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 Adjacent To Tyn Y Coed

Address Line 1

Moss Road

Address Line 2

Moss

Town/city

Wrexham

Postcode

LL11 6HA

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

Easting (x)

331045

Northing (y)

353168

Description

Applicant Details

Name/Company

Title

Ms

First name

Ann

Surname

Delaney

Company Name

Address

Address line 1

Land Adjacent To Tyn Y Coed Moss Road

Address line 2

Moss

Address line 3

Wrexham

Town/City

Wrexham

Country

Postcode

LL11 6HA

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

Mr

First name

Trevor

Surname

Mennell

Company Name

Trevor Mennell Planning

Address

Address line 1

The Gables,

Address line 2

Kendricks Bank,

Address line 3

Bayston Hill

Town/City

Shrewsbury

Country

Postcode

SY3 0EH

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

The appeal is allowed, the enforcement notice is quashed, and planning permission is granted on the application deemed to have been made under section 177(5) of the 1990 Act as amended for the development already carried out, namely without planning permission, the material change of use of the land from an agricultural / equine use to a mixed use of agricultural / equine and a gypsy and traveller site at Land south of Tyn y Coed, Moss Road, Gwersyllt LL11 6HA, as shown on the plan attached to the notice and subject to the conditions set out in the schedule of conditions to the decision.

Reference number

Appeal Ref: CAS-03390-W2G2H2
Enforcement Notice: ENF/2023/0265 AND ENF/2024/0343

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

24/10/2025

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

Condition number(s)

3, 4, 5, 6 and 7

Has the development already started?

- [x] Yes
- [ ] No

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

30/08/2023

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

See 'Approval of Details Reserved by Condition' Report

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [ ] Yes
- [x] 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

Trevor Mennell

Date

12/08/2026