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

Lodge Cottage

Address Line 1

Drury Lane

Address Line 2

Tybroughton

Town/city

Whitchurch

Postcode

SY13 3BE

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

Easting (x)

347668

Northing (y)

342301

Description

Applicant Details

Name/Company

Title

Mr

First name

Thomas

Surname

Walder

Company Name

Address

Address line 1

Lodge Cottage, Drury Lane

Address line 2

Tybroughton

Address line 3

Town/City

Whitchurch

Country

United Kingdom

Postcode

SY13 3BE

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

ERECTION OF OUTBUILDING

Reference number

P/2021/0472

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

08/10/2021

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

Condition number(s)

2

Has the development already started?

◯ Yes
⊘ No

Condition(s) - Removal

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

We would like to create more usable home office space in addition to (above) the garaging facility.

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

Revised plans - location further back to rear of dweillinghouse. Reduced footprint. Raised eaves. Ridge height is lower than the main house, and roof
to be tiled in reclaimed slate to match the main property.

Details of previously declined condition variation, subsequent planning advice and re-adjusted plans all attached,

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?

- [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

ENQ/2025/0349

Date (must be pre-application submission)

02/03/2026

Details of the pre-application advice received

Our first attempt to vary the conditions was refused under P/2025/0178.

Subsequent changes have been made to the proposal, and supplied under ENQ/2025/0349.

Conclusion from the case officer follows:

Based upon the information submitted as part of this enquiry, I can confirm that an application for the variation of condition 2 of planning permission P/2021/0472 to amend the design and siting of the outbuilding would be required.

Taking into account the amendments proposed, it is likely that the proposal would be acceptable in visual terms and that the application would be supported at case officer level.

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?

- [x] Yes
- [ ] No

Certificate of Ownership - Certificate A

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

Person Role

- [x] The Applicant
- [ ] The Agent

Title

Mr

First Name

Thomas

Surname

Walder

Declaration Date

01/04/2026

- [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

- [x] The Applicant
- [ ] The Agent

Title

Mr

First Name

Thomas

Surname

Walder

Declaration Date

01/04/2026

- [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.

☑ I / We agree to the outlined declaration

Signed

Thomas Walder

Date

01/04/2026