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Sharon Holman,
Planning Department,
Wrexham County Borough Council

Wednesday 6th August 2025

Dear Sharon

RESPONSE TO WREXHAM COUNTY BOROUGH COUNCIL OVER THE LOSS OF MITIGATION LAND THROUGH PLANNING APPLICATION P/2025/0110 AT NET WORLD SPORTS HEADQUARTERS, BRYN LANE, WREXHAM INDUSTRIAL ESTATE.

Introduction

This letter has been drafted for Wrexham County Borough Council ("WCBC") by Carter Jonas on behalf of Net World Sports, to inform how the loss of ecological mitigation land from the erection of a B2 Industrial Unit at the Net World Sports Headquarters, can be accounted for.

This letter will discuss planning application P/2025/0110 and how it is to be related to planning application P/2025/0431 "The Strategic Ecology Corridor" in order to replace the land lost through the erection of the B2 Industrial Unit, which has been built on Site at Net World Sports Headquarters.

Planning application P/2025/0110 was submitted to Wrexham County Borough Council in February 2025 with the aim to regularise an existing B2 Industrial Facility, known as the 'B2 Industrial Unit which has been built on site at the Net World Sports Headquarters prior to obtaining planning permission. The building is used to store and operate extrusion machinery, in relation to the rapid growth of Net World Sports.

The Site

The B2 Industrial Unit has been built prior to obtaining planning permission, to the south of the existing Net World Sports Headquarters Building, predominantly within the hard standing service yard.

While the majority of this new B2 unit is placed on the hard standing service yard on site, approximately 0.06ha of the building encroaches onto ecological mitigation land, which was proposed under the Reserved Matters planning application P/2020/0167 for the Net World Sports Headquarters Building.

There are no amenity facilities as part of the industrial unit, with staff members working within the shed using the main headquarters building for the WC, showers, and kitchen.

The existing car park on site is used to accommodate staff members of the shed, as explained to WCBC in the letter provided by Carter Jonas on the 10th July 2025 and within the Transport Technical Note provided by Core IHT.

Planning Application P/2020/0167 – Net World Sports Reserved Matters March 2020

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The Reserved Matters application for the Headquarters Building was submitted in March 2020. The application proposed the area around the Headquarters Building was to be soft landscaping as part of an ecological mitigation strategy.

WCBC have requested that the small amount of mitigation land lost through this development is replaced elsewhere. While this cannot be achieved on-site, it can be achieved off-site, via the Strategic Ecology Corridor.

Planning Application P/2025/0431 "The Strategic Ecology Corridor"

As background, as well as the B2 Industrial Unit application, Net World Sports (NWS) has a portfolio of Sites which they are developing within the Wrexham Industrial Estate, currently going through the planning process:

- Land North Bryn Lane, Wrexham – also known as Utopia City and subject to a live hybrid planning application (ref: P/2023/0497).
- Land South Bryn Lane, Wrexham – subject to a live planning application (ref: P/2025/0413).
- The existing Net World Headquarters Building/Site where NWS are currently considering expansion plans.

As with the B2 Industrial Unit, across the three projects listed above, Ecology and Biodiversity are key material considerations. This is why, following a discussion with Natural Resources Wales (NRW) and WCBC in regard to Utopia City on the 11th October 2024, an opportunity to develop a strategic approach to delivering a significant uplift in the quantum of ecological land across Wrexham Industrial Estate was realised.

The solution to creating this additional ecological land across the estate was to submit a planning application for off-site ecological mitigation referred to as 'The Strategic Ecology Corridor' which mitigate land lost from the planning applications listed above.

This planning application was submitted to WCBC in May 2025 and is currently going through the planning process. The proposal includes creating 20.85ha of off-site ecological mitigation land, with the following amounts being allocated to each project:

Scheme	Site Area of Off-Site Mitigation	% of development site area (Including on-site mitigation)
Utopia City	12.23ha	50%
Land South Bryn Lane	0.5ha	45%
HQ Extension	8.14	68%[1]

Table 1. Proposed Mitigation for Net World Sports Projects across Wrexham Industrial Estate

Noting that HQ Extension would also use land previously proposed for ecological mitigation, Natural Resources Wales have requested that, in line with the Reserved Matters approval, 50% of the total site area for the future proposal at Net World Sports Headquarters (i.e. "HQ Extension") is provided for either on-site or off-site mitigation.

[1] Currently estimated that 4.58ha of land within the Net World Headquarters site would be available as on-site ecological mitigation. This does not include the land impacted by the Proposed Development with a further 8.14ha of off-site mitigation proposed.

Therefore, as shown in Table 1, the current estimates of having 68% of the site area for mitigation is more than what is required.

This means that, the loss of the mitigation land from the B2 Industrial Unit (0.06ha) can comfortably be accommodated within off-site provision of The Strategic Ecology Corridor. This will be carried out as part of the provision for HQ Extension (Phase 2 in the Phasing Plan for the Strategic Ecology Corridor).

The B2 Industrial Unit and The Strategic Ecology Corridor

12.72ha of ecological mitigation land is being proposed for on-site/off-site mitigation for the proposed HQ extension development which will be submitted to WCBC in the coming months. Therefore, the 0.06ha of mitigation land lost through the development of the B2 Industrial Facility can be achieved within the Strategic Ecology Corridor, without compromising the off-site ecological provision for the future development of Net World Sports.

By reallocating 0.06ha of land within the Strategic Ecology Corridor proposal to the B2 Industrial Unit, it will result in 12.66ha of land still left for the future development of the Net World Sports building and site, equating to 67% of the total developable site area for Net World Sports Headquarters – still achieving more than the 50% requirement set out by NRW.

Therefore, while a small amount of on-site mitigation land has been lost through the erection of the shed, this can be comfortably reallocated to the Strategic Ecology Corridor which will be managed and maintained for Ecological purposes once approved.

Conclusion

Net World Sports are committed to allocating land within The Strategic Ecology Corridor for the off-site replacement of mitigation land lost from the erection of the B2 Industrial Unit.

This has been demonstrated as being achievable, while still maintaining the required 50% of total development area of on-site/off-site mitigation for future plans to expand and develop the Net World Sports Headquarters building.

It is understood and accepted that the planning application to regularise the B2 Industrial Shed will likely not be decided on until the Strategic Ecology Corridor has been approved.

Therefore, this loss of mitigation land from the B2 Industrial Unit should be considered resolved and planning application P/2025/0110 should be approved.

Yours sincerely,

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Planner

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Appendices