Date: 19 June 2024

Bellway Homes Limited
**North West Division**
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Liverpool
L24 9LR

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**Matthew Phillips**
Wrexham County Borough Council
Wrexham
LL11 1AU

Dear Matthew,

**Re: Non-Material Amendment – Planning Permission Reference: WRA P/2023/0432**

Bellway Homes Limited (North West Division) [Bellway] is pleased to submit an application under Section 96a of the Town and Country Planning Act 1990 [The Act] for non-materials amendments to planning permission ref. WRA P/2023/0432 The Non-material amendments proposed under this application relate specifically to condition 4.

Along with this covering letter, the application is accompanied by the following:

- Complete Application Form; and,
- Proposed Arboricultural Method Statement

**The Approved Development**

Outline planning permission was granted at appeal on 21st June 2021 with the description of the development as follows:

*"Planning Permission is granted for the erection of up to 74 dwellings together with vehicular/pedestrian access from Holt Road, open space which can be used with adjoining land to the west to create a formal sports pitch, the site landscaping, sustainable drainage and other related infrastructure at Land North of Holt Road, Wrexham in accordance with the terms of the application, Ref: WRA P/2018/0673 dated 4 August 2018, subject to the conditions set out in the attached Schedule"*

The description of the development on the subsequent reserved matters application is as follows:

*"Submission of Reserved Matters pursuant to Outline Planning Permission Code No. APP/H6955/A/19/3238470 (P/2018/0673) Granted on 21.06.2021 and in accordance with the conditions attached to that permission"*

**Proposed Amendments**

The proposed amendments are in relation to the Arboricultural Method Statement [AMS]. The updated AMS has been produced on the most recent planning layout. As we are no longer providing a footpath across the public open space, we are proposing to remove the fencing that stretches along the path on the currently approved AMS.

This application also seeks to amend the wording of condition 4.The current wording of the condition is as follows:

*"The development shall be carried out in strict accordance with the details shown on drawing no. P.1624.22.03: Arboricultural Method Statement. The tree protection fences shall be erected*

*measures for tree protection shall be erection prior development commencing and shall remain in situ until construction works have been completed."*

The proposed wording of the condition is as follows:

*"The development shall be carried out in strict accordance with the details show on drawing no.* ***P.1624.22.03 Rev B****: Arboricultural Method Statement. The tree protection fences shall be erected prior to development commencing and shall remain in situ until construction works have been completed."*

**Summary**

It is considered that the proposed changes reference above are non-material in nature and can be considered through an application under Section 96a of the Act.

The application has been submitted via the Planning Portal [PP-13166356] and the requisite application fee of £115 has been paid online

Should you require any further information please do not hesitate to contact me via email at grace.walsh@bellway.co.uk or alternatively by telephone on 0151 486 2900

Yours Sincerely,

Grace Walsh
**Apprentice Planner**