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: 96

Suffix:

Property Name:

Address Line 1: Erddig Road

Address Line 2:

Town/city: Wrexham

Postcode: LL13 7DR

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

Easting (x): 333246

Northing (y): 349665

Description:

Applicant Details

Name/Company

Title

Mr

First name

Shaun

Surname

Myddelton

Company Name

MyddeltonPropertyLTD

Address

Address line 1

96 Erddig Road

Address line 2

Address line 3

Wrexham

Town/City

Wrexham

Country

Postcode

LL13 7DR

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

The change of use of building from Class C3 dwelling to Class C4 HMO (maximum 5 person occupancy)

Reference number

Appeal Reference: CAS-04509-C5P8W1

Application Ref P/2025/0101

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

13/02/2026

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

Condition number(s)

Condition 5

Has the development already started?

◯ 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

Submission of a Green Infrastructure Statement to discharge Condition 5 relating to the provision of a Net Benefit for Biodiversity.

The statement sets out proportionate biodiversity enhancements for the approved internal conversion, including the installation of bird nesting boxes and a bat box, together with ongoing maintenance and replacement where necessary.

The proposals are appropriate to the scale and nature of the development and provide a measurable net benefit for biodiversity in accordance with Policy 9 of Future Wales.

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

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

Shaun Myddelton

Date

20/02/2026