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

13th March 2025

Submitted via Planning Applications Wales
Planning Applications Wales Ref: **PP-13777324**

Dear Matthew,

LAND AT TAN Y BONT, MAIN ROAD, OLD RHOSROBIN, RHOSROBIN, LL11 4RL WREXHAM, LL12 0DS.
Non-Material Amendment Application to Planning Permission P/2021/0135.

On behalf of Castle Green Homes, please find enclosed an application under Section 96A of the Town and Country Planning Act seeking non-material amendments to the scheme approved under planning permission P/2024/0135. The application seeks to make amendments to the approved scheme, namely the replan and substitution of housetypes of 25no. plots with associated amendments to the landscaping and planting details.

Outline planning permission (Ref: APP/HY955/A/17/3182282 was granted on 10th June 2019 by Welsh Government for residential development of up to 189 dwellings with all matters reserved except for access. Reserved Matters consent (Ref: P/2021/0135) pursuant to the Outline permission was granted on 15th November 2021 with the consent having been implemented and the Site now in an advanced stage of construction.

A number of non-material amendments have subsequently been made to the approved scheme reflecting greater understanding of and changing housing needs within the local area during construction of early phases of development.

<u>This Application</u>

This Non-Material Amendment (NMA) application seeks to substitute housetypes on 24no. plots on the approved Planning Layout (Ref: RHRO-SP01 Rev V1) with associated amendments to landscape and planting plans. No amendments are sought to the internal road arrangement.

Proposed amendments will not result in an increase in the number of plots delivered on-site from the 189 consented under the Reserved Matters and therefore no additional affordable housing will be required to be provided as part of this amendment.

The proposed plots subject to the replan and housing mix are set out below. Housetypes proposed have been approved as part of the extant planning permission; as the proposed elevations and floorplans already form part of the planning permission, it is not considered necessary to seek their approval as part of this amendment application.

APPROVED				
Name	**Description**	**No.**	**SqFt**	**No. of Bedspaces**
Wiltshire	4 Bed 2 Storey	7	1727	35
Alderton	4 Bed 2 Storey	6	1501	30
Beaumont	4 Bed 2 Storey	1	1234	5
Heatherington	4 Bed 2 Storey	2	1354	10
Burlington	4 Bed 2 Storey	5	1255	20
Henley	3 Bed 2 Storey	1	1040	4
Stratford	3 Bed 2 Storey	2	1055	8
TOTAL		5		117

PROPOSED				
Name	**Description**	**No.**	**SqFt**	**No. of Bedspaces**
Wiltshire	4 Bed 2 Storey	4	1727	20
Alderton	4 Bed 2 Storey	7	1501	35
Heatherington	4 Bed 2 Storey	4	1354	20
Burlington	4 Bed 2 Storey	2	1255	5
Stratford	3 Bed 2 Storey	2	1055	8
Wentworth	4 Bed 2 Storey	5	1344	25
Oxford	3 Bed 2 Storey	1	1040	4
TOTAL		25		117

The approved housing mix of 22no. 4 bedroom and 3no. 3-bedroom properties within the proposed replan area will not change as a result of the proposed amendments and will therefore not result in an increase in bedspaces. 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;
- Location Plan (Ref: RHRO-LP.01);
- Site Layout (2 Sheets) (ROSSRD-SL.01- Rev AB);
- Landscape Layout (2 Sheets) (Ref: P.1421.21.06 Rev B);
- Planting Plans (10 Sheets) (Ref: P.1421.21.05 Rev B);
- Arboricultural Impact Assessment (Ref: P.1421.21 Rev H)

Non-Material Amendment

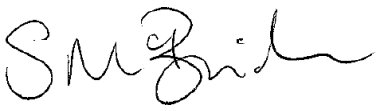
Planning Practice Guidance states that there is no definition of 'non-material'- an amendment that is non-material in one context may be material in another, dependent on the context of the overall scheme (Reference ID: 17A-002-20140306).

In the context of the presently approved scheme which grants consent for 189 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 online via the Wrexham Council website (**PP-13777324**).

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



Sean McBride
Planning Manager
On behalf of Castle Green Homes

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