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

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

Reference P/2024/1550

Date Received 30/10/2024

Decision Date 10/02/2025

Town and Country Planning Act, 1990

Location of Application

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

Description of Application

GOSOD ADEILAD FFREUTUR DROS DRO A DAU ADEILAD SWYDDFA A LLES DROS DRO
INSTALLTION OF TEMPORARY CANTEEN BUILDING AND TWO TEMPORARY OFFICE AND WELFARE BUILDINGS

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

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

Revision	Date	Description of Decision
0	10/02/2025	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 no: E2712C-E REVB;
   - Drawing no: 501-A-LAY 0011 Rev 01;
   - Drawing no: 501-A-LAY 0017 Rev 00;
   - Drawing no: 501-A-LAY 0018 Rev 00;
   - Drawing no: 501-A-LAY 0020 Rev 00;
   - Drawing no: 501-A-LAY 0019 Rev 00;
   - Planning, Design and Access Statement (Area 2) dated 20 January 2025 - FINAL RV3;
   - Net Benefit for Biodiversity Statement ref: C531/2025/V1.0.

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/2024/1550

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

Date Received 30/10/2024

Decision Date 10/02/2025

3. No development, including site clearance, shall commence until a GCN plan of reasonable avoidance measures has been submitted to and approved in writing by the Local Planning Authority. The plan of reasonable avoidance measures should include, but not necessarily be limited to:
• proposals for the clearance of GCN individuals from working areas;
• details of timing, phasing and delivery of reasonable avoidance measure.

   The plan of reasonable avoidance measures shall be carried out in accordance with the approved details.

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.

5. No development, including site clearance, shall commence until a Biosecurity Risk Assessment, and Method Statement that considers invasive non-native species and specific diseases (e.g. Chytrid) has been submitted to and approved in writing by the Local Planning Authority. The risk assessment shall include measures to prevent the introduction of and where present control, removal or for the long-term management of invasive species both during construction and operation. The risk assessment shall consider landscaping and other related plans. The Biosecurity Risk Assessment shall be carried out in accordance with the approved details.

6. The development hereby permitted shall not be first used until the measures to deliver net benefit for biodiversity (NBB) shown in the Net Benefit for Biodiversity Statement ref: C531/2025/V1.0 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/2024/1550

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7. 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 In order to protect wildlife interests in accordance with Policies DM1 and SP14, NE1 and NE2 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 To ensure that an approved Biosecurity Risk Assessment is implemented to secure measures to prevent or control the spread and effective management of any invasive non-native species and listed diseases at the site, having regard to Policy SP14 of the Wrexham Local Development Plan.

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

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/2024/1550
Agent	Miss Martha Downs Third Floor, Brewhouse, Jacobs Street, Bristol, United Kingdom, BS2 0EQ	**Date Received** **Decision Date**	30/10/2024 10/02/2025

7 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.



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