Castle Green

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

6th March 2025

Submitted via Planning Applications Wales
Planning Ref: **PP-13659748**

Dear Matthew,

LAND TO THE NORTH AND SOUTH OF LANE FARM, ROSSETT ROAD, TREVALYN, ROSSETT, WREXHAM, LL12 0DS. Non-Material Amendment Application to Planning Permission P/2024/1074.

On behalf of Castle Green Homes, please find enclosed an application for a Non-Material Amendment under Section 96A of the Town and Country Planning Act to vary details approved under Condition 1 of planning permission P/2024/1074 on Land to the north and south of Lane Farm, Rossett Road, Wrexham.

The application seeks to make amendments to the approved scheme, namely the replan and substitution of housetypes on 4no. Plots with associated amendments to the landscaping and planting details.

Outline planning permission (Appeal Ref: 3231048) 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 number of amendments have subsequently been made to the approved scheme, most recently a Minor Material Amendment (MMA) for substitution of housetypes, removal of a community car park and addition of a pedestrian crossing point on Rossett Road and other works associated with off-site highways works approved as part of the s278 agreement (Ref: P/2024/1074) which was consented on 3rd March 2025.

This Application

This Non-Material Amendment application seeks to make the following minor amendments to the approved scheme:-

- 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.

Proposed amendments will not result in an increase in the number of plots delivered on-site and therefore no additional affordable housing will be required to be provided as part of this amendment.

The limited number of house type substitutions introduces a new Wentworth House types, which is similar in character and architectural detailing as those previously approved and will therefore blend in with the overall scheme. The substitution does not result in an increase in the number of bedspaces consented and it is therefore not considered necessary to revisit matters associated with surface and foul drainage.

The application comprises the following information: -

- This cover letter;
- Application forms and certificates;
- Site Location Plan (Ref: ROSSRD-LP.01)
- Site Layout (Ref: ROSSRD-SL.01- Rev Y)
- Landscape layout (Ref: P.1416.20.01 Rev O)
- LEMP (Ref: P.1416.20 Rev I)
- Planting Plans (Ref: P.1416.20.02 Rev O)
- Wentworth Housetype Plans and Elevations (Ref: WEN.TF.2.PD-00)

Non-Material Amendment

Planning Practice Guidance states that there is no definition of 'non-material'- an amendment that is non-material in one context may be material in another, dependent on the context of the overall scheme (Reference ID: 17A-002-20140306).

In the context of the presently approved scheme which grants consent for 132 new dwellings, It is considered that the proposed amendments to the approved drawings are not material in scale and are therefore suitable to be dealt with as a non-material amendment under Section 96A of the Town and Country Planning Act.

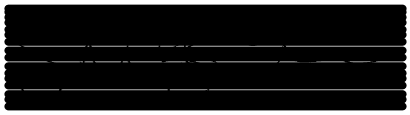
The planning application fee of £115.00 has been paid via the Planning Portal (**PP-13659748**). I can confirm that the appropriate notice has been served on the landowner providing confirmation that this application has been submitted for determination.

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

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

Yours sincerely



Sean McBride
Planning Manager
On behalf of Castle Green Homes

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