



Ms J Perkins
Wrexham County Borough Council
Guildhall
Wrexham
LL11 1AY

18th September 2026

Planning Ref: **P/2023/0050**

Dear Sir/Madam,

LAND AT MOLD ROAD, GWERSYLLT
Full planning application for residential development

On behalf of Castle Green Homes [The Company], please find enclosed updated supporting planning documentation in relation to Application Ref. P/2023/0050 at Mold Road, Gwersyllt.

The Company has amended the proposals in response to comments received as part of the statutory consultation period for the planning application.

Application Documentation Updates

Enclosed is a package of updated documentation subject to P/2023/0050. Further work has been ongoing with respect to drainage, notably phosphorous and the River Dee and Bala Lake Special Area of Conservation. A Nutrient Assessment and Shadow Habitats Regulations Assessment demonstrate the Lower Dee currently passes its phosphorus limits and therefore nutrient neutrality mitigation is not required at this site.

In addition, revisions to the site layout and supporting documentation respond to previous consultation responses. These amendments are reflected in all supporting documentation to provide a fully coordinated package of application documents. The updates before you are summarised as follows: -

- Site Layout Rev O – updated to reflect Wrexham County Borough Council [WCBC] comments. The number of plots remains at 83no in line with the previously submitted layout (Rev K), although this is a reduction from the originally submitted proposals in 2023. The arrangement of plots backing onto the northern boundary has been rearranged to reflect Tree Officer comments.
- Arboricultural Impact Assessment – updated to reflect revised site layout. Site Layout Rev O reflects WCBC Tree Officer request to mitigate existing northern boundary trees in proposed gardens to protect their future retention.
- GCN Mitigation Strategy & Green Infrastructure Statement - updated to reflect revised site layout.

Castle Green Homes Ltd

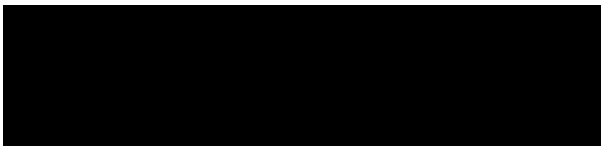
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- Flood Consequence Assessment and Drainage Management Strategy - updated to reflect revised site layout and infiltration testing results.
- Landscaping Plans & Planting Plans - updated to reflect revised site layout. Landscape treatment remains as previously proposed.
- Landscape and Ecological Management Plan - updated to reflect revised site layout. Principles of landscaping and management remain as previously proposed.
- Bat Activity Survey and Static Detector Deployment Report – updated to reflect recent survey results.
- Breeding Bird Survey Report – 2026 survey undertaken.
- Water Vole Survey Report – 2026 survey undertaken.
- Transport Statement & Technical Response Note - updated to reflect revised site layout. Reduction to speed limit proposed along site frontage, in response to Highway Officer request.
- Affordable Housing Delivery Statement – updated to reflect 100% affordable housing to be secured through S106 Agreement.
- Planning, Design & Access Statement – updated to reflect revised site layout and updated supporting documentation.
- Air Quality Assessment – additional assessment following request from WCBC.
- Noise Impact Assessment – additional assessment following request from WCBC Public Protection.
- Housetypes – updated to reflect amended site layout.

We trust that this information is acceptable and look forward to confirmation of re-consultation and subsequent consultee responses in due course.

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

Yours sincerely



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On behalf of Castle Green Homes

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