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

High Barton

Address Line 1

Marford Hill

Address Line 2

Marford

Town/city

Wrexham

Postcode

LL12 8SY

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

Easting (x)

336028

Northing (y)

355396

Description

Applicant Details

Name/Company

Title

Mrs

First name

Andrea

Surname

Hodgson

Company Name

Address

Address line 1

High Barton

Address line 2

Marford Hill

Address line 3

Town/City

Marford

Country

GB

Postcode

LL12 8SY

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

Demolition of existing dwelling and erection of replacement dwelling

Reference number

P/2023/0074

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

04/09/2023

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

Condition number(s)

1, 3, 5, 6, 7, 8, 10, 12.

Has the development already started?

- [x] Yes
- [ ] No

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

18/05/2024

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

Condition 1
(i) Development commencement Development commenced 18 May 2024

Condition 3
(i) Roofing materials - Marley Solar Roof System - Edgemere Roof Tiles in Smooth Grey MA35538S
(ii) Soffit and facias - GMB150AG Anthracite Grey (RAL 7016) UPVC Plain Soffit Board
(iii) Render - EWIPRO External wall insulation system – Thin coat render in Platinum 28080
(iv) Stone - ZClad natural stone cladding system – River Blue

Condition 5
(i) Surface water run off - Integrated drainage plans and SUDS report completed and submitted as part of the approval of planning condition 4.
Graf Platin Garden Comfort Rainwater Harvesting System implemented with a 7,500 litre tank underground in the garden together with soak aways to address surface water run-off. Details: https://www.grafuk.co.uk/product/platin-direct-rainwater-harvesting-system/

Condition 6
(i) External lighting - Terri Outdoor Sconce down lights - wall mounted down lighters for vertical fixing. Details: https://www.mod-lighting.com/products/terri/warm-white-3000k-large
(ii) External lighting - Brooklyn Outdoor Sconce down lights - wall mounted down lighters for horizontal fixing. Details: https://www.mod-lighting.com/products/brooklyn/medium-warm-white-3000k

Condition 7
(i) Boundary treatment South Westerly Boundary - Timber clad fencing and Privet hedging
(ii) Boundary treatment North Easterly Boundary and Drive-way – Laurus Nobilis hedging

Condition 8
(i) Ecology Appraisal - The mitigation, NRW EPS Development Licence Application, and approved compensation measures have been confirmed as fully implemented by Mel Reid, Senior Arboriculturist & Ecologist, Arbtech Consulting Limited.

Condition 10
(i) Tree Planting - The planting of a Prunus Litigiosa and Amelanchier as identified by Salopian Consultancy has been agreed.

Condition 12
(i) First floor window - The first-floor bathroom window on the South West elevation has been glazed using Pilkington Level 5 obscure glass.

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
⊘ 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

Andrea Hodgson

Date

19/06/2026