Castle Green

Mr M. Phillips
Wrexham County Borough Council
Planning Service
16 Lord Street
Wrexham
LL11 1LG

31st October 2025

Submitted via the Planning Portal
Planning Ref: **PP-14448711**

Dear Matthew,

LAND TO THE NORTH AND SOUTH OF LANE FARM, ROSSETT ROAD, TREVALYN, ROSSETT, WREXHAM, LL12 0DS
Minor-Material Amendment Application to Reserved Matters Consent P/2021/0110 (superseded by MMA P/2024/1074)

On behalf of Castle Green Homes, please find enclosed an application for a Minor-Material Amendment [MMA] made under Section 73A of the Town and Country Planning Act to vary details approved under Condition 1 of Planning Permission P/2024/1074 Land to the north and south of Lane Farm, Rossett Road, Wrexham.

The application seeks to make amendments to the approved scheme through the variation of documents listed under Condition 1 of the Planning Permission and includes the substitution of a small number of house types and other necessary amendments, which are considered non-material and minor in scale relative to the original permission.

Outline planning permission was granted on 14th February 2020 (Ref: P/2018/0560) for residential development of two parcels of land (for up to 61no. dwellings: northern parcel and up to 71no. dwellings: southern parcel) extension to community parking facility (in associated with the northern parcel) with associated means of access and all other matters reserved, indicative provision made for pedestrian crossing, pedestrian linkages, public open spaces, landscaping and affordable housing.

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

Reserved Matters consent pursuant to the Outline Planning Permission was granted on 7th February 2022 (Application Ref: P/2021/0110). A number of amendments have subsequently been made to the approved scheme, most recently a Minor Material Amendment (MMA) for substitution of house types, removal of a community car park and addition of a pedestrian crossing point on Rossett Road, and other works associated with off-site highways works approved as part of the s278 agreement (Ref: P/2024/1074) which was consented on 3rd March 2025.

A further non-material amendment application was approved 17th October 2025 (Application ref: P/2025/0216) for amendments to housing types and plot layouts, including an amendment to the pumping station access.

This Application

This application seeks to make the following minor amendments to the approved scheme through the variation of plans approved under Condition 1 of the Planning Permission P/2024/1074.

- Minor amendment to private drives on plots 52-55 and 76-78;
- Handing of plot 77 amended to OPP;
- House type substitution to Plot 74 (Ashbourne to Wiltshire), Plot 75 (Cambridge to Wiltshire), Plot 80 (Cambridge to Ashbourne), Plot 83 (Evesham to Windsor), Plot 84 (Salisbury to Wentworth), Plot 85 (Wiltshire to Cambridge), Plot 94 (Wentworth to Salisbury);
- Correction in schedule of accommodation for Windemere house types;
- Minor resiting of plots 3, 17, 22, 24, 49, 56, 61, 83, 87, 93, 113 & 119

The limited number of house type substitutions does not result in the introduction of new house types and does not increase the total number of bedspaces consented and It is not considered necessary to revisit matters associated with highways, surface and foul drainage.

Minor Material Amendment

Planning Practice Guidance states that there is no statutory limited on the degree of change permissible to conditions under Section 73, but the change must only relate to conditions and note the operative part of the permission (Ref: 17a-013-20230726).

The proposed amendments to the scheme sought through variation to Condition 1 of the Reserved Matters consent are consistent with the description of the original planning permission, such scale being minor in materiality having regard to the scale of the Planning Permission as a whole, and are therefore considered suitable to be dealt with through a s73 application.

The application comprises the following information: -

- This cover letter;
- Application forms and certificates;
- Site Layout (Ref: ROSSRD-SL.01 Rev AH)
- Landscape Layout sheets 1-5 (Drawing No. 1416.20.01 Rev S)
- Planting Plans sheets 1-5 (Drawing No. 1416.20.02 Rev T)
- LEMP (Drawing no. 1416.20 Rev M)

The planning application fee of £230.00 has been paid via the Planning Portal (**PP-14448711**).

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

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

Yours sincerely

[redacted]

Sean McBride
Planning Manager
On behalf of Castle Green Homes

[redacted]