Castle Green

Mr A. Crowther
Wrexham County Borough Council
Planning Service
16 Lord Street
Wrexham
LL11 1LG

12th June 2024

Submitted via Planning Applications Wales
Planning Ref: PP-13081337

Dear Matthew

LAND TO THE NORTH AND SOUTH OF LANE FARM, ROSSETT ROAD, TREVALYN, ROSSETT, WREXHAM, LL12 0DS
Non-Material Amendment Application to Reserved Matters Consent P/2021/0110 (superseded by NMA P/2024/0144)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 Non-Material Amendment under Section 96A of the Town and Country Planning Act to vary the approved Site Layout on Land to the north and south of Lane Farm, Rossett Road, Wrexham.

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 amendment 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

Following granting of Non-Material Amendment Application P/2024/0144, development is required to be carried out in strict accordance with a series of plans, including -

i. Drawing No. ROSSRD-SL.01 Revision L1B;
iii. Drawing no. P.1416.20.01 Revision J Sheets 1-5.
iv. Drawing no. P.1416.20.02 Revision J Sheets 1-5

This application seeks to make the following non-material amendments to the approved planning layout: -

- Reconfiguration of private drive serving plots 24-26 and parking arrangement for plot 26 only to remove requirement for turning head facility and associated highways retaining structures;

- Removal of footpath connection on the turning head adjoining plots 13 and 23 to remove requirement for stepped access and highways retaining structures.

The Master Plan Access (Ref: Pinc 100-37 SMPA-01) listed as an approved document on Condition 5 of the Outline Planning Permission defines the pedestrian and vehicle accesses for the Site, which any future development is required to be carried out in accordance. Footpath connections proposed for removal as part of this NMA application did not form part of the Master Plan Access and its removal will not impact the schemes accordance with these approved details.

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 M1A);
- Drawing No. 1416.20.01 Rev KA Sheets 1-5 Landscape Layout
- Drawing No. 1416.20.02 Rev KA Sheets 1-5 Planting Plans

**To follow under separate cover.*

Non-Material Amendment

Planning Practice Guidance states that there is no definition of 'non-material'- an amendment that is non-material in one context may be material in another, dependent on the context of the overall scheme (Reference ID: 17A-002-20140306).

In the context of the presently approved scheme, it is considered that the amendments proposed above are not material in scale and are therefore suitable to be dealt with as a non-material amendment under Section 96A of the Town and Country Planning Act.

The planning application fee of £115.00 has been paid via Planning Applications Wales (PP-13081337).

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 sincerelv

Sean McBride
Planning Manager
On behalf of Castle Green Homes

Tel: 07815932292
Email: sean.mcbride@castlegreenhomes.uk