Y Gwasanaeth Cynllunio
Cyngor Bwrdeistref Sirol Wrecsam
Neuadd Y Dref, Wrecsam, LL11 1AY

Llinell Gymorth: 01978298994
E-bost: planning@wrexham.gov.uk
Gwe: www.wrexham.gov.uk/planning

Planning Service
Wrexham County Borough Council
Guildhall, Wrexham. LL11 1AY

Telephone: 01978298994
E-mail: planning@wrexham.gov.uk
Web: www.wrexham.gov.uk/planning

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990; Historic Environment (Wales) Act 2023

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.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 1

Suffix:

Property Name:

Address Line 1: Salop Road

Address Line 2:

Town/city: Wrexham

Postcode: LL13 7AF

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

Easting (x): 333721

Northing (y): 349923

Description:

Applicant Details

Name/Company

Title

Mr

First name

Simon

Surname

Moxon

Company Name

Carbana Limited

Address

Address line 1

Emperor’s Gate

Address line 2

114a Cromwell Road

Address line 3

Kensington

Town/City

London

Country

England

Postcode

SW7 4AG

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

First name

Josef

Surname

Pike

Company Name

Carbana Limited

Address

Address line 1

Carbana Ltd

Address line 2

3rd Floor 114a

Address line 3

Cromwell Road

Town/City

London

Country

Postcode

SW7 4AG

Contact Details

Primary number

***** REDACTED ******

Secondary number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

NEWID DEFNYDD TIR I GREU UNED GOLCHI CEIR A GOSOD TEIARS
CHANGE OF USE OF LAND TO CREATE CAR WASH AND TYRE FITTING UNIT

Reference number

P/2024/1020

Date of decision (date must be pre-application submission)

12/12/2024

Please state the condition number(s) to which this application relates

Condition number(s)

4, 6, 7

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

⊘ Yes
◯ No

If Yes, please indicate which part of the condition your application relates to

Condition 7 - "Sheffield Stand bicycle parking facilities shall be provided in strict accordance with a scheme that shall have first been submitted to and approved in writing by the Local Planning Authority"

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

RE Condition 4
Phase II Contaminated Land Site Assessment - "Geo2 Carbana Salop Road Phase II.pdf"
Supplementary Investigation Report - "Geo2 Carbana Salop Road Supplementary Investigation.pdf"
Remediation and Verification Strategy - "Geo2 Carbana Salop Road Remediation Strategy.pdf"

RE Condition 6/7
Proposed site plan - "WREX-FRO-CAR-003-P-10 Proposed Site Plan A1.pdf"

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)

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

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

- [x] 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):

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Date (must be pre-application submission)

30/04/2025

Details of the pre-application advice received

Email from Angela re condition 4:

"I have reviewed the report and can confirm that I consider the works sufficient and am in agreement with the conclusions, specifically that the most plausible source of the contamination identified at depth on the site is from an off-site source, most likely the former gas works and it is reaching the site through the gravel horizon below the base of the river and beneath a confining clay strata.

The report makes a series of recommendations detailed in section 7.1, I am also in agreement with these, in particular the need for a Remediation Strategy that focuses on mitigating exposure during the construction phase of the works. I would recommend that as part of the Remediation Strategy the need to de-commission the boreholes is considered and also whether any services on site will be in contact with the impacted area (based on its depth I would expect this is unlikely but it should be stated as having been considered). "

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Josef Pike

Date

30/05/2025