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

1st August 2024

Submitted via Planning Applications Wales
Planning Ref: PP- 13298438

Dear Matthew

LAND TO THE NORTH AND SOUTH OF LANE FARM, ROSSETT ROAD, TREVALYN, ROSSETT, WREXHAM, LL12 0DS
Minor-Material Amendment Application to Outline Planning Permission 3231048

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 5 of Outline Planning Permission 3231048 (OPP) on 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 5 of the OPP, namely removal of the proposed community car park within the northern parcel pedestrian accesses and crossings on Rossett Road and an indicative vehicular access off Harwoods Lane to serve the approved surface water pump station.

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 with the development now under construction.

This Application

This MMA application seeks to vary the wording of Condition 5 of Outline Planning Permission 3231048 to make revisions to approved Access Masterplan (Ref: Pinc 100-37-SMPA-01), these revisions include: -

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

  The variation seeking removal of the approved community car park follows discussions between Castle Green Homes and Wrexham Council as landowner of part of that land required to deliver the car park; the Council confirming that they do not support the construction of the car park and therefore withholding their consent to implement these 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...confirming that 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.

- Addition of a proposed pedestrian access and crossing between land to the north and south of Rossett Road.

  The addition of points of pedestrian access to both Site's as well as a pedestrian crossing point across Rossett Road is consistent with the approved s278 Agreement between the

Company and the Council. Provision of these accesses and pedestrian crossing will enhance pedestrian safety and encourage trips on foot rather than via private car.

- Addition of an indicative vehicular access to Harwoods Lane in anticipation of a future planning application to relocate the approved surface water pump station and provide vehicular access for maintenance vehicles off Harwoods Lane.

To affect the proposed amendments sought, it is proposed to vary the approved documents listed under Condition 5 as per the following: -

Approved Plan	Replaced with
Plnc 100-37-SMPA-01	Plnc 100-37-SMPA-01 Rev A

The application comprises the following information: -

- This cover letter;
- Application forms and certificates;
- Site Location Plan
- Plnc 100-37-SMPA-01 Rev A

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 not the operative part of the permission (Ref: 17a-013-20230726).

The proposed amendments to the scheme sought through variation to Condition 5 of the OPP are consistent with the description of the original planning permission which refers to indicative provision being made for a pedestrian crossing. Such amendments to the approved plan is therefore considered to be minor in materiality having regard to the scale of the Planning Permission as a whole and is 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-13298438).

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

[redacted]

Sean McBride
Planning Manager
On behalf of Castle Green Homes

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