Castle Green

Wrexham County Borough Council
Planning Service,
16 Lord Street,
Wrexham,
LL11 1LG

7th August 2025

Submitted via the Planning Portal Only
Planning Portal Reference – **PP-14228843**

Dear Sir/Madam,

Land at Stansty Chain Road, Wrexham
Application to discharge planning conditions attached to planning permission OPP/2019/0923.

On behalf of Castle Green Homes [the Company], please find enclosed an application to discharge planning conditions attached to planning permission OPP/2019/0923 concerning Land at Stansty Chain Road, Wrexham [the Site].

Outline planning permission was granted on 16th May 2024 for the *'residential development for up to 455 dwellings, detailed means of access with all other matters reserved.'*

This application seeks to discharge conditions 17 and 20 of the Planning Permission and is accompanied by the following information: -

- This cover letter;
- Application form;
- Planning Conditions and Documents Schedule
- 4813-D001 General Arrangement (sheet 1 of 2)
- 4813-D002 Construction Materials
- 4813-D003 Signs and Markings (sheet 1 of 2)
- 4813-D003 Signs and Markings (sheet 2 of 2- Offsite highway works)
- 4813-D004 Standard Details
- S278 Risk Assessment

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Registered in England No 1932141

The following information will be sent via post due to large file size:

- 4813-D001 General Arrangement (sheet 2 of 2- Offsite highway works)
- 4813-SP01 Tracking- Refuse Vehicle

The accompanying Planning Conditions and Documents Schedule sets out which information has been submitted to discharge the relevant planning conditions.

The planning application fee of £200.00 (£115.00 plus £85.00 service fee) has been paid via the Planning Portal (**PP-14228843**).

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

It is presently intended that the Company will seek to commence development immediately upon discharge of the pre-commencement planning conditions and therefore the Council's assistance in discharging these commencement conditions in a timely manner to facilitate a lawful commencement of development would be greatly appreciated.

Should you require any further information to assist in the determination of this application, please do not hesitate to contact me.

Yours sincerely

Sean McBride
Planning Manager
On behalf of Castle Green Homes