Our ref: **TR/TH/KL/Q230737**
Your ref: P/2024/1567
Email: tim.rainbird@quod.com
Date: 25th September 2025

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

Via Planning Portal (PP-14361403)

Dear Sir / Madam

Town and Country Planning Act 1990 (as amended)
Dickens Garage, Croesfoel Industrial Estate, Rhostyllen, Wrexham, LL14 4EJ
Approval of details pursuant to Conditions 7 (Service and Delivery Management Plan) and 8 (Car Parking Management Plan) of planning permission ref. P/2024/1567, dated 4th September 2025
Submitted on behalf of TP Property Company Limited

We are instructed by our client, TP Property Company Limited ('the Applicant'), to submit the enclosed details pursuant to Condition 7 (Service and Delivery Management Plan) and 8 (Car Parking Management Plan) of planning permission REF. P/2024/1567, dated 4th September 2025, at Dickens Garage, Croesfoel Industrial Estate, Rhostyllen, Wrexham, LL14 4EJ ('the Site').

The planning application has been submitted via the Planning Portal (PP-14361403) and includes the following documents in line with the Council's validation requirements:

- **Requisite application form, duly completed;**
- **Decision Notice (ref. P/2024/1567);**
- **Car Parking Management Plan, prepared by Rappor; and**
- **Delivery and Servicing Plan, prepared by Rappor.**

The requisite application fee of £115 has been paid via the Planning Portal on the day of submission along with the administrative fee.

1 Background

Full planning permission (ref. P/2024/1567) was granted on 4th September 2025 for the following development:

"Change of use of land and buildings from sui generis (car dealership) to class b8/sui generis (builders merchant) including outside display and storage racking and erection of 1 no building".

The permission was subject to 11no. conditions. A copy of the Decision Notice is enclosed for reference.

This application seeks to discharge Conditions 7 (Service and Delivery Management Plan) and 8 (Service and Delivery Management Plan), as outlined below.

2 Details Pursuant to Condition 7

Condition 7 is required to be discharged prior to the occupation of the development. The condition reads:

"The development shall not be occupied until a Service and Delivery Management Plan has been submitted to and approved in writing by the Local Planning Authority. Servicing and deliveries to the development shall take place in accordance with the approved Service and Delivery Management Plan."

A Delivery and Servicing Plan (DSP) has been prepared by Rappor in support.

Vehicle tracking of the site access demonstrates that a 16.5m articulated HGV, and consequently all other vehicles including refuse vehicles, can safely enter and exit the Site in forward gear from Croesfoel Industrial Estate access road and A5152 Wrexham Road via a priority junction. Overall, a total of 23no. delivery and servicing trips are anticipated daily between 7:00 and 18:00. One refuse collection per week is expected.

The DSP states that an operations manager will be nominated to minimise the impact of service vehicles at the site as far as reasonably possible. The manager will oversee the implementation of the DSP mainly by managing the service area during deliveries and refuse collections, promoting the DSP to employees and suppliers, ensuring delivery and refuse vehicles are switched off when stationary, reducing the number of deliveries during peak hours where possible, manoeuvres are conducted safely, and undertaking monthly service and maintenance checks of the service yard. Paragraph 4.11 of the DSP details further measures.

Condition 7 can therefore be discharged in full without delay.

3 Details Pursuant to Condition 8

Condition 8 is required to be discharged prior to the commencement of development. The condition reads:

"No development shall take place until a Car Parking Management Plan (CPMP) to include (but not limited to) the details of management of car parking to facilitate both staff & customers within

the curtilage of the site has been submitted to and approved in writing by the local planning authority. The CPMP as agreed shall be implemented in accordance with the approved details."

A Car Parking Management Plan (CPMP) has been prepared by Rappor in support.

The CPMP states that employees will be briefed on car parking procedures and appointed spaces based on individual shift patterns. Marshals will direct HGV traffic during deliveries and monitor pick-up spaces to prevent misuse as general parking. Parking procedures and car park management procedures will be promoted during the induction of staff and communicated continuously via Travel Plan noticeboards, posters, and staff communication.

A management team will oversee day-to-day operations of the car park, including monitoring for improper parking and responding to congestion by deploying additional staff to guide vehicles. Further measures may be introduced if these prove insufficient, such as enhanced signage, increased communication with staff, and expanded travel planning initiatives. Additional information will be provided if users consistently park incorrectly.

The CPMP ensures parking on Site is effectively managed to maintain operational efficiency for staff and customers.

Condition 8 can therefore be discharged in full without delay.

4 Conclusion

We are instructed by TP Property Company Limited to submit the enclosed information in relation to the discharge 2no. conditions. The requisite details have been provided to demonstrate that Conditions 7 and 8 can now be discharged.

We trust that this information is sufficient for you to register this application and discharge the condition. However, should you require any additional information or seek clarification regarding a particular point, please do not hesitate to contact us.

Yours faithfully,

[redacted]

Tim Rainbird
Senior Director

enc.

cc. TP Property Company Limited