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 Removal or Variation of a Condition following Grant of Planning Permission

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 South Of 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

A

Surname

Delaney

Company Name

Address

Address line 1

Land South Of 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-3390-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)

2

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

Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed

See 'Variation of Condition 2 Satement' attached

If you wish the existing condition to be changed, please state how you wish the condition to be varied

See 'Variation of Condition 2 Satement' attached

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
⊘ No

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

⊘ Yes
◯ No

Certificate of Ownership - Certificate A

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person Role

⊘ The Applicant
◯ The Agent

Title

Ms

First Name

A

Surname

Delaney

Declaration Date

11/08/2026

☑ Declaration made

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

⊘ (A) None of the land to which the application relates is, or is part of an agricultural holding
◯ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

⊘ The Applicant
◯ The Agent

Title

Ms

First Name

A

Surname

Delaney

Declaration Date

11/08/2026

☑ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition 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

Trevor Mennell

Date

12/08/2026