Matthew Phillips
Head of Service (Planning)
Wrexham County Borough Council
Planning Service
16 Lord Street
Wrexham
LL11 1LG

Hourigan Planning
10th Floor Chancery Place
50 Brown Street
Manchester
M2 2JG
hello@houriganplanning.com
0333 939 8057

07539 332 104
niall.mellan@houriganplanning.com

Your ref: P/2025/0597
Our ref: 2026-06-16 Phillips (Phase 1)
Date: 19 June 2026

Dear Mr Phillips

RESERVED MATTERS PERSUANT TO OUTLINE PLANNING PERMISSION P/2019/0923 (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) (PHASE 1)

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

PLANNING APPLICATION REF: P/2025/0597

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 maintaining compliance with the 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 STANCHRD-LP.02	Location Plan STANCHRD-LP.02 Rev A
Site Layout Phase 1 - STANCHRD-SL.01 - 01 C	Site Layout Phase 1 - STANCHRD-SL.01 - 01 F
Concept Plan - STANCHRD-MAS.01	Replaced by landscaping drawings
Phasing Plan - STANCHRD-LP.01 Rev A	Phasing Plan - STANCHRD-LP.01 RevB
Materials Plan - WRE-SCR-MP01 Rev A	Materials Plan - WRE-SCR-MP01 Rev B
Boundary Treatment Plan - WRE-SCR-BTP01	Boundary Treatment Plan - WRE-SCR-BTP01 Rev A
Landscape Masterplan - 4852-101D	Landscape Masterplan - 4852-101K
Play Area Details - LAP - 4852 107B	Play Area Details - LAP - 4852 107G
Extract of Landscape Masterplan (3 of 4) - 4852 104C	Extract of Landscape Masterplan (3 of 4) - 4852 104J

Extract of Landscape Masterplan (4 of 4) - 4852 105C	Extract of Landscape Masterplan (4 of 4) - 4852 105K
POS Areas in Phase 1 Details (3 of 5) - 4852 110A	POS Areas in Phase 1 Details (3 of 5) - 4852 110F
POS Areas in Phase 1 Details (4 of 5) - 4852 111A	POS Areas in Phase 1 and 2 Details (4 of 5) - 4852 111F
Drainage Basin in POS Area Details - 4852-112B	Drainage Basin in POS Area Details - 4852-112G
Planting Plan (2 of 13) - 4852 202B	Planting Plan (2 of 15) - 4852 202F
Planting Plan (4 of 13) - 4852 204B	Planting Plan (2 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 (8 of 13) - 4852 208B	Planting Plan (8 of 15) - 4852 208F
Planting Plan (9 of 13) - 4852 209B	Planting Plan (9 of 15) - 4852 209F
Planting Plan (10 of 13) - 4852 210B	Planting Plan (10 of 15) - 4852 210G
Planting Plan (11 of 13) - 4852 211B	Planting Plan (11 of 15) - 4852 211F
Planting Plan (12 of 13) - 4852 212B	Planting Plan (12 of 15) - 4852 212F
Planting Plan (13 of 13) - 4852 213B	Planting Plan (13 of 15) - 4852 213F
	Planting Plan (14 of 15) - 4852 214B
	Planting Plan (15 of 15) - 4852 215A
Landscape Design and Green Infrastructure 4852 501 B	Landscape Design Statement and Green Infrastructure 4852 501 C
Landscape Management Plan 4852 502 A	Landscape Management Plan 4852 502 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 P02	Design and Access Statement - Rev P05
Phase 1 House Pack 1; Phase 1 House Pack 2; Phase 1 House Pack 3	Phase 1 House Pack Rev B
Noise Mitigation Scheme P25-165-R01 15.01.26	Noise Mitigation Scheme P25-165-R01 04.06.25 Memo External Amenity Area Noise Criteria
	SCP Technical Note - AM/260432/TN01
	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 reduction in the total number of dwellings proposed within Phase 1.
- Updates to the phasing plan to reflect the revised development parcels and application boundaries.
- Amendments to the drainage strategy and associated landscape infrastructure, including revisions to the drainage basin and surrounding public open space.
- 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 a reduction in dwelling numbers and density whilst maintaining compliance with the approved OPP.

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

Table 1 – Schedule of Accommodation Comparison

	Drawing Ref. STANCHRD-SL.01 - 01 C	Drawing Ref: STANCHRD-SL.01 - 01 F	
	Number	**Number**	**Difference**
1 Bed	4	4	-
2 Bed	56	42	-14
3 Bed	94	79	-15
4 Bed	42	55	+13
Total	**196**	**180**	**-16**
POS	1.21 ha	1.20 ha	-0.01 ha
Gross Density	29.55 dph	27.19 dph	-2.36 dph
Nett Density	37.81 dph	35.84 dph	-1.97 dph

As noted above, there has been a reduction in dwellings proposed i.e. now 180 (previously 196), resulting in a lower density across the phase. Notwithstanding the reduction in total dwelling numbers, the affordable housing provision remains compliant with the requirements of the OPP. A total of 45 affordable dwellings are proposed, representing 25% of the revised scheme, and these are distributed throughout the development.

Change of Application Description

Due to the reduction 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 ~~196~~ 180 Dwellings (Phase 1)"*

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 (DAS) accompanies the submission, which reflects the latest amendments. This demonstrates that the proposals comply with the principles of the OPP in terms of access, street hierarchy and public open space.

In relation to the relevant OPP conditions the following is relevant in relation to the amended proposals:

Condition 2 - Phasing Plan

Condition 2 of the OPP requires the first RMs to include a phasing plan showing the percentage of affordable housing in each phase. A Phasing Plan was submitted with the application and this has been amended to reflect the amendments to the application boundary for phase 1. The Phasing Plan shows that each phase will contain no less than 25% affordable housing as per the condition.

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.

The amendments proposed subject to this Reserved Matters submission continue to accord with the approved plans listed within Condition 6.

Condition 7 - Additional Pedestrian Access

In accordance with Condition 7 a pedestrian access is provided via the main vehicular access points and via a proposed pedestrian access onto Mold Road (A541) in the south-west corner of the site, which complies with Condition 7.

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 the wider objectives of 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.