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

Pickhill Farm

Address Line 1

B5130 From Pickhill Bridge To Parkey Lane

Address Line 2

Pickhill

Town/city

Cross Lanes

Postcode

LL13 0UL

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

Easting (x)

339166

Northing (y)

347789

Description

Applicant Details

Name/Company

Title

First name

Sarah

Surname

Jones

Company Name

Address

Address line 1

Pickhill Farm

Address line 2

Pickhill

Address line 3

Cross Lanes

Town/City

Wrexham

Country

Wales

Postcode

LL13 0LU

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

DEMOLITION OF EXISTING EXTENSION, RENOVATION OF EXISTING EXTENSION AND SINGLE STOREY REAR EXTENSION

Reference number

P/2026/0207

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

08/09/2026

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

Condition number(s)

4 - Within three months of commencement of the development hereby permitted, a scheme of landscaping shall be submitted for the written approval of the Local Planning Authority.

5 - No development, including site clearance, shall commence until a Great Crested Newt (GCN) Plan of Reasonable Avoidance Measures has been submitted to and approved in writing by the Local Planning Authority. The Plan of Reasonable Avoidance Measures shall include, but not necessarily be limited to:

•
Details of fence design, construction and maintenance, including the erection of a one-way amphibian fence prior to and throughout the duration of construction operations.

•
Proposals for the clearance of individuals from working areas.

•
Details of the timing, phasing and delivery of reasonable avoidance measures.

The Plan of Reasonable Avoidance Measures shall be carried out in accordance with the approved details.

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

Proposed Landscape Drawing
Great Crested Newt Plan of Reasonable Avoidance Measures (Tyrer Ecology Report)

Site Visit

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

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

Surname

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

Reference

Various emails and phone call

Date (must be pre-application submission)

09/09/2026

Details of the pre-application advice received

Advice on what to include as part of discharge of condition 5

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

[redacted]

Date

29/09/2026