CARNEYSWEENEY

Planning Statement

Norish, Cold Storage,
Wrexham Industrial Estate

On behalf of Thermotraffic Ltd

March 2025

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1.0 Introduction

1.0.1 This Planning Statement (PS) is prepared by CarneySweeney on behalf of the applicant, Thermotraffic Ltd, in support of a S73 planning application to vary Conditions 2, 3, 4 and 5, and remove Condition 10 of planning permission ref: P/2024/0247.

1.0.2 This submission is supported by a number of revised plans and technical reports, which should be read in conjunction with this PS.

1.0.3 The remainder of this report is set out as follows:

- Section 2 provides background information regarding the site and current approved development.
- Section 3 describes the proposed amendments to the scheme.
- Section 4 outlines the planning policy considerations considered relevant to the proposals.
- Section 5 provides an assessment of the proposed changes and planning considerations.
- Section 6 provides a summary and conclusion.

2.0 Site Background and Approved Position

2.1 Site Context

2.1.1 The application site is located within Wrexham Industrial Estate, c. 4.5km east of Wrexham city centre. The site comprises an existing large cold storage facility, with plant buildings attached and associated access, servicing yard, parking and landscaping areas. The facility itself provides storage for multi-temperature-controlled products.

2.1.2 The site constitutes brownfield land, lying within the Wrexham Industrial Estate settlement limit.

2.1.3 The site's immediate and wider surroundings are characterised by mixed industrial/storage and warehousing uses occupying the Industrial Estate.

2.1.4 The site is not affected by any landscape, ecological nor heritage designations.

2.2 Approved Position

2.2.1 Full planning permission was granted for an '*Extension of cold storage building, alterations to parking and landscaping'* at Norish Cold Storage, Ash Road South, Wrexham Industrial Estate, Wrexham, LL13 9UG ('the site') on 7th February 2025 (ref: P/2024/0247).

2.2.2 The approved plans as per Condition 2 of permission ref: P/2024/0247 are as follows:

Table 1: Approved Plans

Title	Dwg Ref
Landscape Strategy	LA.1
Site Location Plan	TCSW - ASA - 90 - VS.ZZ - D - A – 9000_ (S2 - P06)
Fence Type Plan	TCSW - ASA - 90 - VS.ZZ - D - A - 9014 _ (S2 - P02)
External Surfacing Plan	TCSW - ASA - 90 - VS.ZZ - D - A - 9013 _ (S2 - P02)
Tree Constraints Plan - Proposed	TCSW - ASA - 90 - VS.ZZ - D - A - 9012 _ (S2 - P05)
Tree Constraints Plan - Existing	TCSW - ASA - 90 - VS.ZZ - D - A - 9011 _ (S2 - P05)
Proposed Overall Roof Plan	TCSW - ASA - 00 - XX.XX - D - A - 0002 _ (S2 - P01)
Proposed Overall Elevations	TCSW - ASA - 00 - NB.XX - D - A - 0003 _ (S2 - P01)
Proposed Overall Ground Floor Plan	TCSW - ASA - 00 - NB.00 - D - A - 0001 _ (S2 - P01)
Existing Site Survey	TCSW - ASA - 90 - VS.ZZ - D - A - 9002 _ (S2 - P04)
Existing Roof Plan	TCSW - ASA - 30 - EB.02 - D - A - 3002 _ (S2 - P04)
Existing Elevations	TCSW - ASA - 30 - EB.ZZ - D - A - 3003 _ (S2 - P04)
Existing Ground Floor Plan	TCSW - ASA - 30 - EB.00 - D - A - 3000 _ (S2 - P04)
GA Site Plan Overall	TCSW - ASA - 90 - VS.ZZ - D - A - 9003 _ (S2 - P08)

2.2.4 Condition 3 of permission ref: P/2024/0247 requires submission and approval of a Great Crested Newt Conservation Plan, prior to commencement of development.

2.2.5 Condition 4 of permission ref: P/2024/0247 states:

"The development shall be carried out in strict accordance with the following plans and report submitted and approved as part of this application:

1) Arboricultural Method Statement ref no. Section 13, Arboricultural Report / MBA TSL/ MBA Trees / January 2024."

2.2.6 Condition 5 of permission ref: P/2024/0247 requires enhancement details within the approved Biodiversity Mitigation Strategy (ref: GP-TEM-006-02) to be fully implemented within 3 months of commencement.

2.2.7 Condition 10 of permission ref: P/2024/0247 states:

"Prior to first use of the development hereby permitted, a dedicated 'drop off/ collection' point shall be made available within the site, in accordance with details to be submitted to and approved in writing by the Local Planning Authority."

2.2.8 Applications to discharge the 2no. pre-commencement conditions (3 and 8) attached to the full permission ref: P/2024/0247 have been submitted and remain under determination by the LPA.

2.2.9 Since the development was approved, changing needs of the business have necessitated minor changes to the approved design and layout of the extension, hence this S73 application, which seeks amendments to the approved site layout and accordingly seeks to update the list of approved plans under Condition 2 of the permission and associated changes to Conditions 3, 4, 5 and 10. The proposed amendments are detailed in the following section.

3.0 Description of Proposed Amendments

3.1.1 Amendments to the approved layout are now sought, in order to accommodate changing operational requirements of the business.

3.1.2 The proposed amendments consist of:

- The approved blast freezer plant building is no longer required and is therefore proposed to be omitted;
- The approved main proposed plant building to the north west of the existing cold store is proposed to be reduced in size;
- The approved production extension building that wraps around the south east corner of the existing cold store is proposed to be reconfigured;
- The existing Dawson freezer units shown to the south of the production extension are removed, and 10no. new Dawson freezer units are proposed at the eastern elevation, accessed via the production extension building corridor;
- To accommodate the freezer units, the eastern arm of the internal access road which travels the perimeter of the building is proposed to be repositioned to the east and a new turning head is provided;
- 1no. additional tree (T17) is proposed to be removed;
- The red line boundary is amended to include the small area of additional land required to accommodate the extended internal access road (increasing the site area to a total 3.34ha, all within the same land ownership);
- Overall, an additional 213.3sqm floorspace is proposed.

3.1.3 Table 2 overleaf provides a breakdown of the proposed floorspace amendments, compared to the approved position:

Table 2: Approved and Proposed Floorspace Comparison

	Approved (ref: P/2024/0247)			S73 Proposed	
	Existing floorspace (GIA) (sqm)	Proposed floorspace (GIA) (sqm)		Existing floorspace (GIA) (sqm)*	Proposed floorspace (GIA) (sqm)
Existing cold store	9097	8997		9185	8867
Existing office	620	620		620	620
Main extension	N/A	6160		N/A	6245.9
Production extension	N/A	394		N/A	1350.5
Plant room	N/A	499		N/A	87.9
Blast freezer	N/A	200		N/A	0 (omitted)
Total	**9717**	**16870**		**9805**	**17171.3**
Floorspace change					
Difference in existing floorspace (GIA) (sqm)*	+88				
Difference in proposed floorspace (GIA) (sqm)	+301.3				
Difference in proposed floorspace, taking account the revised existing floorspace figures*	**+213.3**				

** Existing floorspace figures have been updated following a more recent building survey.*

3.1.4 Since the full planning application (ref: P/2024/0247) was prepared, a more recent building survey of the existing cold store was undertaken, which has been taken account of in the above floorspace comparison.

3.1.5 Table 2 demonstrates that the additional floorspace proposed is predominantly for the reconfigured production extension and new Dawson freezer units. The additional floorspace proposed within the main extension is to increase the size of the internal gantry in the high bay only and does not increase the overall external footprint of the extension. The height of the main extension also remains unchanged.

3.1.6 No changes are proposed to the office building, site access nor car park in terms of the layout and number of spaces, save for the inclusion of a drop off/collection parking space near to the office, which was requested by the LPA and Highways Authority and is required by condition of the full permission ref: P/2024/0247.

3.1.7 No changes are proposed to the external design and materials of the extensions.

3.1.8 No changes are proposed to the safeguarded 'ecology area' at the east of the site, which is reserved for ecological mitigation and remains outside the red line boundary of the development.

3.1.9 The proposed layout changes do not result in any changes to the expected traffic movements to and from the site, including HGV movements, nor any changes to the proposed number and shift patterns of staff.

3.2 Proposed amendments to planning conditions

3.2.1 To reflect the proposed site layout amendments, a revised suite of architectural plans is submitted, necessitating an update to the wording of Condition 2 attached to planning permission ref: P/2024/0247.

3.2.2 The list of approved plans under Condition 2 is proposed to be amended as follows:

Title	Dwg Ref
Landscape Strategy	TC24206 LA1 v11
Site Location Plan	TCSW - ASA - 90 - VS.ZZ - D - A – 9000_ (S2 - P08)
Fence Type Plan	TCSW - ASA - 90 - VS.ZZ - D - A - 9014 _ (S2 - P06)
External Surfacing Plan	TCSW - ASA - 90 - VS.ZZ - D - A - 9013 _ (S2 - P06)
Tree Constraints Plan - Proposed	TCSW - ASA - 90 - VS.ZZ - D - A - 9012 _ (S2 - P06)
Proposed Overall Roof Plan	TCSW - ASA - 00 - XX.XX - D - A - 0002 _ (S2 - P03)
Proposed Overall Elevations	TCSW - ASA - 00 - NB.XX - D - A - 0003 _ (S2 - P03)
Proposed Overall Ground Floor Plan	TCSW - ASA - 00 - NB.00 - D - A - 0001 _ (S2 - P03)
GA Site Plan Overall	TCSW - ASA - 90 - VS.ZZ - D - A - 9003 _ (S2 – P15)
Existing Site Survey	TCSW - ASA - 90 - VS.ZZ - D - A - 9002 _ (S2 - P04)
Existing Roof Plan	TCSW - ASA - 30 - EB.02 - D - A - 3002 _ (S2 - P04)
Existing Elevations	TCSW - ASA - 30 - EB.ZZ - D - A - 3003 _ (S2 - P04)
Existing Ground Floor Plan	TCSW - ASA - 30 - EB.00 - D - A - 3000 _ (S2 - P04)

2.1.1 Condition 3 presently requires the submission and approval of a Great Crested Newt (GCN) Conservation Plan prior to commencement of development including site clearance. Notwithstanding that a discharge of condition application has been submitted with these details, we also include a revised version of the Report, which addresses the proposed amendments. We consider compliance with the Conservation Plan as submitted satisfies the requirement of Condition 3 such that it can be amended to require compliance with the submitted Conservation Plan, or removed from any future S73 permission.

2.1.2 In addition, Condition 4 states the development must be carried out in accordance with the Arboricultural Method Statement. A revised version of the approved report is submitted with this application, and it is requested the condition wording is amended accordingly, i.e.:

"The development shall be carried out in strict accordance with the following plans and report submitted and approved as part of this application:

1) Arboricultural Method Statement ref no. Section 13, Arboricultural Report / MBA TSL/ MBA Trees / January 2025 ."

2.1.3 Condition 5 requires compliance with the Biodiversity Mitigation Strategy. As a revised version of this report is submitted with this S73 submission, the condition is proposed to be amended accordingly, to reference the new version.

2.1.4 Condition 10 is a pre-occupation condition requiring details of a dedicated 'drop off/ collection' point within the site to be submitted to and approved in writing by the Local Planning Authority. The amended plans herein submitted now show details of the dedicated drop off space located within the staff car park area. We consider this inclusion satisfies the requirement of Condition 10 such that it can be removed from any future S73 permission.

4.0 Planning Policy Context

4.1 Introduction

4.1.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that: "If regard is to be had to the Development Plan for any purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the Plan unless material considerations indicate otherwise".

4.1.2 The statutory development plan for the application site comprises Future Wales: The National Plan 2020 and the Wrexham County Borough Local Development Plan (LDP) (adopted December 2023).

4.1.3 Material considerations at a local level include relevant Supplementary Planning Guidance. Other material considerations at a national level include Planning Policy Wales and relevant Technical Advice Notes (TANs). The policies of relevance to the proposed development at both a local and national level are considered in detail below.

4.2 Future Wales: The National Plan 2040 (February 2021)

4.2.1 Future Wales is the Welsh Government's highest tier of development plan in Wales. Planning decisions at every level of the planning system in Wales must be taken in accordance with the development plan as a whole. Under policy 1 of this document, 'where Wales will grow', the Welsh Government supports sustainable growth in all parts of Wales. In the three National Growth Areas there will be growth in employment and housing opportunities and investment in infrastructure. The National Growth Areas include **Wrexham** and Deeside.

4.2.2 Policy 9 'Resilient Ecological Networks and Green Infrastructure' notes the importance of enhancing ecosystems, biodiversity and green infrastructure when considering approaches to development proposals through nature-based methods.

4.2.3 Policy 12 'Regional Connectivity' refers to improving the connectivity in urban areas by integrating active and sustainable travel and public transport. Active travel is encouraged in all new developments.

4.3 Wrexham County Borough Local Development Plan (adopted 2023)

4.3.1 The Wrexham Local Development Plan (LDP) provides a framework for delivering sustainable development in Wrexham up to 2028.

4.3.2 The relevant policies in the LDP include the following:

- **SP2 – Location of development.** New development is directed to the defined settlement limits and employment areas identified on the Proposals Map.
- **SP5 – Planning Obligations.** Will be sought to mitigate any impacts directly related to the development and will be assessed on a case-by-case basis in line with relevant planning legislation.
- **SP8 – Economic Growth, Employment and Enterprise.** The Plan seeks to diversify the local economy and widen the economic base by, *inter alia*, ensuring provision of employment land; improving the quality of employment sites supply within Wrexham Industrial Estate and protecting a strategic ecological network for a number of local, national and internationally protected species and habitats; providing growth to deliver approx. 4200 jobs.
- **SP9 - Wrexham Industrial Estate.** Wrexham Industrial Estate as shown on the proposals map is the County Borough's Key Business Sector Area and will be the primary focus for new employment development over the plan period for class B1, B2 and B8 employment. Land is also protected on the estate for a strategic ecological network for a number of local, national and internationally protected species and habitat.
- **SP11 – Transport and Accessibility**. Wrexham's transport network will be developed in a safe, efficient and sustainable manner through, inter alia, restricting development that would have an unacceptable impact on the safe and efficient operation of the transport network.
- **SP12 – Design Principles.** Development must be of high quality, sustainable design which makes a positive contribution to the creation of locally distinctive places.
- **SP13 - Health and Wellbeing**. All development should seek to reduce health inequalities and provide opportunities for healthy lifestyles and improving health and well-being, including mental health, by addressing the physical, economic and social determinants of health**.**
- **SP14 – Natural Environment.** Development will only be permitted where it seeks to protect, conserve and enhance the natural environment.
- **SP18 – Climate Change.** To mitigate effects of climate change and adapt to its impacts, development proposals need to demonstrate they take into account, *inter alia,* reducing carbon emissions, protecting and increasing carbon sinks, promoting energy efficiency, maintaining ecological resilience.

- **SP19 – Green Infrastructure.** Wrexham's distinctive natural heritage provides a network of green and blue infrastructure. Protection, conservation and enhancement of natural heritage networks needs to be reconciled with the benefits of development.
- **EM1 - Protection of Existing Employment Land.** existing employment areas as shown on the Proposals Map, Wrexham Industrial Estate, including will be protected for B Use Class employment generating uses.
- **NE1 - International and National Nature Conservation Designations.** Development likely to affect any protected species will only be permitted when there is no satisfactory alternative and if there is no detrimental impact to the maintenance of the population concerned at a favourable conservation status in its natural range.
- **NE3 - Trees, Woodland and Hedgerows.** Development will only be permitted where it does not cause unacceptable harm to trees, woodlands and hedgerows of significant public amenity, natural or cultural heritage value or those that provide important ecosystem services.
- **NE6 - Water Treatment and River Quality.** All new development will only be permitted where there is no adverse effect on the integrity of the River Dee and Bala Lake SAC in particular through the treatment of waste water. To ensure no adverse effect on the integrity of the River Dee and Bala Lake SAC, development creating waste water discharges will be required to demonstrate there is no increase in phosphorus levels in the SAC.
- **DM1 - Development Management Considerations.** is a multi-criterion- based policy which requires all new development to, inter alia: ensure that built development in its scale, design and layout, and in its use of materials and landscaping, accords with the character of the site; make best use of design techniques; and safeguard sites and areas of nature conservation and wildlife interest etc.
- **T1 - Management Transport Impacts.** Developments will be supported where they, inter alia, facilitate sustainable travel first, then public transport, and finally by private car; mitigate any significant adverse effects upon the transport network; do not compromise safe, effective and efficient use of the highway network; provide appropriate parking. Developments that would generate significant amounts of movement should be accompanied by a Transport Assessment and Travel Plan.
- **T2 - Active Travel.** To enable people to access employment, education, healthcare and other essential services, new development will be supported where, inter alia, facilities that encourage and promote Active Travel are provided.
- **RE1 – Development and Renewable Energy/Low Carbon Technology.** Developers of major sites (exceeding 1000sqm) are required to incorporate schemes which generate renewable energy

and low carbon technologies unless it is demonstrated that it would not be financially or technically viable to do so. An independent energy assessment investigating financial viability and technical feasibility of incorporating such schemes will be required.

4.4 Other Material Considerations

The Well-Being of Future Generations (Wales) Act 2015

4.4.1 The Well-Being of Future Generations (Wales) Act 2015 requires "public bodies to do things in pursuit of the economic, social, environmental and cultural well-being of Wales in a way that accords with the sustainable development principle". The Act sets out seven 'well-being' goals as follows:

1. A prosperous Wales: An innovative, productive and low carbon society which recognises the limits of the global environment and therefore uses resources efficiently and proportionately (including acting on climate change); and which develops a skilled and well-educated population in an economy which generates wealth and provides employment opportunities, allowing people to take advantage of the wealth generated through securing decent work.
2. A resilient Wales: A nation which maintains and enhances a biodiverse natural environment with healthy functioning ecosystems that support social, economic and ecological resilience and the capacity to adapt to change (for example climate change).
3. A healthier Wales: A society in which people's physical and mental well-being is maximised and in which choices and behaviours that benefit future health are understood.
4. A more equal Wales: A society that enables people to fulfil their potential no matter what their background or circumstances (including their socio-economic background and circumstances).
5. A Wales of cohesive communities: Attractive, viable, safe and well-connected communities.
6. A Wales of vibrant culture and thriving Welsh language: A society that promotes and protects culture, heritage and the Welsh language, and which encourages people to participate in the arts, and sports and recreation.
7. A globally responsive Wales: A nation which, when doing anything to improve the economic, social, environmental and cultural well-being of Wales, takes account of whether doing such a thing may make a positive contribution to global well-being.

4.4.2 Within the Act, sustainable development is defined as follows: "the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals".

4.4.3 The Act sets out that when making decisions, public bodies need to take into account the impact they

could have on people living in Wales in the future and must apply the sustainable development principle in all decisions.

Planning Policy Wales (PPW) Edition 12 (February 2024)

4.4.4 In accordance with the Well-Being of Future Generations (Wales) Act 2015, the primary objective of PPW, as set out at Paragraph 1.2, is "to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales".

4.4.5 PPW sets out that, in order to maximise well-being and the creation of sustainable places, the concept of 'placemaking' should be at the heart of the planning system. It is stated at Paragraph 2.8 that development proposals "must seek to promote sustainable development and support the well-being of people and communities across Wales. This can be done through maximising their contribution to the achievement of the seven wellbeing goals and by using the five Ways of Working, as required by the Well-being of Future Generations Act. This will include seeking to maximise the social, economic, environmental and cultural benefits, while considering potential impacts when assessing proposals and policies in line with the Act's Sustainable Development Principle". Paragraph 2.9 goes on to clarify that "The most appropriate way to implement these requirements through the planning system is to adopt a placemaking approach to plan making, planning policy and decision making".

4.4.6 PPW defines placemaking as follows: "Placemaking is a holistic approach to the planning and design of development and spaces, focused on positive outcomes. It draws upon an area's potential to create high quality development and public spaces that promote people's prosperity, health, happiness, and well-being in the widest sense".

4.4.7 A set of 'national sustainable placemaking outcomes' are outlined within PPW, which it advises should be used to inform the assessment of development proposals. The national outcomes are defined as follows:

- Creating and Sustaining Communities
- Making Best Use of Resources
- Maximising Environmental Protection and Limiting Environmental Impact
- Growing Our Economy in a Sustainable Manner
- Facilitating Accessible and Healthy Environments

4.4.8 It is stated at Paragraph 2.15 that "The outcomes provide a framework which contains those factors

which are considered to be the optimal outcome of development plans and individual developments".

4.4.9 Paragraph 2.20 clarifies that "not every development or policy proposal will be able to demonstrate they can meet all of these outcomes, neither can it necessarily be proved at the application or policy stage that an attribute of a proposal will necessarily lead to a specific outcome. However, this does not mean that they should not be considered in the development management process to see if a proposal can be improved or enhanced to promote wider well-being. It is for developers and planning authorities to identify these opportunities and act upon them".

Economic Development Policy

4.4.10 Paragraph 5.4.1 states that "For planning purposes the Welsh Government defines economic development as the development of land and buildings for activities that generate sustainable long-term prosperity, jobs and incomes". Paragraph 5.4.2 goes on to confirm that "Economic land uses include the traditional employment land uses (offices, research and development, industry and warehousing), as well as uses such as retail, tourism, and public services".

4.4.11 In assessing the sustainable benefits of development paragraph 2.26 states local planning authorities should ensure that social, economic, environmental and cultural benefits are considered in the decision-making process. Economic considerations include:

- The numbers and types of long term jobs expected to be created or retained;
- Whether and how far the development will help redress economic disadvantage or support regeneration priorities, for example by enhancing employment opportunities or upgrading the environment;
- the contribution development would make to wider spatial strategies, for example for the growth or regeneration of certain areas.

Green Infrastructure

4.4.12 The use of the stepwise approach in demonstrating green infrastructure enhancement is made explicit in PPW Chapter 6.

4.4.13 Paragraph 6.4.15 states the first priority is to avoid damage to biodiversity in its widest sense. Where there may be harmful environmental effects, the LPA will need to be satisfied that any reasonable alternative sites (including alternative siting and design options) that would result in less harm, no harm or benefit have been fully considered. Applicants, in discussion with planning authorities must seek to minimise the initial impact on biodiversity and ecosystems.

4.4.14 Where, after measures to minimise impact, biodiversity and ecosystems could still be damaged, or lost through residual impacts, the proposed development should mitigate that damage. Mitigation measures must be put in place to limit the negative effects of a development.

4.4.15 All development must deliver a net benefit for biodiversity and ecosystem resilience from the baseline state (proportionate to the scale and nature of the development proposed). Even if the biodiversity value has been maintained, there must still be a pro-active process to look for and secure enhancement through the design and implementation of the development.

Technical Advice Notes

4.4.16 Technical Advice Notes (TANs) are documents that provide a detailed planning advice to Local Planning Authorities (LPAs) and the LPAs should take them into account when preparing a development plan and TANs should be read in conjunction with the PPW.

4.4.17 The following technical advice notes are also relevant to the application site:

- Technical Advice Note 5: Nature Conservation and Planning
- Technical Advice Note 12: Design
- Technical Advice Note 15: Development and Flood Risk
- Technical Advice Note 18: Transport

5.0 Assessment of Proposed Amendments

5.1 Introduction

5.1.1 A review of the plans and technical assessments approved under permission ref: P/2024/0247 has been undertaken to establish whether and how the proposed amendments would affect the relevant assessment findings and the acceptability of this amended proposal. The considerations are summarised for each respective technical topic below.

5.2 Principle of Development

5.2.1 The site lies within Wrexham Industrial Estate, an employment allocation as defined within the adopted LDP.

5.2.2 Policy EM1: Protection of Existing Employment Land states that the County Borough's existing employment areas will be protected for B Class employment generating uses.

5.2.3 As established by the current full planning permission ref: P/2024/0247, and as concluded within the Officer's Report "the principle of the development is acceptable in this location".

5.2.4 A minor amendment is also proposed to the red line boundary, to include a small amount of additional land to incorporate the extended internal access route. The boundary is contained within the same ownership and is not considered to have any material impact upon the site or development as approved.

5.2.5 By virtue of the site's location within the Wrexham Industrial Estate employment allocation, and given the proposed amendments seek to support a B Class employment generating use, the principle of the proposed amendments is considered acceptable.

5.3 Economic Benefits

5.3.1 The economic and employment benefits of the warehouse extension proposal remain relevant to consider, given the local and national importance of this designated employment site in Wrexham Industrial Estate (LDP Policy EM1). The amendments sought will enable the applicant to maximise the business' efficiency, suitably adapt to changing operational requirements, and ultimately ensure the warehouse extension development can be delivered.

5.4 Design and Appearance

5.4.1 The overarching design and appearance of the development remains consistent with that approved under permission ref: P/2024/0247. The main high bay extension to the west of the existing cold store building remains as originally approved, save for internal changes to the gantry level layout. The design changes instead primarily consist of the omission and introduction of smaller freezer, plant and production extensions to the existing cold store.

5.4.2 No changes are proposed to the approved materials and external appearance of the extension.

5.4.3 The proposed scale and design of the amended layout therefore remains consistent with the appearance of development in the context of the wider Industrial Estate and remains in accordance with LDP Policy SP12.

5.5 Landscape and Trees

5.5.1 Compared to the approved layout, the proposed amendments include the additional loss of 1no. tree, T17 which is required to accommodate the construction of the internal access road.

5.5.2 A revised Arboricultural Report is enclosed with this submission to address this change. The report concludes that T17 is not a high quality nor protected tree and that providing the described protection measures are implemented, no unacceptable impacts are anticipated. As a result, the proposal is therefore considered to remain in accordance with Policy NE3.

5.5.3 A revised Landscaping Scheme is submitted with this application, to reflect the amended layout proposals. The changes proposed are minimal and include the relocation of the swale to the east of the building, to allow for the extended internal access route; the addition of details relating to protective fencing location and biodiversity enhancements such as hibernacula, refugia, butterfly bank and scrapes; and to meet the requirements of Planning Policy Wales, an additional 3no. replacement trees are proposed to be planted on site.

5.6 Ecology

5.6.1 This submission is supported by a revised Great Crested Newt Conservation Plan, National Vegetation Classification Report and Biodiversity Mitigation Strategy, which account for the revised layout and detail the associated mitigation measures, in accordance with local and national planning policies.

5.7 Transport and Highways

5.7.1 No changes are proposed to the number of employees, trip generation, primary access into and out of the site, nor car parking associated with the development. The proposed minimal (c.200sqm) uplift

in floorspace is primarily associated with internal changes, provision of additional freezer storage (i.e. not 'operational/manned' floorspace), and floorspace that is complementary to the existing operations of the warehouse. As a result, no operational changes to the development are proposed and the findings of the Transport Assessment and Travel Plan submitted with permission ref: P/2024/0247 provides sufficient detail that remains applicable to the amended proposal.

5.7.2 In this regard, the Officer Report for permission ref: P/2024/0247 states "the proposals provide adequate parking and access arrangements and would not result in a significant increase in vehicle or pedestrian movements to and from site, in accordance with policies DM1 and T1 of the Local Development Plan".

5.7.3 As required by Condition 10 of the permission (ref: P/2024/0247), the amended plans herein submitted now show a dedicated parking space for drop offs and collections.

5.7.4 This application is supported by updated tracking plans which demonstrate that safe access, including for large vehicles, remains achievable for the amended site layout.

5.8 Flood Risk and Drainage

5.8.1 An amended Drainage Strategy is submitted with this application, which includes details of the surface water and foul water drainage proposals, as amended to reflect the minor layout changes.

5.8.2 The key drainage principles and features remain as approved (ref: P/2024/0247), with a SuDS system employed on site including a rainwater harvesting system, now re-located to the north of the site; swales; and use of permeable paving within the car park. A revised SAB application will be submitted in due course to ensure a compliant drainage scheme is delivered on site.

5.8.3 Considering the minor amendments now proposed to the layout of the scheme, there will be no material effect upon flood risk. The Flood Risk Technical Note approved with the full application therefore remains applicable. The proposal is for less vulnerable development and no additional works to the site access/car park (i.e. the small area of the site within Zone 2) are proposed. As such the proposal remains in accordance with LDP Policy DM1 and TAN 15.

5.9 Ground Contamination

5.9.1 As detailed in the Officer Report for the approved full application (ref: P/2024/0247), the Land Contamination Officer confirmed "agreement with the findings of the submitted Ground Investigation Reports and advises that no conditions are required in respect of contaminated land."

5.9.2 This application is supported by a revised Ground Investigation Report (Rev P4), which has been amended for completeness to incorporate the proposed amended site layout. The report confirms no change to the overall findings and proposed measures when compared to the previous version. As such, we consider the previous findings of the Land Contamination Officer for application ref: P/2024/0247 remain applicable and that the proposed amendment is acceptable with regard to land contamination considerations.

5.10 Other Considerations

5.10.1 The Officer Report for permission ref: P/2024/0247 concluded that "the impact of the development upon neighbouring amenity is considered negligible, particularly when considering the site's position within an established Industrial Estate. The proposal accords with Policy DM1 of the LDP."

5.10.2 These findings are considered to remain applicable to the proposed amendment, on the basis that no change to the site operations arise as a result of the layout changes, and the development remains in its industrial context.

6.0 Summary and Conclusions

6.0.1 This Planning Statement is prepared by CarneySweeney in support of a S73 planning application seeking minor amendments to the layout of an approved warehouse extension at Wrexham Industrial Estate (planning permission ref: P/2024/0247).

6.0.2 The proposal seeks site layout amendments to respond to changing operational requirements, which will support an important local business within a nationally important, allocated employment site at Wrexham Industrial Estate.

6.0.3 This application is supported by a revised suite of architectural plans which detail the proposed amendments to the layout. Where relevant, revised reports are also submitted to demonstrate technical assessments of the revised proposals, all of which conclude the proposed amendments are acceptable.

6.0.4 The applicant remains committed to delivering a high quality, sustainably designed development which will deliver economic investment to Wrexham Industrial Estate. The amended proposal has been assessed against the approved position, technical documents and relevant national and local planning policy framework.

6.0.5 In light of the above considerations, it has been demonstrated the redevelopment proposals can comply with all policy requirements. The overall balance of considerations weighs firmly in favour of approving the proposed redevelopment.