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Guildhall, Wrexham. LL11 1AY

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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

Holly House

Address Line 1

Summerhill Road

Address Line 2

Gwersyllt

Town/city

Wrexham

Postcode

LL11 4SW

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

Easting (x)

331355

Northing (y)

352943

Description

Applicant Details

Name/Company

Title

First name

Mark

Surname

Williams

Company Name

Address

Address line 1

Holly House

Address line 2

Summerhill Road

Address line 3

Town/City

Wrexham

Country

GB

Postcode

LL11 4SW

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Applicant 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

ERECTION OF CONCRETE WALL AND TIMBER FENCE WITH ASSOCIATED LANDSCAPING

Reference number

P/2026/0130

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

27/07/2026

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

Condition number(s)

3

Has the development already started?

- [x] Yes
- [ ] No

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

01/05/2025

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

This submission comprises a detailed Soft Landscaping & Biodiversity Scheme, together with the following supporting drawings covering the full 27-metre boundary adjoining Rogers Lane:

Appendix A – Overhead Layout Plan
Appendix B – Boundary Elevation
Appendix C – Technical Cross-Section Profile
Appendix D – Illustrative Garden-Side Visualisation.

The scheme has been designed to respond to the particular physical characteristics of the site, including the existing retaining wall, the horizontal hit-and-miss timber fence and the approximately 300 mm-wide planting strip along the garden side of the boundary.

The planting scheme uses a selected palette of evergreen climbers, supplemented by pollinator-friendly perennial and ground-cover planting and lavender containers. This will provide year-round softening and screening of the fence while allowing the precise planting arrangement to respond appropriately to the available space and conditions at the time of planting.

The biodiversity enhancements include two bird-nesting boxes and an insect hotel mounted on the garden side of the fence. Because of the retaining wall and the significant changes in level at the ends of the boundary, a ground-level hedgehog highway would not provide a safe or practical connection. The scheme therefore focuses on appropriate provision for birds, pollinating insects and other invertebrates.

The written scheme also includes the proposed implementation timetable and arrangements for ongoing maintenance and replacement planting in accordance with the requirements of Condition 3.

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

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.

☑ I / We agree to the outlined declaration

Signed

Mark Williams

Date

28/09/2026