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 Mr Jonathon Boycott

Reference P/2025/0118

Decision Date 09/04/2025

Town and Country Planning Act, 1990

Location of Application

WAREHOUSE, BRIDGE ROAD SOUTH, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9SQ

Description of Application

NEWID DEFNYDD O ADEILAD SWYDDFA AC ARDAL BARCIO GYSYLLTIEDIG, I SWYDDFA AC ARDAL BARCIO TACSIS LLOGI PREIFAT / CHANGE OF USE OF OFFICE BUILDING AND ASSOCIATED PARKING AREA, TO PRIVATE HIRE TAXI PARKING AND OFFICE

In reaching this decision the Council has had regard to the following relevant policies: -

National Policies and Technical Advice Notes (TAN):

Tan 15 : Development, flooding and coastal erosion
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
EM3 - Alternative Use of Employment Land and Premises
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
SP19 - Green Infrastructure

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SP2 - Location of Development
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	09/04/2025	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):
   - Plan ref: TQRQM25056134249084 dated 25 Feb 2025;
   - Plan ref: HMC-01209301 dated Tuesday, February 25, 2025;
   - Net Biodiversity Benefit (NBB) and Green Infrastructure Statement.

3. The development hereby permitted shall not be first used until the measures to deliver net benefit for biodiversity (NBB) outlined in the Net Biodiversity Benefit (NBB) and Green Infrastructure Statement have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. The premises shall be used solely as an administrative centre for the private hire operation. There shall be no waiting facilities, no booking facility and no driver rest room facilities on site and no customers shall be picked up or sat down at the premises.

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

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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 the business is operated in accordance with the application as described, having regard to Policies DM1 and EM3 of the Wrexham Local Development Plan.

Note(s) to applicant

The site lies within an area at risk of flooding. It is recommended that consideration be given to the incorporation of flood resistance/resilience measures at the site. These could include flood barriers on ground floor doors, windows and access points, implementation of suitable flood proofing measures to the internal fabric of the ground floor and locating electrical sockets/components at a higher level above possible flood levels.

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