PLANNING STATEMENT

NET WORLD SPORTS HEADQUARTERS

Section 73 Application in respect of

Net World Sports

June 2024

Carter Jonas

Classification L2 - Business Data

Land North of Bryn Lane

Date: June 2024

Client: Net World Sports

6th Floor
17 Marble Street
Manchester
M2 3AW

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INTRODUCTION

This Planning Statement has been prepared by Carter Jonas LLP, on behalf of Net World Sports (hereafter referred to as 'NWS' or 'the Applicant'), in relation to a planning application under Section 73 of the Town and Country Planning Act 1990 which seeks to regularise minor material changes to the "as built" scheme consented under Planning Permission Ref: P/2021/0610.

The application site comprises the existing NWS Headquarters, as edged in red on the accompanying Site Location Plan (as submitted as part of Application Ref: P/2021/0610).

The application site is bound to the north by Ridley Wood Road, to the east by agricultural land, to the south by the NWS headquarters site, and to the west by Bryn Lane and Wrexham Industrial Estate.

The Site is allocated within Wrexham's adopted Local Development Plan (LDP) 2013-2028 as falling within Wrexham Industrial Estate.

The description of the proposed development is as follows:

> *Variation of Condition 1 under Section 73 of the Town and Country Planning Act 1990 to account for minor changes to the "as-built" scheme consented under Planning Permission Ref: P/2021/0610.*

The application has been subject to consultation with the Council, who have visited the site and discussed the proposed changes to the scheme, before advising that an application to regularise any changes would be necessary.

Application Submission

The application is accompanied by a suite of supporting information as detailed below.

Table 1.1: Submission documents

SUBMISSION DOCUMENT	PREPARED BY
Planning Application Form	Carter Jonas LLP
Covering Letter	Carter Jonas LLP
Planning Statement	Carter Jonas LLP
Updated application drawing (Ref: 2147-21-01 Landscape Concept Plan Rev J	BCA Landscape Architects

Statement Structure

This Planning Statement is structured as follows:

- **Section 2: Site and Surroundings** – describes the application site, its wider context, and planning history;

- **Section 3: Proposed Development** – details the proposed quantum of development, scheme layout, and proposed access arrangements;
- **Section 4: Planning Policy Context** – sets out the relevant policies of the statutory development plan and other material considerations;
- **Section 5: Planning Assessment** – assesses the proposed scheme against planning policies and other material considerations; and
- **Section 6: Summary Conclusions** – summarises the main findings of the Planning Statement, establishes the planning balance, and concludes on the overall merits of the scheme.

1.0 SITE AND SURROUNDINGS

1.1 The Application Site extends to approximately 6.28ha and comprises a 38,183sqm Headquarters building along with a landscaping area to the north and east of the premises. The Site is currently accessed from Bryn Lane.

1.2 The site is bound to the north by Ridley Wood Road, to the east by agricultural land, to the south by the NWS headquarters site, and to the west by Bryn Lane and Wrexham Industrial Estate.

1.3 The Applicant's existing headquarters is a c. 38,183sqm storage and distribution warehouse which was granted planning permission on the 6th of August 2013 (application reference: P/2011/0891). Its construction has been completed and the site is now operational.

Heritage

1.4 The site is not located within or near to a Conservation Area. There are no listed buildings, Registered Parks & Gardens or Scheduled Ancient Monuments within or directly adjacent to the site boundary.

1.5 The nearest listed building to the site is the Grade II Listed New Holt Lodge Farm (reference: 1541), which is approximately 950m to the north-west of the Site. The Grade II Listed Chapel House Farm House (reference: 1597) is approximately 1.2km south-east of the Site.

Ecology

1.6 The Site is not subject to any statutory nature conservation designations.

1.7 There are three internationally designated wildlife sites within 10km of the site, these are Afon Dyfrdwy a Llyn Tegid (River Dee and Bala Lake) which is a Special Area of Conservation (SAC) in Wales and England and a Site of Special Scientific Interest (SSSI) and is 2.1km to the east of the site. The Midlands Meres and Mosses Phase 2 Ramsar site is 4km to the north west of the site. The Johnstown Newt Sites are also a SAC 8.4km to the south west of the site. In terms of national designations, there is the River Dee and Bala Lake SSSI, and also the Vicarage Moss SSSI which is 4km to the north west of the site, Sontley Marsh SSSI located 5.4km to the south west of the site and Marford Quarry SSSI located 5.5km to the north west of the site.

1.8 More information regarding ecology at the Site is provided in the submitted Ecology Report.

Flood Risk

1.9 The Natural Resource Wales (NRW) flood risk map identifies the site as being within Flood Risk Zone 1 for tidal and fluvial flooding and therefore has a low probability of flooding (less than 1 in 1,000 year annual probability).

1.10 The risk of flooding from surface water map shows the site as predominantly being in an area at very low risk of overland and surface water flooding, with a number of isolated areas shown to be potentially at low to medium risk of surface water flooding.

1.11 Further details regarding the risk of flooding at the site are provided in the accompanying Flood Risk Assessment.

Site Surroundings

1.12 The Site is located to the north-east of Wrexham Industrial Estate. Wrexham Industrial Estate is the UK's second-largest industrial estate extending to over 550ha1 and is recognised as a regionally and nationally important employment area. It is located 2.5 miles to the east of Wrexham Town Centre.

1.13 Beyond the Site to the north is open countryside currently in use as agricultural land. Land to the north-west is currently subject to a pending planning application for an employment-led development coined 'Utopia City' submitted by the Applicant (application reference: P/2023/0497).Beyond the site to the east is further agricultural land. Beyond the south and west of the site is industrial units and employment provision associated with Wrexham Industrial Estate.

1.14 The site is currently soft landscaping with landscaping features associated with the existing headquarters to the south, including a hedgerow.

1.15 Ridley Wood Road to the north is a single carriageway road which leads to the north-eastern point of Wrexham Industrial Estate.

Planning History

1.16 A search of the Council's online planning register has been undertaken and the table below identifies the relevant planning applications within the Site and its immediate surroundings.

Table 1.1: Relevant planning applications in the surrounding area

REFERENCE	ADDRESS	APPLICANT	PROPOSAL	DECISION
P/2021/0610	Land South Of Ridley Wood Road, Bryn Lane, Wrexham Industrial Estate, Wrexham, LL13 9UT	Mr Alex Loven	Reserved matters pursuant to outline planning permission p/2020/0167 (appearance, landscaping and scale) – erection of storage and distribution warehouse	Approved 24 November 2021
P/2021/0446	Land South Of Ridley Wood Road, Bryn Lane, Wrexham Industrial Estate, Wrexham, LL13 9UT	Mr Alex Loven	Non material amendment to planning permission p/2020/0167 to amend site layout, unit size, parking and servicing areas	Approved 17 June 2021
P/2020/0167	Land South Of Ridley Wood Road, Bryn Lane, Wrexham Industrial Estate,	Mr Alex Loven	Application for removal or variation of conditions imposed under planning appeal ref no. App/h6955/a/16/3164652 (planning ref no. P/2016/0327):	Approved 10 August 2020

[1] https://wrexham-industrial.com/

	Wrexham, LL13 9UT		- Condition 2 to extend the time period for submission of reserved matters by a further three years; - Condition 3 to extend the time period for commencement of development by a further five years - Condition 4 to remove the drawings numbers referred to in the condition - Condition 5 to remove the single occupier restriction of the site - Condition 10 to remove the requirement for the provision of visibility splays - Condition 24 to remove the BREEAM Assessment and certification requirement	
P/2018/0977	Land South Of Ridley Wood Road, Bryn Lane, Wrexham Industrial Estate, Wrexham, LL13 9UT	Mr Alex Loven	Construction of 2 no. Wildlife ponds	Approved 07 January 2019
P/2016/0327	Land South Of Ridley Wood Road, Bryn Lane, Wrexham Industrial Estate, Wrexham, LL13 9UT	Gardenbreeze Limited	Variation to conditions nos. 2 and 3 of planning appeal ref no. app/h6955/a/12/2188910 to extend the time limits for submission of reserved matters application and for commencement of development by a further 3 and 5 years respectively	Appeal allowed 05 April 2017
P/2016/0722	Land South Of Ridley Wood Road, Bryn Lane, Wrexham Industrial Estate, Wrexham, LL13 9UT	Gardenbreeze Limited	Submission of reserved matters (appearance, landscaping and scale) in respect of outline planning permission p/2011/0891 (appeal decision app/h6955/a/12/2188910 (granted on 06.08.2013)	Approved 19 September 2016

P/2011/0891	Land South Of Ridley Wood Road, Bryn Lane, Wrexham Industrial Estate, Wrexham, LL13 9UT	Kingmoor Park Properties Limited and Norbert Dentressangle Logistics Limited	Outline application for b8 storage and distribution warehouse development and associated ecological mitigation area including means of access off bryn lane and layout	Appeal allowed 06 August 2013
P/2010/0072	Land Off, Bryn Lane, Wrexham Industrial Estate, Wrexham, LL13 9UT	Kingmoor Park Properties Ltd	Outline application for b2 / b8 development and associated ecological mitigation area including means of access and layout	Withdrawn 17 May 2010
P/2008/0993	Land at Bryn Lane, Wrexham Industrial Estate, Wrexham LL13 9UT	Kingmoor Park Properties Ltd	Outline application for b2/ b8 development and associated ecological mitigation area, including means of access and siting	Appeal part allowed/part refused 06 May 2010

2.0 PROPOSED DEVELOPMENT

2.1 This chapter provides a summary of the proposed development including the use and accommodation schedule, scale and massing, access, and landscape strategy.

Description of Development

2.2 The description of development is as follows:

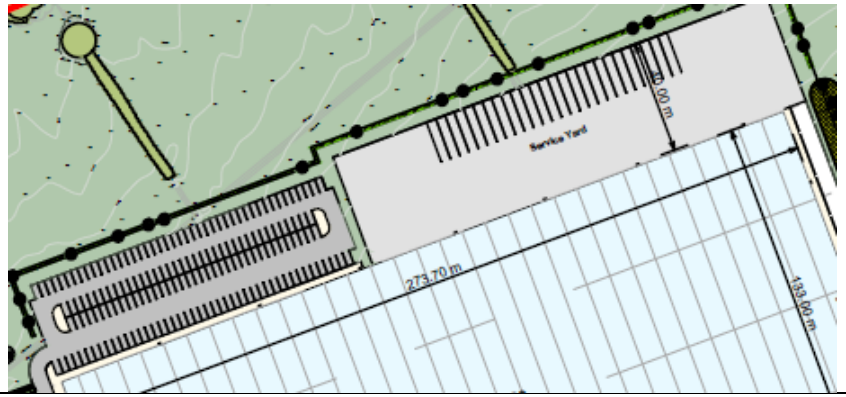
Variation of Condition 1 under Section 73 of the Town and Country Planning Act 1990 to account for minor changes to the "as-built" scheme consented under Reserved Matters Permission Ref: P/2021/0610.

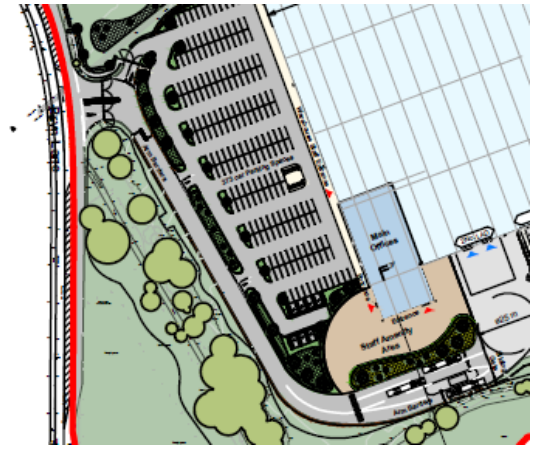
2.3 Reserved Matters Planning Permission Ref P/2021/0610 made allowance for the construction of a landscaped bund located to the east of the newly-constructed headquarters building. However, during the construction phase of this development, it was considered necessary to move additional earth over to the bund, which has resulted in the bund being in a different location and of a different shape and scale to that which was previously applied. In addition, there have been some minor revisions to the soft landscaping treatment across the site. These have resulted in a net benefit to the overall biodiversity of the site resulting from a larger area of wildflower planting.

2.4 By the time that the construction process was complete, it was considered that, given the minor differences between the "as-drawn" and "as-built" landscaping details, it would be preferrable to seek to regularise these revisions via the preparation and submission of a Section 73 Application to Vary Condition 1 of PP Ref: P/2021/0610.

2.5 Further details of the proposed revisions can be found below.

Summary of Landscaping Changes		
Description	**As drawn**	**As Built**
1) Reprofiling of bunds and inclusion of significant tree / shrub and wildflower planting.		

2) Removal of shrub planting along northern boundary of car park		
3) Removal of grass verge to facilitate continual use of yard		

4) Removal of some soft landscaping treatment along western perimeter of car park to prevent screening of HQ Building (relocation of planting to new bund area)		
5) Introduction of new swale / pond between existing pond		

2.6 In addition to the above revisions, the applicant wanted to utlisie this opportunity to resolve some minor dicrepencies in the Decision Notice which reference plans and drawings that were not the latest iterations at treh point of a decision being made. As such we propose to update the wordingof Condition 1 to reflect changes to the scheme but also to update the drawing references. We outline these proposed changes below:

2.7 Condition 1 current wording is as follows:

1. The development shall be carried out in strict accordance with:
i. Drawing no. 01 Revision G
ii. Drawing no. 19153-C4P-B1-ZZ-DR-A-2001 Revision P3
iii. Drawing no. 19153-C4P-B1-ZZ-DR-A-2101 Revision P4
iv. Drawing no. 19153-C4P-B1-ZZ-DR-A-2102 Revision P1
v. Drawing no. 19153-C4P-B1-RF-DR-A-3301 Revision P2
vi. Drawing no. 19153-C4P-B1-ZZ-DR-A-2201 Revision P2
vii. Drawing no. 19153-C4P-AV-ZZ-DR-A-0504 Revision P6
viii. Drawing no. 19153-C4P-AV-ZZ-DR-A-0505 Revision P6
ix. Drawing no. 19153-C4P-AV-ZZ-DR-A-0506 Revision P6
x. Drawing no. T_21_2412-60-01 Revision P4
xi. Drawing no. T_21_2412-60-02 Revision P2
xii. The Environment Partnership Bryn Lane, Wrexham Industrial Estate, Wrexham, Landscape and Ecological Management Plan Version 7 dated 11/11/21
xiii. Soft Landscape Works Maintenance and Management Proposals - 10 Years reference 2147-21-RP01D.

Our proposed wording of a revised Condition 1 is as follows:

1. The development shall be carried out in strict accordance with:
i. Drawing no. 2147-21-01 Landscape Concept Plan Revision J
ii. Drawing no. 19153-C4P-B1-ZZ-DR-A-2001 Revision P3
iii. Drawing no. 19153-C4P-B1-ZZ-DR-A-2101 Revision P4
iv. Drawing no. 19153-C4P-B1-ZZ-DR-A-2102 Revision P1
v. Drawing no. 19153-C4P-B1-RF-DR-A-3301 Revision P2
vi. Drawing no. 19153-C4P-B1-ZZ-DR-A-2201 Revision P2
vii. Drawing no. 19153-C4P-AV-ZZ-DR-A-0504 Revision P6
vii. Drawing no. 19153-C4P-AV-ZZ-DR-A-0505 Revision P6
ix. Drawing no. 19153-C4P-AV-ZZ-DR-A-0506 Revision P6
ix. Drawing no. T_21_2412-60-03 Revision F1
x. Drawing no. T_21_2412-60-04 Revision F1
xii. The Environment Partnership Bryn Lane, Wrexham Industrial Estate, Wrexham, Landscape and Ecological Management Plan Version 7 dated 11/11/21
xiii. Soft Landscape Works Maintenance and Management Proposals - 10 Years reference 2147-21-RP01D.

3.0 PLANNING POLICY CONTEXT

3.1 The Planning and Compulsory Purchase Act (2004) establishes the legislative background for town planning. Section 38(6) of this Act establishes the plan-led approach and states that planning applications should be determined in accordance with the Development Plan, unless material considerations indicate otherwise. This is reiterated in Section 70(2) of the Town and Country Planning Act (1990).

3.2 The statutory development plan for WCBC currently comprises the Wrexham Local Plan (adopted 2024), which covers the plan period to 2030

3.3 Other material considerations include Planning Policy Wales (PPW) and a series of Technical Advice Notes (TANs).

Site Allocation

3.4 The Site is allocated as a Large Single User Employment Site within Policy E1 of the UDP and is located immediately adjacent to the Wrexham Industrial Estate Settlement Limit on WCBC's adopted proposals map, therefore forming a natural extension to the Industrial Estate.

3.5 The Site is identified as being within an Employment Area in the LDP relating to policies SP2, SP8, SP9, EM1, EM2 and MW6.

3.6 A strategic ecological network across Wrexham Industrial Estate has been identified in the LDP. Part of this network runs to the east of the Site.

Other Material Planning Considerations

3.7 In addition to the statutory development plan, material considerations relevant to proposed development should also be taken into account in decision making. The scope of what can constitute a material consideration is wide; the following material considerations are of relevance to the application:

- Planning Policy Wales (2024);
- Future Wales: The National Plan 2040 (2021);
- Technical Advice Notes (TANs);
    - TAN 5: Nature conservation and planning (2009)
    - TAN 12: Design (2016)
    - TAN 15: Development and Flood Risk (2004)
    - TAN 23: Economic Development (2014)
- WCBC Local Planning Guidance Notes; and
    - Landscape and Development (Local Planning Guidance Note No.7)
    - Trees and Development (Local Planning Guidance Note No.17)
    - Landscape and Industrial Development (Local Planning Guidance Note No.26)

- Wrexham Industrial Estate Employment and Nature Conservation (Local Planning Guidance Note No. 29)
- Biodiversity and Development (Local Planning Guidance Note No. 32)

3.8 Of particular relevance is WCBC's draft LDP which, as set out above, is at an advanced stage of preparation and a material consideration in decision making.

3.9 The following are considered to be the relevant policies of the LDP:

- **Policy SP2** ***Location of New Development*** **–** New development is directed to the defined settlement limits and employment areas as identified on the Proposals Map.
- **Policy SP8** ***Economic Growth, Employment and Enterprise*** **–** To ensure the continued role of the County Borough as a key economic driver in North Wales and the wider region, the Plan will diversify the local economy and widen the economic base, in part by allocating a strategic expansion site of 28ha at Wrexham Industrial Estate.
- **Policy SP9** ***Wrexham Industrial Estate*** **–** Wrexham Industrial Estate as shown on the proposals map is the County's Key Business Sector Area and will be the primary focus for new employment development over the plan period for class B1, B2 and B8 employment.
- **Policy SP14** ***Natural Environment*** **–** Development will only be permitted where it seeks to protect, conserve, and enhance the natural environment.
- **Policy SP15** ***Historic and Cultural Environment*** **–** Development will only be supported where it conserves, protects, preserves or enhances cultural and historic assets of the Borough and their settings, including archaeological remains.
- **Policy SP19** ***Green Infrastructure*** – Development will be required to maintain the extent, quality and connectivity of multi-functional green infrastructure on or near a site, and, where appropriate to enhance it.
- **Policy DM1** ***Development Management Considerations*** **–** Developments must accord with or enhance the character and local distinctiveness of a site in terms of their siting, layout, scale, height, density, and landscaping.
- **Policy NE3** ***Trees, Woodlands and Hedgerows*** **–** Development will only be permitted where it does not cause unacceptable harm to trees and hedgerows of significant public amenity, natural or cultural heritage value, or those that provide important ecosystem services.
- **Policy EM1** ***Protection of Existing Employment Land*** **–** existing employment areas as shown on the Proposals Map, including Wrexham Industrial Estate, will be protected for B Use Class employment generating uses, together with appropriate complementary uses.

3.10 A summary of the relevant policies and guidance from the above documents is provided in Appendix 1.

4.0 PLANNING ASSESSMENT

4.1 The following section summarises the relevant planning considerations that should be taken into account when determining this planning application.

Principle of Changes

4.2 The proposed changes to the consented scheme are considered to represent a mixture of very minor landscaping revisions as well as one more significant revision comprising the relocation and re-profiling of the bund to the east of the HQ premises.

4.3 However the movement of the bund closer to the eastern boundary has had a number of positive impacts for local residents living to the east of the development, which have come as a result of increased screening and planting reducing visual and noise impacts to the east. This will deliver a modest betterment to local residents and furthermore, has facilitated an overall net improvement to the biodiversity across the site (covered later within this assessment).

4.4 Therefore, in light of these minor, positive impacts the principle of the changes to this proposed scheme are considered to be acceptable.

Economic Strategy & Employment Creation

4.5 The allocation of land at Wrexham Industrial Estate to ensure there is sufficient employment provision to cater to demand is consistent with the national economic strategy and policy set out in Future Wales: The National Plan 2040 (2021).

4.6 Future Wales Policy identifies Wrexham Industrial Estate as located within a National Growth Area, and Policy 20 is clear that LDPs must recognise National Growth Areas as the focus for strategic economic growth.

4.7 Wrexham Industrial Estate is the UK's second-largest industrial estate extending to over 550ha[2] and is recognised as a regionally and nationally importance employment area.

4.8 The proposed changes align with the economic strategy of the borough and Wales and would deliver on the regeneration aspirations of the local authority.

Design

4.9 Planning Policy Wales sets out that good design is fundamental to the creation of sustainable places where people want to live, work and socialise, with design not just being about good architecture but about the relationship between all elements of the natural and built environment. TAN 12 Design sets out the objectives of good design and there is a focus on the collaboration of design.

4.10 Emerging Policy SP12 Design Principles & Masterplanning Framework states that all development will be required to be of a high quality, sustainable design, which makes a positive contribution to the creation of locally distinctive places, ensuring compliance with the masterplanning frameworks and KSS schematics.

4.11 The proposed revisions to the scheme have regard to the design based policies of the statutory development plan and the PPW guidance on good design, as well as the emerging LDP.

[2] https://wrexham-industrial.com/

Landscape Strategy and Visual Implications

4.12 Environmental sustainability is a key objective of good design, as identified in PPW. This includes enhancing biodiversity.

4.13 In accordance LDP Policy NE3, development will only be permitted where it does not cause unacceptable harm to trees, woodlands and hedgerows. If adverse impacts cannot be avoided, adequate mitigation will be required.

4.14 The proposed development represents an opportunity for consistent, coherent and high-quality development with the flexibility to accommodate a range of employment uses in varying sized units. The revised landscape design seeks to integrate the proposed built form into the existing framework of the landscape. The site baseline of ecological and habitat assets have been enhanced.

4.15 The minor changes to the landscape strategy seek to screen local residents more comprehensively from the active areas of the site and there will therefore be a minor positive impact associated with the revised landscaping design.

4.16 The design of the proposed development has evolved to maximise retention of existing landscape features where possible, including existing ponds, and existing strategic wildlife corridors.

4.17 It is therefore considered that the landscape strategy conforms with the aims set out in the national and local policies in terms of enhancing biodiversity and preventing harm to existing features, with replacement planting seeking to mitigate any impacts where this is unavoidable.

Ecology

4.18 Ecology has been considered as part of the revisions ot the scheme.

4.19 PPW requires developments to minimise impacts on ecosystems and to positively impact local biodiversity. Technical Advice Note 5 Nature Conservation and Planning is a key TAN in relation to nature conservation and biodiversity.

4.20 LDP policies SP14, SP19 and NE3 detail the need to protect and enhance biodiversity.

4.21 There are no statutory locally designated wildlife sites within 2km of the site; however, there are three non-statutory locally designated wildlife sites within 2km of the site.

4.22 Whilst the ecological impacts of the amendments to scheme have changed somewhat with the reductions of wildflower seeding around the car park areas and access road, the additional land to the east within the mitigation area more than compensates for this loss of habitat.

4.23 The additional water body, refuge and associated planting adds to the great crested newt mitigation area and the inclusion of additional shrub planting hedgerow and wildflower seed planting, adds additional biodiversity to the scheme.

4.24 The revisions to the bund do not have any implications on ecology. If anything, its location provides a greater benefit. The new location is not shaded by the HQ building and its new location is in an area that will be exposed the sunlight twelve months of the year. Providing increased suitable growing habitat for wildflower species which will colonise the bund.

4.25 The areas of bare earth will provide improved basking opportunities for reptile species. The slopes of the bund which are exposed to sunlight on its eastern and western side, will also support insect species, providing nectar sources and egg-laying opportunities.

4.26 The focus of biodiversity improvements along the eastern edge of the site boundary will re-enforce wider strategic ecological corridors (out with the application site) running north to south along the eastern perimeter of the industrial estate in this area.

4.27 Overall, the revisions to the scheme provide a net benefit to the ecology of the site. Moving the bund away from the building also reduces disturbance from human activity and noise associated with the HQ building. The inclusion of additional land and habitats increases its suitability for wildlife and provides a long-term net gain and strengthens ecological connectivity.

Trees and Hedges

4.28 Planning Policy Wales states that "Planning authorities should protect trees, hedgerows, groups of trees and areas of woodland where they have ecological value, contribute to the character or amenity of a particular locality, or perform a beneficial and identified green infrastructure function" (para. 6.4.25).

4.29 Within the Local Plan, Policy NE3 Trees, Woodlands and Hedgerows sets out that development will only be permitted where it does not cause unacceptable harm to "trees, woodlands and hedgerows of significant public amenity, natural or cultural heritage value or those that provide important ecosystem services." The policy continues to state that where adverse effects cannot be avoided, adequate mitigation will be required which will include new planting within the site.

4.30 The proposed revisions to the scheme seek to relocate proposed trees and hedgerows but will generate overall improvements in planting across the site. As such the revised scheme is in line with National and Local Policy.

Flood Risk and Drainage

4.31 PPW states that development should reduce and must not increase flood risk. Local Plan Policy SP18, Climate Change, states that to mitigate the impacts of climate change, development proposals will need to demonstrate that they avoid areas susceptible to flood risk in the first instance, in accordance with the sequential approach set out in national guidance. Development which would increase flood risk will be prevented. The potential effects of climate change should be assessed when preparing a Flood Consequence Assessment for development sites.

4.32 Local Plan Policy DM1 Development Management Considerations states that development proposals must not increase the risk of flooding but make adequate provision for sustainably dealing with foul and surface water drainage and not result in an unacceptable impact upon the water environment.

4.33 The proposed revisions have no impact upon flood risk and drainage.

Noise

4.34 PPW states in Paragraph 6.7.6 that any new developments must address impacts arising as a result of locations where there are sensitive receptors and not create inappropriate soundscape.

4.35 TAN11 states that development should not cause an unacceptable degree of disturbance and should reduce noise pollution and implement measures to mitigate noise levels from a development within the local area.

4.36 It is considered that the revisions will generate a minor improvement in the noise impacts of the scheme upon nearby residents resulting from the bund providing better screening at the site boundary.

5.0 SUMMARY AND CONCLUSIONS

5.1 This application seeks permission to Variation of Condition 1 under Section 73 of the Town and Country Planning Act 1990 to account for minor changes to the "as-built" scheme consented under Reserved Matters Permission Ref: P/2021/0610.

5.2 It also seeks to address some discrepancies within the Decision Notice that referred to incorrect plans and drawings.

5.3 Condition 1 current wording is as follows:

1. The development shall be carried out in strict accordance with:
i. Drawing no. 01 Revision G
ii. Drawing no. 19153-C4P-B1-ZZ-DR-A-2001 Revision P3
iii. Drawing no. 19153-C4P-B1-ZZ-DR-A-2101 Revision P4
iv. Drawing no. 19153-C4P-B1-ZZ-DR-A-2102 Revision P1
v. Drawing no. 19153-C4P-B1-RF-DR-A-3301 Revision P2
vi. Drawing no. 19153-C4P-B1-ZZ-DR-A-2201 Revision P2
vii. Drawing no. 19153-C4P-AV-ZZ-DR-A-0504 Revision P6
viii. Drawing no. 19153-C4P-AV-ZZ-DR-A-0505 Revision P6
ix. Drawing no. 19153-C4P-AV-ZZ-DR-A-0506 Revision P6
x. Drawing no. T_21_2412-60-01 Revision P4
xi. Drawing no. T_21_2412-60-02 Revision P2
xii. The Environment Partnership Bryn Lane, Wrexham Industrial Estate, Wrexham, Landscape and Ecological Management Plan Version 7 dated 11/11/21
xiii. Soft Landscape Works Maintenance and Management Proposals - 10 Years reference 2147-21-RP01D.

Our suggested wording of a revised Condition 1 is as follows:

1. The development shall be carried out in strict accordance with:
i. Drawing no. 2147-21-01 Landscape Concept Plan Revision J
ii. Drawing no. 19153-C4P-B1-ZZ-DR-A-2001 Revision P3
iii. Drawing no. 19153-C4P-B1-ZZ-DR-A-2101 Revision P4
iv. Drawing no. 19153-C4P-B1-ZZ-DR-A-2102 Revision P1
v. Drawing no. 19153-C4P-B1-RF-DR-A-3301 Revision P2
vi. Drawing no. 19153-C4P-B1-ZZ-DR-A-2201 Revision P2
vii. Drawing no. 19153-C4P-AV-ZZ-DR-A-0504 Revision P6
vii. Drawing no. 19153-C4P-AV-ZZ-DR-A-0505 Revision P6
ix. Drawing no. 19153-C4P-AV-ZZ-DR-A-0506 Revision P6
ix. Drawing no. T_21_2412-60-03 Revision F1
x. Drawing no. T_21_2412-60-04 Revision F1
xii. The Environment Partnership Bryn Lane, Wrexham Industrial Estate, Wrexham, Landscape and Ecological Management Plan Version 7 dated 11/11/21
xiii. Soft Landscape Works Maintenance and Management Proposals - 10 Years reference 2147-21-RP01D.

5.4 In the LDP, the Site is included within the Wrexham Industrial Estate's settlement boundary and employment area, as defined by draft Policy SP2.

5.5 The proposed revisions to the development are therefore considered to comply with the adopted Development Plan and are therefore acceptable in principle. Relevant technical matters have been addressed and mitigated, as detailed in this Planning Statement.

5.6 The proposed changes to the scheme will deliver a modest benefit to nearby local residents as a result of increased visual and acoustic screening whilst generating a net uplift in the biodiversity across the site when compared against the approved scheme. This biodiversity will be focussed within the area to the east of the site and will re-enforce wider strategic ecological corridors across the industrial estate.

5.7 In light of the above, the Applicant respectfully requests this application be approved without delay.

Carter Jonas