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 Emily Armstrong

Agent Mr Richard Purser
Floor 11, 3 Piccadilly
Place, Manchester, M1
3BN

Reference P/2024/1303

Date Received 07/08/2024

Decision Date 28/03/2025

Town and Country Planning Act, 1990

Location of Application

RIDLEY WOOD INDUSTRIAL COMPLEX, BRYN LANE, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9UT

Description of Application

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RETENTION OF SECURITY FENCE

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 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations

SP12 - Design Principles & Masterplanning Framework

SP2 - Location of Development

T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	28/03/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

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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): P.02-002 REV P2

2. Within three months of the date of permission, the areas of hardstanding outside of the fence line as shown in plan (ref P.02-002 REV P2) shall be taken up and removed, and the land restored back to highway verge - or grass seeded .The scheme as approved shall be implemented prior to the first occupation of the development hereby permitted and shall thereafter be retained.

Reason(s)

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

2. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DM1, SP12 and SP14 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

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Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council