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 Screwfix Direct Ltd

Agent Miss Charlotte Mils
23 Vyner Street,
London, E2 9DG

Reference P/2025/0176

Date Received 26/02/2025

Decision Date 28/08/2025

Town and Country Planning Act, 1990

Location of Application

UNITS 4-6, WYNNSTAY INDUSTRIAL ESTATE, RUABON, LL14 6EN

Description of Application

NEWID DEFNYDD ADEILAD O DDOSBARTH B1 (BUSNES) I DDOSBARTH B8 (STORFA A DDOSBARTHU) A NEWIDIADAU MAN ALLANOL

CHANGE OF USE FROM B1 (BUSINESS) TO B8 (STORAGE AND DISTRIBUTION) AND MINOR EXTERNAL ALTERATIONS

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

Development Plan Policies:

Future Wales Policy 20 - National Growth Area - Wrexham and Deeside

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

Revision	Date	Description of Decision
0	28/08/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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 Screwfix Direct Ltd

Reference P/2025/0176

Agent Miss Charlotte Mils
23 Vyner Street,
London, E2 9DG

Date Received 26/02/2025

Decision Date 28/08/2025

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
Proposed floor plan dwg no. 7997-SF_RUABON-FLD-00-XX-DR-I-0021-GA-P3
Proposed elevations dwg no. 7997-SF_RUABON-RIL-00-XX-DR-I-0023-ELEV-P3
Block Plan dwg no. 7997-SF_RUABON-RIL-00-XX-DR-I-0026-BLOCK-P3
Location plan dwg no. 7997-SF_RUABON-RIL-00-XX-DR-I-0024-LOCATION-P3
Tracking Plan dwg no. 997-SF_RUABON-RIL-00-XX-DR-I-0025-TRACKING-P3

3. Servicing and deliveries to the development shall take place in accordance with the approved Service and Delivery Management Plan ref: TECHNICAL NOTE – 10543/01

4. The development shall be carried out in accordance with the finding and recommendations contained within the approved Noise Impact Assessment: Report Reference 22056.NIA-RPT.01

5. A Net Biodiversity Benefit shall be delivered in accordance with the detail approved under planning ref: P/2024/1040.

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.

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

Applicant Screwfix Direct Ltd

Agent Miss Charlotte Mils
23 Vyner Street,
London, E2 9DG

Reference P/2025/0176

Date Received 26/02/2025

Decision Date 28/08/2025

3. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

4. In the interest of protecting adjacent residential amenity standards in accordance with Unitary Development Plan policy GDP1.

5 To ensure biodiversity enhancements are provided in accordance with chapter 6 of Planning Policy Wales and Unitary Development Plan policy PS11.

Note(s) to applicant

Noise has the potential for classification as a statutory nuisance under the Environment Protection Act 1990. If noise is found to be causing a nuisance then an Abatement Notice may be served, and the applicant is advised to consider this when designing the use of the proposal and any associated activities.

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