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: 13

Suffix:

Property Name: Epworth Lodge

Address Line 1: Grove Road

Address Line 2:

Town/city: Wrexham

Postcode: LL11 1DY

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

Easting (x): 333530

Northing (y): 350997

Description:

Applicant Details

Name/Company

Title

Mr & Mrs

First name

Surname

Thomas

Company Name

Address

Address line 1

13 Epworth Lodge Grove Road

Address line 2

Address line 3

Wrexham

Town/City

Wrexham

Country

Postcode

LL11 1DY

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

Sean

Surname

Pemble

Company Name

Sean Pemble Architects

Address

Address line 1

The Stables

Address line 2

Pentre

Address line 3

Leighton

Town/City

Welshpool

Country

GB

Postcode

SY21 8HL

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

REMOVAL OF LEAN TO EXTENSION AND CONSERVATORY, INTERNAL AND EXTERNAL ALTERATIONS, ALTERATIONS TO DOMESTIC OUTBUILDING AND ERECTION OF NEW GREENHOUSE AND GARDEN STORE.

Reference number

P/2025/0316

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

20/05/2025

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

Condition number(s)

4-All new rooflights and windows will require specifications to be approved
5-Detailed drawings of all new joinery elements
6-Schedule of internal finishes and coverings

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

4-All new rooflights and windows will require specifications to be approved - Refer to accompanying drawings and documents

5-Detailed drawings of all new joinery elements - Refer to accompanying drawings and documents

6-Schedule of internal finishes and coverings - Internally, the areas of making good are a mixture of historic lime plaster and some gypsum. Lime areas are to be patched using Lime Green Duro and Solo coats, with Gypsum areas repaired in Limelite (all in accordance with manufacturers guidance)
With regard to any mortar repairs, a well graded local sharp sand is to be used (with appropriate aggregate size) and mixed at a ratio of 2:5 to 1 with St Astier NHL3.5 hydraulic lime, ensuring correct curing process and churn brush finish to match any adjacent mortar (NB - As previously used/approved for works elsewhere)

Site Visit

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

⊘ 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

Sean Pemble

Date

22/08/2026