



Plan Red Ltd

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Wrexham Council,
Director Planning,
16 Lord Street,
Wrexham,
LL11 1LG

20 January 2022

Our ref: F1003_07
Your ref: N/A

Dear Sir,

Hybrid Planning Application made by FI Real Estate Management Ltd In connection with Bridgeway Centre, Wrexham Industrial Estate, Wrexham, LL13 9QS

This covering letter by Plan Red is submitted on behalf of FI Real Estate Management Ltd ("FIREM/Applicants") to introduce its hybrid planning application made to Wrexham Council for:

Hybrid Planning Application for (A) Detailed Permission to demolish and erect 33 units for commercial / industrial uses (Use Classes B1, B2 and B8) (Blocks C, D and E, combined floorspace 3,411 sqm) and retention of retail / food & drink units (Use Classes A1, A2 and A3) (Block B, combined floorspace 674 sqm), with associated internal access, servicing, landscaping, infrastructure and ancillary works; and (B) Outline Permission (all matters reserved except access) to demolish and erect up to 19 units for commercial / industrial uses (Use Classes B1, B2 and B8) (Blocks F to J, combined floorspace up to 6,896 sqm), with associated internal access, servicing, landscaping, infrastructure and ancillary works

As a hybrid planning application the application has been made directly to the Council rather than through the Planning Portal. To assist a separate Application Checklist is provided that lists the submission documents and drawings.

There is a further application fee calculation sheet that sets out the planning fee for the hybrid application which we calculate to be £29,440. In line with emails exchanged in December if you can please check the calculations and if in agreement then send through payment details to us to forward on to the FIREM for payment so the application can be registered and validated as normal.

Naturally if you have any questions please contact me in the first instance.

Pre-application Advice

FIREM sought advice on the emerging proposals and planning application through the Council's pre-application advice service in early 2021 (through John Francis Planning) and received a formal written response from the Council in April 2021. Advice and comments provided through this process were taken account of in determining the scope and extent of the proposed development and regarding its layout and design and in the preparation and submission of the planning application.

An abridged version of this advice is set out in the Planning Statement.

Pre-application Consultation

Building on advice provided through the pre-application process, the planning application is made following reference to and the application of the statutory requirement to carry out pre-submission consultation on the application. This is imposed by section 61Z of the *Town and Country Planning Act 1990*. Further provision is contained in Part 1A of the *Town and Country Planning (Development Management Procedure) (Wales) Order 2012* (the "Order"). Further detail on the approach followed and responses provided through the consultation carried out is set out in the Neighbour Community Consultation Report.

About FIREM

FIREM was established almost 40 years ago. It provides workspace, asset and property management services. It is also an experienced developer and this is becoming an increasingly important activity. In recent months it has also established its own construction company to build out its own schemes.

Many of its developments are added to its diverse investment portfolio. This includes industrial, office, retail and residential premises. FIREM's guiding principle is that every property related intervention and action creates the opportunity to create better quality floorspace and buildings and generate value.

Its property development arm was established to focus on creating places of quality, distinction and opportunity for those that use or occupy its floorspace.

As a responsible developer, FIREM works closely with local planning authorities, its partners and local communities to ensure a cohesive and quality approach is taken to all of its projects.

Impetus for the Proposed Development

The application site is previously developed land which like the wider industrial estate is in use for industry and commerce with exception of Block B which is a small parade of shops / service uses. Many of the existing buildings date from the 1940s. They are typical of war related buildings developed in this period and by modern standards can be regarded as outdated. Their nature means they cannot be easily or viably converted into modern employment units. Accordingly, comprehensive redevelopment is required enable the provision of a range of new, modern employment units to meet the needs of a range of industrial and commercial occupiers.

The application site's location in a long established and extensive industrial estate makes it eminently suitable for a range of employment uses, but it is particularly suited for a multi-unit business park type development, which is what is proposed.

The applicant has considerable experience of this type of development including at Wrexham Industrial Estate where it owns and operates a number of other sites of this nature.

Overview of Proposed Development

The proposed development is for a contemporary styled employment / business park. This will be achieved through redevelopment of the existing industrial buildings. The new development will include a number of main blocks of development split into smaller units, with dedicated car parking and servicing facilities, accessed off Bridge Road.

The proposed development, through the main blocks of development proposed under the scheme, namely Blocks C to J and the units they accommodate, has been designed to be occupied and operated by a businesses and enterprises across the full spectrum of industrial and employment uses.

The existing retail block, Block B, to the north east of the main body of the proposed development, and which is located off Coed Aben Road, will be retained in retail / food & drink use. Option for external refurbishment is illustrated in the Design and Access Statement but a decision to proceed will be subject to a separate, detailed planning application. In preapplication an option for a Block A was discussed but this has been dropped from the current proposals. A future planning application may be made at a later date.

FIREM intends to construct the proposed development in phases. This is to allow existing tenants to relocate to new units. These will either be to units to be developed through the proposed development or to other FIREM controlled units located elsewhere in the Industrial Estate. This means there should be no serious disruption to existing business and existing employment enterprises will be retained. In some case this process will facilitate the relocation of existing businesses to larger and more modern and fit for purpose units so as to meet current business needs. This is the reason for a hybrid application approach to allow reconsideration of the detailed units and floorspace across Blocks F to J as demand and business needs are crystalised.

The proposed development will deliver a net increase in employment floorspace and numbers of units than is presently available. This means additional employment opportunities will be created, supporting existing jobs and creating the circumstances for additional jobs, along with the potential to grow the local economy. Units will be available on a range of flexible leases and related arrangements to encourage new enterprises and to support the growth and expansion of existing businesses.

Benefits

It is considered the proposed development will be a tremendous asset to Wrexham Industrial Estate and Wrexham generally and will add considerably to the assets of this nationally important centre for employment.

Planning Policy Considerations

The application site is located within the defined area of Wrexham Industrial Estate. The site can be regarded as appropriate for the form and profile of development proposed under the planning application. Surrounding the site is a mix of industrial and employment developments and also a large prison. Further to the southwest, separated and well screened from the site, is a small residential area. Accordingly, in land use terms the site's context is developed and mainly industrial and commercial in profile and is very typical of estates of this ilk.

The site is allocated for industrial / business use in the adopted development plan, *Wrexham Unitary Development Plan*. This is also the case in the emerging *Wrexham Local Development Plan* which is expected to be adopted imminently and potentially before this application is determined.

The proposed development is compliant in principle to the land use designation of the application site in both the adopted and emerging development plan for the area. The planning application also accords with national planning policy as set out in *Planning Policy Wales* and related *Technical Advice Notes*. These matters are covered in detail in the Plan red Planning Statement.

In addition, the planning application can be regarded as acceptable by reference to normal planning and land use considerations applying to the application site and its hinterland and related to the proposed development. This includes consideration of its impacts and effects on the local road network (transportation considerations), bio-diversity and ecology (great crested newts and bats), amenity of existing uses including residential (noise), ground conditions, flood risk and by reference to all other usual planning and land use considerations and can also be regarded as according with related planning policies of the above referenced in the adopted and emerging development plan.

Conclusions

Overall, the planning application for the proposed development can be regarded as being acceptable in planning terms, including by reference to usual planning policy and general planning and land use considerations.

In addition, it would deliver a wide range of important and relevant economic benefits which can and should attract weight in planning decisions.

Accordingly, the planning application can and should be granted.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'John Francis', with a long horizontal line extending to the left.

John Francis

Director

Plan Red Ltd

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cc. Emily Armstrong - FIREM