In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant C/o Agent

Reference P/2025/0286

Agent Clodagh Macken
Brunel House, 2
Fitzalan Road, Cardiff,
United Kingdom, CF24
0EB

Date Received 21/03/2025

Decision Date 19/08/2025

Town and Country Planning Act, 1990

Section 73

Location of Application

NORISH LTD, ASH ROAD SOUTH, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9UG

Description of Application

TYNNU AMOD 10 AC AMRYWIAD 2, 3, 4 A 5 CANIATÂD CYNLLUNIO P/2024/0247 I DIWYGIO CYNLLUNIAU CYMERADWY A CYNLLUN Y SAFLE/ REMOVAL OF CONDITION 10 AND VARIATION OF CONDITIONS 2, 3, 4 AND 5 OF PLANNING PERMISSION P/2024/0247 TO AMEND APPROVED PLANS AND SITE LAYOUT

In reaching this decision the Council has had regard to the following relevant policies: -

Development Plan Policies:

Future Wales Policy 1 - Where Wales will grow
Future Wales Policy 1 - Where Wales will grow

E1 - Employment Allocations
EC14 - Protection of Controlled Waters
EC6 - Biodiversity Conservation
GDP 1- Development Objectives
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
PS6 - Employment
T8 - Parking
E1 - Employment Allocations
EC6 - Biodiversity Conservation

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GDP 1- Development Objectives
PS1 - Broad Location of Development
PS 11 - Biodiversity
T8 - Parking

Revision	Date	Description of Decision
0	19/08/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before 10/02/2030.

In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

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2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
Planting plan 1 LA.200
Planting plan 2 LA.201
Landscaping Specifications LA.300
Landscaping Strategy LA.100
Site Location Plan TCSW - ASA - 90 - VS.ZZ - D - A – 9000_ (S2 - P08)
Fence Type Plan TCSW - ASA - 90 - VS.ZZ - D - A - 9014 _ (S2 - P06)
External Surfacing Plan TCSW - ASA - 90 - VS.ZZ - D - A - 9013 _ (S2 - P06)
Tree Constraints Plan - TCSW - ASA - 90 - VS.ZZ - D - A - 9012 _ (S2 - P06)
Proposed Site Plan - TCSW-ASA-90-VS.22-D-A-9020 (S2 - P02)
Proposed Overall Roof Plan TCSW - ASA - 00 - XX.XX - D - A - 0002 _ (S2 - P03)
Proposed Overall Elevations TCSW - ASA - 00 - NB.XX - D - A - 0003 _ (S2 - P03)
Proposed Overall Ground Floor Plan TCSW - ASA - 00 - NB.00 - D - A - 0001 _ (S2 - P03)
GA Site Plan Overall TCSW - ASA - 90 - VS.ZZ - D - A - 9003 _ (S2 – P15)
Existing Site Survey TCSW - ASA - 90 - VS.ZZ - D - A - 9002 _ (S2 - P04)
Existing Roof Plan TCSW - ASA - 30 - EB.02 - D - A - 3002 _ (S2 - P04)
Existing Elevations TCSW - ASA - 30 - EB.ZZ - D - A - 3003 _ (S2 - P04)
Existing Ground Floor Plan TCSW - ASA - 30 - EB.00 - D - A - 3000 _ (S2 - P04)
Vehicular Swept Path Analysis 2025-5280-TR03

3. The development shall be carried out in strict accordance with approved Great Crested Newt Conservation Plan (Reference 784-B067397, Version 3 dated 21/03/2025).

In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

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4. The development shall be carried out in strict accordance with the following plans and report submitted and approved as part of this application: Arboricultural Method Statement ref no. Section 13, Arboricultural Report / MBA TSL/ MBA Trees / January 2025 .

5. The enhancements detailed within approved document Norish Ltd., Wrexham Industrial Estate, Biodiversity Mitigation Strategy (v2, March 2025); shall be fully implemented within 3 months from the commencement of development on site.

6. The precautionary measures outlined in section 10 of the submitted Preliminary Ecological report ref: JM1124 (VERSION 2) shall be fully adhered to throughout the duration of the development.

7. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.

In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

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8. Landscaping shall be carried out in accordance with the following approved plans and documents:
Planting plan 1 LA.200,
Planting plan 2 LA.201
Landscaping Specifications LA.300
Landscaping Strategy LA.100

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting (November to March) and seeding seasons following the first use of the development (April to September). Any trees, hedgerows or plants which following the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

9. No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

2. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

3. In order to protect wildlife interests and protected species in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

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4. To preserve the health, safety and amenity value of the tree(s) in accordance with Policies PS11, GDP1, EC4 and EC6 of the Wrexham Unitary Development Plan.

5. To ensure NBB is achieved in accordance with para. 6.4.5 of Planning Policy Wales Ed and Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

6. In the interest of protecting local wildlife species and habitats which may not have been identified on site, in accordance with Policies GDP1, PS11, and EC6 of the Wrexham Unitary Development Plan

7. To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks in accordance with Policy GDP1 of the Unitary Development Plan

8. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 of the Wrexham Unitary Development Plan.

9. To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment in accordance with Policies GDP1 and EC14 of the Unitary Development Plan.

Note(s) to applicant



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David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam
Chief Officer Economy and Planning, Wrexham County Borough Council

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council