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: 12

Suffix:

Property Name: Stoneways

Address Line 1: Little Acton Drive

Address Line 2:

Town/city: Wrexham

Postcode: LL12 8DH

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

Easting (x): 333896

Northing (y): 352254

Description:

Applicant Details

Name/Company

Title

Mr

First name

Peter

Surname

Ellson

Company Name

Address

Address line 1

12 Stoneways Little Acton Drive

Address line 2

Address line 3

Wrexham

Town/City

Wrexham

Country

Postcode

LL12 8DH

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

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

Secondary number

Email address

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

Agent Details

Name/Company

Title

Mr

First name

Theodore

Surname

Speaks

Company Name

Speaks Design Services

Address

Address line 1

Dalton House

Address line 2

35 Chester Street

Address line 3

Town/City

Wrexham

Country

GB

Postcode

LL13 8AH

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

Single Storey Side and Rear Extension

Reference number

P/2025/0424

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

07/08/2025

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

Condition number(s)

2:
The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): E093/007 REV D, E093/004

Has the development already started?

◯ Yes
⊘ No

Condition(s) - Removal

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

The variation of Condition 2 is sought to allow for revisions to the previously approved design to reflect the applicant's updated requirements.

The revised proposals omit the previously approved rear shed extension, retain the existing garage and roof at its current height rather than raising it as previously approved, and introduce a revised roof arrangement to the new front/side extension. A new AC compressor unit is proposed, to be located externally on the rear elevation. Minor alterations are also proposed to the configuration of windows and doors.

The proposed amendments retain the overall nature and principle of the previously approved development whilst reducing the extent of development in some areas and providing a revised design and internal arrangement better suited to the applicant's requirements.

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

Condition 2 is to be varied to substitute the previously approved drawings E093/007 Rev D and E093/004 with the revised drawings:

442-ADW-BR-005 Rev A_Proposed Floor Plan
442-ADW-BR-008 Rev A_Proposed Elevations

The condition should therefore be varied to require the development to be carried out in accordance with the revised drawings listed above.

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)

◯ 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

Mr

First Name

Theodore

Surname

Speaks

Declaration Date

25/08/2026

☑ 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

Mr

First Name

Theodore

Surname

Speaks

Declaration Date

25/08/2026

☑ 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

Theodore Speaks

Date

25/08/2026