CARNEYSWEENEY

CarneySweeney Ltd
Brunel House
2 Fitzalan Road
Cardiff
CF24 0EB

[redacted]

Our reference: CSC1106
Date: 20th March 2025

The Planning Department
Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

[redacted]

Dear Sir/Madam,

S.73 Variation of Condition Planning Application
Variation of Conditions 2; 3; 4; 5 and 10 of planning permission ref: P/2024/0247
Norish Cold Storage, Ash Road South, Wrexham Industrial Estate, Wrexham, LL13 9UG

On behalf of our client, Thermotraffic Ltd, please find enclosed a S.73 variation of condition planning application to vary the approved plans/reports associated with full planning permission ref: P/2024/0247, for the '*Extension of cold storage building, alterations to parking and landscaping'.*

Accordingly, the application submission package comprises the following documents:

- Completed application forms and ownership certificates;
- Planning Statement (March 2025);
- National Vegetation Classification Survey Report (v2, March 2025);
- Biodiversity Mitigation Strategy (v2, March 2025);
- Great Crested Newt Conservation Plan (v2, March 2025);
- Drainage Strategy (ref: 23284 RP03 P05);
- Phase 1 & 2 Ground Investigation Report (ref: 23284-JCE-XX-XX-RP-GCA_001_P4);
- Arboricultural Report (January 2025); and
- Green Infrastructure Statement and Plan (ref: GI1 v11).

And the following plans:

- Site Location Plan (ref: TCSW-ASA-90-VS.ZZ-D-A-9000_(S2-P08));
- Proposed Site Layout Plan (ref: TCSW-ASA-90-VS.ZZ-D-A-9020_(S2-P02)) *(new plan);*
- Proposed Overall Ground Floor Plan (ref: TCSW-ASA-00-NB.00-D-A-0001_(S2-P03))
- Proposed Overall Elevations (ref: TCSW-ASA-00-NB.XX-D-A-0003_(S2-P03));
- Proposed Overall Roof Plan (ref: TCSW-ASA-00-XX.XX-D-A-0002_(S2-P03));

- Proposed GA Site Plan – Overall (ref: TCSW-ASA-90-VS.ZZ-D-A-9003_(S2-P15));
- Tree Constraints Plan - Proposed (TCSW-ASA-90-VS.ZZ-D-A-9012_(S2-P06));
- Fence Type Plan (TCSW-ASA-90-VS.ZZ-D-A-9014_(S2-P06));
- External Surfacing Pan (TCSW-ASA-90-VS.ZZ-D-A-9013_(S2-P06));
- Landscape Strategy (ref: TC24206 LA.1 v11);
- Vehicle Swept Path Analysis – FTA Design Articulated Vehicle (ref: 2025-5280-TR01) *(new plan);*
- Vehicle Swept Path Analysis – Large Size Car (ref: 2025-5280-TR02) *(new plan); and*
- Vehicle Swept Path Analysis – DB82 Fire Applicance (ref: 2025-5280-TR03) *(new plan).*

Payment of the Council's requisite application fee has been paid under separate cover.

We trust the application package is found to be in order and will await confirmation of registration of the application in due course.

Should you require further information please don't hesitate to contact us.

Yours sincerely,

[redacted]

Clodagh Macken
Principal Planner
CarneySweeney

Enc.