**In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application**

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

**Applicant** Mr Richard Evans

**Agent** Mr Keith O'Hanlon
Suite 9a, Edison Court,
Ellice Way, Wrexham,
United Kingdom, LL13
7YT

**Reference** P/2024/1462

**Date Received** 25/09/2024

**Decision Date** 19/12/2024

---

## Town and Country Planning Act, 1990

## Section 73

### Location of Application

LAND AT, ASH ROAD SOUTH, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9UG

### Description of Application

AMRYWIO AMOD 2 CANIATÂD CYNLLUNIO P/2020/0658 I DIWYGIO CYNLLUNIAU - UNO DWY O UNEDAU A CHODI RHWYSTR YCHWANEGOL WRTH FYNEDFA'R SAFLE/ VARIATION OF CONDITION 2 OF PLANNING PERMISSION P/2020/0658 TO AMEND PLANS - MERGING OF 2 UNITS INTO 1 AND ADDITIONAL BARRIER TO SITE ENTRANCE

In reaching this decision the Council has had regard to the following relevant policies: -

### National Policies and Technical Advice Notes (TAN):

TAN 11 : Noise
TAN 12 : Design
TAN 18 : Transport
TAN 5 : Nature Conservation and Planning

### Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
EM1 - Protection of Existing Employment Land
NE1 - International and National Nature Conservation Designations
NE6 - Waste Water Treatment and River Water Quality
SP8 - Economic Growth, Employment and Enterprise

**In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application**

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

**Applicant** Mr Richard Evans

**Reference** P/2024/1462

**Agent** Mr Keith O'Hanlon
Suite 9a, Edison Court,
Ellice Way, Wrexham,
United Kingdom, LL13
7YT

**Date Received** 25/09/2024

**Decision Date** 19/12/2024

SP9 - Wrexham Industrial Estate
SP11 - Transport and Accessibility
SP12 - Design Principles & Masterplanning Framework
SP19 - Green Infrastructure
SP2 - Location of Development
T1 - Managing Transport Impacts
T2 - Active Travel

| Revision | Date | Description of Decision |
|---|---|---|
| 0 | 17/12/2024 | Planning permission issued |

**Particulars of decision : GRANTED subject to the following:-**

**Condition(s)**

1. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):

   ARW-HOH-XX-00-DR-A-1001 Rev P04 - Proposed site plan received 16.12.2024

   ARW-HOH-XX-ZZ-DR-A-4100 Rev P03 - Ground floor plans as proposed

   ARW-HOH-XX-01-DR-A-4101 Rev P03 - First floor plan as proposed

   ARW-HOH-XX-XX-DR-A-4300 Rev P02 - GA sections as proposed

   received 25.09.2024

**In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application**

wrexham COUNTY BOROUGH COUNCIL CYNGOR BWRDEISTREF SIROL wrecsam

**Applicant** Mr Richard Evans

**Reference** P/2024/1462

**Agent** Mr Keith O'Hanlon
Suite 9a, Edison Court,
Ellice Way, Wrexham,
United Kingdom, LL13
7YT

**Date Received** 25/09/2024

**Decision Date** 19/12/2024

2. No land drainage run off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.

3. The development shall be carried out in strict accordance with the SCALES Consultancy Limited Ecological management and Monitoring Plan dated 3 October 2016 and approved on 5 October 2016 under reference no. P/2016/0797 in respect of the following:

   i) the implementation of Habitat Areas and

   ii) Reasonable Avoidance Measures in respect of Great Crested Newts

   iii) Biosecurity Risk Assessment

4. The Habitat Areas provide in accordance with condition 06 be retained in perpetuity as an ecological mitigation area and managed and monitored in strict accordance with the SCALES Consultancy Limited Ecological Management and Monitoring Plan dated 3 October 2016 and approved on 5 October 2016 under reference no. P/2016/0797.

5. The development shall operate in accordance with the ESL Travel Plan dated 16.09.2019.

**In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application**

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

**Applicant** Mr Richard Evans

**Reference** P/2024/1462

**Agent** Mr Keith O'Hanlon
Suite 9a, Edison Court,
Ellice Way, Wrexham,
United Kingdom, LL13
7YT

**Date Received** 25/09/2024

**Decision Date** 19/12/2024

6. Prior to first use of the development hereby permitted the vehicular access shall provide visibility splays of 2.4metres x 120 metres to the north west and 2.4 metres x 100 metres to the south east measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

7. The vehicular parking and turning areas as shown on approved drawing no ARW-HOH-XX-00-DR-A-1001 Rev P04 shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning or motor vehicles at all times.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re enacting that Order with or without modification), no gate, fence, wall or other means of enclosure shall be erected, constructed or placed across the access within 10 metres of the highway boundary under Class A, of Schedule 2 Part 2.

9. The site shall be remediated in accordance with the approved scheme for gas protection measure under discharge of condition application P/2020/0675 approved on the 20.05.2021.

10. The 2.0m wide footways approved under discharge of condition application P/2020/0675, approved 20.05.2021 shall be retained for the duration of the development.

**In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application**

**Applicant** Mr Richard Evans

**Agent** Mr Keith O'Hanlon
Suite 9a, Edison Court,
Ellice Way, Wrexham,
United Kingdom, LL13
7YT

**Reference** P/2024/1462

**Date Received** 25/09/2024

**Decision Date** 19/12/2024

11. The gas protection verification details as submitted under discharge of condition application P/2023/0088, approved 27.03.2023 shall be adhered to for the duration of the development.

**Reason(s)**

1 To comply with Section 91(3) of the Town and Country Planning Act, 1990.

2 In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.

3 In order to protect wildlife interests, which are afforded special protection in accordance with Policies DM1 and NE1 of the Wrexham LDP.

4 In order to protect wildlife interests, which are afforded special protection in accordance with Policies DM1 and NE6 of the Wrexham LDP.

5 To reduce dependency on the motor vehicle in accordance with Policies DM1 and T1 of the Wrexham LDP.

6 To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy DM1 of the Wrexham Local Development Plan.

**In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application**

**Applicant** Mr Richard Evans

**Reference** P/2024/1462

**Agent** Mr Keith O'Hanlon
Suite 9a, Edison Court,
Ellice Way, Wrexham,
United Kingdom, LL13
7YT

**Date Received** 25/09/2024

**Decision Date** 19/12/2024

7 To provide parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or form the highways is rendered unnecessary in the interest of traffic safety in accordance with Policy DM1 and T1 of the Wrexham LDP.

8 In the interests of highway safety in accordance with Policy DM1 of the Wrexham LDP.

9 In the interests of the amenities of the future occupants of the buildings in accordance with Policy DM1 of the Wrexham LDP.

10 In the interests of pedestrian safety in accordance with Policy DM1 and T1 of the Wrexham LDP.

11 In the interests of amenities of future occupants of the buildings in accordance with Policy DM1 of the Wrexham LDP.

**David Fitzsimon**
***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam***
***Chief Officer Economy and Planning, Wrexham County Borough Council***

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council