POLICY COMMENTS ON P/2026/0006: CHANGE OF USE FROM CLASS B8 (STORAGE AND DISTRIBUTION) TO SUI GENERIS (WASTE RECYCLING FACILITY)

UNIT 1, REDWITHER COMPLEX, FIRST AVENUE, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9XP

Local Development Plan Status

Due to the un-adopted status of the LDP, the policies within the adopted UDP form the starting point for the consideration of local planning policy.

UDP policies form the relevant local polices to consider unless the evidence base underpinning these policies has been superseded by more up to date evidence that would result in the LDP policy being applicable.

UDP Policy E1: Employment Allocations and LDP Policy EM1: Protection of Existing Employment Land

As a result of the age and relevance of the evidence base underpinning *UDP Policy E1: Employment Allocations* (i.e. it does not reflect current national policy or current quantitative or qualitative employment land needs, significant weight can be attached to LDP Policy EM1.

LDP *Policy EM1: Protection of Existing Employment Land* defines the County Borough's existing employment areas including Wrexham Industrial Estate (WIE) within which the application site is proposed to be located.

LDP Policy EM1 is underpinned by the most recent evidence (EBE01: *Employment Land Review* and MRE08: *Wrexham Employment Land Availability and Monitoring, April 2025*).

The *Wrexham Employment Land Availability and Monitoring* report indicates that (in April 2025) the remaining realistic available employment land supply was 31.30 ha. (The proposed development site does not form a part of this supply figure).

Paragraph 4.45 of LDP Policy EM1 states: *LDP Policy MW6 seeks to direct waste management facilities to sites suitable for B2 uses*. A change of use at the proposed site to a facility for the storage/shredding of waste electrical and electronic equipment would, in principle, form an appropriate option in terms of this policy aim and would comply with the requirements of LDP Policy EM1.

LDP Policy MW6: Waste Management Facilities and UDP Policy MW12: Waste Management

LDP *Policy MW6: Waste Management Facilities* stipulates that proposals for the management of waste will generally be supported on existing or allocated employment sites for B2 uses (including WIE) subject to meeting (the following) criteria:

i. *The proposal would move the management of waste up the waste hierarchy; or*
ii. *There is an identified need for the facility type at the regional level, in accordance with Technical Advice Note 21; and*
iii. *There would be no adverse impact on residential amenity by virtue of noise, dust or odour; and*
iv. *There would be no adverse impact on air quality; and*

v. *The proposal would not have an adverse impact on areas designated for their landscape value; and*
vi. *Any visual impacts would be minimised through the storage of wastes within buildings or height limits on stockpiles; and*
vii. *There would be no adverse impact on water quality; and*
viii. *The highway is capable of accommodating the size and type of vehicles which would access the site or can be sufficiently improved prior to the development being brought into use.*

UDP Policy MW12 stipulates that waste management facilities will be located having regard to:

a. *The best practicable environmental option;*
b. *The waste hierarchy;*
c. *The proximity principle;*
d. *Regional self-sufficiency.*

UDP Policy MW12 permits, in principle, facilities for the sorting, transferring and processing of waste, such as the proposed, within sites on general industrial estates.

UDP Policy MW12 is based upon different criteria to LDP Policy MW6, and paragraph 11.14 of UDP Policy MW12 refers to the implementation of the policy closely following the 2001 version of TAN 21. LDP Policy MW6 refers to the requirements of a more up to date version of TAN 21 (in criteria ii) and is also based on the more recent national policy.

LDP Policy MW6 would therefore carry greater weight than UDP Policy MW12.

Subject to the criteria defined in LDP Policy MW6 being met, including the assessment of the relevant stipulations by the waste management authority, the principle of locating this form of waste management facility within WIE at the proposed site would be acceptable.

<u>UDP Policy GDP1: Development Objectives</u>

To be assessed by the Case Officer.

<u>Nature and Environmental Policies: TAN 5: Nature Conservation and Planning, Future Wales, PPW 12, LDP Policies: SP14, SP19, NE3 and UDP Policy EC4</u>

Aerial photos indicate green infrastructure abutting and within a close proximity to the proposed site boundary.

National policy (Future Wales, Policy 9, PPW 12) and local policy (LDP Policies SP14, SP19 and NE3) require proposals to include a Green Infrastructure Statement, make provision for Net Biodiversity Benefit (NBB) and safeguard ecological features on the site and those associated.

TGC to assess.

<u>Phosphates – LDP Policies NE1, NE6, SP14 and UDP Policy EC6</u>

The applicants have stated in the submitted Foul Drainage Statement that the (estimate) for the daily foul drainage flow produced by the existing building is a total discharge of 11,690 litres per week, and the proposed (estimated) foul drainage flow is 3,000 litres per week.

(The applicants state that existing and proposed flow rates have been estimated using *British Water Code of Practice Flows and Loads 4).*

NRW's *Advice to planning authorities for planning applications affecting nutrient sensitive Special Areas of Conservation* advises that - *any development that does not increase the volume and concentration of nutrients in wastewater* can be screened out.

As it has been demonstrated that there would be no increase in phosphorus levels in the SAC through the waste water discharges, the proposal would not conflict with the requirements of LDP Policies NE1, NE6, SP14 and UDP Policy EC6.

The application can be screen out - the assessment of LDP and UDP policies in relation to phosphates is not required.

SPGs

- Landscape and Industrial Development
- Wrexham Industrial Estate: Employment Development and Nature Conservation
- Trees and Development

National Policy

- Planning Policy Wales
- Future Wales
- TAN 5: nature conservation and planning
- TAN 12: design
- TAN 18: transport
- TAN 21: waste
- TAN 23: economic development