

Planning Service
16 Lord Street
Wrexham LL11 1LG

Telephone: 01978 298994
E-mail: planning@wrexham.gov.uk
Web: www.wrexham.gov.uk/planning



Y Gwasanaeth Cynllunio
16 Stryt yr Arglwydd
Wrecsam LL11 1LG

Llinell Gymorth: 01978 298994
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Application for Planning Permission.
Town and Country Planning Act 1990

P2022/0065

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

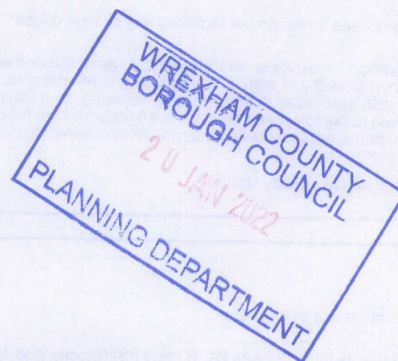
1. Site Details

Number	
Suffix	
Property name	The Bridgeway Centre
Address line 1	Bridge Road
Address line 2	Wrexham Industrial Estate
Town/city	Wrexham
Postcode	LL13 9QS

Description of site location must be completed if postcode is not known:

Easting (x)	337773
Northing (y)	349336

Description



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2. Applicant Details

Primary number

Secondary number

Email address

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

3. Agent Details

Title

Mr

First name

Richard

Surname

Purser

Company name

Plan Red Ltd

Address line 1

Floor 11

Address line 2

3 Piccadilly Place

Address line 3

Town/city

Manchester

Country

United Kingdom

Postcode

M1 3BN

Primary number

07938063301

Secondary number

Email

richard@planred.co.uk

4. Site Area

What is the site area?

3.40

Scale

Hectares

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

☐ Yes ☒ No

5. Description of the Proposal

Please describe the proposed development including any change of use

Hybrid Planning Application for (A) Detailed Permission to demolish and erect 33 units for commercial / industrial uses (Use Classes B1, B2 and B8) (Blocks C, D and E, combined floorspace 3,411 sqm) and retention and refurbishment of retail / food & drink units (Use Classes A1, A2 and A3) (Block B, combined floorspace 674 sqm), with associated internal access, servicing, landscaping, infrastructure and ancillary works; and (B) Outline Permission (all matters reserved except access) to demolish and erect up to 19 units for commercial / industrial uses (Use Classes B1, B2 and B8) (Blocks F to J, combined floorspace up to 6,896 sqm), with associated internal access, servicing, landscaping, infrastructure and ancillary works

Has the work or change of use already started?

☐ Yes ☒ No

6. Existing Use

Please describe the current use of the site

Commercial / industrial units (Use Classes B1, B2 and B8) (Blocks C to J) and retail / food & drink (Use Classes A1, A2 and A3) (Block B)

6. Existing Use

Is the site currently vacant?

☐ Yes ☒ No

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

☐ Yes ☒ No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

☐ Yes ☒ No

If Yes, please complete the following information regarding the element of the site area which is in previously developed land or greenfield land

Type	Area of land (ha) proposed for new development
Previously developed land	3.4

7. Materials

Does the proposed development require any materials to be used in the build?

☐ Yes ☒ No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Vertical composite cladding panels, light grey (tbc) Feature cladding panel, small ribbed horizontal cladding panel, feature colour (various tbc)

Windows	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Powder coated aluminium, colour match cladding panel or feature cladding panel Steel roller shutter doors, contrast grey colour tbc

Doors	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Powder coated aluminium, colour to match panel / feature panel

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☐ Yes ☒ No

If Yes, please state references for the plans, drawings and/or design and access statement

Design & Access Statement
1182-03-003 Proposed Plans – Block C Rev P02
1182-03-003A Proposed Plans – Block C Rev P02
1182-03-004 Proposed Plans – Block D Rev P02
1182-03-005 Proposed Plans – Block E Rev P02
1182-05-003 Proposed Elevations – Block C Rev P06
1182-05-004 Proposed Elevations – Block D Rev P05
1182-05-005 Proposed Elevations – Block E Rev P05

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

☒ Yes ☐ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

9. Vehicle Parking

Is vehicle parking relevant to this proposal?

☒ Yes ☐ No

Please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.

10. Trees and Hedges

Are there trees or hedges on the proposed development site?

☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

11. Assessment of Flood Risk

Is the site within an area at risk of flooding?

☐ Yes ☒ No

Refer to the Welsh Government's Development Advice Maps website.

If the proposed development is within an area at risk of flooding you will need to consider whether it is appropriate to submit a flood consequences assessment. Refer to Section 6 and 7 and Appendix 1 of Technical Advice Note 15: Development and Flood Risk.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☒ Yes ☐ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' Statutory SuDS Standards. SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

- ☒ Sustainable drainage system
- ☐ Existing water course
- ☐ Soakaway
- ☐ Main sewer
- ☐ Pond/lake

12. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- ☐ Yes, on the development site
- ☒ Yes, on land adjacent to or near the proposed development
- ☐ No

b) Designated sites, important habitats or other biodiversity features

12. Biodiversity and Geological Conservation

- ☐ Yes, on the development site
☒ Yes, on land adjacent to or near the proposed development
☐ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains Sewer
☐ Septic Tank
☐ Package Treatment plant
☐ Cess Pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

FRA & Drainage Strategy
Combined Drainage Layout dwg. ref. BCW-BMI-ERD-ZZ-DR-C-0500 Rev P02

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

Refer to Waste Management Strategy

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ Yes ☒ No

16. Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

☐ Yes ☒ No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☒ Yes ☐ No

If you have answered Yes to the question above please add details in the following table:

17. All Types of Development: Non-Residential Floorspace

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1 - Shops Net Tradable Area	674	0	0	0
B1 - Business	4007	4007	10307	6300
Total	4681	4007	10307	6300

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

18. Employment

Will the proposed development require the employment of any staff?

☒ Yes ☐ No

Existing Employees

Please complete the following information regarding existing employees:

Full-time	108
Part-time	0
Total full-time equivalent	108.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time	
Part-time	
Total full-time equivalent	282.00

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

☒ Yes ☐ No

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Unknown
A1 - Shops Net tradable area	Start Time: End Time:	Start Time: End Time:	Start Time: End Time:	X
B1 - Business	Start Time: 00:00 End Time: 23:59	Start Time: 00:00 End Time: 23:59	Start Time: 00:00 End Time: 23:59	

20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☒ Yes ☐ No

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Light industrial units - multiple occupiers, some existing will be retained on site. Plant, ventilation and / or air conditioning will be for control through planning condition and relevant environmental health controls for each tenant to obtain relevant planning (condition), other statutory and landlord approval. Machinery

20. Industrial or Commercial Processes and Machinery

internal to units unknown to tenant specifications with usual statutory controls applying. No notifiable / hazardous uses / operations proposed.

Is the proposal for a waste management development?

☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

☐ Yes ☒ No

22. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

☐ Yes ☒ No

23. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☒ Yes ☐ No

If Yes, please provide details:

Public consultation via website formally held between 4th October and 5th November 2021, and informally held open until end November. Notice given to 437 business and residential address within Wrexham Industrial Estate and Pentre Maelor area

See Neighbour and Community Consultation Report for details.

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

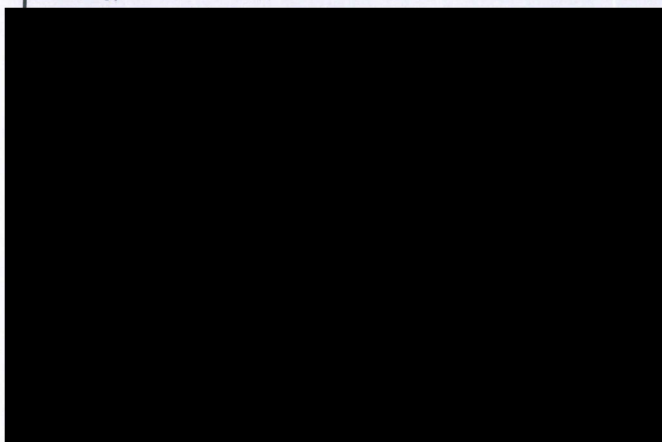
- ☒ The agent
☐ The applicant
☐ Other person

25. Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):



26. Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

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(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

☐ Yes ☒ No

Certificate of Ownership - Certificate B - Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Owner/Agricultural Tenant

[illegible]

☐ The applicant

☒ The agent

Mr

Richard

Purser

20/01/2022

☒ Declaration made

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28. Agricultural Holding Certificate Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- ☒ (A) None of the land to which the application relates is, or is part of an agricultural holding
- ☐ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person role

Title	Mr
First name	Richard
Surname	Purser
Declaration Date	20/01/2022

☐ The applicant ☒ The agent

☒ Declaration made

29. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them. ☒

Date (cannot be pre-application)