Date: 20 January 2025

Bellway Homes Limited
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Matthew Phillips
Wrexham County Borough Council
Wrexham
LL11 1AU

Dear Matthew,

Re: Non-Material Amendment – Planning Permission Reference: P/2023/0423

Bellway Homes Limited (North West Division) [Bellway] is pleased to submit an application under Section 96a of the Town and Country Planning Act 1990 [The Act] for non-material amendments to planning permission ref. P/2023/0432. The non-material amendments proposed under this application relate specifically to condition 1 and condition 7.

Along with the covering letter, the application is accompanied by the following:

- Complete application form: and,
- Drawing no. BHNW146 PL02 Revision L: Planning Layout
- Drawing no. BHNW146 ML01 Revision G: Materials Layout Plan
- Drawing no. BHNW146 HS01 Revision F: Hard Surfacing Plan
- Drawing no. BHNW146 BT01 Revision G: Boundary Treatments Plan

The Approved Development

Outline planning permission was granted at appeal on 21st June 2021 with the description of the development as follows:

"Planning Permission is granted for the erection of up to 74 dwellings together with vehicular/pedestrian access from Holt Road, open space which can be used with adjoining land to the west to create a formal sports pitch, the site landscaping, sustainable drainage and other related infrastructure at Land North of Holt Road, Wrexham in accordance with the terms of the application, Ref: WRA P/2018/0673 dated 4 August 2018, subject to the conditions set out in the attached Schedule"

The description of the development on the subsequent reserved matters application is as follows:

"Submission of Reserved Matters pursuant to Outline Planning Permission Code No. APP/H6955/A/19/3238470 (P/2018/0673) Granted on 21.06.2021 and in accordance with the conditions attached to that permission"

Proposed Amendments

The proposed amendments are in relation to the position of the substation. Bellway are required to divert a sewer within the site. the new alignment of the sewer runs close to the sites southern boundary, in close proximity to the sites access. The substations current approved location is within the requisite 3-meter easement boundary as advised by Welsh Water. We are therefore required to shift the substation slightly northward. In order to achieve this we will need to amend the parking

arrangement for plot 1, with the driveway now becoming 2 single files spaces as opposed to the spaces being side by side.

This non-material amendment relates to the wording in condition 1 and therefore subsequently condition 7. The proposed amendments to the wording of the condition are shown in tracked changes as follows;

Condition 1

1. The development shall be carried out in strict accordance with the following plans and documents:
i. Drawing no. PL02 Revision ~~J~~ L: Planning Layout
ii. Drawing no. ML01 Revision ~~E~~ G: Materials Layout Plan
iii. Drawing no. HS01 Revision ~~D~~ F: Hard Surfacing Plan
iv. Drawing no. BT01 Revision ~~E~~ G: Boundary Treatments Plan
v. Drawing no. PC3213-RHD-ZZ-HR-DR-D-0100 Revision P06:
Preliminary Access Layout General Arrangement
vi. Drawing no. PC3213-RHD-ZZ-HR-DR-D-0111 Revision P03:Preliminary Access Layout Visibility Splay
vii. Housetype Pack Revision C dated 14.12.2023
viii. Drawing no. P.1624.22.03: Arboricultural Method Statement
ix. Landscape Masterplan reference no. H22-0032-001E
x. Drawing no. H22-0032_002D: Detailed Plot Landscape Plans Sheet 1 of 2
xi. Drawing no. H22-0032_003D Detailed Plot Landscape Plans Sheet 2 of 2
xii. Drawing no. H22-0032_004B : Biodiversity Enhancement Plan
xiii. Drawing no. WM01 Revision D: Waste Management Plan

Condition 7

7. No dwelling shall be occupied until it has been provided with a parking area in accordance with details down on drawing no. Drawing no. PL02 Revision ~~J~~ L: Planning Layout. The parking area for each dwelling shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and of vehicles at all times.

Summary

It is considered that the proposed changes referenced above are non-material in nature and can be considered through an application under Section 96a of the Act.

The application has been submitted via the Planning Portal [PP-13707588] and the requisite application fee of £115 has been paid online.

Should you require any further information please do not hesitate to contact me via email at grace.walsh@bellway.co.uk or alternatively by telephone on 0151 486 2900.

Yours Sincerely,

Grace Walsh
Apprentice Planner