



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

29th January 2024

Submitted via Planning Applications Wales
Planning Ref: P/2024/0023

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

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 wording of Condition 2 of Reserved Matters consent P/2021/0110 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).

This Application

Condition 2 of the Reserved Matters states: -

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

'Development shall not commence until details of a scheme of flood attenuation basin Phase 2, including a timetable for implementation, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented as approved.'

This Non-Material Amendment application seeks to vary the wording of Condition 2 to require the discharge of the condition within 2 months of commencement of development and is sought to permit commencement of development in advance of varying the surface water drainage strategy approved as part of the extant Reserved Matters consent and to reflect the technical approval received through the SUDs Approval Body (SAB) process (Application Ref: SAB_FUL_2023_0803) and following discussions with Natural Resource Wales post-granting of Reserved Matters consent.

Following discussions with the case officer Matthew Phillips, it is proposed that Condition 2 be revised to the following: -

Within 2 months of commencement of development, details of a scheme for the provision of a flood attenuation basin in phase 2, to include a timetable for implementation, shall be submitted for the written approval of the Local Planning Authority.

The application comprises the following information: -

- This cover letter;
- Application forms and certificates;
- Site Location Plan (Ref: ROSSRD-LP.01);
- Reserved Matters Decision Notice P/2021/0110

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 proposed variation in timescales for the discharge of condition 2 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-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

A handwritten signature in black ink, appearing to read 'SMcBride', with a stylized flourish at the end.

Sean McBride

Planning Manager

On behalf of Castle Green Homes

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