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 Approval of Details Reserved by Condition

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

Land On The West Side Of

Address Line 1

Cefn Road

Address Line 2

Bwlchgwyn

Town/city

Wrexham

Postcode

LL11 5YD

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

Easting (x)

327085

Northing (y)

353803

Description

Applicant Details

Name/Company

Title

Mrs

First name

Caroline

Surname

Prytherch

Company Name

Address

Address line 1

Cefn farm

Address line 2

Cefn road

Address line 3

Bwlchgwyn

Town/City

Wrexham

Country

United Kingdom

Postcode

LL115YD

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Applicant 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

Removal of 4 dorma windows, 3 of the dorma windows to be replaced with roof lights that will be flush with the plain of the roof. Additional bat mitigation measure of installing 6 bat tiles and 2 bat ridge tiles.

Reference number

P/2023/0473

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

21/11/2025

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

Condition number(s)

3 and 4

Has the development already started?

- [x] Yes
- [ ] No

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

01/12/2025

Has the development been completed?

- [ ] Yes
- [x] No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- [ ] Yes
- [x] No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Bat tiles X6 added to the roof slates and 2 bat ridge tiles in the positions as stated on the plans provided by arbtec.
Removal of 3 dorma windows on the East side of the building and replace them with Velux heritage conservation roof windows PC08 94X140cm.
Removal of dorma window on West side of the building replaced by continuing the roof in welsh slate.

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)

- [ ] The agent
- [x] 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

P/2023/0473

Date (must be pre-application submission)

25/07/2025

Details of the pre-application advice received

To contact Arbtec again to do another bat survey. Remove a number of dorma windows.

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) 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

Caroline Prytherch

Date

15/02/2026