



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

6th February 2024

Submitted via Planning Applications Wales
Ref: PP- 12784484

Dear Matthew

**LAND TO THE NORTH AND SOUTH OF LANE FARM, ROSSETT ROAD, TREVALYN,
ROSSETT, WREXHAM, LL12 0DS**
Application to discharge conditions 2 of Reserved Matters consent P/2021/0110

On behalf of Castle Green Homes, please find enclosed an application to discharge Condition 3 attached to Reserved Matters consent P/2021/0110 on land to the north and south of Lane Farm, Rossett Road, Rossett, Wrexham.

Outline planning permission 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).

This Application

This application seeks to discharge condition 3 of the Reserved Matters consent, which requires:

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Castle Green Homes Ltd

Unit 20, St. Asaph Business Park, St. Asaph, LL17 0LJ
T 01745 536677 **E** info@castlegreenhomes.uk **W** castlegreenhomes.uk

Registered in England No 1932141

Within three months of the date of commencement of development a Landscape Management Plan, including long term management objectives, management responsibilities and maintenance schedules for all landscaped areas has been submitted to and approved in writing by the local planning authority.

The landscaping shall be managed and maintained in strict accordance with the approved details.

The following information is submitted to discharge Condition 3 -

- Application forms submitted via Planning Applications Wales;
- This cover letter;
- Site Layout Plan (Approved) (Ref: ROSSRD-SL.01 Rev K);
- Landscape and Ecological Management Plan (Ref: P.1416.20 Rev K) prepared by Ascerta

The planning application fee of £115.00 has been paid via Planning Applications Wales (PP-12652858).

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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