Castle Green

Mr M. Phillips
Wrexham County Borough Council
Planning Service
16 Lord Street
Wrexham
LL11 1LG

11th June 2024

Submitted via Planning Applications Wales
Planning Ref: PP- 13082353

Dear Matthew

LAND TO THE NORTH AND SOUTH OF LANE FARM, ROSSETT ROAD, TREVALYN, ROSSETT, WREXHAM, LL12 0DS
Minor-Material Amendment Application to Reserved Matters Consent P/2021/0110 (superseded by NMA P/2024/0144)

On behalf of Castle Green Homes, please find enclosed an application for a Minor-Material Amendment [MMA] made under Section 73A of the Town and Country Planning Act to vary details approved under Condition 1 of Planning Permission P/2024/0144 Land to the north and south of Lane Farm, Rossett Road, Wrexham.

The application seeks to make amendments to the approved scheme through the variation of documents listed under Condition 1 of the Planning Permission, namely removal of community car park and minor amendments constituting substitution of housetypes and replanning of the parcel to the south of the approved Site Layout and
addition of highways proposals reflecting the approved s278 Agreement.

Outline planning permission (Ref: P/2018/0560) was granted on 14th February 2020 for residential development of two parcels of land (for up to 61no. dwellings: northern parcel and up to 71no. dwellings: southern parcel) extension to community parking facility (in associated with the northern parcel) with associated means of access and all other matters reserved, indicative provision made for pedestrian crossing, pedestrian linkages, public open spaces, landscaping and affordable housing.

Reserved Matters consent pursuant to the Outline Planning Permission was granted on 7th February 2022 (Application Ref: P/2021/0110).

A non-material amendment was approved in January 2024 for the addition of a surface water pump station and SUDs Pond (Ref: P/2023/0853) with associated landscape revisions to the previously approved layout with development commencing in late January 2024.

Further non-material amendments were approved in January 2024 (Ref: P/2024/0023) and April 2024 (P/2024/0144) respectively to vary the wording of condition 2 to permit a lawful commencement of development and to make some non-material amendments to the approved scheme.

This Application

This MMA application seeks to make the following minor amendments to the approved scheme through the variation of Condition 1 of Planning Permission P/2021/0110.

- Removal of the community car park located in the south west corner of the northern parcel and reversion back to existing situation;

- Plot substitutions to plots 102-105 (1no. Windermere, 1no. Evesham and 2 no. Oakley's (affordable) of the approved scheme (Rev L1B) and replacement with 2no. Highfields (affordable), 2no. Oakley's (affordable) and 1no. Henley.

- Plot substitutions of Plot 74 (Salisbury of the approved scheme with 2no. Oakley housetypes (affordable)

- Plot substitution of Plots 67-70 (2no. Highfields (affordable) and 2no. Oakley's (affordable) and replacement with 1no. Wiltshire and 1no. Chatsworth.

The following amendments reflective of the s278 agreement covering the Site: -

- Addition of a raised pedestrian crossing point on Rossett Road;

- Removal of pedestrian crossing point adjacent to Plot no. 62;

- Proposed bus stop reconfigured to increase its size;

- Addition of a cycle junction on the eastern edge of the site on the northern side of Rossett Road

- Repositioning of location of 20/40mph speed change road markings.

The variation seeking removal of the approved community car park follows discussions between Castle Green Homes and Wrexham Council as landowner; the Council confirming that they do not support the construction of the car park and have therefore withheld their consent to implementing the approved works.

The Officers Report for Reserved Matters application P/2021/0110 application dated 7th February 2022 confirms that the outline planning permission does not include any conditions to require the proposed parking area be provided, therefore the applicants (Castle Green Homes) are under no obligations to undertake the above works...should approval to undertake the works not be forthcoming, any subsequent amendments to the layout of the site in Phase 1 would need to be subject to separate application.

To affect the proposed amendments sought, it is proposed to vary the approved documents listed under Condition 1 as per the following: -

Approved Plan	Replaced with
Drawing No. Ross RD-SL.01 Revision L1B	Site Layout (Drawing No. ROSSRD-SL.01 Rev R)
Drawing No. P.1416.20.01 Revision J, Sheets 1-5	Drawing No. P.1416.20.01 Revision KA, Sheets 1-5
Drawing No. P.1416.20.02 Revision J Sheets 1-5	Drawing No. P.1416.20.02 Revision KA Sheets 1-5
Drawing no. ROSSRD-ML.01	Materials Layout (Drawing No. ROSSRD-ML.01 Rev B)
Landscape and Ecological Management Plan Reference P.1416.20 Revision D	Landscape and Ecological Management Plan Reference P.1416.20 Revision E

The application comprises the following information: -

- This cover letter;
- Application forms and certificates;
- Site Location Plan (Ref: ROSSRD-LP.01);
- Site Layout (Ref: ROSSRD-SL.01 Rev L Rev R);
- Drawing No. 1416.20.01 Rev KA Sheets 1-5 Landscape Layout
- Drawing No. 1416.20.02 Rev KA Sheets 1-5 Planting Plans

- Drawing no. ROSSRD-ML.01 Rev B

Minor Material Amendment

Planning Practice Guidance states that there is no statutory limited on the degree of change permissible to conditions under Section 73, but the change must only relate to conditions and note the operative part of the permission (Ref: 17a-013-20230726).

The proposed amendments to the scheme sought through variation to Condition 1 of the Reserved Matters consent are consistent with the description of the original planning permission, such scale being minor in materiality having regard to the scale of the Planning Permission as a whole and are therefore considered suitable to be dealt with through a s73 application.

The planning application fee of £230.00 has been paid via Planning Applications Wales (PP-13082353).

We trust that this information is acceptable and look forward to validation and determination of the application in due course.

Should you have any queries, please do not hesitate to contact me.

Yours sincerely

Sean McBride
Planning Manager
On behalf of Castle Green Homes

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