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Your ref: P/2025/0598
Our ref: 2026-06-16 Phillips (Phase 2)
Date: 19 June 2026

Dear Mr Phillips

RESERVED MATTERS PERSUANT TO OUTLINE PLANNING PERMISSION P/2019/0923 (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) (PHASES 2A/2B)

LAND EITHER SIDE OF STANSTY CHAIN ROAD OFF A483 TRUNK ROAD AND A541 MOLD ROAD, STANSTY, WREXHAM, LL11 4YF

PLANNING APPLICATION REF: P/2025/0598

Introduction

This letter accompanies a package of amended drawings and supporting information submitted in respect of the above Reserved Matters (RM) application.

The amendments have been prepared following ongoing discussions with officers and consultees during the determination of the application and seek to respond positively to consultation feedback whilst remaining consistent with the overall development principles established through Outline Planning Permission Ref. P/2019/0923 (OPP).

This letter is to be read as an addendum to the Planning Statement originally submitted with the application and outlines the updates alongside the conclusions of the Planning Statement. Whilst there are updates to the site layout and additional information supplied in response to consultee comments, the principle of development remains as previously submitted and therefore broadly, the conclusions within the Planning Statement remain.

The following list of documents is enclosed, which supersede the original submitted documents as noted below.

Originally submitted document	Amended document or further information
Location Plan - Phase 2 - STANCHRN-LP.03	Location Plan - Phase 2 - STANCHRN-LP.03 Rev A
Site Layout - Phase 2 - STANCHRD-SL.01 - 02 Rev C	Site Layout - Phase 2 - STANCHRD-SL.01 - 02 Rev F
Concept Plan - STANCHRD-MAS.01	Replaced by landscaping drawings
Materials Plan - WRE-SCR-MP02	Materials Plan - WRE-SCR-MP02 Rev A
Boundary Treatment Plan - WRE-SCR-BTP02	Boundary Treatment Plan - WRE-SCR-BTP02 Rev A
Landscape Masterplan - 4852-101E	Landscape Masterplan - 4852-101K
Play Area Details - LEAP - 4852 106B	Play Area Details - LEAP - 4852 106G
Extract of Landscape Masterplan (1 of 4) - 4852 102C	Extract of Landscape Masterplan (1 of 4) - 4852 102J
Extract of Landscape Masterplan (2 of 4) - 4852 103C	Extract of Landscape Masterplan (2 of 4) - 4852 103J

Extract of Landscape Masterplan (4 of 4) - 4852 105C	Extract of Landscape Masterplan (4 of 4) - 4852 105K
POS Areas in Phase 2 Details (1 of 5) - 4852 108B	POS Areas in Phase 2 Details (1 of 5) - 4852 108F
Planting Plan (1 of 13) - 4852 201C	Planting Plan (1 of 15) - 4852 201G
Planting Plan (2 of 13) - 4852 202B	Planting Plan (2 of 15) - 4852 202F
Planting Plan (3 of 13) - 4852 203B	Planting Plan (3 of 15) - 4852 203F
Planting Plan (4 of 13) - 4852 204B	Planting Plan (4 of 15) - 4852 204F
Planting Plan (5 of 13) - 4852 205B	Planting Plan (5 of 15) - 4852 205F
Planting Plan (6 of 13) - 4852 206B	Planting Plan (6 of 15) - 4852 206F
Planting Plan (9 of 13) - 4852 209B	Planting Plan (9 of 15) - 4852 209F
Planting Plan (11 of 13) - 4852 211B	Planting Plan (11 of 15) - 4852 211F
	Planting Plan (14 of 15) - 4852 214B
	Planting Plan (15 of 15) - 4852 215A
Landscape Management Plan - 4852 502 A	Landscape Management Plan - 4852 502 C
Landscape Design and Green Infrastructure - 4852 501 B	Landscape Design and Green Infrastructure - 4852 501 C
Drainage Strategy Sheet 1 of 3 - 8562/SK02-1 B	Drainage Strategy Sheet 1 of 3 - 8562/SK02-1 F
Drainage Strategy Sheet 2 of 3 - 8562/SK02-2 B	Drainage Strategy Sheet 2 of 3 - 8562/SK02-2 F
Drainage Strategy Sheet 3 of 3 - 8562/SK03-1 B	Drainage Strategy Sheet 3 of 3 - 8562/SK03-1 D
Design and Access Statement - Rev P01	Design and Access Statement - Rev P05
Phase 1 House Pack 1; Phase 1 House Pack 2; Phase 1 House Pack 3	Phase 2 House Pack Rev B
Noise Mitigation Scheme P25-165-R02 15.01.26	Noise Mitigation Scheme P25-165-R02 V01 04.06.26 Memo External Amenity Area Noise Criteria
	SCP Technical Note
	Flood Consequence Assessment - to follow

Summary of Amendments

The amended submission principally comprises:

- Revisions to the internal road network.
- Consequential amendments to plot arrangements.
- Amendments to public open space provision and landscape areas.
- Amendments to the application boundary (phasing boundaries).
- A slight increase in the total number of dwellings proposed within Phase 2 (184 to 188)
- Updates to the phasing plan to reflect the revised development parcels and application boundaries.
- Amendments to the drainage strategy.
- Amendments to the proposed access off Stansty Chain Road serving Phase 2b.
- Updates to the Noise Mitigation Scheme to reflect the revised layout of the site and justification for adopted noise levels.

The principal amendment relates to the reconfiguration of the internal road network and associated development parcels. These changes have resulted in consequential amendments to plot arrangements, housing mix, areas of public open space and the reserved matters phase boundary. The overall effect of the amendments is an increase of 4 dwellings whilst maintaining compliance with the approved OPP. It should be noted that these amendments to Phase 2 have been submitted alongside amendments to Phase 1, and the amendments for Phase 1 have resulted in a reduction of 16 dwellings, therefore whilst there has been a slight increase in numbers for Phase 2, overall across both phases there has been a reduction of 12 dwellings.

The previous Planning Layout before the Council was Drawing Ref. STANCHRD-SL.01 - 02 C. The revised version now submitted is Drawing Ref. STANCHRD-SL.01 - 02 F. The changes to the Accommodation Schedule of both layouts are summarised below:

Table 1 – Schedule of Accommodation Comparison

	Drawing Ref. STANCHRD-SL.01 - 02 C	Drawing Ref: STANCHRD-SL.01 - 02 F	
	Number	**Number**	**Difference**
1 Bed	4	8	+4
2 Bed	28	23	-5
3 Bed	87	106	+19
4 Bed	65	51	-14
Total	**184**	**188**	**+4**
POS	1.7 ha	1.74 ha	+0.04 ha
Gross Density	22.53 dph	23 dph	+0.47 dph
Nett Density	30.85 dph	31.24 dph	+0.39 dph

The affordable housing provision remains compliant with the requirements of the OPP. A total of 47 affordable dwellings are proposed, representing 25% of the revised scheme, and these are distributed throughout the development.

Change of Application Description

Due to the increase in proposed dwellings, the applicant requests that the description of development be amended accordingly as follows:

> *"Reserved Matters Pursuant To Outline Planning Permission P/2019/0923 (Appearance, Landscaping, Layout And Scale) – Erection Of ~~184~~ 188 Dwellings (Phase 2A/2B)"*

Response to consultee feedback

Highways

Highways comments dated November 2025 raised concerns with parking provision and further justification was requested for proposed parking numbers. A Technical Note has been prepared by SCP which responds to the matters raised. The Technical Note justifies the proposed parking based on the Council's Parking Standards as maximum standards with no minimum, alongside car ownership levels defined in census data and the sustainable location of the site.

LLFA

Comments dated October 2025 raised concern that the SUDs Approving Body (SAB) application would likely result in changes to the site layout as then proposed. Subsequently, discussions have been progressed with the SAB and amendments made to the site layout, along with the revised drainage strategy included in this submission pack. An updated Flood Consequence Assessment was further requested, which is now provided.

NRW

Comments dated September 2025 raised a concern that the proposed development could potentially lead to an increase of phosphorus load from the receiving wastewater treatment works into the River Dee and Bala Lake Special Area of

Conservation, concluding that the nutrient impacts of new connections need to be considered on a case-by-case basis within the Habitats Regulations Assessment process. The matter is being reviewed with relevant consultees.

Public Protection

Comments dated November 2025 requested further justification for the Noise Mitigation Scheme adopting 55db as an acceptable upper limit for outdoor amenity areas. An accompanying Memo from Hepworth Acoustics responds to comments of Public Protection to justify the adopted noise levels in gardens; the upper limit of 55db being acceptable in line with BS 8233:2014. With the mitigation proposed, a noise level in gardens of 50db or below is achieved for the majority of plots, with a small number up to 55db.

Compliance with the OPP

An updated Design and Access Statement accompanies the submission and demonstrates that, subject to the proposed amendment to the approved access arrangement referred to above, the proposals remain consistent with principles established through the OPP.
In relation to the relevant OPP conditions the following is relevant in relation to the amended proposals:

Condition 6 - Compliance with Plans

Condition 6 requires the development to 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.

It is acknowledged that the proposed vehicular access serving Phase 2b from Stansty Chain Road has been relocated slightly north of the position shown on approved drawing J000069-GA002 (Proposed Site Access Junctions with Stansty Chain Road).

The revised access arrangement has been developed through the detailed design process and is reflected within the amended Reserved Matters proposals. To regularise this amendment, the Applicant is progressing a separate application under Section 73 of the Town and Country Planning Act 1990 seeking a variation to the approved plans secured through Condition 6 of Outline Planning Permission P/2019/0923, and this is submitted alongside these updates.

The Applicant respectfully requests that the Reserved Matters application and forthcoming Section 73 application be considered in parallel, recognising that the revised access arrangement does not alter the fundamental development principles established through the outline planning permission.

Condition 7 - Additional Pedestrian Access

In accordance with Condition 7 additional pedestrian accesses are provided onto Stansty Chain Road.

Condition 19 - Details of Public Open Space

A comprehensive package of amended landscape drawings accompanies the submission, which shows the proposed public open space and play areas along with the detailed planting throughout the site which deals with the requirements of Condition 19.

Summary

The amendments proposed through this submission are intended to respond positively to consultation feedback received during the determination of the application. Whilst the detailed layout has evolved, the amendments under this application do not alter the fundamental development principles established through the OPP.

The revised proposals continue to provide a high-quality residential development which accords with the approved parameter plans and remains consistent with the wider objectives established through the OPP.

It is therefore respectfully requested that the Local Planning Authority proceed with the determination of the application on the basis of the amended plans and supporting information submitted.

Yours sincerely

[redacted]

NIALL MELLAN BA (Hons) MSc MRTPI
Associate Director

Encl.