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

Address Line 1

Land approximately 95m along Farm Lane

Address Line 2

Tanyfron Road

Town/city

Tanyfron

Postcode

LL11 5SF

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

Easting (x)

329497

Northing (y)

352046

Description

The land lies to the east side of Farm Lane

Applicant Details

Name/Company

Title

Mr

First name

Terry

Surname

Harper

Company Name

Address

Address line 1

Unit 4 Quay 1

Address line 2

Newport Business Park

Address line 3

New Port Riad

Town/City

Ellesmere Port

Country

UK

Postcode

CH65 4LZ

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

***** REDACTED ******

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Dr

First name

Hazel

Surname

Nash

Company Name

Acorus Rural Property Services Ltd

Address

Address line 1

Addlepool Business Centre

Address line 2

Woodbury Road

Address line 3

Clyst St George

Town/City

Exeter

Country

GB

Postcode

EX3 0NR

Contact Details

Primary number

***** REDACTED ******

Secondary number

***** REDACTED ******

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

AILRADDIO TIR AR GYFER GOSOD TRAC AC ARDAL DROI A LLEOLI 2
GYNHWYSYDD LLONGAU DROS DRO

REGRADING OF LAND FOR INSTALLATION OF TRACK AND TURNING AREA
AND TEMPORARY SITING OF 2 NO SHIPPING CONTAINER

Reference number

P/2025/0715

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

17/03/2026

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

Condition number(s)

4. Within 4 months of the date of this approval a timetable for the measures to deliver net benefit for biodiversity (NBB) as set out in the site enhancement plan - net biodiversity, dated March 2026 and on the landscaping plan drawing number HN/2491/0525 - 200-03 dated March 2026 will be submitted to the Council and
implemented in full. The measures shall thereafter be maintained for the lifetime of the development

Has the development already started?

- [x] Yes
- [ ] No

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

04/01/2025

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

The application seeks approval from the LPA under Condition 4 for the timescale of delivering the net benefits for biodiversity proposed and approved under the original application, in fulfilment of the requirement under Condition 4.

The information submitted in the form of a Statement entitled "Net Benefit for Biodiversity: Timescale for Delivery provides a timetable for delivering the NBB measures set out in the approved landscaping plan and associated site enhancement statement.

The document also provides detail on the measures the Applicant, Mr Harper, has implemented to date. A drawing entitled NBB - Photo Montage accompanies the application. This demonstrates the on site measures to enhance biodiversity which have already been undertaken.

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)

- [x] The agent
- [ ] 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

Hazel Nash

Date

26/06/2026