Planning Application – Wrexham Gateway

Wrexham Ref: P/2025/0697

Royal Mail Holding Objection – 31/10/2025

FAO Philip Mullineux – Case Officer for the Wrexham Gateway scheme.

Under section 35 of the Postal Services Act 2011, Royal Mail has been designated by Ofcom as a provider of the Universal Postal Service. Royal Mail is the only such provider in the United Kingdom. The Act provides that Ofcom's primary regulatory duty is to secure the provision of the Universal Postal Service. Ofcom discharges this duty by imposing regulatory conditions on Royal Mail, requiring it to provide the Universal Postal Service.

Royal Mail's performance of the Universal Service Provider obligations is in the public interest and should not be affected detrimentally by any statutorily authorised project. Accordingly, Royal Mail seeks to take all reasonable steps to protect its assets and operational interests from any potentially adverse impacts of proposed development.

Royal Mail and its advisor BNP Paribas Real Estate are in the process of reviewing the submitted documentation, however at this time, we are not yet in a position to provide final comments.

We refer back to Royal Mail's representations made at Pre-Application stage (dated 11/08/2025) which reflect Royal Mail's position at that time based upon the Pre-Application scheme. In these previous representations, a number of mitigations were requested which we consider necessary to ensure there will be no unacceptable impact upon the operations of the Delivery Office.

Accordingly, Royal Mail wishes to issue this **holding objection** to allow us to undertake a full review of the Application scheme, and to provide a comprehensive response in due course.

Please could you confirm the closing dates for consultation on this scheme?

In the meantime, any further consultation information on this infrastructure proposal and any questions of Royal Mail should be sent to:

Holly Trotman (holly.trotman@royalmail.com), Senior Planning Lawyer, Royal Mail Group Limited, 185 Farringdon Road, London, EC1A 1AA

Luke Willis (luke.willis@struttandparker.com), Planner, Strutt & Parker/ BNP Paribas Real Estate, B1 Brooklands, Clarendon Road, Cambridge, CB2 8EE

Please can you confirm receipt of this holding statement by Royal Mail.

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