LICHFIELDS

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Mr M Phillips
Head of Service, Planning Development
Wrexham County Borough Council
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Date: 11 December 2024
Our ref: 67079/01/SPM/CL/33260440v1

Dear Matthew

Application for Outline Planning Permission for employment development at Land off Davy Way, Llay Industrial Estate

On behalf of our client, R A & C E Platt Limited [Platt] [the Applicant], Lichfields is pleased to submit an application for outline planning permission for employment development at Land off Davy Way within Llay Industrial Estate, Wrexham [the Site]. The description of development is as follows:

"Outline planning permission with all matters reserved for an industrial development of up to 11,613 sq m of Class B1(c), B2 and / or B8 employment floorspace (including ancillary office accommodation) together with associated infrastructure and works (including estate roads, yards, parking, footpaths, internal hard and soft landscaping and drainage works)."

The Site is approximately 3.23 hectares [ha]. The Site is rectangular in shape and comprises vacant undeveloped greenfield land within Llay Industrial Estate. The wider Estate comprises largely commercial, industrial and office uses. The Site is situated approximately 4.7 miles north of Wrexham and approximately 1 mile north-west of Llay.

The application seeks outline planning permission for up to 11,613 sqm of employment floorspace, to include new and improved hard and soft landscaping, vehicular and pedestrian arrangements, parking facilities and drainage works.

This application has been submitted via Planning Applications Wales (ref. PP-12850583) on 11th December 2024. In addition to the covering letter, the application comprises:

- Completed application forms and certificates (prepared by Lichfields);
- Design and Access Statement (prepared by AEW Architects);
- Planning Statement (prepared by Lichfields);
- Plans and Drawings (prepared by AEW Architects);
    - i Site Location Plan (ref. 13361-AEW-SI-XX-DR-A-0501 rev. P4);

Nathaniel Lichfield & Partners Limited (trading as "Lichfields") is registered in England, no. 2778116
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ii Existing Site Plan (ref. 13361-AEW-SI-XX-DR-A-0505 rev. P2);

iii Parameters Plan (ref. 13361-AEW-SI-XX-DR-A-0505 rev. P2);

iv Constraints Plan (ref. 13361-AEW-SI-XX-DR-A-0506 rev. P2);

v Existing Site Sections (ref. 13361-AEW-SI-XX-DR-A-0507 rev. P2);

vi Illustrative Site Plan – Option 5 (ref. 13361-AEW-XX-XX-DR-A-0503 rev. P2);

vii Illustrative Site Plan – Option 4b (ref. 13361-AEW-XX-XX-DR-A-0504 rev. P2);

viii Illustrative Site Section – Option 5 (ref. 13361-AEW-XX-XX-DR-A-0509 rev. P1); and,

ix Illustrative Site Section – Option 4b (ref. 13361-AEW-XX-XX-DR-A-0508 rev. P1).

- Topographical Survey (prepared by Cheshire Surveys Ltd);
  - i Sheet 1 of 3 (ref. B0772/4579/1/*/1 rev. A);
  - ii Sheet 2 of 3 (ref. B0772/4579/1/*/2 rev. A); and,
  - iii Sheet 3 of 3 (ref. B0772/4579/1/*/3 rev. A).
- Preliminary Ecological Appraisal (prepared by E3P);
- Green Infrastructure Statement (prepared by E3P);
- Arboricultural Impact Assessment (prepared by Tree Solutions);
- Pre-application Consultation Report (prepared by Lichfields);
- Flood Consequences Assessment (prepared by Tier Consult Group);
- Drainage Strategy (prepared by Tier Consult Group);
- Noise Impact Assessment (prepared by E3P); and,
- Low Carbon and Renewable Energy Assessment (prepared by Orbis).

The application fee of £12,460 has been paid by the Applicant.

We trust that the enclosed information allows for the application to be validated and determined at the earliest opportunity. However, should you require any further information, please do not hesitate to contact me on 0161 837 6130.

Yours sincerely



Clover Long
Senior Planner
BSc (Hons) MSc MRTPI