www.planred.co.uk

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

31st October 2025

Wrexham County Borough Council
Planning Service,
16 Lord Street,
Wrexham,
LL11 1LG

Via the Planning Portal

Dear Sir/Madam

Planning Application (Retrospective) for the retention of a bridge constructed without the benefit of planning permission.
At Bridge over River Clywedog, between Bedwell Park and F Lloyd Penley Ltd, Wrexham Industrial Estate, Bedwell Rd, Wrexham LL13 0TS

On behalf of FI Real Estate Management ("FIREM") and F Lloyd Penley Ltd ("joint applicant/applicants"), Plan Red ("agents") submit a retrospective application for the development of a bridge over River Clywedog, between Bedwell Park and F Lloyd Penley Ltd, Wrexham Industrial Estate, Bedwell Rd, Wrexham LL13 0TS.

Background

The need for the planning application came about following a meeting on the 23rd of September 2025. At this meeting, it was brought to the attention of FIREM and Plan Red that a bridge over the River Clywedog, between Bedwell Park and F Lloyd Penley Ltd, had been constructed by FIREM without the benefit of Planning Permission.

At that meeting, with the agreement of the officers, FIREM committed to make a retrospective planning application for the construction on the bridge to rectify the breach of planning control. This is the application now being submitted.

As the land is split into two ownerships, FIREM & F Lloyd, it has been agreed between the landowners that they are to be the joint applicants in the retrospective application. As the application form on the planning portal does not provide space for details of more than one applicant, F Lloyds' details are provided in Appendix 1 of this letter.

In terms of the justification for the construction of the unlawful development, the bridge provides benefits in terms of increased communication, streamlining operations and reducing costs and the impact on the local highway. The overall benefits are expanded on in detail within the operator's statement and the planning statement submitted in support of this application.

This submission comprises of the following plans and documents:

- Site Location Plan
- Planning Statement (reference: FI053_01)
- Operational Statement – prepared by F Lloyd Penley Ltd

I trust that you find the application in order and look forward to receiving validation and registration shortly. Should further details be required, please contact me.

Yours faithfully,

[redacted]

Sophie McGeough, Graduate Planner
Plan Red Ltd

[redacted]