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	Martha Kellogg Company of GB Limited	**Reference**	P/2024/1549
Agent	Miss Martha Downs Third Floor, Brewhouse, Jacobs Street, Bristol, United Kingdom, BS2 0EQ	**Date Received** **Decision Date**	30/10/2024 23/01/2025

Town and Country Planning Act, 1990

Location of Application

KELLOGGS, BRYN LANE, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9UT

Description of Application

GOSOD DAU UNEDAU I GREU STORFEYDD, YSTAFELL LES A SWYDDFA
INSTALLATION OF 2 NO UNITS TO CREATE STORAGE, WELFARE AND OFFICE FACILITIES

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

National Policies and Technical Advice Notes (TAN):

TAN 12 : Design
TAN 18 : Transport
TAN 23 : Economic Development
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
SP9 - Wrexham Industrial Estate
SP11 - Transport and Accessibility
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment
SP19 - Green Infrastructure

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 Martha Kellogg
Company of GB
Limited

Reference P/2024/1549

Agent Miss Martha Downs
Third Floor,
Brewhouse, Jacobs
Street, Bristol, United
Kingdom, BS2 0EQ

Date Received 30/10/2024

Decision Date 23/01/2025

SP2 - Location of Development
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	23/01/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
   - Drawing 501-A-LAY no. 0010 Rev 01;
   - Drawing 501-A-LAY no. 0015 Rev 00;
   - Drawing 501-A-LAY no. 0016 Rev 00;
   - Drawings E2712C-E REVB;
   - Drawing 501-P-LAY no. 0016 Rev 00;
   - Planning, Design and Access Statement (Areas 1 & 3), Final RV2 dated 30 October 2024;
   - Net Benefit for Biodiversity Statement dated 9th January 2025.

3. 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.

4. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown in the Net Benefit for Biodiversity Statement dated 9th January 2025 have been implemented in full. The measures shall thereafter be maintained for the lifetime 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

wrexham COUNTY BOROUGH COUNCIL CYNGOR BWRDEISTREF SIROL wrecsam

Applicant Martha Kellogg Company of GB Limited

Reference P/2024/1549

Agent Miss Martha Downs Third Floor, Brewhouse, Jacobs Street, Bristol, United Kingdom, BS2 0EQ

Date Received 30/10/2024

Decision Date 23/01/2025

5. The use of the building shall cease not later than two years from its completed date of installation on the site. The building together with any hardstanding, base or slab upon which it stands shall be completely removed and the land restored to its previous use not later than one month from that date.

Reason(s)

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

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

3. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policy DM1 of the Wrexham Local Development Plan.

4. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

5. To ensure that the building is only used for the period of time applied for and to allow the applicant adequate time to seek a permanent, satisfactory accommodation for the intended use.

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	Martha Kellogg Company of GB Limited	**Reference**	P/2024/1549
Agent	Miss Martha Downs Third Floor, Brewhouse, Jacobs Street, Bristol, United Kingdom, BS2 0EQ	**Date Received** **Decision Date**	30/10/2024 23/01/2025

Note(s) to applicant

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage: https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk



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