8YD
PLANNING PORTAL REF: PP-14130250

On behalf of our Client, , we are hereby pleased to submit this variation of condition Application to Wrexham Council for determination.

The Application is submitted pursuant to planning conditions 2 and 10 of Planning Permission Reference P/2024/1019 granted by Wrexham Council on 20th December 2024.

The Application

To satisfy the requirements of the aforementioned planning conditions, the Application comprises the following:

- Application Form;
- This Covering Letter;
- Drawing Ref. PL17 – Entrance and Exit Gate Details
- Drawing Ref. PL03 Rev. 03 – Proposed Site Plan
- Highways Technical Note and Appendices
- The Application fee of £315 which will be paid directly by the Applicant via the Planning Portal.

The Variations Sought

The following amendments to Conditions 10 and 2 are now sought:

Condition 10

The condition in its current form states:

> ***"The existing vehicular access as shown on the plan numbered 3659-01-D02 REV A shall be permanently closed up prior to first use of the new vehicular access hereby approved in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority."***

Address:
5 Portal Business Park, Eaton Lane,
Tarporley, Cheshire, CW6 9DL

Telephone:
07506 279 147

Email:
enquiries@grimsterplanning.co.uk

Our Client is seeking a variation of this condition wording to allow for the **continued use of the existing vehicular access.** As currently worded, the Condition does not allow for the continued use of the existing access, and requires it be permanently closed up prior to first use of the new vehicular access as approved.

Accordingly, the amended Condition 10 wording which is now sought comprises the following:

> ***"The site access and internal vehicular one-way arrangements as shown on Drawing References PL03 Rev. 03 and PL17 shall be implemented in full prior to first use of the development hereby permitted. The site access and internal one-way vehicular arrangements shall thereafter be permanently retained and adhered to at all times."***

The proposed works and revised site access arrangements are documented in full in Section 3 of the accompanying Highways Technical Note; to avoid repetition, we would invite the Council to have reference to that document and justification contained within. This includes Drawing Ref. 3659-01-D01 contained in Appendix D.

The Highways Technical Note has concluded that there is no highway or transport-related reason why Condition 10 should not be varied as proposed above.

By retaining a *varied* form of Condition 10, as proposed, this will enable the Council to continue to have control over the access arrangements and any such breach would remain capable of being enforced against. This would not be possible if our Client had applied to *remove* the Condition.

Condition 2

There are changes proposed to the previously approved layout shown on Drawing Ref. PL03 Rev. 02, and which is listed under Condition 2 of Planning Permission Reference P/2024/1019.

These comprise the removal of the parking area located forward of the principal elevation to protect tree protection zones, a slightly enlarged driveway/parking area at the lower ground level to compensate for this loss, and details of boundary wall added.

The revisions to the Proposed Site Plan as shown on submitted Drawing Ref. PL03 Rev. 03 will ensure consistency with the plans submitted in relation to the aforementioned variation of Condition 10.

Summary

We trust that the information submitted is in accordance with the Council's validation requirements to allow for the expedient validation of the application, and we look forward to receiving formal notification to this effect shortly.

In the meantime, please do not hesitate to contact us should you require any clarification or further information.

Yours Sincerely

Steve Grimster
Managing Director

grimsterplanning.co.uk

Address:
5 Portal Business Park, Eaton Lane,
Tarporley, Cheshire, CW6 9DL

Telephone:
07506 279 147

Email:
enquiries@grimsterplanning.co.uk