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PLANNING STATEMENT – RESERVED MATTERS APPLICATION

APPLICANT: Castle Green Homes

SITE: Phase 2, Land either Side Stansty Chain Road Off A483 Trunk Road and A541 Mold Road, Stansty, Wrexham, LL11 4YF

DATE: 29 July 2025

Hourigan Planning Limited. Company Number: 06949990
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1. INTRODUCTION

BRIEF

1.1 This Planning Statement supports an application for approval of Reserved Matters (RM) submitted to Wrexham County Borough Council (hereafter referred to as "the Council") for the erection of 184 dwellings and associated works by Castle Green Homes (hereafter referred to as "the applicant").

1.2 Outline Planning Permission (OPP) was granted by the Council on 16 May 2024 (LPA Reference P/2019/0923) for a residential development and detailed means of access with all other matters reserved at land either side Stansty Chain Road off A483 Trunk Road and A541 Mold Road, Stansty, Wrexham, LL11 4YF. This application now seeks approval of RM relating to layout, scale, appearance and landscaping for the second phase of the development approved by the OPP.

1.3 An application for approval of RM for the first phase is also being submitted separately and concurrently by the applicant. Applications for subsequent phases of development will be made in due course.

1.4 A Phasing Plan (Ref: STANCHRD-LP.01 A) has been submitted as part of the RM application for Phase 1 in accordance with Condition 2 of the OPP and defines the intended phases of development which will be subject to separate RM applications.

SCOPE

1.1 This application is accompanied by various supporting documents as listed in the cover letter accompanying the application.

1.2 The Council is respectfully reminded that this application for approval of RM is not an application for planning permission. As noted in Chapter 4 the OPP contains provisions through various conditions and associated approved documents for bringing forward this application for RM. The Council can only therefore consider the acceptability of the RM which are before them. There is no scope for the Council to reconsider matters which have already been dealt with and approved (i.e. the principle of development and the access) or should have been dealt with at the outline planning application stage.

2. THE SITE AND SURROUNDING AREA

2.1 The site is located in Stansty which is a residential and commercial area situated to the north west of Wrexham city centre.



Figure 2.1 - Approximate Location Of Site Indicated With A Red Pin

2.2 The red line boundary of the wider site that benefits from OPP is shown below.

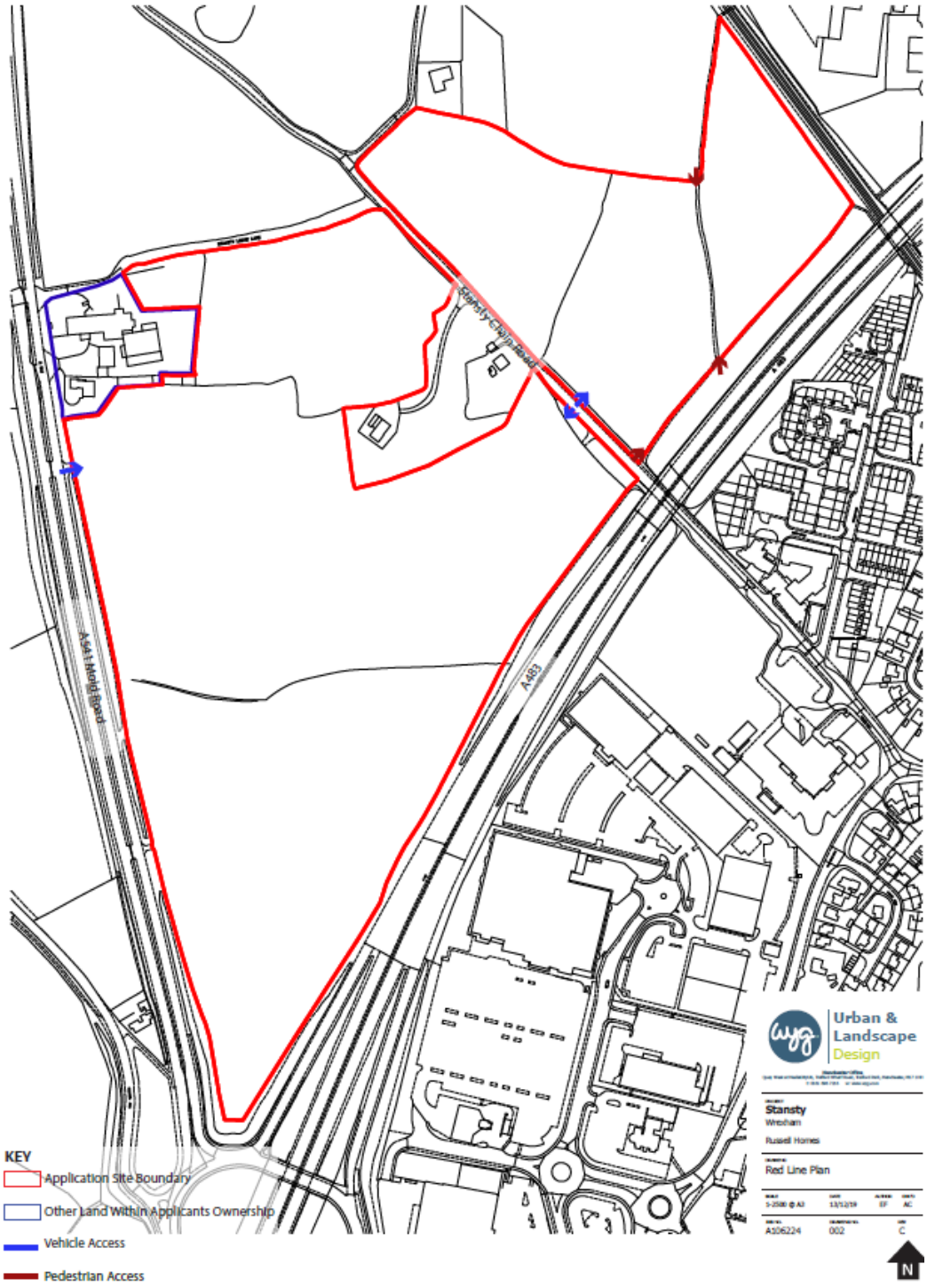


Figure 2.2 - Red Line Boundary for OPP - Drawing No. A106224 002 C.

2.3 This application is for the second phase of development and relates to the following land.



Figure 2.3 - Red Line Boundary for RM Phase 2 with OPP Boundary in Orange.

THE PHASING PLAN

2.4 Condition 2 of the OPP requires the first RM to include a phasing plan showing the percentage of affordable housing in each phase. An extract of the Phasing Plan submitted with the RM application for Phase 1 is shown below for ease of reference.

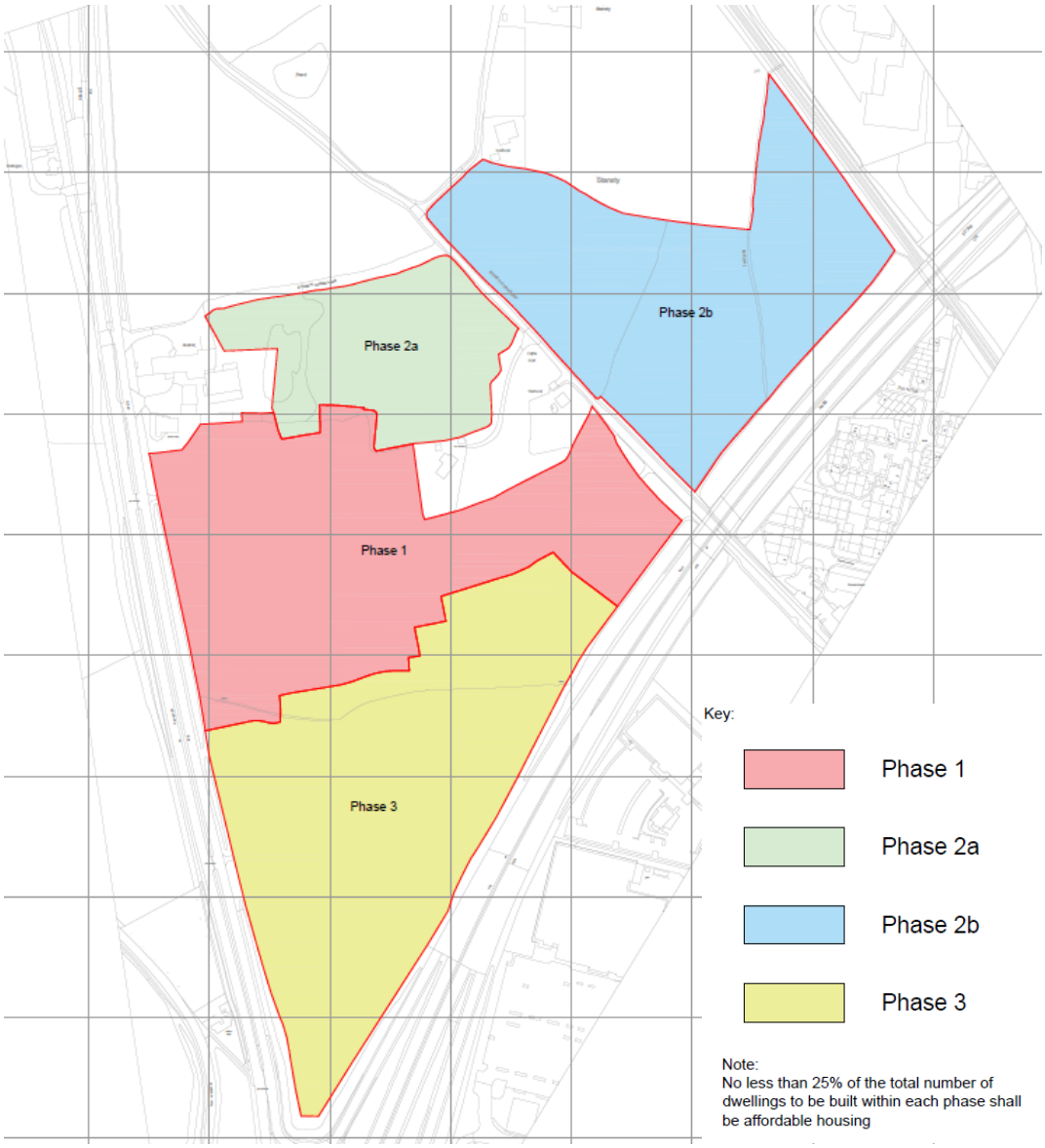


Figure 4.2 - Phasing Plan.

2.5 The Phase 2 site is split into two parcels, one on either side of Stansty Chain Road. The parcel west of Stansty Chain Road is referred to as Phase 2a, and the parcel east of Stansty Chain Road is referred to as Phase 2b. Whilst the site has been split for identification purposes, the intention is to develop Phases 2a and 2b as a single phase.

2.6 The site measures 8.17 hectares and comprises undeveloped land, which benefits from OPP for residential development.

2.7 The topography of the site is gently undulating in nature. Hedgerows and trees are located partially around the site boundaries and there is a small number scattered mature trees within the site.

2.8 Access to the wider site is available off Mold Road (A541) and also off Stansty Chain Road. These access points were approved through the OPP. Access to Phase 2a will be provided through Phase 1 and access to Phase 2a is provided off Stansty Chain Road as per the OPP.

2.9 To the north of the site is agricultural land and two dwellings. Immediately to the north east of Phase 2a is the dwelling known as Northcott. A further dwelling lies further north, along with a cluster of agricultural buildings. This dwelling is a Listed Building known as Lower Stansty Farmhouse.

2.10 To the east of the site is a railway line, and beyond this is an employment area.

2.11 The south of Phase 2b is bound by the A483 and beyond this is the built-up area of Stansty. To the south of Phase 2a are two dwellings (The Hawthorns and Oakhurst). Also, south of Phase 2a is land that makes up Phase 1.

2.12 An existing cluster of agricultural buildings abuts Phase 2a to the west close to Mold Road (A541) as well as a farm shop.

2.13 The site is located in an accessible location on the fringe of Wrexham city centre. A range of amenities are available at Plas Coch Retail Park which is c. 700m from the Stansty Chain Road access to the site. This is within a walkable range for most people via the shared-use path on Stansty Chain Road. The city centre is also easily accessible via this route.

2.14 The closest bus stops to the site are located at Old Mold Road c. 560m to the north west of the Mold Road (A541) access, or on Colliery Road c. 360m to the southeast of the Stansty Chain Road access. The OPP also includes for the provision of a new bus layby facility on southbound side of the Mold Road (A541), at the site frontage (Condition 20 of the OPP).

3. STATUTORY AND OTHER DESIGNATIONS

FLOOD RISK

3.1 The site lies entirely within Flood Zone 1 (low risk category). Sustainable Drainage Approval Body (SAB) approval will be obtained by the applicant, and detailed drainage plans are also submitted as part of this RM application and will also be submitted to discharge Condition 14 of the OPP.

PUBLIC RIGHTS OF WAY (PROW)

3.2 There is a small network of PROW as shown below. Footpaths GWE / 29 and GWE / 47 cross the Phase 2b land as indicated below. The layout has retained the route of these PROWs and no diversions are required.

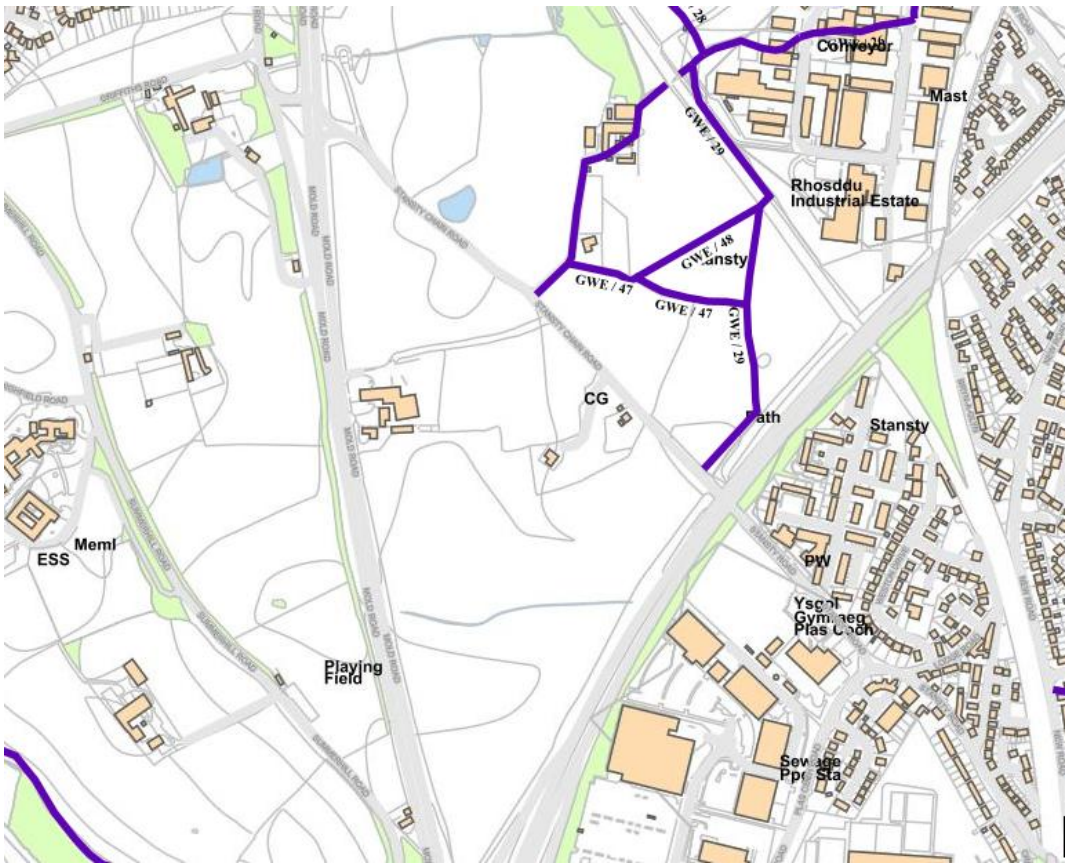


Figure 3.1 - Extract from the Council's Public rights of way definitive map.

TREE PRESERVATION ORDERS (TPOS)

3.3 There are no TPOs within the application site. Trees and hedgerows are to be retained where possible and will be enhanced with significant areas of new planting.

ECOLOGY

3.4 There are no statutory designations of nature conservation value within the site or immediately adjacent to it. Gatewen Marsh Site of Special Scientific Interest (SSSI) is located approximately 320 metres southwest of the site. There is no connectivity between the site and Gatewen Marsh SSSI. Mold Road (A541) acts as a barrier between the two areas and therefore, no direct or indirect impacts are predicted.

AIR QUALITY

3.5 The site is not located within an Air Quality Management Area (AQMA). The Outline Planning Application was accompanied by an Air Quality Assessment (AQA) which confirmed that air quality within the site is not a constraint to the development. It also concluded that traffic generated by the development would not have a significant effect on local air quality.

HERITAGE

3.6 The application site does not include any listed buildings and it is not within a Conservation Area. There are no Scheduled Ancient Monuments within the site boundaries and the site is not within a designated World Heritage Site. There is a Grade II Listed Building (Lower Stansty Farmhouse) located c. 130 metres to the north east of the site. The impact on this building and its setting was considered during the outline application, and no objections were raised on heritage grounds.

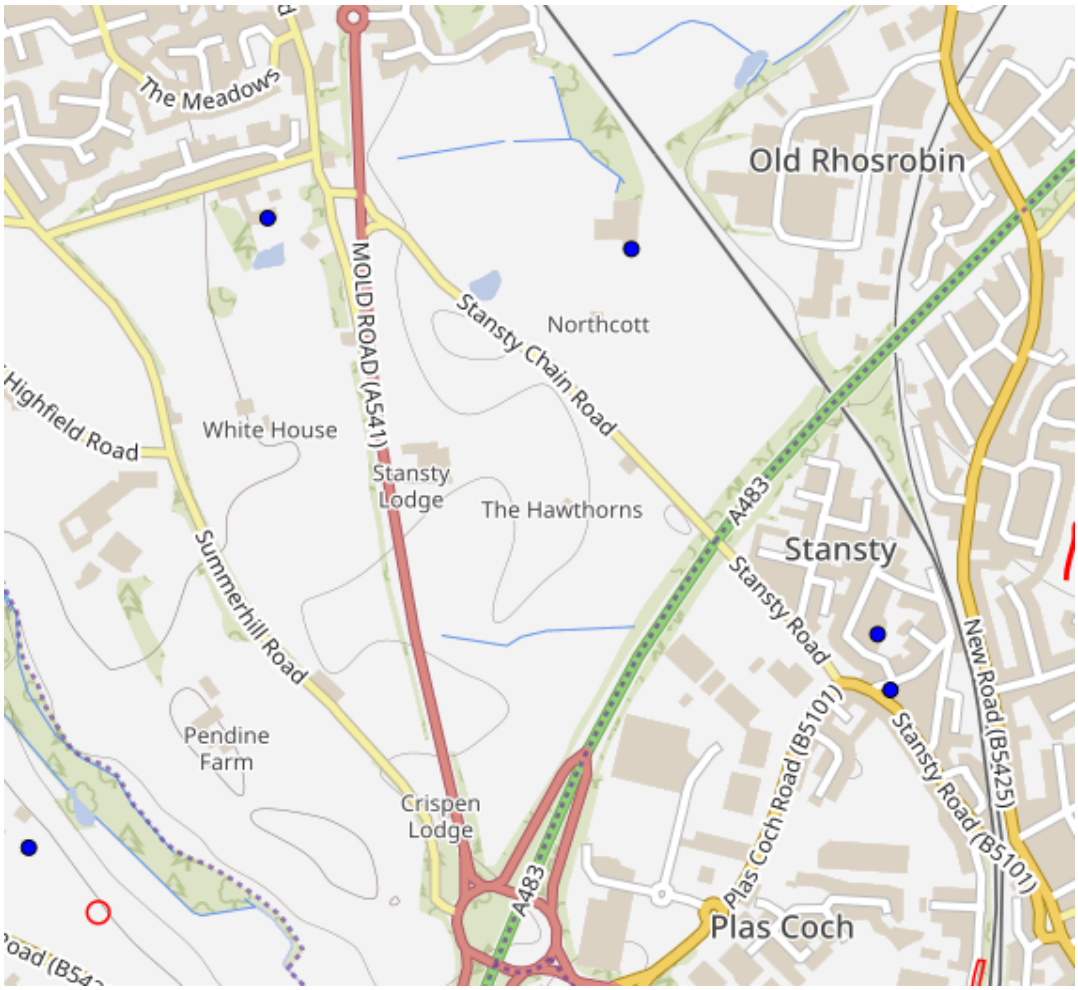


Figure 3.2 - Location of heritage assets (Source: Cadw online map viewer).

4. THE OUTLINE PLANNING PERMISSION

4.1 The OPP was granted by Notice dated 16 May 2024 (Reference GWE P/2019/0923) and was subject to a Section 106 Agreement and 27 no. conditions as set out in the Decision Notice.

4.2 Condition 6 list the approved plans which development shall be carried out in accordance with:

- Drawing no. 002 Revision C (Red Line Plan);
- Drawing no. A106224-PP001 Rev J (Parameters Plan) in respect of the area identified an 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
- Drawing J000069-GA004A - Stansty Chain Road Speed Limit.

4.3 An extract from the Parameters Plan shown overleaf for ease of reference:

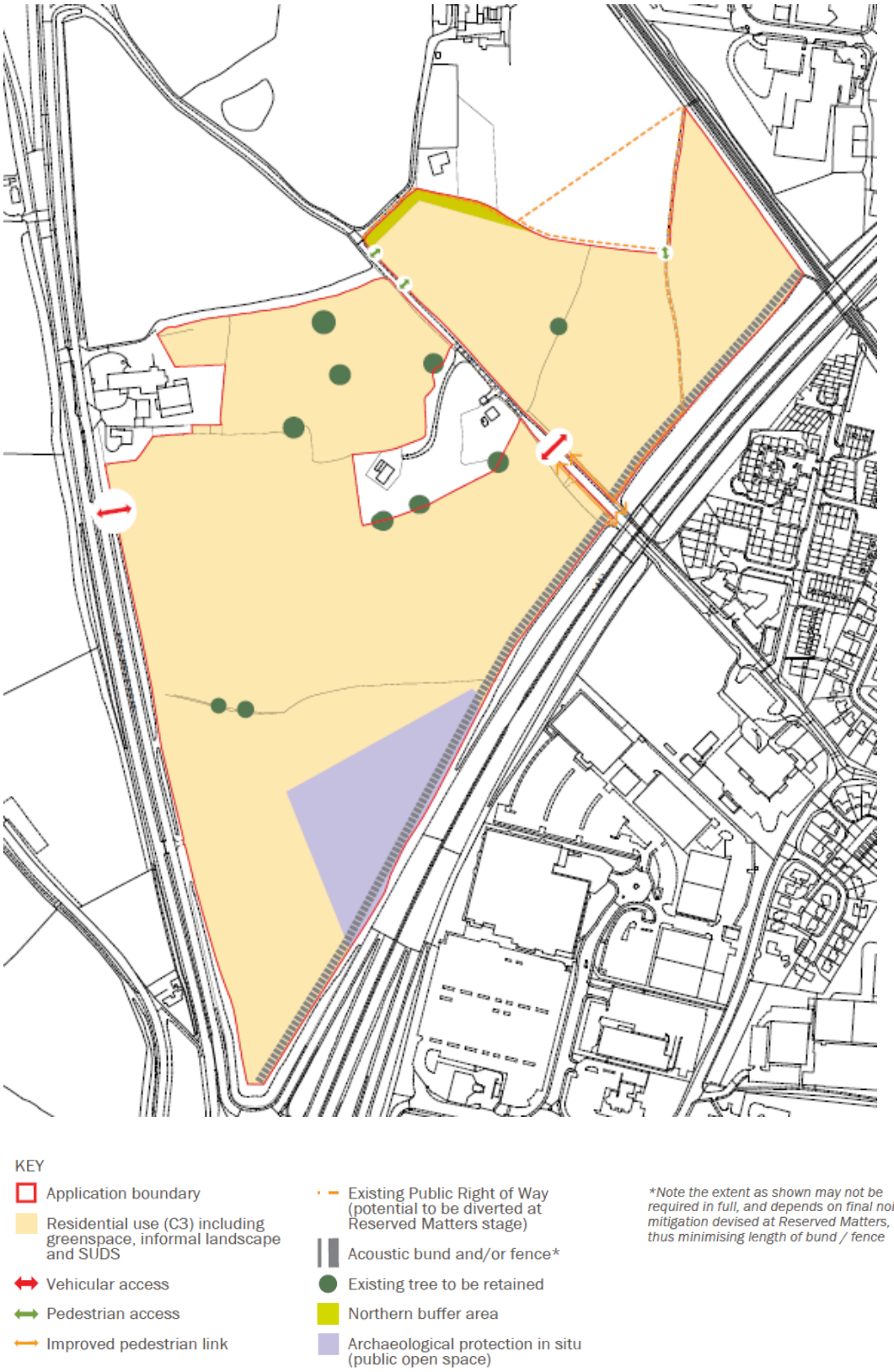


Figure 4.1 - Extract From Approved Parameters Plan.

4.4 Many of the conditions in the OPP are pre-commencement conditions which require further information to be submitted and formally approved by the Council prior to development commencing, which the applicant is dealing with separately. Other conditions govern information which is to be submitted with applications for RM approval. These matters are discussed further below.

RELEVANT OPP CONDITIONS IN RELATION TO THE RM APPLICATION

4.5 The following planning conditions are relevant to this RM application:

Table 1 – Key Conditions Relevant To The RM Application.

Condition	Wording	Response
Condition 1	Details of the appearance, landscaping of the site, layout and scale, (hereinafter called ""the reserved matters"") for each phase of the development shall be submitted to and approved in writing by the Local Planning Authority before any part of the development in that phase begins. The development shall be carried out in accordance with the details as approved for each phase of the development.	This application seeks approval of the RM for Phase 2 of the outline site.
Condition 2	The first reserved matters application shall include a plan showing the first phase of development and location of all subsequent phases of development (hereinafter called ""the Phasing Plan""). The Phasing Plan shall include the percentage of affordable housing in each phase, which across the phases shall consist of no less than 25% of the total number of dwellings to be built on the site. All subsequent reserved matters applications shall be submitted in accordance with the approved Phasing Plan.	A Phasing Plan has been submitted with the Phase 1 RM application; therefore, this condition has been complied with.
Condition 3	The Reserved Matters shall be submitted in writing to the Local Planning Authority before the expiry of three years from the date of this permission. The development shall only be carried out in strict conformity with such details as are approved.	This application has complied with this expiry date of the OPP (16.05.2027).
Condition 4	The development hereby approved shall be commenced before the expiry of five years from the date of this permission or before the expiry of two years from the date of approval of the last of the reserved matters required to be approved, whichever is the later.	The applicant is aware of this requirement.
Condition 5	The development hereby permitted makes provision for a maximum of 455 dwellings.	The Phase 2 proposals cause no issues with this condition.

Condition	Wording	Response
Condition 6	The development shall be carried out in accordance with the following plans: i) Drawing no. 002 Revision C (Red Line Plan); ii) Drawing no. A106224-PP001 Rev J (Parameters Plan) in respect of the area identified as Archaeological Preservation in Situ Area; iii) 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.	The Phase 2 proposals comply with this condition.
Condition 7	Notwithstanding the pedestrian accesses shown on Drawing Nos. J000069-GA001 (Proposed Signalised Site Access Junction with A541 Mold Road) and J000069-GA002 (Proposed Site Access Junctions with Stansty Chain Road), the Reserved Matters shall include details of additional pedestrian accesses onto the A541 Mold Road and Stansty Chain Road from any phase adjoining those highways. The pedestrian accesses shall be laid out, surfaced and drained prior to the first occupation of any dwelling in that phase and retained thereafter.	The Phase 2 proposals comply with this condition.
Condition 19	The Reserved Matters shall include an area or areas of public open space within each phase, together with a scheme that includes the following details: 1) the siting, size, layout and appearance of any formal equipped play areas; 2) hard and soft landscaping of the open space area(s); 3) the timing of the construction and landscaping of the open space area(s); Public open space shall be provided on site within each phase in accordance with the approved scheme and permanently retained thereafter.	These details are included with the submission.

THE RESERVED MATTERS APPLICATION

4.6 This RM application seeks approval of all matters reserved in the OPP, those being:

i. Appearance.

ii. Landscaping

iii. Layout.

iv. Scale.

4.7 The Council is respectfully reminded that submission of this application is not an opportunity to revisit either the principle of development or the matters specified in the OPP (either by way of conditions or obligations contained within the Section 106 Agreement). The law on this matter is quite clear, in that a RM application is not an application for planning permission and that the decision maker's consideration of the application is confined to the RM.

SECTION 106 AGREEMENT

4.8 The OPP is subject to a Section 106 Agreement. The applicant is aware of its obligations as set out in the Section 106 Agreement and will seek to discharge them as the development authorised by the OPP progresses.

5. THE DEVELOPMENT PLAN AND OTHER MATERIAL PLANNING POLICY CONSIDERATIONS

INTRODUCTION

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:

> *"Where in making any determination under the planning Acts, regard is to be had to the Development Plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise".*

5.2 This chapter identifies relevant Development Plan policies and other material planning policy considerations, which the decision taker should have regard to.

THE DEVELOPMENT PLAN

5.3 Following Order of the High Court of Justice, dated 19 May 2025, Wrexham Council's decision on 20 December 2023 to adopt the Local Development Plan (LDP) has been quashed. The Local Development Plan is no longer part of the Development Plan for Wrexham and is now unadopted.

5.4 The Development Plan for Wrexham now comprises Future Wales: The National Plan 2040 and the Wrexham Unitary Development Plan 1996-2011 (UDP), adopted in 2005.

FUTURE WALES: THE NATIONAL PLAN 2040

5.5 The following Outcomes of Future Wales are relevant:

- Outcome 1 - High quality homes meeting the needs of society will be well located in relation to jobs, services and accessible green and open spaces. Places will meet and suit the needs of a diverse population, with accessible community facilities and services.
- Outcome 11 - New homes will be energy efficient and will help communities adapt to the changing climate.

WREXHAM UNITARY DEVELOPMENT PLAN 1996-2011

5.6 Whilst the UDP has recently returned to Development Plan status (see further commentary below on the LDP), it is plainly time expired in meeting development needs, with the Plan period having

expired over 14 years ago. Since that time, there have also been changes to national planning policy in Wales as noted below. Paragraph 7.8 of the Welsh Government's Development Plans Manual (Edition 3) advises that where Development Plans are outdated, Local Planning Authorities should give the Plan decreasing weight in favour of other material considerations, such as national planning policy.

5.7 However, as officially part of the Development Plan, the following UDP provisions are relevant to the Reserved Matters:

- Policy GDP1 - Development Objectives.
- Policy EC4 - Hedgerows, Trees and Woodland.
- Policy EC6 - Biodiversity Conservation.
- Policy EC9 - Listed Buildings of Special Architectural or Historic Interest.
- Policy EC12 - Development and Flood Risk.
- Policy EC13 - Surface Water Run-off.
- Policy H7 - Affordable Housing.
- Policy CLF5 - Open Space Requirements from new Residential Developments.
- Policy T8 - Parking.
- Policy T9 -Walking, Cycling and Horse Riding Routes.

OTHER MATERIAL CONSIDERATIONS

THE UNADOPTED LDP

5.8 The status of the unadopted LDP is briefly outlined above. A report by the Chief Officer of Economy and Planning relating to the "Status of Development Plans for decision making" was put on the agenda for the Planning Committee of 7 July 2025[1]. This states *inter alia* that:

- *"The UDP was formally adopted in February 2005. However, the plan is now out of date being underpinned by an evidence base that is over 20 years old. This has already been confirmed in recent years by applications and appeals allowed for*

[1] See Item 4 - https://moderngov.wrexham.gov.uk/ieListDocuments.aspx?CId=137&MId=9545&Ver=4&LLL=0

developments that do not conform with UDP policies. In all cases, there have been material considerations, including evidence prepared to underpin the unadopted LDP, that have been considered to carry sufficient weight to justify a departure from certain UDP policies. Some UDP policies do not align with Planning Policy Wales 12 or Technical Advice Notes (TANs)." (Paragraph 2.6).

- *"As noted in paragraph 2.2 above, the LDP now has the status of an unadopted plan. However, the unadopted LDP has not been formally withdrawn and it does not disappear. The High Court decision has no effect on the conclusion of the Examination Inspectors that the LDP is 'sound' or the underlying evidence base."* (Paragraph 2.9)

- *"The evidence that underpins the unadopted LDP is, in every respect more up to date then the evidence that underpins the UDP. Moreover, the unadopted LDP provides a planning framework for the County Borough for 2013-2028, in contrast to the UDP which was adopted to provide a plan for 1996-2011." (*Paragraph 2.11)

- *"The LDP has been subject to Examination in Public, with the LDP Inspectors concluding that subject to the binding changes set out in their report (which have been incorporated into the final version of the written statement and proposals maps), 'the Wrexham Local Development Plan satisfies the requirements of section 64(5) of the 2004 Act and meets the procedural requirements and tests of soundness.'"* (Paragraph 2.12).

- *"Where these differences occur, planning applications that accord with the unadopted LDP may conflict with UDP policies. In some cases, the degree of conflict may represent a significant departure from the policies in the UDP. For example, 13 of the unadopted housing allocations lie outside of a settlement limit as defined in the UDP."* (Paragraph 2.15).

- *"Because the UDP is now outdated, conflict with one or more UDP policies would not, in itself, be fatal to individual planning applications, unless the proposed development also conflicted with PPW12, guidance in relevant TANs, FW or policies within the unadopted LDP."* (Paragraph 2.16).

- *Conversely, where a proposed development accords with policies in the unadopted LDP, in the view of Officers, this will be a material consideration that weighs heavily in its favour and will outweigh conflict with UDP policies, provided the proposed*

development also accords with PPW12, guidance in relevant TANs and FW." (Paragraph 2.17).

5.9 Whilst the LDP is now unadopted, it is material to note that the site was allocated for residential development for 375 dwellings in the LDP, whereas the site is designated as a Green Barrier in the UDP. However, notwithstanding this conflict between the LDP and the UDP the Council has acknowledged that where a proposed development accords with policies in the unadopted LDP this will be a material consideration that weighs heavily in its favour and will outweigh conflict with UDP policies.

5.10 In any event, the principle of development has already been established through the extant OPP and cannot be revisited as part of this RM application.

5.11 Relevant policies in respect of the unadopted LDP are as follows:

- Policy CF2 - Provision of New Open Space.
- Policy H1 - Housing Allocations.
- Policy H2 - Affordable Housing.
- Policy DM1 - Development Management Considerations.
- Policy NE3 - Trees, Woodlands and Hedgerows.
- Policy SP11 - Transport & Accessibility.
- Policy SP12 - Design Principles & Masterplanning Framework.
- Policy SP14 - Natural Environment.
- Policy SP18 - Climate Change.
- Policy SP19 Green Infrastructure.
- Policy T1 - Managing Transport Impacts.

PLANNING POLICY WALES (PPW) EDITION 12 (6 JULY 2024).

5.12 The following paragraphs from PPW are relevant to the RMs:

- Paragraph 3.5 - Good design is inclusive design. Development proposals should place people at the heart of the design process, acknowledge diversity and

difference, offer choice where a single design solution cannot accommodate all users, provide for flexibility in use and provide buildings and environments that are convenient and enjoyable to use for everyone.

- Paragraph 4.2.23 - Planning authorities will need to ensure that in development plans and through the development management process they make the most efficient use of land and buildings in their areas. Higher densities must be encouraged on sites in town centres and other sites which have good walking, cycling and public transport links.

- Paragraph 6.4.37 - Trees, woodlands, copses and hedgerows are of great importance for biodiversity. They are important connecting habitats for resilient ecological networks and make a valuable wider contribution to landscape character, sense of place, air quality, recreation and local climate moderation.

- Paragraph 6.4.39 - Planning authorities must protect trees, hedgerows, groups of trees and areas of woodland where they have ecological value, contribute to the character or amenity of a particular locality, or perform a beneficial green infrastructure function.

- Paragraph 6.6.18 - The provision of SuDS must be considered as an integral part of the design of new development and considered at the earliest possible stage when formulating proposals for new development.

5.13 Regard has also been had to the following documents and guidance:

- Planning Policy Wales (PPW) (Edition 12 - February 2024).
- Development Management Manual (May 2025).
- TAN 2 - Planning and Affordable Housing (June 2006).
- TAN 5 - Nature Conservation and Planning (September 2009).
- TAN 12 - Design (March 2016).
- TAN 15 - Development and Flood Risk (December 2021).
- TAN 16 - Recreation and Open Space (January 2009).
- TAN 18 - Transport (March 2007).

- LPGN 6 - Access to and Use of Building (February 1993, Updated September 2004).
- LPGN 7 - Landscape and Development (November 2003).
- LPGN 10 - Public Open Space in New Housing Development (April 1993, Updated August 2008).
- LPGN 16 - Parking Standards (November 2000, Updated July 2018).
- LPGN 17 -Trees and Development (Adopted September 2000, Updated December 2012).
- LPGN 21 - Space Around Dwellings (January 2007).
- LPGN 24 - Designing Out Crime (April 2003).
- LPGN 28 - Affordable Housing (Adopted April 2005, updated April 2013).
- LPGN 30 - Design (June 2009).
- LPGN 32 - Biodiversity and Development (March 2011).

6. RESERVED MATTER 1 - APPEARANCE

6.1 Appearance relates to the aspects of the buildings, or the development as a whole, which affect the way it looks, including the exterior form, the architecture, material, decoration, lighting, colour and texture. There were no specific "appearance" related matters approved when OPP was granted, as this was a reserved matter for future approval as specified in Condition 1.

6.2 The submitted Design and Access Statement (DAS) sets out the proposed appearance details of the new homes; this should be read alongside the Materials Plan and housetypes pack of drawings. The proposed dwellings will comprise a mixture of facing bricks, roughcast render and roofing materials which will be in keeping with the wider area. High quality materials have been chosen to reflect those found within the local vernacular throughout Wrexham and Stansty such as red / grey roof tiles and red brick with featured white render. Combinations of materials and detailing will be used to reinforce different areas within the layout. Landmark and gateway buildings will be created at street intersects, along with key views, and arrival and focal spaces. Housetypes will include other features such as porches, lintel detailing and bay windows. Proposed affordable dwellings will be indistinguishable in appearance from open market dwellings.

SUMMARY

6.3 The details submitted in relation to Appearance are comprehensive and in line with the principles established in the OPP and comply with Future Wales, Policy GDP1 of the UDP, Policies DM1 and SP12 of the Unadopted LDP, PPW, TAN 12, LPGN 24 and LPGN 30.

7. RESERVED MATTER 2 - LANDSCAPING

7.1 RM landscaping details refer to the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of a site. This includes:

- Screening by fences, walls or other means.
- The planting of trees, hedges, shrubs or grass.
- The formation of banks, terraces or other earthworks.
- The laying out or provision of gardens, courts, squares, water features, sculpture or public art.
- The provision of other amenity features.

7.2 There were no specific "landscaping" related matters approved when outline planning permission was granted, as this was a reserved matter for future approval as specified in Condition 1. Condition 19 of the OPP relates to landscaping matters.

Table 2 – OPP Conditions Relevant To The Landscaping RM

Condition 19	The Reserved Matters shall include an area or areas of public open space within each phase, together with a scheme that includes the following details: 1) the siting, size, layout and appearance of any formal equipped play areas; 2) hard and soft landscaping of the open space area(s); 3) the timing of the construction and landscaping of the open space area(s); Public open space shall be provided on site within each phase in accordance with the approved scheme and permanently retained thereafter.

7.3 A comprehensive package of landscape drawings accompanies the submission, which shows the proposed public open space and play areas along with the detailed planting throughout the site. This is supplemented by a Landscape Design Statement that describes the landscape proposals in detail. The high-quality landscaping scheme proposed incorporates extensive new tree, shrub and hedgerow planting and it reflects the indicative drawings presented at the outline planning application stage.

7.4 Existing hedgerows and trees on the site have been maintained wherever possible and new planting is proposed to create interesting public open spaces. There are various areas of public open space proposed within Phase 2, including a natural play area in Phase 2a and a formal play area with a LEAP (Local Equipped Area of Play) in Phase 2b.



Figure 7.1 - Extract from landscape plans showing formal play area in Phase 2b.



Figure 7.2 - Extract from landscape plans showing natural play area in Phase 2a.

7.5 A total of 1.7 hectares of public open space is proposed on Phase 2. With regards to timescales for the construction and landscaping of the open space areas, in accordance with the s106 Agreement it is proposed that all landscaping works within a phase of development shall be completed in full accordance with the approved scheme prior to occupation of 90% of the dwellings within that phase and shall be managed and maintained in accordance with a Management Plan.

7.6 Boundary treatments include a mix of brick walls and timber fencing as shown on the boundary treatment layout.

7.7 Condition 19 of the OPP is addressed.

SUMMARY

7.8 The details submitted in relation to Landscaping are comprehensive and in line with the principles established in the OPP and comply with Future Wales, Policy EC4 of the UDP, Policies CF2 and NE3

of the Unadopted LDP, PPW, TAN 16, LPGN 7, LPGN 10 and LPGN 17. Condition 19 has also been explicitly addressed.

8. RESERVED MATTER 3 – LAYOUT

8.1 Layout refers to the way buildings, routes and open spaces within a development are situated and orientated about each other and to buildings and spaces outside the development.

8.2 In relation to layout, the following approved OPP document is relevant:

- Parameter Plan drawing - A106224-PP001 Rev J.

8.3 It Is noted that Condition 6 refers that development is required to be carried out In accordance with the approved Parameters Plan *'In respect of the area Identified as Archaeological Preservation In Situ Area'* and therefore it is considered that any future RM is only required to accord with the Parameters Plan insofar as it relates to the Archaeological Preservation In Site Area with other details contained on the Parameters Plan being for Illustrative purposes only.

8.4 There were no specific "layout" related matters approved when outline planning permission was granted, as this was a reserved matter for future approval as specified in Condition 1. Condition 7 of the OPP relates to layout matters.

Condition 7	Notwithstanding the pedestrian accesses shown on Drawing Nos. J000069-GA001 (Proposed Signalised Site Access Junction with A541 Mold Road) and J000069-GA002 (Proposed Site Access Junctions with Stansty Chain Road), the Reserved Matters shall include details of additional pedestrian accesses onto the A541 Mold Road and Stansty Chain Road from any phase adjoining those highways. The pedestrian accesses shall be laid out, surfaced and drained prior to the first occupation of any dwelling in that phase and retained thereafter.

8.5 One pedestrian access is proposed onto Stansty Chain Road from Phase 2a and two pedestrian accesses are proposed onto Stansty Chain Road from Phase 2b as shown on the layout. A pedestrian access onto Mold Road (A541) is not relevant as the Phase 2 site does not adjoin this highway although in passing, it is worth mentioning that this requirement has been addressed in the Phase 1 RM application.

8.6 An Illustrative Masterplan was submitted for the outline planning application; however, it did not form part of the approved drawings on Condition 6 of the OPP. The DAS demonstrates that the Illustrative Masterplan has informed the detailed layout submitted for the Phase 2 RM application.



Figure 8.1 - Extract from the DAS showing the Phase 2 area on the Illustrative Masterplan with a summary of the key design principles.



Figure 8.2 - Extracts from the DAS showing the detailed layout submitted for the RMs with the same key design principles from the Illustrative Masterplan followed through.

8.7 As noted in the DAS, the general principles, street hierarchy and public open space areas have all carried through from the Illustrative Masterplan onto the detailed layout for Phase 2.

8.8 The DAS summarises the key design features of the layout as follows:

- Within the development, a clear and legible hierarchy of routes would be provided, to allow easy access and navigation through the site. The primary street would connect through the development via a series of secondary streets and private drives.

- There are two vehicular access points. Phase 2a is accessed via Phase 1, and Phase 2b is accessed off Stansty Chain Road.

- Pedestrian access is to be provided via the main vehicular access points and via a proposed pedestrian access onto Stansty Chain Road, which complies with Condition 7.

- The development is set within a network of attractive green spaces, which include areas of public open space, an equipped children's play area, habitat creation and structural planting along the site boundaries.

8.9 Whilst the landscape proposals are also relevant to layout matters, this has been discussed in detail in the preceding chapter.

8.10 The layout would have a regular grid pattern of streets, which would be easy to move around. The buildings help provide a legible environment with landmark and gateway buildings at street intersects, along with key views, and arrival and focal spaces.



Figure 8.3 - Extract from DAS showing Feature Spaces and Key Buildings Plan.

8.11 The layout includes a mix of homes for the private market and affordable homes, with the affordable dwellings making up 25% of the total amount of proposed homes in Phase 2.

8.12 Sufficient separation distances are proposed between buildings, and this includes between new to new buildings and new to existing buildings, having regard to guidance contained in LPGN 21.

SUMMARY

8.13 The details submitted in relation to Layout are comprehensive and in line with the principles established in the OPP and comply with Future Wales, Policy GDP1 of the UDP, Policies DM1 and SP12 of the Unadopted LDP, PPW, TAN 12, LPGN 6, LPGN 7, LPGN 10, LPGN 21 and LPGN 30. Condition 7 has also been addressed.

9. RESERVED MATTER 4 – SCALE

9.1 The RM of scale relates to the height, width and length of each building proposed in relation to its surroundings. It is noted that a Parameters Plan was approved as part of the OPP under Condition 6 however, this is in relation to the Archaeological Preservation in Situ Area, which relates to a future phase of development to the south and not Phase 2. The Parameters Plan does not contain any parameters in relation to scale.

9.2 The housing mix has been carefully considered to include house types of different sizes ranging from 1 to 4 bedrooms, from apartments to large detached properties. The average density across the development is 30 dwellings per hectare (dph) which is considered to represent an efficient use of land and an appropriate density given the site's semi-urban location. It also reflects the surrounding area, which is of medium density.

9.3 The proposed housetypes will be 2 storeys (maximum circa 8.9 m to ridgeline), with varying widths and lengths. The majority of the house types have hipped roofs that would assist in reducing the massing of buildings.

SUMMARY

9.4 The details submitted in relation to Scale are comprehensive and in line with the principles established in the OPP and comply with Future Wales, Policy GDP1 of the UDP, Policies DM1, SP1 and SP12 of the Unadopted LDP, PPW, TAN 12, LPGN 24 and LPGN 30.

10. CONCLUSIONS

10.1 The aim of this application is to secure RM approval for the outstanding details that were not approved at the OPP stage.

10.2 The submitted details enable the Council to consider the RM for Phase 2 and provide the relevant information required by conditions on the OPP.

10.3 It has been shown through this Planning Statement and all other accompanying documents and drawings that the details set out in this RM submission are wholly in accordance with the principles embedded within the original OPP. It has also been shown that the RM application is in accordance with relevant aspects of the Development Plan insofar as it is relevant to this application. Other material considerations have also been identified that add weight to the acceptability of the proposals hereby submitted.

10.4 In light of the foregoing, it is respectfully requested that the Council grant approval for the RM of Appearance, Landscaping, Layout and Scale.