



Land at Home Farm, Gresford Road, Llay, Wrexham, LL12 0NW

Non-Material Amendment Application for Plot Substitutions

Planning Portal Reference: PP-08810685

Background: -

Following Wrexham Country Borough Council approving the Outline Planning permission (Ref: P/2014/0905, Granted on 26/06/2017) the Council granted the Reserved Matter approval for application Ref: P/2017/1054 on 10/08/2018, for the following: -

'APPLICATION FOR APPROVAL OF RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION P/2014/0905 - ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOR THE ERECTION OF 362 DWELLINGS ON ALL PHASES, INCLUDING 25% AFFORDABLE HOUSING, PUBLIC OPEN SPACE, PLAY FACILITIES, ASSOCIATED WORKS INCLUDING SURFACE WATER ATTENUATION BASINS AND THE ERECTION OF TWO SUB-STATIONS.'

Proposed Non-Material Amendment Application: -

Following the Reserved Matters approval (P/2017/1054) and a review of the scheme Anwyl Homes now seeks to gain approval for the following Non-Material Amendment application: -

'Substitution of house types on plots 143, 144, 246, 247, 248, 249, 250, 290, 306, 307, 318 and 319, amendment to affordable housing units (plots 234 and 291) and alterations to highway and parking arrangements in front of plots 287-293.'

The above amendments to the scheme have also being discussed in detail with the RP who are on board to take the affordable properties on this development and they have confirmed that they are in full agreement with the housetypes and locations proposed, a letter of support has been provided with this application.

In additional to the above pre application discussions (via email) have been held with the Planning Officer (Matthew Phillips) dealing with this scheme and the type of application, along with the description have been agreed as above.



Application Proposals: -

This application only proposes the plot substitution of 14 properties to the already approved scheme, there is no increase in numbers and all of the housetypes proposed are already approved on the current RM approval. Please see below a schedule which details the changes (plot substitutions) that are being made: -

Plot Number:	Approved Housetype:	Proposed Housetype:
143	Glyn+	Porthmadog
144	Porthmadog	Glyn+
234	Chester (Affordable)	Chester (Private)
246	Carmarthen (Affordable)	Monmouth (Affordable)
247	Carmarthen (Affordable)	Monmouth (Affordable)
248	Carmarthen (Affordable)	Carmarthen (Affordable)
249	Monmouth (Affordable)	Carmarthen (Affordable)
250	Monmouth (Affordable)	Carmarthen (Affordable)
290	Yeovil Apartment (Affordable)	Yeovil Apartment (Affordable)
291	Yeovil House (Private)	Yeovil House (Aff)
306	Elwy	Bretton
307	Elwy	Bretton
318	Tenby	Farndon
319	Farndon	Tenby

In addition to the above there are amendments to the highway and parking arrangement in front of plots 287 to 293. The changes have been agreed and approved through Highways under the Section 38 agreements.

Application Drawings: -

To assist with the application the following drawings/details have been provided: -

Site Location Plan: - LP01 Rev B

Originally Approved Planning Layout: - PLA03 Rev V

Proposed Site Layout: - H1152 – SP01 Rev D



RP Supporting Letter - ADRA

Housetype Planning Drawings: -

The Farndon – Floor Plans & Elevations – The Lanes

The Bretton – Floor Plans

The Bretton – Elevations – The Lanes

The Carmarthen – 3 Terrace – Floor Plans

The Carmarthen – 3 Terrace – Elevations – The Lanes

The Chester – Floor Plans

The Chester – Elevation – The Lanes

The Glyn – Floor Plans

The Glyn – Elevations – The Lanes

The Monmouth – Semi – Floor Plans

The Monmouth – Semi – Elevations – The Lanes

The Porthmadog – Floor Plans

The Porthmadog – Elevation – The Lanes

The Tenby – Floor Plans

The Tenby – Elevations – The Lanes

The Yeovil – Floor Plans

The Yeovil – Elevations – The Lanes