Castle Green

Wrexham County Borough Council
Planning Service
16 Lord Street
Wrexham
LL11 1LG

9th August 2024

Submitted via Planning Applications Wales
Planning Ref: P-13307901

Dear Sir/Madam

LAND EAST OF TAN Y BONT, MAIN ROAD, RHOSROBIN, WREXHAM
Full planning application for residential development

On behalf of Castle Green Homes, we are pleased to submit a full planning application to Wrexham County Borough Council for residential development on Land to the east of Tan y Bont, Main Road, Wrexham. This full planning application seeks:-

'Replan and substitution of housetypes to increase the number of dwellings to 209 homes with associated amendments to approved landscape details (increase of 20no. dwellings)

The application seeks to replan and substitute housetypes at the Company's existing 'Llys y Coed' scheme which obtained Reserved Matters consent for 189 homes in November 2021 (Application Ref: P/2021/0135) following granting of Outline Planning Permission in June 2019 (Application Ref: APP/hy955/a/17/3182282).

The consented scheme is currently under construction with a number of dwellings being occupied; this application seeking to replan 43no. dwellings of the consented scheme which are yet to commence development, and are made in response to changes in market conditions experienced since commencement of development and proposes substitution of larger housetypes with smaller more affordable homes - details of which are contained within the accompanying Planning, Design and Access Statement – and will result in an increase of 20 units from that previously approved and a further 5no. affordable homes being delivered across the Site.

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Registered in England No 1932141

The Company has undertook a scheme of pre-application consultation with members of the public and specialist consultees. Feedback received has informed the final form of development to which permission is sought.

This Application

The application comprises the following information: -

- This cover letter;
- Application forms and certificates;
- Planning, Design and Access Statement;
- Pre-Application Community Consultation Report;
- Arboricultural Impact Assessment (Ref: P.1421.21 Rev G) prepared by Ascerta;
- Preliminary Ecological Appraisal (Ref: 750.48/01-21/KM) prepared by Cheshire Wildlife Trust;
- Flood Risk and Drainage Technical Note (Ref: HYD574-TAN.Y.BONT.RHOSROBIN-TECH.NOTE_REV02) prepared by Betts Hydro;
- Traffic Impact Note prepared by Eddisons;

- The following drawings:-
  - Site Location Plan (Ref: THRO-LP.04);
  - Proposed Site Plan (Ref: RHRO-SP01 Rev X)*
  - Housetype Pack Rev D;
  - Materials Plan (Ref: RHRO-MP01)*
  - Electric Vehicle Charging Layout (Ref: RHRO-EV01);
  - Topographical Survey Sheet 1 (Ref: 8749/1) prepared by Co-ordinated Surveys;
  - Topographical Survey Sheet 2 (Ref: 8749/2) prepared by Co-ordinated Surveys;
  - Landscape Layout (2no. Sheets) (Ref: P.1421.21.04 Rev M) prepared by Ascerta;
  - Planting Plan (9no. Sheets) (Ref: P.1421.21.03 Rev M) prepared by Ascerta;
  - Landscape Management Plan (Ref: P.1421.21 Rev L) prepared by Ascerta*
  - Screen Fencing 1.8m Detail (Ref: SD-700);
  - 1.8m Timber Gate Detail (Ref: SD-701);
  - Free Standing Brick Wall 215mm Wide (Ref: SD-709);

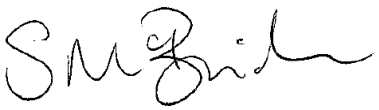
**Sent under separate cover due to file size.*

The planning application fee of £9,200.00 has been paid via Planning Applications Wales (PP-13307901).

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

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

Yours faithfully



Sean McBride
Planning Manager
On behalf of Castle Green Homes

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