

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

Our ref: 5678-CAU-XX-XX-CO-T-9100.A0.C1
Date: 1st December 2022

Dear Sir/Madam,

2 Elm Point, Abbey Road North, Wrexham Industrial Estate, Wrexham, LL13 9UE
Non-Material Amendment to Planning Permission P/2020/0773
Planning Portal Reference: PP-11730516

We are pleased to enclose, for your consideration, an application for non-material amendments to planning permission P/2020/0773, which was granted by Wrexham Council on 13th January 2021.

Planning permission P/2020/0773 relates to the variation of condition 2 of planning permission P/2019/0593 - approved plans and sought variation of the approved plans by way of the creation of three dock leveller ramps within the approved service yard extension, amendment to the front elevation of the approved warehouse extension to incorporate 4 no. roller shutter doors and installation of a new side gable wall to the canopy.

Planning permission P/2019/0593 relates to the extension to existing industrial warehouse (use class B1, B2 and B8) together with associated service yard.

The proposed amendments that this application seeks approval for relate to the following:

- Creation of one additional dock leveller ramp to make four in total;
- Centralisation of the proposed roller shutter door on the buildings front elevation; and
- Amendment (reduction) in canopy.

The application is submitted via the Planning Portal and comprises the following documents and plans:

- Completed Planning Application Form and Certificates;
- This covering letter;
- Site Location Plan Ref 5678-CAU-XX-XX-DR-T-1800-S2_P01;
- Proposed Site Plan Ref 5678-CAU-XX-XX-DR-T-1803_S2-P01;



Certificate Number 9113
ISO 9001, ISO 14001

Caulmert Limited

Registered Office: InTec, Parc Menai, Bangor, Gwynedd, LL57 4FG

Company Registered No. 06716319
Company Registered in Cardiff

- Proposed Ground Floor Plan Ref 5678-CAU-XX-XX-DR-T-1804_S2-P01;
- Proposed Elevation Ref 5678-CAU-XX-XX-DR-T-1805_S2-P01;
- Drainage Implications Addendum (Caulmert Ltd.) Ref 5678-CAU-XX-XX-RP-C-0360; and
- The Application Fee of £115.

The Drainage Implications Addendum submitted with the application concludes that the introduction of an additional dock leveller and the reduction in canopy extension will not affect the net impermeable area that contributes to surface water flow. Consequently, the receiving drainage infrastructure installed on the site, and which formed the basis of the SAB Approval for the approved extension, is considered suitable for the current proposed layout comprising four dock levellers and amendment (reduction) in canopy.

I trust that you will find the application complete and look forward to receiving your letter confirming that the application has been validated in due course.

If you require anything further, please do not hesitate to contact me.

Yours faithfully,

J Coxon

Jenny Coxon BA (Hons) MPlan MRTPI
Senior Planner
On behalf of Caulmert Ltd