

Wrexham County Borough Council
Planning Service
16 Lord Street
Wrexham
LL11 1LG

Date: 17 July 2023

Our ref: 63948/01/DL/CA/26772812v3

Dear Sir/Madam

Unit H, Plas Coch Retail Park, Wrexham, LL11 2BA: Submission of application for Non-Material Amendment for alterations to the approved service yard and plant area

On behalf of our client, Marks and Spencer PLC, please find enclosed an application for a Non-Material Amendment (NMA) made in Section 96A of the Town and Country Planning Act 1990, seeking a variation to planning permission P/2022/1009 at Unit H, Plas Coch Retail Park, Wrexham. This application is being submitted alongside two separate applications for advertisement consent. Whilst the proposed elevations (0191-WRE001-A-2002-00-Proposed External Elevations and Signage (NMA)) contain details of the signage, consent for them is not sought under the current NMA application.

There is no statutory definition of ‘non-material’ in Section 96A of the 1990 Act or in the Planning Practice Guidance – the latter states that it is dependent on the context of the overall scheme. In this context, the proposed non-material amendments will not, in any way, materially affect the overall scheme or result in a development which is different to any significant degree from the approved scheme. On this basis, we consider that the variation and substitution of approved plans can be dealt with under S96a of the Town and Country Planning Act 1990.

Application Submission

The application has been submitted via the Planning Portal and comprises the following information:

- 1 Completed application form for a non-material amendment;
- 2 This covering letter;
- 3 Proposed elevations as part of the approved M&S scheme at the site (planning permission P/2022/1009) (Approved scheme proposed elevations 5088232);
- 4 Proposed site plan as part of the approved M&S scheme at the site (planning permission P/2022/1009) (Approved proposed site plan 5088230);

- 5 Proposed elevations as part of this NMA (0191-WRE001-A-2002-00-Proposed External Elevations and Signage (NMA));
- 6 Proposed NMA site plan (0191-WRE001-A-9003-00 – Proposed NMA Location Plan);
- 7 Location plan (0191-WRE001-A-9000-05-Proposed Site Plan).

The application fee of £115 has been paid via Planning Applications Wales.

Background

Full planning permission was granted by Wrexham County Borough Council in January 2023 for the following (application ref. no. P/2022/1009):

“External alterations to existing retail unit (Class A1) including installation of new shopfront to create 2no. customer entrances for Unit H & Unit J, erection of rear loading bay, external plant and fenced plant enclosure, 5no. trolley bays and associated works.”

This NMA seeks to make amendments to the development approved by application ref. no. P/2022/1009.

Proposed NMA

The proposed non-material amendments comprise alterations to the approved service yard and plant area as shown on submitted plans 0191-WRE001-A-2002-00-Proposed External Elevations and Signage (NMA) and 0191-WRE001-A-9003-00 – Proposed NMA Location Plan. These alterations are outlined below:

- 1 South elevation
 - i Change in size of signage area.
 - ii Change in RAL of the door.
 - iii New louvre openings.
 - iv New location of single PPC door.
 - v New galvanised steel platform, handrails and stairs to single PPC door.
 - vi Erection of 3.5m high acoustic fencing.
 - vii Change in RAL colour of cladding at the delivery bay.
- 2 North elevation
 - i New fencing and railings.
 - ii Alterations to doors of rear loading bay.
- 3 East elevation
 - i Erection 3.5m high acoustic fencing, alongside timber fencing.
 - ii Galvanised steel platform, handrails and stairs.
 - iii Proposed PPC intake louvres added.

- iv Vertical cladding relocated further south on the elevation.
- v Approved PPC door removed.
- vi Stairs and platform remodelled to a proposed galvanised steel platform, handrails and ramps to sit on the opposite side of the vertical cladding.
- vii PPC door to be a double door instead of single, and a reduced galvanised steel platform, handrails and stairs which no longer link to the vertical cladding.

4 West elevation

- i Change in size of the signage area (adverts subject to separate advertisement consent application).
- ii Change in design of the cladding on the upper building.
- iii Change in window design.
- iv Proposed dog parking area.

Please see the submitted proposed elevations (0191-WRE001-A-2002-00-Proposed External Elevations and Signage (NMA) and submitted proposed NMA site plan (0191-WRE001-A-9003-00 – Proposed NMA Location Plan) for further details of the proposed NMA's outlined above.

Concluding Remarks

The amendments sought by this application are clearly non-material in scope and nature, raising no new planning matters than were previously considered by Wrexham County Borough Council. We trust the information provided is sufficient for the application to be positively progressed, however if you require any further information regarding this submission please do not hesitate to contact me or my colleague Daniel Lampard.

Yours faithfully



Caitlin Attrill
Planner
BA (Hons)