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Application for non-material amendment following a grant of planning permission

Town and Country Planning Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Land to the North and South of Lane Farm

Address Line 2

Rossett Road

Town/city

Trevalyn

Postcode

LL12 0DS

Description of site location (must be completed if postcode is not known)

Easting (x)

337282

Northing (y)

357264

Description

Land to the North and South of Lane Farm, Rossett Road, Trevalyn, Wrexham, LL12 0DS.

Applicant Details

Name/Company

Title

Miss

First name

Leah

Surname

Pickup

Company Name

Castle Green Homes

Address

Address line 1

Bridgemere House

Address line 2

Chester Road

Address line 3

Town/City

Preston Brook

Country

United Kingdom

Postcode

WA7 3BD

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Email address

***** REDACTED ******

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- [x] Yes
- [ ] No

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter, including the application reference number and date of decision in the sections below

VARIATION OF CONDITION 1 OF RESERVED MATTERS APPROVAL P/2021/0110 TO AMEND APPROVED PLANS.

Reference number

P/2024/1074

Date of decision

03/03/2025

For the purpose of calculating fees, which of the following best describes the original application type?

- [ ] **Householder development:** Development to an existing dwelling-house or development within its curtilage
- [x] **Other:** anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

- Handing of Plot 68
- Plot substitution to Plots 94, 97, 116 and 130 (replacing 4 no. Windemere house type and replacing with 4 no. Wentworth).
- Minor amendment to turning head opposite plots 58-61 to increase in width.
- Minor amendments to private driveway serving plots 79-81 to provide revised vehicular access to surface water pump station.

Please state why you wish to make this amendment

Variation of the approved site layout to substitute house types.

Are you intending to substitute amended plans or drawings?

- [x] Yes
- [ ] No

If yes, please complete the following details

Old plan/drawing numbers

Site Layout (ROSSRD-SL.01- Rev R)
Landscape layout (P.1416.20.01 Revision N, Sheets 1-5)
Planting Plan (P.1416.02.02 Revision N, Sheets 1-5)
Landscape and Ecological Management Plan (P.1416.20 Revision H)

New plan/drawing numbers

Site Layout (ROSSRD-SL.01- Rev Y)
Landscape layout (P.1416.20.01 Revision O, Sheets 1-5)
Planting Plan (P.1416.02.02 Revision O, Sheets 1-5)
Landscape and Ecological Management Plan (P.1416.20 Revision I)
Wentworth House type Plans and Elevations (Ref: WEN.TF.2.PD-00)

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- [ ] Yes
- [x] No

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

- [ ] Yes
- [x] No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

- [x] I / We agree to the outlined declaration

Signed

Sean McBride

Date

06/03/2025