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 Removal or Variation of a Condition following Grant of Planning Permission

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

Moreton Inn

Address Line 1

Ruabon Road

Address Line 2

Ruabon

Town/city

Wrexham

Postcode

LL14 6PU

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

Easting (x)

330164

Northing (y)

345498

Description

Applicant Details

Name/Company

Title

Mr

First name

Andy

Surname

Cottle

Company Name

Dave Cottle Group

Address

Address line 1

Dave Cottle

Address line 2

Civils House

Address line 3

Davy Way

Town/City

Llay Industrial Estate

Country

Wrexham

Postcode

LL12 0PG

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

Dafydd

Surname

Edwards

Company Name

Blueprint

Address

Address line 1

Blueprint Architectural Services

Address line 2

Redwither Tower

Address line 3

Redwither Business Park

Town/City

Wrexham

Country

United Kingdom

Postcode

LL13 9XT

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

Erection of 9 Dwellings

Reference number

P/2023/0095

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

06/12/2024

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

Condition number(s)

Condition 2, 3, 4, 6, 7, 8, 9, 11, 13, 14, 15, 18, 22

Has the development already started?

◯ Yes
⊘ No

Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed

Condition 2 Substitution of house types
Condition 3 material samples provided
Condition 4 phased investigation provided
Condition 6 Evidence for scheduled implementation of the pond
Condition 7 Ecology Report provided
Condition 8 RAMS provided
Condition 9 Boundary treatment Plan provided
Condition 11 External lighting illustrated
Condition 13 Drainage Plan provided
Condition 14 Noise Report provided
Condition 15 Landscaping Plan provided
Condition 18 Double Yellow lines illustrated on civils plans
Condition 22 Construction Environmental Management Plan Provided.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Condition 2 Amended drawings for substituted house types.
Condition 3 material samples illustrated on plans
Condition 4 In accordance with GI Provided
Condition 6 In accordance in report and evidence provided.
Condition 7 In accordance with Ecology report provided
Condition 8 in accordance with RAMS provided
Condition 9 in accordance with boundary treatment Plan provided
Condition 11 In accordance with external lighting illustrated
Condition 13 In accordance with Drainage Plan provided
Condition 14 In accordance with noise Report provided
Condition 15 In accordance with landscaping Plan provided
Condition 18 In accordance with double Yellow lines illustrated on civils plans
Condition 22 In accordance Construction Environmental Management Plan Provided.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] 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)

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- [x] 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

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Email

Date (must be pre-application submission)

25/11/2025

Details of the pre-application advice received

Advised we will be submitting a VOC for sub of house designs and suggested including condition 6 to confirm implementation of pond which was advised to be a good way forward.

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- [ ] Yes
- [x] No

If No, can you give appropriate notice to ALL the other owners?

- [x] Yes
- [ ] No

Certificate of Ownership - Certificate B

I certify/the applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:
***** REDACTED ******

House name:

Number:
1

Suffix:

Address line 1:
Maes Tomos

Address Line 2:
Clappers Lane, Gresford

Town/City:
Wrexham

Postcode:
LL12 8RP

Date notice served (DD/MM/YYYY):
16/12/2025

Person Family Name:

Person Role

- [ ] The Applicant
- [x] The Agent

Title

Mr

First Name

Dafydd

Surname

Edwards

Declaration Date

16/12/2025

- [x] Declaration made

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- [x] (A) None of the land to which the application relates is, or is part of an agricultural holding
- [ ] (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

- [ ] The Applicant
- [x] The Agent

Title

Mr

First Name

Dafydd

Surname

Edwards

Declaration Date

15/12/2025

- [x] Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition 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.

- [x] I / We agree to the outlined declaration

Signed

Stuart Hatherall

Date

16/12/2025