

23 May 2023

Mr Matthew Phillips  
Head of Service, Planning Development Management  
Wrexham County Borough Council  
16 Lord Street  
WREXHAM  
LL11 1LG

**By email only**

Dear Matthew,

**Planning Portal Reference: PP-12183105**

**Detailed planning application for Erection of Warehouse Extension and Loading Bay Canopy (Extension I)  
On behalf of F Lloyd (Penley) Ltd**

This is one of two parallel applications to erect warehouse extensions at the F Lloyd (Penley) site at Wrexham Industrial Estate. This letter accompanies Extension X, though some content and comments is common to both applications.

The proposal is a straightforward front and side extension to an existing warehouse building to provide 3,855 sqm (GIA) / 3,931 sqm (GEA) of additional floorspace with a high-level L-shape canopy installed to the side of the proposed extension and retained frontage of the warehouse. The extension will be in Class B8 use as an enlargement of the existing storage facility provided by F Lloyd primarily to the beverage industry for storage and distribution of drinks containers. Some photos within the Planning Statement given an idea of current operations.

Per the business statement F Lloyd is a long-established local business at the Estate and it has a need to expand facilities to meet growing customer demand for space. The extensions will allow the company to meet its customer requirements. Because of the nature of the storage it will not lead to any increase in workforce at the site, though there will be temporary employment opportunities from the construction works.

You will be fully aware of matters relating to phosphates and potentially there may be a new permit system in place at Five Fords WwTW before determination of this application. This remains to be seen. But we feel in the circumstances of the two extensions that both can be consented because this is an existing operation with no change in employment proposed and neither extension will provide any new staff welfare facilities. This means no net change in the amount of phosphates generated at the site. No doubt we will discuss this going forward, but we feel this is an important consideration for this proposal.

Other matters of design, flood risk, drainage, ecology and transport are set out in the Planning Statement, which is combined with the parallel Extension I application. There will be some additional great crested newt survey / methodology statement to follow-on as requested by NRW in the PAC process.

The application package for this application is as follows:

- Application form, certificates
- Planning fee - £24,380
- Drawing pack:

- 3850-DMWR-A-DR-0001 – Site Location Plan Unit X
- 3850-DMWR-A-DR-0003-A – Existing Site Plan Unit X
- 3850-DMWR-A-DR-0004-A – Existing Topography and Constraints
- 3850-DMWR-A-DR-0005-A – Existing Access Plan
- 3850-DMWR-A-DR-0007-A – Existing Access Plan Unit X
- 3850-DMWR-A-DR-0020-A – Existing GA Plans Unit X
- 3850-DMWR-A-DR-0040-A – Existing Elevations Unit X
- 3850-DMWR-A-DR-0110-B – Proposed Elevations Unit X Extension
- 3850-DMWR-A-DR-0111-B – Proposed Access Plan Unit X
- 3850-DMWR-A-DR-0250-B – Proposed Unit X GA Plans
- 3850-DMWR-A-DR-0350-A – Proposed Elevations Unit X
- Combined Planning Statement – Extensions I and X
- Design and Access Statement – Extension X
- Drainage Strategy & Maintenance Document – Extensions I and X
- Drainage Details – 2514-SCE-00-00-DR-C-0001.2-P01 Drainage Strategy – Extension I
- Drainage Details – 2514-SCE-00-00-DR-C-0002-P01 Drainage Details – Extensions I and X
- F Lloyd (Penley) Business Case Statement – Extensions I and X
- Flood Consequences Report – Extensions I and X
- PAC Report – Extensions I and X
- Preliminary Ecological Appraisal – Extensions I and X
- Preliminary Risk Assessment – Extensions I and X [to email direct, file too large Portal]
- Transport Statement – Extensions I and X

Additional UES reports for Biosecurity Risk Assessment and Ecological Compliance Audits have been commissioned in response to NRW pre-application consultation. We consider that the application may be registered and validated with these two documents to follow on.

Hopefully all is present and correct for validation for the application. Please contact me if there are any questions.

Yours sincerely,



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