Planning Service
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Wrexham LL11 1LG

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wrexham
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CYNGOR BWRDEISTREF SIROL
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Y Gwasanaeth Cynllunio
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Wrecsam LL11 1LG

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# Application for Approval of Details Reserved by Condition

## Town and Country Planning Act 1990; Planning (Listed Buildings and Conservation Areas) Act 1990

**Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

## Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Town/city

Postcode

### Description of site location (must be completed if postcode is not known)

Easting (x)

339040

Northing (y)

350287

Description

LAND OFF BRYN LANE, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9UT

## Applicant Details

## Name/Company

Title

Ms

First name

Emily

Surname

Armstrong

Company Name

FI Real Estate Management Ltd

## Address

Address line 1

Canal Mill

Address line 2

Botany Brow

Address line 3

Town/City

Chorley

Country

Postcode

PR6 9AF

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

## Contact Details

Primary number

Secondary number

Email address

## Agent Details

### Name/Company

Title

Mr

First name

Richard

Surname

Purser

Company Name

Plan Red Ltd

### Address

Address line 1

Floor 11

Address line 2

3 Piccadilly Place

Address line 3

Town/City

Manchester

Country

Postcode

M1 3BN

### Contact Details

Primary number

***** REDACTED ******

Secondary number

Email address

***** REDACTED ******

## Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

CANIATAD CYNLLUNIO HYBRID (A) CANIATAD AMLINELLOL (HOLL FATERION WEDI EU CADW'N OL AC EITHRIO MYNEDIAD) AR GYFER CODI HYD AT 3 WARWS AC UNED DOSBARTHU (DEFNYDDIO DOSBARTH B8) A (B) CANIATAD CYNLLUNIO LLAWN AR GYFER DYMCHWEL, MYNEDIAD, GWAITH CLODDI, DRAENIO, TIRLUNIO, PARTH ECOLEG A MESURAU LLINIARU ECOLEGOL CYSYLLTIEDIG, A GWAITH ATEGOL

HYBRID PLANNING PERMISSION (A) OUTLINE PERMISSION (ALL MATTERS RESERVED EXCEPT FOR MEANS OF ACCESS) FOR ERECTION OF UP TO 3 WAREHOUSE AND DISTRIBUTION UNITS (USE CLASS B8) AND (B) FULL PLANNING PERMISSION FOR DEMOLITION, MEANS OF ACCESS, EARTHWORKS, DRAINAGE, LANDSCAPING, ECOLOGY ZONE AND RELATIVE ECOLOGICAL MITIGATION MEASURES, AND ANCILLARY WORKS

Reference number

P/2023/0280

Date of decision (date must be pre-application submission)

05/07/2024

**Please state the condition number(s) to which this application relates**

Condition number(s)

37

Has the development already started?

◯ Yes
⊘ No

## Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

## Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Invertebrate Monitoring and Habitat Enhancement Plan, UES03448/46, dated 22nd July 2024
Landscape & Ecological Management Plan (LEMP) - UES03448/24, dated 10 June 2024

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

◯ Yes
⊘ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- [x] The agent
- [ ] The applicant
- [ ] Other person

## Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- [ ] Yes
- [x] No

## Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

- [x] I / We agree to the outlined declaration

Signed

Richard Purser

Date

22/07/2024