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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 non-material amendment following a grant of planning permission

Town and Country Planning Act 1990

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

Andrews

Company Name

SG Estates Ltd

Address

Address line 1

SG Estates

Address line 2

Unit 1

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?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

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

Secondary number

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

Email address

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

Agent Details

Name/Company

Title

Mr

First name

Daniel

Surname

Andrews

Company Name

S G Estates

Address

Address line 1

Unit1 Rhosddu Industrial Estate

Address line 2

Old Rhosrobin

Address line 3

Town/City

Wrexham

Country

Postcode

LL11 4YL

Contact Details

Primary number

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

Secondary number

Email address

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

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- [x] Yes
- [ ] No

Description of Your Proposal

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

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

Reference number

P/2024/1386

Date of decision

12/03/2026

For the purpose of calculating fees, which of the following best describes the original application type?

◯ **Householder development:** Development to an existing dwelling-house or development within its curtilage
⊘ **Other:** anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Plot Substitution of plots 139 - 142, 153, 157 & 158

Please state why you wish to make this amendment

Plots 139, 140, 157 + 158 are simply making these plots detached rather than semi detached plots. Internally they are the same 3 Bed properties.

Plot 153 is a plot substitution from a Derwen to a Corwen which we have done previously. It is removing a 4 bed detached 2.5 story property and replacing it with a 4 Bed 2 story property.

Plot 141 + 142 is a plot substitution removing a pair of 3 bed 2.5 story semi detached plots and replacing it with a pair of 3 bed 2 story detached plots

Are you intending to substitute amended plans or drawings?

⊘ Yes
◯ No

If yes, please complete the following details

Old plan/drawing numbers

Proposed Site Layout Phases 2B-4 (Drawing no. WR2-SAL-A1-ZZ-DR-A-0607 Revision P10) (14/08/25)

New plan/drawing numbers

Phase 3 NMA WR2-SAL-A1-ZZ-DR-A-0622

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

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

- [ ] Yes
- [x] No

Declaration

I/We hereby apply for Non-Material Amendment 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 Andrews

Date

05/08/2026