Castle Green

Mr M. Phillips
Head of Service (Planning Development Management
Wrexham County Borough Council
Planning Service
16 Lord Street
Wrexham
LL11 1LG

29th July 2025

Submitted via the Planning Portal
Planning Ref: **PP-14215044**

Dear Matthew

LAND EITHER SIDE OF STANSTY CHAIN ROAD, OFF A483 TRUNK ROAD AND A541 MOLD ROAD, STANSTY, WREXHAM
Reserved Matters Application pursuant to Outline Planning Permission P/2019/0923 (Phases 2a and 2b)

On behalf of Castle Green Homes [the Company], we are pleased to submit a Reserved Matters application to Wrexham County Borough Council on land located to the east and west of Stansty Chain Road, Wrexham [the Site].

The proposed application seeks approval for the following development:

> *'Details of Reserved Matters (Appearance, Landscaping, Layout and Scale) in respect of Phases 2A and 2B of Outline Planning Permission P/2019/0923, comprising 184 dwellings (including 46 affordable homes), open space, drainage infrastructure and associated works.'*

The application is submitted pursuant to Outline Planning Permission P/2019/0923 [OPP], which was granted permission on 16th May 2025 for residential development and detailed means of access. All other matters were reserved for future Reserved Matters applications.

This application relates to Phases 2a and 2b as identified on the Phasing Plan (Ref: STANCHRD-LP.01 Rev A), submitted as part of the separate RMA for Phase 1 in accordance

with Condition 2 of the OPP on land located to the west of the A541 Mold Road and east of Stansty Chain Road.

The submitted scheme accords with the approved documents listed at Condition 6, including the approved Parameters Plan, reflecting the overarching principles approved as part of the OPP.

The application is supported by the following documents and plans: -

Document	Reference	Prepared by
This cover letter		
Application form and certificates		
Planning Statement		Hourigan Planning
Design and Access Statement	Revision P02	FPCR
Landscape Design and Green Infrastructure Statement*	4852-501 Rev A	TPM Landscape
Landscape Management Plan	4852-502 Rev A	TPM Landscape
Location Plan – Phase 1	STANCHRD-LP.02	Castle Green Homes
Site Layout - Phase 1	STANCHRD-SL.01-01 Rev C	Castle Green Homes
Combined Masterplan	STANCHRD-MAS.01	Castle Green Homes
Materials Plan	WRE-SCR-MP01 Rev A	Castle Green Homes
Boundary Treatment Plan	WRE-SCR-BTP01	Castle Green Homes
Phase 2 Housetype Pack		Castle Green Homes
Landscape Masterplan*	4852-101 Rev D	TPM Landscape
Extract of Landscape Masterplan (1 of 4)	4852-102 Rev C	TPM Landscape
Extract of Landscape Masterplan (2 of 4)	4852-103 Rev C	TPM Landscape
Extract of Landscape Masterplan (4 of 4)*	4852-105 Rev D	TPM Landscape
Play Area Details - LEAP	4852-106 Rev B	TPM Landscape
POS area in Phase 2 Details (1 of 5)	4852-108 Rev A	TPM Landscape
Planting Plan (1 of 13)	4852-201 Rev C	TPM Landscape
Planting Plan (2 of 13)	4852-202 Rev B	TPM Landscape
Planting Plan (3 of 13)	4852-203 Rev B	TPM Landscape
Planting Plan (4 of 13)	4852-204 Rev B	TPM Landscape

Planting Plan (5 of 13)	4852-205 Rev B	TPM Landscape
Planting Plan (6 of 13)	4852-206 Rev B	TPM Landscape
Planting Plan (7 of 13)	4852-207 Rev B	TPM Landscape
Planting Plan (9 of 13)	4852-209 Rev B	TPM Landscape
Planting Plan (10 of 13)*	4852-210 Rev C	TPM Landscape
Planting Plan (11 of 13)	4852-211 Rev B	TPM Landscape
Drainage Strategy Sheet 1 of 3	8562/SK02-1 Rev B	Coopers
Drainage Strategy Sheet 2 of 3	8562/SK02-2 Rev B	Coopers
Drainage Strategy Sheet 3 of 3	8562/SK02-3	Coopers
Screen Fencing 1.8m Standard Detail	SD-700	Castle Green Homes
External Gate Standard Detail	TF-04-117	Castle Green Homes
External 1.8m Boundary Wall Standard Detail	TF-04-201	Castle Green Homes

**Document to be sent separately due to file size.*

We trust that this information is acceptable and look forward to confirmation of validation and determination of the application in due course.

Should you have any queries, please do not hesitate to contact me.

Yours sincerely

Sean McBride
Senior Planning Manager
On behalf of Castle Green Homes

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