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

9th September 2024

Submitted via Planning Applications Wales
Planning Ref: PP-13172274

Dear Mr Phillips

LAND TO THE SOUTH OF LANE FARM, ROSSETT ROAD AND NORTH OF HARWOOD'S LANE, TREVALYN, ROSSETT
Full planning application for relocation of surface water pump station

On behalf of Castle Green Homes, we are pleased to submit a full planning application to Wrexham County Borough Council concerning land to the south of Rossett Road and north of Harwood's Lane. This full planning application seeks:-

'Relocation of surface water pump station previously approved under planning permission P/2021/0110 including associated landscaping and vehicular access off Harwood's Lane'

The application seeks to relocate the approved surface water pump station as shown within an area of public open space to the south of the Site adjoining Harwood's Lane on the approved Planning Layout. It is proposed to rotate the pump station in its current position to enable vehicular access to service and maintenance vehicles via a new access off Harwood's Lane rather than through the residential estate currently under construction. Associated soft landscaping is proposed to reflect this proposed relocation.

The surface water pump station is located on land subject to residential planning permission to the north and south of Rossett Road which obtained Reserved Matters consent pursuant to Outline Planning Permission P/2018/0560 on 7th February 2022 (Application Ref:

P/2021/0110) for 132 dwellings (61no. dwellings on the northern parcel and 71no. dwellings on the southern parcel which is currently under construction.

The surface water pump station forms part of the surface water drainage strategy for the Site and was incorporated into the approved scheme alongside a SUDs pond as part of a Non-Material Amendment application consented in January 2024 (Ref: P/2023/0853).

This Application

This planning application seeks to relocate the surface water pump station through rotating it in its current position to enable access for maintenance and service vehicles via a new service vehicular access off Harwood's Lane.

Resiting of the pump station will improve visual amenity for future residents and also avoid potential future conflicts between residents and maintenance vehicles serving the pump station. Given the location of the pump station within the southern area of public open space has previously been approved as part of Non-Material Amendment application P/2023/0853, it is considered that its relocation is accepted in principle and the sole matter for consideration concerns the proposed vehicle access of Harwood's Lane.

Proposed access off Harwood's Lane will be via a 4.8m road and will require removal of a small extent of the existing hedgerow to ensure adequate vehicle visibility – the removal of this extent of hedgerow already being accepted by the Council to facilitate the approved drainage strategy for the Site. Additional replacement tree and hedgerow planting is proposed to screen the pump station.

Proposed arrangements within the Site includes a turning facility to enable vehicles to exit the Site in a forward motion.

The application comprises the following information: -

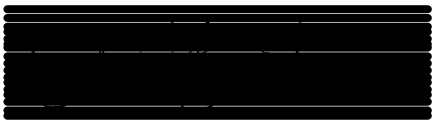
- Proposed Reposition of Pump Station on Southern Parcel (Ref: ROSSRD-PS.01 Rev B);
- Southern Land Parcel Main Drainage SUDs Features SW Rising Main Route (Ref: CAS02-104 Rev H);
- Pump House Alternative Layout and Positioning (Ref: P.1416.20.05 Rev A);

The planning application fee of £213.00 has been paid via Planning Applications Wales (PP-13172274).

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

Should you require any further information, please do not hesitate to contact me.

Yours sincerely



Sean McBride
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On behalf of Castle Green Homes

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