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 Michael McCarry

Agent Mr Matthew Gray
Montagu Evans LLP,
70 St Mary Axe,
London, EC3A 8BE

Reference P/2024/1188

Date Received 01/07/2024

Decision Date 28/01/2025

Town and Country Planning Act, 1990

Location of Application

UNIT 26, ABENBURY WAY, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9UZ

Description of Application

NEWID DEFNYDD ADEILAD O DDOSBARTH B2 (DIWYDIANNOL CYFFREDINOL) I SUI GENERIS A CHODI FFENS PALADIN
CHANGE OF USE OF BUILDING FROM CLASS B2 (GENERAL INDUSTRIAL) TO SUI GENERIS AND ERECTION OF PALADIN FENCING

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

National Policies and Technical Advice Notes (TAN):

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
SP14 - Natural Environment
SP19 - Green Infrastructure
SP2 - Location of Development
T1 - Managing Transport Impacts

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Date Received 01/07/2024

Decision Date 28/01/2025

Revision	Date	Description of Decision
0	28/01/2025	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):
   - Drawing PL-SP-01 Revision E;
   - Drawing WAR-2050-R1-HG-1.00 (A);
   - Drawing LOC-01;
   - Letter dated 02 July 2024 from Montagu Evans ref: PD15395;
   - Car Park Management Plan dated January 2025;
   - Service Management Plan dated January 2025.

2. Within two months from the date of this permission the measures to deliver net benefit for biodiversity (NBB) shown on drawing PL-SP-01 Revision E and detailed on Page 8 of the letter dated 02 July 2024 from Montagu Evans (Ref: PD15395) shall have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

3. Within two months from the date of this permission, the on-site bicycle parking facilities shown on drawings PL-SP-01 Revision E and WAR-2050-R1-HG-1.00 (A) shall be implemented. The facilities shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of bicycles.

4. 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.

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

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5. The details provided in the Car Park Management Plan dated January 2025 and the Service Management Plan dated January 2025 shall be adhered to for the lifetime of the development hereby approved.

Reason(s)

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

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

3. To assist occupiers/users of the development to make sustainable transport choices in accordance with Policy DM1 of the Wrexham Local Development Plan.

4. 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.

5. In the interests of highway safety, having regard to Policy DM1 of the Wrexham Local Development Plan.



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