



Wrexham County Borough Council
Planning Service
16 Lord Street
Wrexham
LL11 1LG

20th February 2024

Submitted via Planning Applications Wales
Ref: PP- 12810271

Dear Sir/Madam

Tan Y Bont, Main Road, Old Rhosrhobin, Wrexham LL11 4RL
Application to discharge conditions 2 of Reserved Matters consent P/2021/0135

On behalf of Castle Green Homes, please find enclosed an application to discharge Condition 2 attached to Reserved Matters consent P/2021/0135 on land at Tan Y Bont, Main Road, Old Rhosrobin, Wrexham.

Outline planning permission was granted at appeal on 29th March 2018 for residential development of up to 189 dwellings (Appeal Ref: APP/H6955/A/17/3182282). Reserved Matters consent pursuant to the Outline Planning Permission was granted on 15TH November 2021 (Application Ref: P/2021/0135).

A number of non-material amendments have been made to the original Reserved Matters consent to substitute plots approved as part of the original scheme (Application Refs: P/2022/0260; P/2023/0222; P/2022/0634 and P/2022/0260).

This Application

This application seeks to discharge condition 2 of the Reserved Matters consent, which states: -

Development shall not commence until a fence has been erected along the boundary with the A483 in accordance with details that have been submitted to and approved in writing by the Local Planning Authority.

Castle Green Homes Ltd

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It is proposed that a 2.5m high acoustic vertical boarded fence be erected along the Site's boundary with the A483 following the existing fence line.

Report No. P20-525-R01V2, July 2021 by Hepworth Acoustics submitted to discharge Condition 6 of the Outline Planning Permission (Ref: P/2021/0200) recommends noise mitigation measures in respect of road traffic noise from the A483. The report confirms that upgraded acoustic glazing and ventilation to those properties nearest the A483 and 2.4m acoustic fencing to exposed elevations is sufficient to suitable mitigate external noise.

The proposed fence required under Condition 2 is therefore not obliged to be acoustic in order to ensure adequate noise levels are achieved, however will provide additional noise mitigation to residents to provide improved residential amenity over/above the recommendations of the Hepworth report.

The following information is therefore submitted to discharge Condition 2: -

- This Cover Letter;
- Site Location Plan: (Ref: RHRO-LP.01);
- Boundary Fence Facing A483 Detail

The planning application fee of £115.00 has been paid via Planning Applications Wales (PP-12810271).

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 faithfully

A black rectangular redaction box covering the signature of Sean McBride.

Sean McBride

Planning Manager

On behalf of Castle Green Homes

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