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 At

Address Line 1

Wrexham Road

Address Line 2

Rhostyllen

Town/city

Wrexham

Postcode

LL14 4DH

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

Easting (x)

331699

Northing (y)

348639

Description

Applicant Details

Name/Company

Title

Mr

First name

Daniel

Surname

Griffin

Company Name

SG ESTATES LTD

Address

Address line 1

UNIT 1

Address line 2

S G Estates Ltd

Address line 3

Rhosddu industrial estate

Town/City

Wrexham

Country

United Kingdom

Postcode

LL11 4YL

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 137 DWELLINGS ON LAND PREVIOUSLY APPROVED UNDER PLANNING CONSENT P/2007/0686

Reference number

P/2024/1386

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

12/03/2026

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

Condition number(s)

4, 5, 6, 7, 9, 10, 13, 16, 17.

Has the development already started?

- [x] Yes
- [ ] No

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

07/12/2025

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

10846r1 - Dust Management Scheme - Land at Wrexham Road, Rhostyllen
Manor Gardens Phase 3-4 Traffic Management Plan
S278 Off-Site Highway Works Phasing Schedule - Wrexham Road Development, Rhostyllen 09.01.23
S278 Works Phasing Schedule 06.01.23
Wrexham Road, Rhostyllen - Off-Site Highway Works Phasing Schedule letter dated 11.01.23
Aerial Tree Inspection Technical Note dated October 2022 (Report Ref. 238-R-101) - Wrexham Road, Rhostyllen
4656 101 B Landscape Masterplan (1 of 2)
4656 102 C Landscape Masterplan (2 of 2)
4656 103A POS areas details (1 of 2)
4656 104A POS areas details (2 of 2)
4656 105 LAP Play Area details
4656 201 Planting Plan (1 of 5)4656 202 Planting Plan (2 of 5)
4656 203 Planting Plan (3 of 5)
4656 204A Planting Plan (4 of 5)
4656 205 A Planting Plan (5 of 5)
4656 501 Landscape Design Statement
Manor Gardens Phase 3 & 4 External Finishes Schedule 05.05.26
FW P_2007_0686 - Travel Plan - Manor Gardens Development , Wrexham Road, Rhostyllen, Wrexham
Q10755_Manor Gardens LAP Plan-GM
Decision Notice Final dated 02.12.26
Decision Notice Final

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?

- [ ] Yes
- [x] 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.

- [x] I / We agree to the outlined declaration

Signed

Daniel Griffin

Date

11/05/2026