www.planred.co.uk

Plan Red Ltd
11th Floor, 3 Piccadilly Place
Manchester
M1 3BN
info@planred.co.uk

6 August 2024

FAO Steph Nolf
Planning Department
Wrexham County Borough Council

By email only

Dear Steph

Planning Application for Retention of re-sited security fence (retrospective) at Ridleywood Industrial Complex, Bryn Lane, Wrexham Industrial Estate LL13 9UT

On behalf of FI Real Estate Management Ltd ("FIREM") we submit its retrospective application for the retention of the re-sited security fence along the front boundary of the industrial site.

The application arises from the need to seek permission for erection of a fence in excess of 1m metre adjacent to the highway, in this case circa 2.4m in height, and re-sited closer than previously. Your enforcement file reference is **ENF/2024/0261**.

As explained in earlier correspondence FIREM did not realise that re-positioning the existing security fence would be work that would require planning permission.

Regarding the height of the fence it is the same as that previously along the frontage in the former position as the fence panels are reused. Because it is a paladin style fence it provides clear views through the fence into the site and from the enclosed images it can be seen that it does not have a dominant visual impact on Bryn Lane or interfere with the cycle / footway.

The fence ties back into the existing gate access and fence to the side boundaries of the property which are the same height and design. We consider the visual appearance is acceptable and not an unexpected feature of the industrial estate, particularly with the backdrop of the units and Kelloggs factory that rises behind. We consider the fence does not detract from amenity.

I look forward to receiving acknowledgement of the application being received and please contact me if you have any questions or which to discuss any matters.

Yours sincerely,

John Francis, Director
Plan Red Ltd
M: 07415 030237
E: john@planred.co.uk



Re-sited security fence on Bryn Lane, view SE



Re-sited security fence, entrance at west side of site



Shared footpath and cycle lane on Bryn Lane alongside re-sited fence