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 Mr Geoff Brereton

Reference P/2025/0922

Agent Mr Dafydd Edwards
Blueprint Architectural Services, Redwither Tower, Redwither Business Park, Wrexham, United Kingdom, LL13 9XT

Date Received 02/12/2025

Decision Date 06/01/2026

Town and Country Planning Act, 1990

Section 73

Location of Application

FORMER ROC, 2 BORRAS ROAD, BORRAS, WREXHAM, LL13 9TW

Description of Application

AMRYWIO AMOD 1 CANIATÂD CYNLLUNIO P/2022/0828 I YMESTYN YR AMSER I GADW CYNWYSYDDION CLUDO AR Y SAFLE

VARIATION OF CONDITION 1 OF PLANNING PERMISSION P/2022/0828 TO EXTEND TIME TO RETAIN SHIPPING CONTAINERS ON SITE

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

Development Plan Policies:

GDP 1- Development Objectives
PS2 - Broad Location of Development

Revision	Date	Description of Decision
0	06/01/2026	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The use of the storage containers shall cease and be abandoned before 31/12/2030. The storage containers shall be completely removed and the land restored to its previous condition not later than one month after that date.

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

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2. The measures to deliver net benefit for biodiversity (NBB) shown on Site and Location Plan, Drawing BI 60/002 Revision A shall be implemented within 3 months of the date of this decision. The measures shall thereafter be maintained for the lifetime of the development.

3. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): BI60/002

Reason(s)

1. In accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan and having regard to its design and materials of construction, planning permission would not normally be granted in respect of temporary buildings in this location. Permission has been granted in this instance solely to allow the applicant adequate time to seek permanent, satisfactory accommodation.

2. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

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

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