



Residential Development – Planning Permission granted for 65 dwellings in Wrexham

The client owns an industrial estate near to the Alyn Waters Country Park, Wrexham and came to Aaron's Planning Team to secure a change of use to secure an outline planning permission for a residential development on the site.

The site consists of a number of industrial buildings and is situated close to schools and recreational facilities including a sports centre.

The Planning Team brought together a professional team, consisting of Planning Consultants, Matthews & Goodman – Property Advisers, The Harris Partnership – Architects, Singleton Clamp & Partners (SCP) – Highway Consultants, Terra Consult – site investigation and Rachel Hacking Ecology with Aaron's leading on the project and advising on all legal elements of the development including the preparation of a Section 106 Planning Agreement.

The indicative layout, following pre-application discussions with Wrexham Council's Planning Officers and ongoing discussions with the Council provides a an attractive housing development consisting of a central public open space with path linkages to the surrounding recreational facilities and schools.

Issues relating to access into the site from Mold Road were resolved to enable outline planning permission to be granted for this sustainable brownfield site with a mixture of houses and apartments which also includes a number of affordable houses.

The Section 106 Planning Agreement secures a financial contribution towards education provision, affordable housing, management and maintenance of public open space within the site and a financial contribution to improve off-site public open space and contributions for a Traffic Regulation Order and a Travel Plan.

The site is currently being marketed by Matthews & Goodman and the link to the sales details is www.matthews-goodman.co.uk/MaintPages/getImage.aspx?key=6638

David Delaney

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