Y Gwasanaeth Cynllunio
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Neuadd Y Dref, Wrecsam, LL11 1AY

Llinell Gymorth: 01978298994
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Planning Service
Wrexham County Borough Council
Guildhall, Wrexham. LL11 1AY

Telephone: 01978298994
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Web: www.wrexham.gov.uk/planning

Application for Approval of Reserved Matters following Outline Approval

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 - Article 21

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Land to the east of Stansty Chain Road and A483 Trunk Road

Address Line 2

Stansty

Town/city

Wrexham

Postcode

Description of site location (must be completed if postcode is not known)

Easting (x)

332324

Northing (y)

351830

Description

Land subject to Outline Planning Permission P/2019/0923 either side of Stansty Chain Road Off A483 Trunk Road and A541 Mold Road (Phases 2a and 2b)

Applicant Details

Name/Company

Title

Mr

First name

Sean

Surname

McBride

Company Name

Castle Green Homes

Address

Address line 1

Bridgemere House

Address line 2

Chester Road

Address line 3

Town/City

Preston Brook

Country

United Kingdom

Postcode

WA7 3BD

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Email address

***** REDACTED ******

Development Description

Please indicate all those reserved matters for which approval is being sought:

- [ ] Access
- [x] Appearance
- [x] Landscaping
- [x] Layout
- [x] Scale

Please provide a description of the approved development as shown on the decision letter

Outline application for residential development and detailed means of access with all other matters reserved.

Reference number

P/2019/0923

Date of decision (date must be pre-application submission)

16/05/2024

Please provide a description of the reserved matters for which you are seeking consent

Reserved Matters (appearance, landscaping, layout, scale) on land identified as Phase 2 (Phases 2a and 2b) on the Phasing Plan, located to the east and west of Stansty Chain Road comprising 184 homes (including 46no. affordable homes), open space, drainage infrastructure and associated works.

Has the work already started?

- ○ Yes
- ⊘ No

Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

Drawing no. 002 Revision C (Red Line Plan);
Drawing no. A106224-PP001 Rev J (Parameters Plan) in respect of the area identified as Archaeological Preservation in Situ Area;
Drawing Nos. J000069-GA001 (Proposed Signalised Site Access Junction with A541 Mold Road) and J000069-GA002 (Proposed Site Access Junctions with Stansty Chain Road) in respect of vehicle and pedestrian access; and iv) Drawing J000069-GA004A - Stansty Chain Road Speed Limit

Please list all drawing numbers submitted with this application for approval

Please refer to the application cover letter.

If applicable, please state the reasons for any changes to the original drawings

N/A

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

◯ Yes
⊘ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

⊘ Yes
◯ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

◯ The agent
⊘ The applicant
◯ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

◯ Yes
⊘ No

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

◯ Yes
⊘ No

Declaration

I/We hereby apply for Approval of reserved matters as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Sean McBride

Date

29/07/2025