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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

Althrey Hall Farm Barns

Address Line 1

Overton Road

Address Line 2

Bangor On Dee

Town/city

Wrexham

Postcode

LL13 0DA

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

Easting (x)

337872

Northing (y)

344143

Description

Applicant Details

Name/Company

Title

Mr

First name

Retief

Surname

Jordaan

Company Name

Althrey Holdings Limited

Address

Address line 1

Althrey Farm

Address line 2

Overton Road

Address line 3

Bangor on Dee

Town/City

Wrexham

Country

Wales

Postcode

LL130DA

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

Change of use of redundant barns to residential use (1 no. dwelling)

Reference number

P/2006/0528

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

25/09/2006

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

Condition number(s)

6 and 7

Has the development already started?

- [x] Yes
- [ ] No

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

08/09/2025

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

Approval is sought for the details submitted in support of the discharge of Conditions 6 and 7 of planning permission P/2006/0528 at Althrey Hall Farm Barns.

Condition 6 – Main Access Drive Finish and Maintenance Arrangements

The submitted supporting statement provides details of the existing approximately 320 m concrete Main Access Drive, which is proposed to be retained in its current finish, together with the established arrangements for its ongoing maintenance, repair and renewal.

Supporting evidence includes the site plan, photographic records, relevant TP1 property transfer provisions, the historic driveway condition assessment and previous correspondence with the Local Planning Authority.

Condition 7 – Visibility Splays and Hedgerow Management Arrangements

The submitted supporting statement sets out the existing visibility arrangements at the junction of the Main Access Drive and B5069 Overton Road, together with the proposed approach to roadside hedgerow management.

The proposal seeks approval for selective hedgerow reduction and subsequent maintenance, subject to confirmation by the Highway Authority that the required visibility standards can be achieved.

Supporting information includes the approved visibility drawings, annotated plans, indicative sections and site photographs.

The two supporting statements are submitted separately for consideration under their respective conditions. Formal approval of the submitted details is requested, with any necessary visibility-splay works to be undertaken following written agreement of the proposed arrangements.

Site Visit

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

- [x] 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
- [x] The applicant
- [ ] Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- [x] 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

P/2006/0528 – Conditions 6 and 7

Date (must be pre-application submission)

10/10/2026

Details of the pre-application advice received

Correspondence with Lauren Rowlinson of Wrexham County Borough Council regarding the outstanding planning conditions under P/2006/0527 and P/2006/0528.

On 7 October 2026, the officer provided copies of the previously approved visibility-splay drawings, CL(70)01 and B.6044/11, and recommended preparing a site plan setting out the proposed hedgerow management arrangements for formal consideration by the Highway Authority.

Regarding Condition 6, the officer confirmed that no evidence of formal discharge had been located in the Council's records and recommended submitting a supporting statement addressing the existing Main Access Drive and its maintenance arrangements.

Following submission of the proposed supporting documents for preliminary review on 16 October 2026, the officer advised that the matters should proceed through the formal discharge of conditions process, allowing Highways to be consulted and any additional information requirements to be identified.

This application seeks approval of the submitted details for Conditions 6 and 7 of P/2006/0528 in accordance with that guidance.

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

Retief Jordaan

Date

20/10/2026