www.planred.co.uk

Plan Red Ltd
Colony
19 Spring Gardens
Manchester
M2 1FB
info@planred.co.uk

31 October 2025

Wrexham County Borough Council
Matthew Phillips

**Via Planning Portal**

Dear Matthew

**PP-14454503**
**Application for Non-material amendment to planning permission P/2022/0668**
**Land Opposite Wilkinson Business Park, Clywedog Road, South Wrexham Industrial Estate, Wrexham, LL13 9XS**

This letter is sent in support of FI Real Estate Management Ltd's application for a Non-Material Amendment to its commercial development proposals on Land Opposite Wilkinson Business Park, Clywedog Road, South Wrexham Industrial Estate, Wrexham, LL13 9XS

The proposed NMA is very minor and involves changing the permitted planning application (ref: P/2022/0668 description of the development from 'warehouse' to 'warehouses'.

The proposed amendment to the description of development as written on the decision notice is as follows:

> *'Erection of storage and distribution ~~warehouse~~ warehouses (class B8).'*

As discussed during the recent meeting between FIREM and the Council the purpose is to allow more than one warehouse unit to be formed in the building to allow more flexible marketing of the site. No other change is being made under this non-material amendment application.

We look forward to receiving acknowledgement that the application has been validated at your earliest convenience. In the meantime, please do not hesitate to contact myself should you have any queries or require any additional information.

Yours sincerely,

[redacted]

Sophie McGeough, Assistant Planner
**Plan Red Ltd**

E: sophie@planred.co.uk