

FAO Matthew Phillips
Wrexham County Borough Council
Planning & Regulatory Service
Guildhall
Wrexham
LL11 1AY

19 July 2023

Dear Matthew,

LAND NORTH OF BRYN LANE, WREXHAM INDUSTRIAL ESTATE**HYBRID PLANNING APPLICATION**

Please find enclosed a hybrid planning application made by CBRE Limited, on behalf of Net World Sports (hereafter referred to as the 'Applicant'), for a proposed employment development at Land North of Bryn Lane, Wrexham Industrial Estate.

Application Site

The site extends to approximately 37.21 hectares and comprises eight agricultural fields separated by hedgerows and trees, as well as two residential properties with associated outbuildings.

The site is bound to the north by Francis' Lane, to the east by field boundaries, to the south by Bryn Lane, and to the west by Hugmore Lane / Industrial Estate Road. A collection of residential properties bound the site at the north-west corner, on the junction of Hugmore Lane and Francis' Lane.

The site is adjacent to Wrexham Industrial Estate, located on the opposite side of Bryn Lane.

Description of Development

The description of the proposed development is as follows:

Hybrid planning application seeking:

- *Full planning permission for the demolition of existing buildings and re-profiling of the site for development comprising the severable and phased construction of employment floorspace (Use Class B1c/B2/B8) with ancillary (integral) office floorspace (Use Class B1a) and the provision of associated infrastructure including earthworks, sub-station, parking, landscaping, access from Industrial Estate Road roundabout and Bryn Lane and internal estate road; and*
- *Outline planning permission for the severable and phased construction of employment floorspace (Use Class B1c/B2/B8) with ancillary (integral) office floorspace (Use Class B1a), ancillary retail and drive thru facilities, a hotel and petrol filling station (Use Class A1/A3/C1/sui generis) and associated infrastructure including earthworks, internal estate road, parking and landscaping (all matters are reserved for future determination).*

Supporting Application Information

The scope of this hybrid planning application has been confirmed with Wrexham County Borough Council (WCBC) through the pre-application process and is set out in the table below. A schedule of the full suite of application drawings is appended to this letter.

SUBMISSION DOCUMENT	PREPARED BY
Planning Application Form	CBRE Limited

Covering Letter	CBRE Limited
Planning Statement	CBRE Limited
Environmental Statement (ES):	Various
- ES Volume 1 (Non-Technical Summary) - ES Volume 2 (Main Text) - ES Volume 3 (Landscape & Visual Impact Assessment) - ES Volume 4 (Technical Appendices)	
Full suite of application drawings	SGP / Nicholsons / Tier / Co-Surveys Ltd / Powers / Cora IHT
Design and Access Statement	SGP
Energy Efficiency and Sustainable Development Report	Synergy Building Services
Utilities Statement	Tier
Flood Consequence Assessment	Tier
Storm Water / SuDS Maintenance Plan	Tier
Heritage Impact Assessment	TEP
Shadow Habitats Regulations Assessment	TEP
Proposed Surface Water Drainage Summary	Tier
Pre-Application Consultation Report	CBRE Limited

Application Form

As the Planning Portal does not provide application forms for hybrid applications, a full planning application form has been completed. However, please note that the application is hybrid in nature and seeks permission for both full and outline planning permission, as detailed above.

Application Registration / Validation

A payment for the requisite planning application fee has been sent to the Council.

The fee has been calculated based on the required fee for the total area relating to the outline part of this planning application, plus the required fee for the total area/floorspace relating to the detailed part of this planning application. The fee calculation has been agreed with WCBC via email on 22nd June 2023.

I trust that the information submitted with this application is appropriate and that the application can now be registered and validated. However, if there are any immediate queries please do not hesitate to contact me using the details provided.

Yours sincerely

Helen Clarkson
Associate Director – Planning & Development

APPENDIX A - PLANNING APPLICATION DRAWING SCHEDULE

PLAN TITLE	DRAWING REFERENCE	AUTHOR
Location Plan	22136-SGP-ZZ-ZZ-DR-A-131000 Rev. -	SGP
Existing Site Plan	22136-SGP-ZZ-ZZ-DR-A-111003 Rev. C	SGP
Demolition Plan	22136-SGP-ZZ-ZZ-DR-A-111010 Rev. A	SGP
Hybrid Application Boundaries Plan	22136-SGP-ZZ-ZZ-DR-A-111005 Rev. B	SGP
Illustrative Masterplan	22136-SGP-ZZ-ZZ-DR-A-111001 Rev. J	SGP
Parameters Plan	22136-SGP-ZZ-ZZ-DR-A-111004 Rev. I	SGP
Proposed Masterplan	22136-SGP-ZZ-ZZ-DR-A-111006 Rev. F	SGP
Full Planning Application Building Schedule	22136-SGP-ZZ-ZZ-SH-A-131702 Rev. A	SGP
Proposed Site Plan - Unit 2	22136-SGP-ZZ-ZZ-DR-A-111011 Rev. D	SGP
Unit 2, Warehouse Layout	22-136-SGP-B02ZZ-DR-A-131100 Rev. P3	SGP
Unit 2, Office Layout	22-136-SGP-B02ZZ-DR-A-131101 Rev. P2	SGP
Unit 2, Hub Layout	22-136-SGP-B02ZZ-DR-A-131102 Rev. -	SGP
Unit 2, Roof Plan	22-136-SGP-B02ZZ-DR-A-131103 Rev. P4	SGP
Unit 2, Warehouse Elevations	22-136-SGP-B02ZZ-DR-A-131300 Rev. P6	SGP
Proposed Site Plan - Unit 3	22136-SGP-ZZ-ZZ-DR-A-111012 Rev. B	SGP
Unit 3, Warehouse Plan	22-136-SGP-B03-ZZ-DR-A-131100 Rev. P3	SGP
Unit 3, Office Plans	22-136-SGP-B03-ZZ-DR-A-131101 Rev. P3	SGP
Unit 3, Roof Plan	22-136-SGP-B03-ZZ-DR-A-131103 Rev. P4	SGP
Unit 3, Warehouse Elevations	22-136-SGP-B03-ZZ-DR-A-131300 Rev. P4	SGP
Proposed Site Plan - Unit 4	22136-SGP-ZZ-ZZ-DR-A-111013 Rev. B	SGP
Unit 4, Warehouse Plan	22-136-SGP-B04-ZZ-DR-A-131100 Rev. P4	SGP
Unit 4, Office Plans	22-136-SGP-B04-ZZ-DR-A-131101 Rev. P3	SGP
Unit 4, Roof Plan	22-136-SGP-B04-ZZ-DR-A-131103 Rev. P5	SGP
Unit 4, Warehouse Elevations	22-136-SGP-B04-ZZ-DR-A-131300 Rev. P4	SGP
Proposed Site Plan - Unit 5	22136-SGP-ZZ-ZZ-DR-A-111014 Rev. B	SGP
Unit 5, Warehouse Plan	22-136-SGP-B05-ZZ-DR-A-131100 Rev. P4	SGP
Unit 5, Office Plans	22-136-SGP-B05-ZZ-DR-A-131101 Rev. P3	SGP
Unit 5, Roof Plan	22-136-SGP-B05-ZZ-DR-A-131103 Rev. P5	SGP
Unit 5, Warehouse Elevations	22-136-SGP-B05-ZZ-DR-A-131300 Rev. P4	SGP
Proposed Site Plan - Unit 6	22136-SGP-ZZ-ZZ-DR-A-111015 Rev. C	SGP
Unit 6, Warehouse Layout	22-136-SGP-B06-ZZ-DR-A-131100 Rev. P3	SGP
Unit 6, Office Layout	22-136-SGP-B06-ZZ-DR-A-131101 Rev. P2	SGP
Unit 6, Roof Plan	22-136-SGP-B06-ZZ-DR-A-131103 Rev. P3	SGP
Unit 6, Warehouse Elevations	22-136-SGP-B06-ZZ-DR-A-131300 Rev. P3	SGP
Proposed Site Plan - Unit 7	22136-SGP-ZZ-ZZ-DR-A-111016 Rev. B	SGP
Unit 7, Warehouse Layout	22-136-SGP-B07-ZZ-DR-A-131100 Rev. P2	SGP
Unit 7, Office Layout	22-136-SGP-B07-ZZ-DR-A-131101 Rev. P1	SGP
Unit 7, Roof Plan	22-136-SGP-B07-ZZ-DR-A-131103 Rev. P3	SGP
Unit 7, Warehouse Elevations	22-136-SGP-B07-ZZ-DR-A-131300 Rev. P3	SGP
Proposed Site Plan - Unit 14	22136-SGP-ZZ-ZZ-DR-A-111017 Rev. B	SGP
Proposed Site Plan - Unit 15	22136-SGP-ZZ-ZZ-DR-A-111018 Rev. B	SGP
Unit 14-15, Proposed Floor Plans	22-136-SGP-B14-ZZ-DR-A-131100 Rev. P2	SGP
Unit 14-15, Office Layout	22-136-SGP-B14-ZZ-DR-A-131101 Rev. P1	SGP
Units 14-15, Roof Plan	22-136-SGP-B14-ZZ-DR-A-131103 Rev. P3	SGP
Unit 14-15, Warehouse Elevations	22-136-SGP-B14-ZZ-DR-A-131300 Rev. P3	SGP
Proposed Site Plan - Unit 16	22136-SGP-ZZ-ZZ-DR-A-111019 Rev. B	SGP
Unit 16, Warehouse Layout	22-136-SGP-16-ZZ-DR-A-131100 Rev. P2	SGP
Unit 16, Office Layout	22-136-SGP-16-ZZ-DR-A-131101 Rev. P1	SGP
Unit 16, Roof Plan	22-136-SGP-16-ZZ-DR-A-131103 Rev. P3	SGP
Unit 16, Warehouse Elevations	22-136-SGP-16-ZZ-DR-A-131200 Rev. P2	SGP
Site Sections	22-136-SGP-XX-XX-DR-A-131200 Rev. -	SGP
Existing Building Elevations	FP-6064-01 Rev. -	Powers
Existing Building Elevations	FP-6064-02 Rev. -	Powers
Existing Building Elevations	FP-6064-03 Rev. -	Powers
Existing Building Elevations	FP-6064-04 Rev. -	Powers
Proposed Foul Water Drainage Strategy	T_21_2486-55-01 Rev. P04	Tier
Proposed Surface Water Drainage Strategy	T_21_2486-55-02 Rev. P06	Tier
Proposed Surface Water Drainage Catchment Plan-Sheet 01	T_21_2486-55-11 Rev. P02	Tier

Proposed Surface Water Drainage Catchment Plan-Sheet 02	T_21_2486-55-12 Rev. P02	Tier
Proposed Surface Water Drainage Catchment Plan-Sheet 03	T_21_2486-55-13 Rev. P02	Tier
Proposed Surface Water Drainage Catchment Plan-Sheet 04	T_21_2486-55-14 Rev. P02	Tier
Proposed Surface Water Drainage Catchment Plan-Sheet 05	T_21_2486-55-15 Rev. P02	Tier
Proposed Surface Water Drainage Catchment Plan-Sheet 06	T_21_2486-55-16 Rev. P02	Tier
Proposed Surface Water Drainage Catchment Plan-Sheet 07	T_21_2486-55-17 Rev. P02	Tier
Proposed Surface Water Drainage Catchment Plan-Sheet 08	T_21_2486-55-18 Rev. P02	Tier
Proposed Surface Water Drainage Layout-Sheet 01	T_21_2486-55-21 Rev. P03	Tier
Proposed Surface Water Drainage Layout-Sheet 02	T_21_2486-55-22 Rev. P03	Tier
Proposed Surface Water Drainage Layout-Sheet 03	T_21_2486-55-23 Rev. P03	Tier
Proposed Surface Water Drainage Layout-Sheet 04	T_21_2486-55-24 Rev. P03	Tier
Proposed Surface Water Drainage Layout-Sheet 05	T_21_2486-55-25 Rev. P03	Tier
Proposed Surface Water Drainage Layout-Sheet 06	T_21_2486-55-26 Rev. P03	Tier
Proposed Surface Water Drainage Layout-Sheet 07	T_21_2486-55-27 Rev. P03	Tier
Proposed Surface Water Drainage Layout-Sheet 08	T_21_2486-55-28 Rev. P03	Tier
Proposed Foul Water Drainage Layout-Sheet 01	T_21_2486-55-31 Rev. P02	Tier
Proposed Foul Water Drainage Layout-Sheet 02	T_21_2486-55-32 Rev. P02	Tier
Proposed Foul Water Drainage Layout-Sheet 03	T_21_2486-55-33 Rev. P02	Tier
Proposed Foul Water Drainage Layout-Sheet 04	T_21_2486-55-34 Rev. P02	Tier
Proposed Foul Water Drainage Layout-Sheet 05	T_21_2486-55-35 Rev. P02	Tier
Proposed Foul Water Drainage Layout-Sheet 06	T_21_2486-55-36 Rev. P02	Tier
Proposed Foul Water Drainage Layout-Sheet 07	T_21_2486-55-37 Rev. P02	Tier
Proposed Foul Water Drainage Layout-Sheet 08	T_21_2486-55-38 Rev. P02	Tier
Proposed Drainage Details Sheet 01	T_21_2486-55-91 Rev. P01	Tier
Proposed Drainage Details Sheet 02	T_21_2486-55-92 Rev. P01	Tier
Proposed Drainage Details Sheet 03	T_21_2486-55-93 Rev. P01	Tier
Detailed Component Overview	22-2628 Rev. V1.2	Nicholsons
Detailed Component Inset 1	22-2628 Rev. V1.2	Nicholsons
Detailed Component Inset 2	22-2628 Rev. V1.2	Nicholsons
Detailed Component Inset 3	22-2628 Rev. V1.2	Nicholsons
Detailed Component Inset 4	22-2628 Rev. V1.2	Nicholsons
Detailed Component Inset 5	22-2628 Rev. V1.2	Nicholsons
Detailed Component Inset 6	22-2628 Rev. V1.2	Nicholsons
Detailed Component Specification	22-2628 Rev. V1.2	Nicholsons
Outline Component Overview	22-2628 Rev. V2.2	Nicholsons
Outline Component Inset 1	22-2628 Rev. V2.2	Nicholsons
Outline Component Inset 2	22-2628 Rev. V2.2	Nicholsons
Outline Component Inset 3	22-2628 Rev. V2.2	Nicholsons
Outline Component Inset 4	22-2628 Rev. V2.2	Nicholsons
Outline Component Inset 5	22-2628 Rev. V2.2	Nicholsons
Outline Component Inset 6	22-2628 Rev. V2.2	Nicholsons
Outline Component Specification	22-2628 Rev. V2.2	Nicholsons
Landscape Strategy Detailed Overview	22-2630 Rev. V2.2	Nicholsons
Landscape Strategy Overall Overview	22-2630 Rev. V2.2	Nicholsons
Cut & Fill Analysis Earthworks	T_21_2486-52-01 Rev. P02	Tier
Proposed Ground-Contours & Levels Layout-Sheet 01	T_21_2486-60-01 Rev. P03	Tier
Proposed Ground-Contours & Levels Layout-Sheet 02	T_21_2486-60-02 Rev. P03	Tier
Proposed Ground-Contours & Levels Layout-Sheet 03	T_21_2486-60-03 Rev. P03	Tier
Proposed Ground-Contours & Levels Layout-Sheet 04	T_21_2486-60-04 Rev. P03	Tier
Proposed Ground-Contours & Levels Layout-Sheet 05	T_21_2486-60-05 Rev. P03	Tier
Proposed Ground-Contours & Levels Layout-Sheet 06	T_21_2486-60-06 Rev. P03	Tier
Proposed Ground-Contours & Levels Layout-Sheet 07	T_21_2486-60-07 Rev. P03	Tier
Proposed Ground-Contours & Levels Layout-Sheet 08	T_21_2486-60-08 Rev. P04	Tier
Proposed Roundabout Access Arrangement	16-2067-101 Rev. A	Cora IHT
Proposed Bryn Lane Access Arrangement	16-2067-102 Rev. A	Cora IHT
Proposed Primary Substation Access Arrangement	16-2067-103 Rev. -	Cora IHT
Topographic Survey	10670 / 1B (Sheet 1 of 6) Rev. B	Co-Surveys Ltd

Topographic Survey	10670 / 1B (Sheet 2 of 6) Rev. B	Co-Surveys Ltd
Topographic Survey	10670 / 1B (Sheet 3 of 6) Rev. B	Co-Surveys Ltd
Topographic Survey	10670 / 1B (Sheet 4 of 6) Rev. B	Co-Surveys Ltd