Jenni Perkins
Senior Planning Officer
Economy and Planning
Wrexham County Borough Council

31st October 2025

Dear Ms Perkins,

Planning Application ref: P/2025/0430 Land at Oak Rd, Wrexham Ind. Est

This proposed development is situated on part of a Local Wildlife Site (SINC) – W337: *Wrexham Industrial Estate*. It is usual for North Wales Wildlife Trust (NWWT) to oppose developments on Wildlife Sites, especially if other sites, less important for biodiversity, are suitable for any proposed development. It is noted that The Oaks site was removed from the Wrexham Industrial Estate (WIE) development zone in the last iteration of the Local Development Plan before it was withdrawn but we acknowledge that there may not currently be alternative areas within or in proximity to the WIE suitable for this proposed development.

With that in mind, we do ask that the biodiversity importance of Wildlife Sites is fully considered in any plans for developments that may adversely impact upon them, so that significant biodiversity loss is avoided – and ideally so that biodiversity is enhanced as a result of any development. This is now backed up by Welsh Government legislation and is embedded in Planning Policy Wales, so that all developments must achieve an overall Net Benefit for Biodiversity (NBB).

Should Wrexham County Borough Council choose to approve this development, I can confirm that NWWT has reviewed the above application and the accompanying Landscape and Ecological Management Plan, and is satisfied that, so long as the Plan is delivered in full via a S.106 agreement and in perpetuity (i.e., for as long as the development is operational), there would be a Net Benefit for Biodiversity resulting from the development. This would include benefit for grizzled and dingy skipper butterflies and great crested newt, which are important features of the WIE and this Wildlife Site.

The NWWT is familiar with First Investments Real Estate Management and other partners as part of a developing, currently non-binding, cooperative arrangement, and is keen to secure, via a S.106 agreement, a legal basis to ensure our involvement in overseeing and delivering the maintenance of the proposed 'eco-zone' once established, so that we can be confident that NBB will indeed be achieved in due course as a result of this development, if it is granted planning permission.

Yours sincerely,

Adrian Lloyd Jones
Head of Living Landscapes

Ymddiriedolaeth Natur Gogledd Cymru
North Wales Wildlife Trust

northwaleswildlifetrust.org.uk
info@northwaleswildlifetrust.org.uk

Prif Swyddfa:
Llys Garth, Ffordd Garth,
Bangor, Gwynedd, LL57 2RT
01248 351 541

Swyddfa Dwyrain:
Aberduna, Ffordd Maeshafn,
Maeshafn, Sir Ddinbych,
CH7 5LD
01248 351 541

Head Office:
Llys Garth, Garth Road,
Bangor, Gwynedd, LL57 2RT
01248 351 541

East Office:
Aberduna, Maeshafn Road,
Maeshafn, Denbighshire,
CH7 5LD
01248 351 541

Charity Number: 230772
Company Number: 773995

Rhif Elusen: 230772
Rhif Cwmni: 773995