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-14053600**

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 10, 11, 14, 15, 16, 18, and 23 of the Planning Permission and is accompanied by the following information: -

- This cover letter;
- Application form;
- Planning Conditions and Documents Schedule
- Arboricultural Method Statement (UG3042 _01_REV_01_FINAL)
- Conservation Management Plan (sent via post)
- Drainage Strategy Sheet 1 of 3 (ref: 8562-SK02-1_A)
- Drainage Strategy Sheet 2 of 3 (ref: 8562-SK02-2_A)
- Drainage Strategy Sheet 3 of 3 (ref: 8562-SK02-3)
- Noise Mitigation Report (Ref: P25-165-R01v01 - Phase 1)
- Noise Mitigation Report (Ref: P25-165-R02v01 - Phase 2)
- Stansty Phase 1- Construction Method Statement

Castle Green Homes Ltd
Unit 20, St. Asaph Business Park, St. Asaph, LL17 0LJ
T 01745 536677 **E** info@castlegreenhomes.uk **W** castlegreenhomes.uk
Registered in England No 1932141

- Stansty Phase 2 - Construction Method Statement
- CMS layout - phase 1
- CMS layout - phase 2
- Stansty Written Site Investigation (Ref: PD25-014)
- Travel Plan (Ref: 4852.TP01)
- Site Layout - Phase-1 - Rev D
- Site Layout - Phase-2 - Rev D
- TF-04-114 - Fencing - Enhanced (2400)
- Stansty Chain Road Renewable Energy Report July '25

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-14053600**).

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