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By email: Ian1.Jones@wrexham.gov.uk and Matthew.Phillips@wrexham.gov.uk

Ein Cyf/Our ref: qA2424191
Eich Cyf/Your ref: P/2023/0497
Dyddiad/Date: 1 April 2026

Dear Mr Jones

TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 77 CALL-IN REQUEST

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) ORDER 2012 – DIRECTION UNDER ARTICLE 18(1)**

PROPOSED HYBRID APPLICATION SEEKING: FULL PLANNING PERMISSION FOR DEMOLITION OF EXISTING BUILDINGS AND THE SEVERABLE AND PHASED ERECTION OF CLASS B1C/B2/B8 DEVELOPMENT WITH ANCILLARY CLASS B1A FLOORSPACE AND ASSOCIATED INFRASTRUCTURE (INCLUDING SUBSTATION AND ACCESS); OUTLINE PLANNING PERMISSION FOR THE SEVERABLE AND PHASED CONSTRUCTION OF CLASS B1C/B2/B8 DEVELOPMENT WITH ANCILLARY CLASS B1A FLOORSPACE; RETAIL, DRIVE-THRU, HOTEL, PETROL STATION (CLASSES A1/A3/C1/SUI GENERIS); AND ASSOCIATED INFRASTRUCTURE (ALL MATTERS RESERVED) AT LAND NORTH OF BRYN LANE, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9US

APPLICATION REFERENCE: P/2023/0497

Issue

1. The Welsh Ministers have been asked to call in the above application for their own determination. I am authorised by the Cabinet Secretary for Economy, Energy and Planning to consider whether the application should be called in for determination by the Welsh Ministers.

Rydym yn croesawu derbyn gohebiaeth yn Gymraeg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

Policy

2. The Welsh Government's policy on calling in planning applications is set out in Planning Policy Wales, Edition 12, February 2024 (PPW). The Welsh Government considers planning authorities (PAs), as elected bodies, should be left to make decisions about development proposals wherever possible. The Welsh Ministers do not, in practice, call in many planning applications and will only do so where the proposal raises issues of more than local importance. The decision on whether to call in an application is not about the acceptability of the development and whether planning permission should be granted; it is concerned with who should make the decision.

Application

3. The hybrid application seeks outline and full planning permission for proposed development at land north of Bryn Lane, Wrexham Industrial Estate, Wrexham (application reference: P/2023/0497). The proposed development seeks the demolition of existing buildings and construction for a hotel, retail/food provision and a petrol station.
4. The main reasons given for the call-in request can be summarised as follows:
 - The likely impact on local highway infrastructure;
 - Potential impacts on a nationally significant population of Great Crested Newts;
 - Increase of phosphorus discharges into the River Dee and Bala Lake Special Area of Conservation (SAC); and
 - The planning committee not determining the application in a fair, consistent and objective way

Consideration and Decision

5. Consideration has been given to the concerns raised in the call-in request, the application documents, and all other relevant information.
6. While nutrient increases affecting river SACs is a national scale issue, the likely scale of additional people attracted to the retail, leisure and employment scheme is not considered to warrant call in.
7. The other concerns raised in the call-in request are not considered to conflict with national policy or raise any significant unmitigated effects on protected species.
8. In view of this, **I consider the application should not be called in for determination by the Welsh Ministers.**
9. In reaching this conclusion the planning merits of the application were not taken into account and the decision not to call in the application should not in any way be taken as a reflection of the planning merits of the development.
10. In exercise of my powers under article 31 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO), the direction issued by Welsh Ministers under article 18(1) of the DMPWO on 18 March 2026 for planning application P/2023/0497 is hereby cancelled.

11. It would assist me if a copy of the planning decision relating to this application could be sent to my colleague, Mr Ceri Litherland (E-mail: ceri.litherland@gov.wales).
12. A copy of this letter has been sent to Carter Jonas, agents for the applicant.

Yours sincerely

A handwritten signature in black ink, appearing to read 'H. Butts', with a stylized flourish at the end.

Hywel Butts
Pennaeth Gwaith Achos Cynllunio / Head of Planning Casework
Y Gyfarwyddiaeth Gynllunio / Planning Directorate

Arwyddwyd o dan awdurdod Ysgrifennydd y Cabinet dros yr Economi, Ynni a Chynllunio, un o weinidogion Cymru.

Signed under authority of the Cabinet Secretary for Economy, Energy and Planning, one of the Welsh Ministers.