



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

21st March 2024

Submitted via Planning Applications Wales
Planning Ref: PP- 12909079

Dear Matthew

LAND TO THE NORTH AND SOUTH OF LANE FARM, ROSSETT ROAD, TREVALYN, ROSSETT, WREXHAM, LL12 0DS

Full planning and display of signage for erection of a temporary sales office and show home area, including flagpole and sales signage, totem signage, temporary car parking, site hoardings and associated landscaping and lighting.

On behalf of Castle Green Homes, please find enclosed an application seeking full planning permission and advertising consent for the erection of a temporary sales office and show home area on land to the south of Rossett Road, Rossett to include flagpole and sales signage, totem signage, temporary car parking, site hoardings and associated hard and soft landscaping and lighting and flagpole and sales signage on land to the north of Rossett Road, Rossett.

The temporary sales office is to be utilised for the sale of new homes consented under Reserved Matters consent P/2021/0110 for residential development of two parcels of land for 132 homes (for up to 61no. dwellings: northern parcel and up to 71no. dwellings: southern parcel) and including 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.

The original Reserved Matters consent has subsequently been subject to non-material amendment applications to incorporate a surface water pump station and SUDs Pond (Ref: P/2023/0853) and also varying the wording of Condition 2 of the RM consent to permit a lawful commencement of development (P/2024/0023) which occurred on 2nd February 2024.

Castle Green Homes Ltd

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The Application

The application seeks temporary consent for the erection of a sales office and show home area including flagpole and sales signage, totem signage, temporary car parking, site hoardings and associated landscaping and lighting on land to the south of Rossett Road, Rossett and flagpole and sales signage on land to the north of Rossett Road, Rossett – such consent sought for a period of 24 months.

To clarify, this planning permission in total seeks consent for the following: -

- Erection of a temporary cabin to be used for the sale of new homes with associated fascia signage;
- Temporary customer car parking (4no. spaces);
- Associated lighting, hard and soft landscaping;
- 2no. Zion LED Polycarbonate floodlights;
- Sales cabin fascia signage;
- 5no. banner flags on 6m high flag pole;
- 7no. Sales signs on white galvanised steel posts (maximum height of 4.5m) – erected in a V-stack arrangement;
- 4no. mini totem signs;
- 4no. fence tray signs to be affixed to temporary hoardings.

Following the expiration of the temporary consent and completion of the show home area (Plots 121-124 of the approved consent), development will be completed in accordance with planning permission Ref: P/2021/0110.

It is considered that the temporary sales cabin falls under Part 4 (Temporary Buildings and Uses) of Schedule 2 of The Town and Country Planning (General Permitted Development) Order (England) which permits *'the provision of land of buildings, moveable structures, works, plant or machinery required temporarily in connection with and for the duration of operations being or to be carried out on, in under or over that land or on adjoining that land'* and therefore does not require planning permission, however has been included in this application for completeness.

A previous application was submitted to Wrexham Council seeking temporary advertisement consent for sales signage to the north and south of Rossett (Ref: P/2023/0435), this application was approved at committee on 6th September 2023 subject to reduction of the number of flagpoles from 10 to 6; the officers report confirming that in the context of the current planning permission for residential development, the existing and proposed flagpoles and signs are not considered to

be harmful to public safety, do not amount to an undue distraction to passing motorists and are a sufficient distance from nearby dwellings to ensure no adverse impact on residential amenity.

This new application supersedes the previous application and proposes 1 less banner flag than was considered acceptable at the September 2023 committee; the conclusions of the officer's report are therefore still appropriate to the new application.

The application comprises the following information: -

- This cover letter;
- Application forms and certificates;
- Location Plan - Temporary Signage (Ref: ROSSRD-LP-TSS.01 Rev B);
- Cabin Signage Map and Summary
- Sales Cabin Floorplan
- Flag and Signage Details
- Sales Cabin Example Image

The planning application fee of £690.00 has been paid via Planning Applications Wales (PP-12909079).

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



Planning Manager
On behalf of Castle Green Homes

