**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 Simon Sykes

**Reference** P/2026/0074

**Agent** Mr Andy Clarke
Pembroke House,
Ellice Way, Wrexham
Technology Park,
Wrexham, United
Kingdom, LL13 7YT

**Date Received** 11/02/2026

**Decision Date** 06/05/2026

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## Town and Country Planning Act, 1990

### Location of Application

ARDAGH METAL BEVERAGE, BRIDGE ROAD NORTH, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9PS

### Description of Application

NEWID TANC TANDDAEAROL AM 4 DANC STORIO UWCHBEN Y DDAEAR

REPLACEMENT OF UNDERGROUND TANK WITH 4 NO. ABOVE GROUND STORAGE TANKS

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

### Development Plan Policies:

EC 4 - Hedgerows, Trees and Woodland
EC6 - Biodiversity Conservation
GDP 1- Development Objectives
PS2 - Broad Location of Development

| Revision | Date | Description of Decision |
|---|---|---|
| 0 | 06/05/2026 | Planning permission issued |

**Particulars of decision : GRANTED subject to the following:-**

### Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

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2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
   - Site Plan Number 7001 Rev P01
   - GA Elevations Number 2000 Rev P01

3. The external surfaces of the tanks shall be constructed of the materials specified on plan reference: GA Elevations Number 2000 Rev P01.

4. No development shall take place until a land contamination investigation to establish the presence, nature and extent of any contamination from the underground tank (following its removal) has been carried out and submitted to and approved in writing by the Local Planning Authority. If any contamination is found during the investigation, no part of the development shall commence until a scheme specifying the measures that will be taken to remediate the area to render it suitable for the development hereby permitted has been submitted to and approved in writing by the local planning authority. The site shall thereafter be remediated in accordance with the approved scheme. If during the course of development any further contamination is found that was not identified during the investigation, no further development shall take place until an additional scheme of remediation has been submitted to and approved in writing by the local planning authority. The relevant parts of the site shall thereafter be remediated in accordance with the additional scheme of remediation.

5. Each part of the site subject to the remediation under the scheme(s) approved as part of condition no. 4 shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.

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6. No development shall take place until an Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with Method Statement as is approved. The Method Statement shall include the following: 1) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;
2) A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted;
3) A full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone , including any related sections and method for avoiding damage to retained trees;
4) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;
5) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;
6) Method for protecting retained trees during demolition works;
7) Details of all proposed tree works, including felling and pruning.

7. Within six months of the first use of the development, trees shall be planted on the site in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

8. The existing trees shown on Tree Constraints Plan Reference 2501109-1.0-AMP-TCP-MH-01 shall not be cut down, grubbed out, lopped or uprooted. Any trees removed or being severely damaged or becoming diseased shall be replaced with trees, shrubs or hedging plants of the equivalent size and species.

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9. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) as detailed within report reference Green Infrastructure Statement, Ardagh Wrexham Tanks, Section 4.0, dated 19/01/26 hereby approved, have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

10. No development or any phase of development, including site clearance, shall commence until a Great Crested Newt (GCN) plan of reasonable avoidance measures has been submitted to and approved in writing by the Local Planning Authority. The plan of reasonable avoidance measures should include, but not necessarily be limited to: the submission of details and plans concerning GCN reasonable avoidance and mitigation measures including:
• fence design, construction, and maintenance (the erection of a one-way amphibian fence, prior to and throughout the duration of construction operations)
• proposals for the clearance of individuals from working areas,
• details of timing, phasing, and delivery of reasonable avoidance measures
The plan of reasonable avoidance measures shall be carried out in accordance with the approved details.

11. The development shall be carried out in strict accordance with the findings and recommendations contained within the Preliminary Ecological Assessment Report, Ardagh Metal Packaging, Proposed New Building Extension and Tank Construction, Dated 18th November 2025, By Cambrian Ecology Limited. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.

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**Reason(s)**

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

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

3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

4. To ensure that the risks to the future occupants/users of the site and to the local environment associated with contamination at the site have been assessed and, where necessary, appropriately remediated, in accordance with Policy GDP1 of the Wrexham Unitary Development Plan and paragraph 6.9.17 of PPW12.

5. To ensure that the risks to the future occupants/users of the site and to the local environment associated with contamination at the site have been assessed and, where necessary, appropriately remediated, in accordance with Policy GDP1 of the Wrexham Unitary Development Plan and paragraph 6.9.17 of PPW12.

6. To preserve the health, safety and amenity value of the tree(s) in accordance with Policies GDP1, PS11, EC4, EC5 and EC6 of the Wrexham Unitary Development Plan.

7. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area and provide a net benefit for biodiversity in accordance with Policies GDP1, PS2, and EC6 of the Wrexham Unitary Development Plan.

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8. To ensure landscape features are properly considered and protected in accordance with Policies GDP1, PS11, EC4, EC5 and EC6 of the Wrexham Unitary Development Plan.

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

10. To minimise the development impact from construction works protected Great Crested Newt species in compliance with policy EC6 or the Wrexham Development Plan.

11. In order to protect wildlife interests in accordance with Policies GDP1, PS11 and EC6 of the Wrexham Unitary Development Plan.

**Note(s) to applicant**

Further advice on compliance with condition nos. 4 and 5 may be obtained by contacting the Council's Contaminated Land Officer on 01978 298771 or 297773. Should the investigation identify contamination issues that may affect receptors other than the site users e.g. groundwater, then it is recommended that these works are also addressed in consultation with the Contaminated Land Officer prior to commencement of works on site.

Detailed advice has been issued by Natural Resources Wales which is available on the Council's planning applications website.

**Ian Jones**

Prif Swyddog Dros Dro Yr Economi a Chynllunio
Interim Chief Officer Economy and Planning

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Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council