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 CAR HIRE (DAY OF SWANSEA) LTD

Agent Mr Matthew Gray
70 St Mary Axe,
London, United
Kingdom, EC3A 8BE

Reference P/2025/0560

Date Received 18/07/2025

Decision Date 28/11/2025

Town and Country Planning Act, 1990

Location of Application

GARRON HOUSE, CLYWEDOG ROAD SOUTH, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9XS

Description of Application

WID DEFNYDD UNED I ALLUOGI STORIO A CHYNNAL A CHADW CERBYDAU YN GYSYLLTIEDIG Â'U LLOGI MASNACHOL A DATBLYGIAD CYSYLLTIEDIG (DEFNYDD SUI GENERIS)

CHANGE OF USE OF UNIT TO ENABLE STORAGE AND MAINTENANCE OF VEHICLES LINKED TO THEIR COMMERCIAL HIRE AND ASSOCIATED DEVELOPMENT (SUI GENERIS USE)

In reaching this decision the Council has had regard to the following relevant policies: -

Development Plan Policies:

E8 - Pentre Maelor
GDP 1- Development Objectives
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
PS8 - Transport
T8 - Parking
EC 4 - Hedgerows, Trees and Woodland
EC6 - Biodiversity Conservation

Revision	Date	Description of Decision
0	28/11/2025	Planning permission issued

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 CAR HIRE (DAY OF SWANSEA) LTD

Agent Mr Matthew Gray
70 St Mary Axe,
London, United
Kingdom, EC3A 8BE

Reference P/2025/0560

Date Received 18/07/2025

Decision Date 28/11/2025

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
   - Location Plan LOC-01
   - Site Plan as Proposed PL-SP-01 Rev B
   - Landscape Planting Plan 5792 01
   - Proposed Site Layout Swept Path Analysis Mini Bus DTP/3705224/ATR001 Rev F
   - Technical Note, Proposed Vehicle Storage and Maintenance Unit, Clywedog Road South, Wrexham 3705224-TN
   - Non-Licensed Method Statement for Great Crested Newt and amphibians dated 23rd September 2025
   - Green Infrastructure Statement dated July 2025
   - Letter dated 17 July 2025
   - The Application Form

3. The landscaping scheme shown on Landscape Planting Plan 5792 01 shall be fully implemented in strict accordance within 6 months from the date of this permission, with the exception of soft landscaping which shall be carried out in the first planting season (November to March) or seeding season (April to September) following the first use. Any trees, hedgerows or plants which, within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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 CAR HIRE (DAY OF SWANSEA) LTD

Agent Mr Matthew Gray
70 St Mary Axe,
London, United
Kingdom, EC3A 8BE

Reference P/2025/0560

Date Received 18/07/2025

Decision Date 28/11/2025

4. No development shall take place until a Car Parking Management Plan (CPMP) within the curtilage of the site has been submitted to and approved in writing by the local planning authority. It should include (but not limited to):
- Requirement for a customer booking system to ensure that trips in and out of the site are staggered throughout the day.
- Maximum number of vehicles anticipated to be stored on site at any one time.
- The maximum size / length of vehicle anticipated at the site.
- A statement that no vehicles associated with the business shall park on the adjoining highway.
The CPMP as agreed shall be implemented in accordance with the approved details.

5. 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. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

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

3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1, PS11, EC4 and EC6 of the Wrexham Unitary Development Plan.

4. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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 CAR HIRE (DAY OF SWANSEA) LTD

Agent Mr Matthew Gray
70 St Mary Axe,
London, United
Kingdom, EC3A 8BE

Reference P/2025/0560

Date Received 18/07/2025

Decision Date 28/11/2025

5. 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.

Note(s) to applicant

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage: https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk

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