Llywodraeth Cymru
Welsh Government

Application for removal or variation of a condition following grant of planning permission

Town and Country Planning Act 1990
Historic Environment (Wales) Act 2023

If printed, please complete using BLOCK CAPITALS and BLACK ink.

1. Applicant Name and Address

Title: [redacted]

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1: C/o Agent

Address 2:

Address 3:

Town: C/o Agent

County: C/o Agent

Country: United Kingdom

Postcode: C/o Agent

2. Agent Name and Address

Title:	Mr	First name:	Jack
Last name:	Lally		
Company (optional):	Cadnant Planning Ltd		
Unit:		House number:	20
House suffix:			
House name:	Connaught House		
Address 1:	Riverside Business Park		
Address 2:	Benarth Road		
Address 3:			
Town:	Conwy		
County:	Conwy		
Country:	United Kingdom		
Postcode:	LL32 8UB		

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Mae'r ddogfen hon ar gael yn Gymraeg hefyd / This document is also available in Welsh
Rydym yn croesawu gohebiaeth a galwadau ffôn yn Gymraeg / We welcome correspondence and telephone calls in Welsh

3. Site Details

Please provide the full postal address of the application site.

Unit:		House number:		House suffix:	

House name:	James' Farm
Address 1:	Ruabon
Address 2:	
Address 3:	
Town:	Wrexham
County:	Wrexham
Postcode: (optional)	LL14 6DW

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”.

Easting:	330181	Northing:	343360

Description:

4. Pre-application Advice

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

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).

Please tick if the full contact details are not known, and then complete as much possible: ☐

Officer name: Sharon Homan

Reference: Email discussion - see attached

Date (DD/MM/YYYY): (must be pre-application submission) 10/02/2026

Details of the pre-application advice received:

See attached email provided in response to email regarding application P/2026/0045 sharing NRW comments, referring to case law which clarifies that applications which would implement a decision would still require a HRA. Also recommended that an application is submitted to vary the wording of Condition 1 to extend the commencement period to avoid the loss of the permission.

5. Description Of Your Proposal

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

Conversion of outbuildings into 5 residential dwellings and associated creation of amenity and parking spaces.

Reference number: RUAP/2020/0576

Date of decision (DD/MM/YYYY):
(Date must be pre-application submission) 24/03/2021

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

1.	1 - Expiration date of permission	6.	
2.		7.	
3.		8.	
4.		9.	
5.		10.	

Has the development already started? Yes ☐ No ☑

If Yes, please state when the development started (DD/MM/YYYY):
(Date must be pre-application submission)

Has the development been completed? Yes ☐ No ☑

If Yes, please state when the development was completed (DD/MM/YYYY):
(Date must be pre-application submission)

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6. Condition(s) – Removal

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

To extend the time for the implementation of the previous permission due to matters outside the applicant's control.

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

Extend the time frame for implementation by another 3 years.

7. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

Certificate of Ownership – Certificate A
Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates.

Signed – Applicant:	
Or signed – Agent:	Jack Lally
Date (DD/MM/YYYY):	06/03/2026

Certificate of Ownership – Certificate B
Town and Country Planning (Development Management Procedure) (Wales) Order 2012

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 7 years left to run*) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed – Applicant:	
Or signed – Agent:	
Date (DD/MM/YYYY):	

Certificate of Ownership – Certificate C
Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/The applicant certifies that:

- Neither Certificate A or B can be issued for this application.
- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed – Applicant:

Or signed – Agent:

Date (DD/MM/YYYY):

7. Ownership Certificates (continued)

Certificate of Ownership – Certificate D
Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/The applicant certifies that:

- Certificate A cannot be issued for this application.
- All reasonable steps have been taken to find out the names and addresses of everyone else 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 7 years left to run*) of any part of the land to which this application relates, but I have/the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):	On the following date (which must not be earlier than 21 days before the date of the application):

Signed – Applicant:	
Or signed – Agent:	
Date (DD/MM/YYYY):	

8. Agricultural Holdings

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

Agricultural Land Declaration – You Must Complete Either A or B.

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed – Applicant:	
Or signed – Agent:	Jack Lally
Date (DD/MM/YYYY):	06/03/2026

(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:

Name of Tenant	Address	Date Notice Served

Signed – Applicant:	
Or signed – Agent:	
Date (DD/MM/YYYY):	

9. Planning Application Requirements – Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form. ☑

The original and 3 copies of the completed, dated Article 11 Certificate (Agricultural Holdings). ☑

The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D – as applicable). ☑

The correct fee. ☑

The original and 3 copies of a design and access statement, if the proposed development:

- is within a World Heritage Site, and consists of the creation of one or more dwellings, or creates floor space of 100 square metres or more; or ☐

- constitutes “major development”. ☐

Depending on the type and scale of proposed development, your application – in order to be validated – may also need to be accompanied by the following technical documents:

- Flood Consequences Assessment
- Biodiversity and Geological Conservation Assessment
- Tree Survey
- Coal Mining Risk Assessment – see Planning Policy Wales paragraph 6.9.26
- Rural Enterprise Dwelling Appraisal
- Retail Impact Assessment
- Noise Assessment
- Transport Assessment

Welsh Government Circular 002/2012 will assist you in determining whether any of these assessments are necessary.

You should also note that your Local Planning Authority may have adopted ‘Local Validation Requirements’ for some major developments. Information on any “Local Validation Requirements” will be available on the Local Planning Authority’s website.

10. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them.

Signed – Applicant:	
Or signed – Agent:	Jack Lally
Date (DD/MM/YYYY): (date cannot be pre-application)	06/03/2026

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11. Applicant Contact Details

Telephone numbers:

Country code:	National number:	Extension number:

Country code:	Mobile number (optional):

Email address (optional):

12. Agent Contact Details

Telephone numbers:

Country code:	National number:	Extension number:
	01492 581800	

Country code:	Mobile number (optional):

Email address (optional):

info@cadnantplanning.co.uk

13. 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*)

Agent ☑ Applicant ☐ Other (if different from the agent/applicant's details) ☐

If Other has been selected, please provide:

Contact name:	Telephone number:

Email address: