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 Daryll Hogg

Agent Mrs Wendy Britner
Office 3K4, Redwither Tower, Redwither Tower, Wrexham, United Kingdom, LL13 9XT

Reference P/2025/0152

Date Received 19/02/2025

Decision Date 28/03/2025

Town and Country Planning Act, 1990

Location of Application

IPSEN BIOPHARM LTD, ASH ROAD NORTH, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9UF

Description of Application

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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 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
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment
SP19 - Green Infrastructure
SP2 - Location of Development

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Date Received 19/02/2025

Decision Date 28/03/2025

Revision	Date	Description of Decision
0	28/03/2025	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: H177/002 dated February 2025;
   - Drawing no: H177/001 Revision A (Revision date 03/25);
   - Drawing no: 36528-GTG-XX-GF-DR-X-0004 Revision P04;
   - Drawing no: 36528-GTG-XX-GF-DR-X-0002 Revision P04;
   - Drawing no: 36528-GTG-XX-GF-DR-X-0100 Revision P04.

3. The development hereby permitted shall not be first used until the measures to deliver net benefit for biodiversity (NBB) shown on drawing H177/001 Revision A have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. The use of the building shall cease not later than ten years from the date of this decision. The building 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.

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 Daryll Hogg

Reference P/2025/0152

Agent Mrs Wendy Britner
Office 3K4, Redwither Tower, Redwither Tower, Wrexham, United Kingdom, LL13 9XT

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Decision Date 28/03/2025

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

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

4. 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.

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