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 Jackie Huxley

Agent Mr Guy Morris
Pembroke House,
Ellice Way, Wrexham
Technology Park,
Wrexham, United
Kingdom, LL13 7YT

Reference P/2025/0338

Date Received 08/04/2025

Decision Date 03/06/2025

Town and Country Planning Act, 1990 Section 73

Location of Application

STORAGE LAND AT, UNIT 108, ABBEY ROAD SOUTH, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9RF

Description of Application

AMRYWIO AMOD 1 CANIATÂD CYNLLUNIO P/2020/0099 I YMESTYN TERFYN AMSER AR GYFER CYCHWYN DATBLYGIAD

VARIATION OF CONDITION 1 OF PLANNING PERMISSION P/2020/0099 TO EXTEND TIME LIMIT FOR COMMENCEMENT OF DEVELOPMENT

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

National Policies and Technical Advice Notes (TAN):
TAN 12 : Design

Wrexham Local Development 2013 – 2028:
DM1 - Development Management Considerations
NE2 - Local Designations for Nature Conservation and Geological Importance
NE6 - Waste Water Treatment and River Water Quality
SP9 - Wrexham Industrial Estate
SP14 - Natural Environment
SP19 - Green Infrastructure
SP2 - Location of Development
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	03/06/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

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CONDITIONS

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 approved drawing(s) numbered: 100 proposed plans and elevations 700 Location Plan 701 Existing site plan 702 P01 Proposed Site Plan 703 Proposed site plan with tracking and as contained within the application documentation.

3. The site shall be remediated in accordance with the contaminated land investigation reports referenced '108 ABBEY ROAD SOUTH, WREXHAM INDUSTRIAL ESTATE STAGE 1 CONTAMINATION ASSESSMENT For: J&M Properties September 2022 R3117-R01-v1 received 14th February 2023 and 108 Abbey Road South, Wrexham Industrial Estate STAGE 2 CONTAMINATION ASSESSMENT For: J&M Properties April 2023 R3117- R02-v1 received 3rd May 2023' approved in connection with planning permission reference P/2020/0099. If during the course of development any contamination is found that has not been identified in the site investigation, no further development shall take place on those parts of the site where that contamination has been found until an additional scheme of remediation has been submitted to and approved in writing by the Local Planning Authority for those parts of the site.

4. Each part of the site subject to the remediation under the scheme(s) approved as part of condition no. 3 shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.

5. The vehicular parking areas as shown on approved drawing No. 702 P01 shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of motor vehicles at all times.

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6. The development shall be carried out in strict accordance with the Reasonable Avoidance Measures (RAMs) referenced 'Enfys Ecology Ltd 108 ABBEY ROAD SOUTH, WREXHAM INDUSTRIAL ESTATE: REASONABLE AVOIDANCE MEASURES (RAMs) FOR GREAT CRESETED NEWTS (GCN) Report Ref: EE.3727.22.RC v1 received 14th February 2023' as approved in connection with planning permission reference P/2020/0099.

7. The measures to prevent the introduction of Invasive Non Native Species (INNS) during the construction phase, and measures to control INNS as are currently present on site shall be fully implemented in strict accordance with the scheme referenced 'Enfys Ecology Ltd 108 ABBEY ROAD SOUTH, WREXHAM INDUSTRIAL ESTATE: BIOSECURITY RISK ASSESSMENT Report Ref: EE.3727.22.RC v1 received 14th February 2023' as approved in connection with planning permission reference P/2020/0099.

8. No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating how foul water, surface water and land drainage will be dealt with has been submitted to, and approved in writing by, the Local Planning Authority. The scheme as approved shall be implemented in accordance with a timescale to be agreed as part of the submitted details and maintained thereafter.

9. No facing or roofing materials shall be used other than those detailed on the application form and within the application documentation approved in connection with planning permission reference P/2020/0099.

10. Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 10 metres behind the adjoining highway.

11. The development shall be used in strict accordance with the details contained within the Service and Delivery Management Plan 20222271 001 received on14th February 2023 and approved in connection with planning permission reference P/2020/0099.

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12. No part of the development shall commence until a plan to provide net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped has been submitted to, and approved in writing by, the Local Planning Authority. The measures shall be implemented in full, prior to first occupation / use of the development, and thereafter maintained for the lifetime of the development.

REASONS

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.

3. In the interests of the amenities of the future occupants of the buildings in accordance with Policy DM1 of the Wrexham Local Development Plan.

4. In the interests of the amenities of the future occupants of the buildings in accordance with Policy DM1 of the Wrexham Local Development Plan.

5. To provide for the parking of vehicles clear of the highway in accordance with Policies DM1 and T1 of the Wrexham Local Development Plan.

6. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies DM1 and SP14 of the Wrexham Local Development Plan.

7. In the interests of biodiversity in accordance with Policy DM1 of the Wrexham Local Development Plan.

8. To ensure that effective drainage facilities are provided for the proposed development, and that no adverse impact occurs to the environment or the existing public sewerage system in accordance with Policies DM1, NE2 and NE6 of the Wrexham Local Development Plan.

9. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policy DM1 of the Wrexham Local Development Plan.

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10. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.

11. In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.

12. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

Note(s) to applicant

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage: https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:
- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

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The Applicant is advised that under the dust from construction and / or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated, and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

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