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 non-material amendment following a grant of planning permission

Town and Country Planning 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

Land South Of

Address Line 1

Berse Road

Address Line 2

Caego

Town/city

Wrexham

Postcode

LL11 6TP

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

Easting (x)

331370

Northing (y)

350931

Description

Applicant Details

Name/Company

Title

Mr

First name

Gareth

Surname

Davies

Company Name

Adra

Address

Address line 1

Ty Coch

Address line 2

Llys Y Dderwen

Address line 3

Parc Menai

Town/City

Bangor

Country

Cymru

Postcode

LL57 4BL

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

Mr

First name

Alwyn

Surname

Rowlands

Company Name

Wynne Construction

Address

Address line 1

Charles House

Address line 2

Deildre

Address line 3

Kinmel Park

Town/City

Bodelwyddan

Country

Cymru

Postcode

LL18 5TY

Contact Details

Primary number

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

Secondary number

Email address

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

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- [x] Yes
- [ ] No

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter, including the application reference number and date of decision in the sections below

Erection of 47 dwellings and associated infrastructure.

Reference number

P/2023/0221

Date of decision

03/10/2024

For the purpose of calculating fees, which of the following best describes the original application type?

◯ **Householder development:** Development to an existing dwelling-house or development within its curtilage
⊘ **Other:** anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Revision to the approved drawings.

Please state why you wish to make this amendment

Substitute drawings

Are you intending to substitute amended plans or drawings?

⊘ Yes
◯ No

If yes, please complete the following details

Old plan/drawing numbers

010Q, 012H, 021, 023F, 100B, 101B, 102A, 103A, 104A, 105A, 106A, 107A, 108A, 109B, 110A, 111A, 112A, 113A, 114A, 021, 020D, 019C, 018C, 017D, 016D, 012H

New plan/drawing numbers

Wynne Construction drawings 1101/C8, 1102/C08, 1110/C06, 2101/C04, 2102/C03, 2110/C03, 2111/C01, 3101/C03, 3102/C02, 3110/C03, 4101/C03, 4102/C02, 4110/C03, 5101/C04, 5102/C03, 5110/C05, 6101/C02, 6102/C01, 6110/C02, 7101/C01, 7102/C01, 7110/C01, 8101/C02, 8102/C02, 8110/C03, 8111/C02, 9101/C02, 9102/C02, 9110/C03, 9111/C02, 0003/C03

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 correspondence 2025.11.18

Date (must be pre-application submission)

18/11/2025

Details of the pre-application advice received

Advised that a non-material amendment or a section 73 application should be submitted to address the revisions.

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

- [ ] Yes
- [x] No

Declaration

I/We hereby apply for Non-Material Amendment 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.

☑ I / We agree to the outlined declaration

Signed

Alwyn Rowlands

Date

12/02/2026