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 Derek Davies

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

Reference P/2025/0794

Date Received 15/10/2025

Decision Date 04/03/2026

TOWN AND COUNTRY PLANNING ACT, 1990

Location of Application

LAND NEXT TO UNIT 33, ABENBURY WAY, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9UZ

Description of Application

RHYDDHAU AMOD 4 (BIOAMRYWIAETH), 5 (ECOLEG), 6 (BIODDIOGELWCH), 8 (HALOGIAD) A 10 (MAN PARCIO BEICIAU) CANIATÂD CYNLLUNIO P/2022/0411

DISCHARGE OF CONDITIONS 4 (BIODIVERSITY), 5 (ECOLOGY), 6 (BIOSECURITY), 8 (CONTAMINATION) AND 10 (BICYCLE PARKING) OF PLANNING PERMISSION P/2022/0411

DECISION

The following details are **Approved:**

- Smith Grant Environmental Consultancy, Phase 2 Contaminated land Assessment (Intrusive Investigation) at Land adjacent to Alpha Windows, Abenbury Way, Wrexham Industrial Estate. Dated November 2025
- Smith Grant Environmental Consultancy, Phase 1 Contaminated Land Assessment (Desk Study) at Land adjacent to Alpha Windows, Abenbury Way, Wrexham Industrial Estate. Dated August 2025
- Land Adjacent to 33 Abenbury Way, Wrexham Industrial Estate, SY14 7LH: Great Crested Newt Reasonable Avoidance Measures - Method Statement, Version 3, dated 20/02/2026, Wildbanks Conservation Ltd
- Ecological report (Land Adjacent to 33 Abenbury Way, Wrexham Industrial Estate, SY14 7LH: Biosecurity Risk Assessment, dated 2025, Wildbanks Conservation Ltd.)
- Net Benefit for Biodiversity Plan by Wildbanks Conservation Ltd, dated 17.09.2025
- Site and Location Plan reference: D I 22/005 Rev G

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Applicant Mr Derek Davies

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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