



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

Reserved Matters Application for Plot Substitutions

Planning Portal Reference: PP-08782450

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 Reserved Matters 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 Reserved Matter application: -

'Application for approval of reserved matters pursuant to outline planning permission P/2014/0905 (access, appearance, landscaping, layout and scale) in respect of phases A2a, A3a, A5a, A6a and A7a for the erection of 11 market dwellings and 8 affordable dwellings (amendment plans previously approved under application P/2017/1054).'

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 houstypes and locations proposed, a letter of support has been provided with this application. *Please note no affordable houstypes have changed from the original Reserved Matters approval, only the locations have been amended.*

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 19 properties on the already approved scheme, there is no increase in numbers and all of the houstypes 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:	Phase
106	Monmouth (Affordable)	Bretton	A6
107	Monmouth (Affordable)	Bretton	A6
145	Glyn+	Snowdon	A7
146	Carmarthan (Affordable)	Snowdon	A7
147	Carmarthan (Affordable)	Ascot	A7
148	Carmarthan (Affordable)	Glyn+	A7
149	Carmarthan (Affordable)	Monmouth (Affordable)	A7
235	Elwy	Bretton	A5
236	Elwy	Bretton	A5
237	Elwy	Bretton	A5
253	Carmarthan (Affordable)	Snowdon	A5
254	Carmarthan (Affordable)	Snowdon	A5
269	Snowdon	Carmarthan (Affordable)	A3
270	Snowdon	Carmarthan (Affordable)	A3
293	Bretton	Carmarthan (Affordable)	A2
294	Bretton	Carmarthan (Affordable)	A2
295	Snowdon	Carmarthan (Affordable)	A2
296	Snowdon	Carmarthan (Affordable)	A2
297	Porthmadog	Monmouth (Affordable)	A2



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 Ascot – Floor Plans & Elevations – The Lanes

The Bretton – Floor Plans & Elevations – The Lanes

The Bretton – Floor Plans & Elevation – 3 Block – The Lanes

The Carmarthen – Floor Plans & Elevations – The Lanes

The Carmarthen – Floor Plans & Elevations – The Boulevard

The Glyn+ - Floor Plans & Elevations – The Lanes

The Monmouth – Floor Plans & Elevations – The Lanes

The Snowdon – Floor Plans & Elevations – The Boulevard

The Snowdon – Floor Plans & Elevations – The Lanes