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 Julie and Derek Rennie

Agent Mrs PET TWIGG
HOLMCROFT,
TOWNFIELD LANE,
TARVIN, United Kingdom, CH3 8EG

Reference P/2025/0245

Date Received 12/03/2025

Decision Date 15/04/2026

Town and Country Planning Act, 1990

Location of Application

LAND AT THE FORMER MINERA BUILDING SUPPLIES LTD, FIVE CROSSES INDUSTRIAL ESTATE, MINERA, WREXHAM, LL11 3RD

Description of Application

NEWID DEFNYDD TIR O HEN IARD ADEILADU / STORFA CARAFANNAU I IARD CYNWYSYDDION STORIO (DOSBARTH B8) / CHANGE OF USE OF LAND FROM FORMER BUILDERS YARD / CARAVAN STORAGE TO STORAGE CONTAINER YARD (CLASS B8)

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

Development Plan Policies:

E4 - Employment Development (of Unannotated Land) within Settlements
EC14 - Protection of Controlled Waters
EC6 - Biodiversity Conservation
GDP 1- Development Objectives
T8 - Parking
EC13 - Surface Water Run-off
PS1 - Broad Location of Development
PS2 - Broad Location of Development
PS 3 - Broad Location of Development

Revision	Date	Description of Decision
0	15/04/2026	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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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1. The containers on the site shall have been moved to accord with the layout shown on approved drawing 346/MBS/PL/002 Revision F, no later than 6 months from the date of this permission. The containers shall thereafter not be moved from the positions shown on the approved plans, nor shall any additional containers be placed on any part of the application site.

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
   - 346/MBS/PL/001 Revision A;
   - 346/MBS/PL/002 Revision F;
   - Green Infrastructure Statement;
   - Supporting Planning Statement ref: 5082, dated March 2025.

3. The measures to deliver net benefit for biodiversity (NBB) outlined in the Green Infrastructure Statement shall have been implemented in full no later than 6 months from the date of this permission. The measures shall thereafter be maintained for the lifetime of the development.

4. The number of containers stored on the site at any one time shall not exceed that shown on approved drawing 346/MBS/PL/002 Revision F.

5. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly.

Reason(s)

1. In order to ensure adequate access to the public sewer and other drainage assets in accordance with policy GDP1 of the Wrexham Unitary Development Plan.

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

Applicant Julie and Derek Rennie

Agent Mrs PET TWIGG HOLMCROFT, TOWNFIELD LANE, TARVIN, United Kingdom, CH3 8EG

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2. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

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

4. In order to ensure sufficient parking space remains available within the site and to avoid overdevelopment of the site, having regard to Policy DM1 of the Wrexham Local Development Plan.

5. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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