



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

15th February 2024

Submitted via Planning Applications Wales
Planning Ref: P-12796500

Dear Matthew

**LAND TO THE NORTH AND SOUTH OF LANE FARM, ROSSETT ROAD, TREVALYN,
ROSSETT, WREXHAM, LL12 0DS**
Non-Material Amendment Application to Reserved Matters Consent P/2021/0110
(superseded by NMA P/2023/0853)

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 the approved Site Layout on Land to the north and south of Lane Farm, Rossett Road, Wrexham.

Outline planning permission (Ref: P/2018/0560) 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 non-material amendment was approved in January 2024 for the addition of a surface water pump station and SUDs Pond (Ref: P/2023/0853) with associated landscape revisions to the previously approved layout with development commencing in late January 2024.

Castle Green Homes Ltd

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Registered in England No 1932141

A further non-material amendment was approved in January 2024 to vary the wording of condition 2 to permit a lawful commencement of development (Ref: P/2024/0023) with no amendments to the layout.

This Application

Following granting of Non-Material Amendment Application P/2023/0853, development is required to be carried out in strict accordance with a series of plans, including –

- i. Drawing No. ROSSRD-SL.01 Revision H;*
- ii. Drawing no. ROSSRD-PP.01*
- iii. Drawing no. P.1416.20.01 Revision E Sheets 1-5.*
- iv. Drawing no. P.1416.20.02 Revision D Sheets 1-5*
- v. Schedule Reference ROSSRD-MS-01 Revision B*
- vi. Rossett Housetype Pack Revision A*

This application seeks to make the following non-material amendments to the approved planning layout: –

- Substitution of a limited number of housetypes to support use of modern methods of construction (timber frame) and Castle Green Homes ‘Road to Net Zero’ and to better reflect changing customers’ housing needs since the granting of the original consent;
- Handing of a small number of plots;
- Replacement of gable roofs to hipped roofs on end properties of terraced blocks;
- Reconfiguration of parking arrangement to some plots to reduce frontage parking and ensure safe manoeuvrability for occupiers;
- Associated updates to soft landscaping to reflect above amendments.

The substitution of housetypes slightly varies the housing mix, increasing the number of 3-bedroom properties and reducing the number of 4-bedroom properties, as per the below: –

	Approved Housing Mix	Proposed Housing Mix	Difference
1 Bed	8 (6.1%)	8 (6.1%)	0
2 Bed	16 (12.12%)	16 (12.12%)	0
3 Bed	39 (29.55%)	47 (35.61%)	+8
4 Bed	69 (52.27%)	61 (46.21%)	-8
TOTAL	132	132	0

The Company has sought to minimise the scale of amendments to the previously approved scheme and substitute like for like housetypes where achievable.

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 L);
- Housetype Pack
- Drawing No. 1416.20.01 Rev I Sheets 1-5 Landscape Layout*
- Drawing No. 1416.20.02 Rev I Sheets 1-5 Planting Plans*

**To follow under separate cover.*

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, it is considered that the amendments proposed above 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 Planning Applications Wales (PP-12796500).

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

A black rectangular box redacting the signature of Sean McBride.

Sean McBride

Planning Manager

On behalf of Castle Green Homes

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