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 Jamie Cunningham

Reference P/2025/0685

Decision Date 21/10/2025

Town and Country Planning Act, 1990

Location of Application

UNIT 47 AND 48, CLYWEDOG ROAD NORTH, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9XN

Description of Application

CODI ADEILAD STORIO - DOSBARTH B8 (STORFA A DOSBARTHU)

ERECTION OF STORAGE BUILDING CLASS - B8 (STORAGE AND DISTRIBUTION)

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

EC6 - Biodiversity Conservation
GDP 1- Development Objectives
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
T8 - Parking

Revision	Date	Description of Decision
0	21/10/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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1. The use of the development as permitted shall cease and be abandoned before 21/10/2029. The temporary building and any plant, equipment machinery and/or materials forming part of or connected with it shall be removed not later than one month after that date.

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
   - Site and Location plan
   - Proposed site plan
   - Proposed unit details and specification

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on the plan submitted via email on 20/10/25 have been implemented in full. The measures shall thereafter be maintained for the/ lifetime of the /development.

4. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.

Reason(s)

1. In order to protect the visual amenities of the site in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

2. To comply with Section 71ZA(2) of the Town and Country Planning Act, 1990.

3. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

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4. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Ian Jones

Prif Swyddog Dros Dro Yr Economi a Chynllunio
Interim Chief Officer Economy and Planning

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