Hill Dickinson

Dated 5th May 2026

Planning obligation by way of UNILATERAL UNDERTAKING
under Section 106 of the Town and Country Planning Act 1990 relating to the proposed development at Land at Oak Road, Wrexham Industrial Estate, Wrexham, LL13 9RG

By

(1) Lea Valley Limited

and

(2) Solutus Advisors Limited

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Liverpool
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THIS DEED of UNILATERAL UNDERTAKING is given on 2026

BY:

(1) **LEA VALLEY LIMITED**, (Company Registration No 05025036) whose registered office is situate at Canal Mill, Botany Bay, Chorley, Lancashire, PR6 9AF (**Owner**); and

(2) **SOLUTUS ADVISORS LIMITED**, (Company Registration No 07350379) whose registered office is situate at ~~48 Warwick Street, London, W1B 5AW~~ (**Mortgagee**)
Canal Mill, Botany Bay, Chorley, Lancashire, PR6 9AF

TO:

WREXHAM COUNTY BOROUGH COUNCIL of Guildhall, Wrexham, LL11 1AY (the "Council").

INTRODUCTION

(A) The Council is the Local Planning Authority for the purposes of this deed and the Act for the area within which the Development Site and the Ecology Area are situated.

(B) The Owner is the freehold owner of the Development Site and the Ecology Area and gives this undertaking to perform the obligations set out in this Deed.

(C) The Development Site and the Ecology Area are subject to a charge dated 5 September 2025 in favour of the Mortgagee.

(D) The Owner submitted the Application to the Council and the parties have agreed to enter into this Deed in order to secure the planning obligations contained herein.

(E) The Mortgagee consents to the execution of this Deed and its inclusion as a party (subject to the provisions of clause 6.8 herein).

(F) The Council resolved on 13 April 2026 to grant Planning Permission subject to the prior completion of this Deed.

NOW THIS DEED is made in pursuance of Section 106 of the Act and is a planning obligation for the purposes of that section and **WITNESSES** as follows:

1 **DEFINITIONS**

1.1 For the purposes of this Deed the following expressions shall have the following meanings:

Act means the Town and Country Planning Act 1990 (as amended);

Application means the full application submitted to the Council for the Development and validated by the Council on 23 May 2025 and allocated planning reference number P/2025/0430;

Commencement of Development means the date on which any material operation (as defined in Section 56(4) of the Act) forming part of the Development begins to be carried out other than (for the purposes of this Deed and for no other purpose) operations consisting of site clearance, demolition work, archaeological investigations, investigations for the purpose of assessing ground conditions, remedial work in respect of any contamination or other adverse ground conditions, diversion and laying of services, erection of any temporary means of enclosure, the temporary display of site notices or advertisements and **Commenced** and **Commences** shall be construed accordingly;

Development means the development of the Development Site as set out in Schedule 3 and described in the Application;

Development Site means the land as shown edged red on Plan 1 and as detailed in Schedule 1;

Ecology Area means the land as shown hatched green on Plan 2 and as detailed in Schedule 2;

Habitat Management and Monitoring Plan means the document entitled Landscape and Ecological Management Plan by United Environmental Services Ltd dated 14 February 2026 ref UES03918/32 insofar as the same is applicable to the Development Site and the Ecology Area;

Plan 1 means the plan attached to Schedule 1 to this Deed ;

Plan 2 means the plan attached to Schedule 2 to this Deed;

Planning Permission means the planning permission subject to conditions to be granted by the Council pursuant to the Application in the draft form annexed at Schedule 5.

Service Media all/any media for the supply or removal of heat, electricity, gas, water, sewage, energy, telecommunications, data and all other services and utilities and all structures, machinery and equipment ancillary to those media.

2 CONSTRUCTION OF THIS DEED

2.1 Where in this Deed reference is made to any clause, paragraph or schedule or recital such reference (unless the context otherwise requires) is a reference to a clause, paragraph or schedule or recital in this Deed.

2.2 Words importing the singular meaning where the context so admits include the plural meaning and vice versa.

2.3 Words of the masculine gender include the feminine and neuter genders and words denoting actual persons include companies, corporations and firms and all such words shall be construed interchangeable in that manner.

2.4 Wherever there is more than one person named as a party and where more than one party undertakes an obligation all their obligations can be enforced against all of them jointly and against each individually unless there is an express provision otherwise.

2.5 Any reference to an Act of Parliament shall include any modification, extension or re-enactment of that Act for the time being in force and shall include all instruments, orders, plans, regulations, permissions and directions for the time being made, issued or given under that Act or deriving validity from it.

2.6 References to any party to this Deed shall include the successors in title to that party and assigns and to any deriving title through or under that party and in the case of the Council the successors to their respective statutory functions.

2.7 A reference to laws in general is a reference to all local, national and directly applicable supranational laws as amended, extended or re-enacted from time to time and shall include all subordinate laws made from time to time under them and all orders, notices, codes of practice and guidance made under them.

3 LEGAL BASIS

3.1 This Deed is made pursuant to Section 106 of the Act (as amended by section 12 of the Planning and Compensation Act 1991) section 111 of the Local Government Act 1972 and section 2 of the Local Government Act 2000.

3.2 The covenants, restrictions and requirements imposed upon the Owner under this Deed create planning obligations pursuant to section 106 of the Act and are enforceable by the Council as local planning authority against the Owner as applicable.

4 CONDITIONALITY

4.1 This Deed is conditional upon:

4.1.1 the grant of the Planning Permission; and

4.1.2 the Commencement of Development on the Development Site;

save for the provisions of clauses 9 and 10 (jurisdiction and delivery clauses) which shall come into effect immediately upon completion of this Deed and save for paragraph 1 of Schedule 4 of this Deed which shall come into force on the grant of the Planning Permission.

5 THE OWNER'S COVENANTS

The Owner covenants with the Council as set out in Schedule 4.

6 MISCELLANEOUS

6.1 No provisions of this Deed shall be enforceable under the Contracts (Rights of Third Parties) Act 1999.

6.2 This Deed shall be registrable as a local land charge by the Council.

6.3 Where the agreement, approval, consent or expression of satisfaction is required by the Owner from the Council under the terms of this Deed such agreement, approval or consent or expression of satisfaction shall not be unreasonably withheld or delayed and any such agreement, consent, approval or expression of satisfaction shall be given on behalf of the Council by the Head of Housing and Economy and any notices shall be deemed to have been properly served if sent by recorded delivery to the principal address or registered office (as appropriate) of the relevant party.

6.4 Insofar as any clause or clauses of this Deed are found (for whatever reason) to be invalid illegal or unenforceable then such invalidity illegality or unenforceability shall not affect the validity or enforceability of the remaining provisions of this Deed.

6.5 This Deed shall cease to have effect (insofar only as it has not already been complied with) if the Planning Permission shall be quashed, revoked or otherwise withdrawn or (without the consent of the Owner) it is modified by any statutory procedure; or expires prior to the Commencement of Development; or the Development Site is developed under a new planning permission (other than one issued under Section 73 of the Act for variation or discharge of a condition of Planning Permission) granted after the Planning Permission by the Council or any other competent authority and there has been no Commencement of Development.

6.6 No person shall be liable for any breach of any of the planning obligations or other provisions of this Deed after it shall have parted with its entire interest in the Development Site or the Ecology Area or the parts of the Development Site or the Ecology Area in respect of which such breach occurs but without prejudice to liability for any subsisting breach arising prior to parting with such interest.

6.7 Nothing in this Deed shall prohibit or limit the right to develop any part of the Development Site in accordance with a planning permission (other than the Planning Permission) granted (whether or not on appeal) after the date of this Deed.

6.8 Without prejudice to the provisions of clause 6.6 of this Deed, the Mortgagee will only be liable for any breach of the covenants, obligations and/or restrictions on the part of the Owner during

such periods (if any) as it is a mortgagee in possession of the Development Site and the Ecology Area (or any part thereof) in which case the Mortgagee too will be bound by such covenants, obligations and/or restrictions as if they were a person deriving title from the Owner.

6.9 Any future mortgagee will only be liable for any breach of the covenants, obligations and/or restrictions on the part of the Owner during such periods (if any) as it is a mortgagee in possession of the Development Site and the Ecology Area (or any part thereof) in which case the mortgagee too will be bound by such covenants, obligations and/or restrictions as if they were a person deriving title from the Owner.

6.10 For the avoidance of doubt, this Deed shall not be enforceable against any occupiers or tenants of any units constructed pursuant to the Planning Permission nor against those deriving title from them.

7 WAIVER

No waiver (whether expressed or implied) by the Council of any breach or default in performing or observing any of the covenants terms or conditions of this Deed shall constitute a continuing waiver and no such waiver shall prevent the Council from enforcing any of the relevant terms or conditions or for acting upon any subsequent breach or default.

8 CHANGE IN OWNERSHIP

The Owner undertakes to give the Council immediate written notice of any change in ownership of any of its interests in the Development Site and/or the Ecology Area occurring before all the obligations under this Deed have been discharged such notice to give details of the transferee's full name and registered office (if a company or usual address if not) together with the area of the Development Site and/or the Ecology Area (by reference to a plan) that is the subject of the change.

9 JURISDICTION

This Deed is governed by and interpreted in accordance with the law of England and Wales.

10 DELIVERY

The provisions of this Deed (other than this clause which shall be of immediate effect) shall be of no effect until this Deed has been dated.

IN WITNESS whereof the parties hereto have executed this Deed on the day and year first before written.

SCHEDULE 1

THE DEVELOPMENT SITE

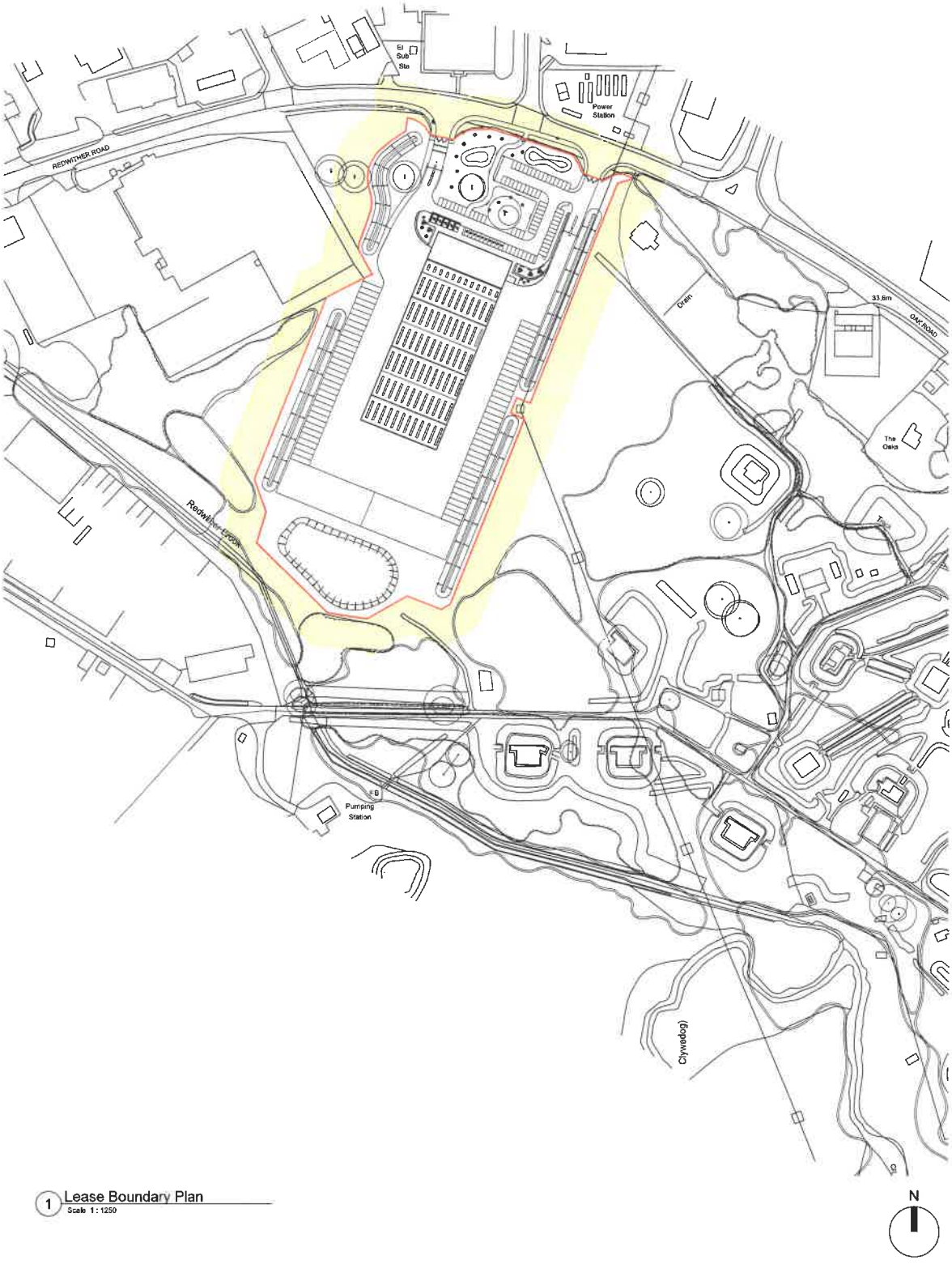
All that freehold land situate at Wrexham Industrial Estate, Wrexham and shown edged in red on Plan 1 and registered at the Land Registry with absolute freehold title under title number CYM 589192 subject always to the leasehold interests:-

-Lease dated 2 July 2024 made between (1)Lea Valley Limited and (2) Alans Skip Hire Limited for a term of years beginning on and including 1 April 2024 ending on and including 1 July 2029.

- an Agreement for Lease dated 29 August 2025 made between (1) Lea Valley Limited and (2) Hiab Limited.

Plan 1

	Description	By	Date
P1	First Issue	LM	24.06.25
P2	Changed to 1:1250 scale	JT	27.06.25
P3	Manless barriers added	LM	22.07.25



HIAB Lease Boundary

20m no Build Buffer Zone

0 10 20 40 60 80 100m
Scale 1:1250

1 Lease Boundary Plan
Scale 1:1250

N

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Client
F.I Real Estate Management

Project
The Oaks
Wrexham

Description
Lease Boundary Plan

Status		Drawn By
Stage 3		LM
Job Number	Scale	Date
1256-MCAU	1:1250@A1	Feb 25
Drawing Number		Revision
P.02-0G-001		P3

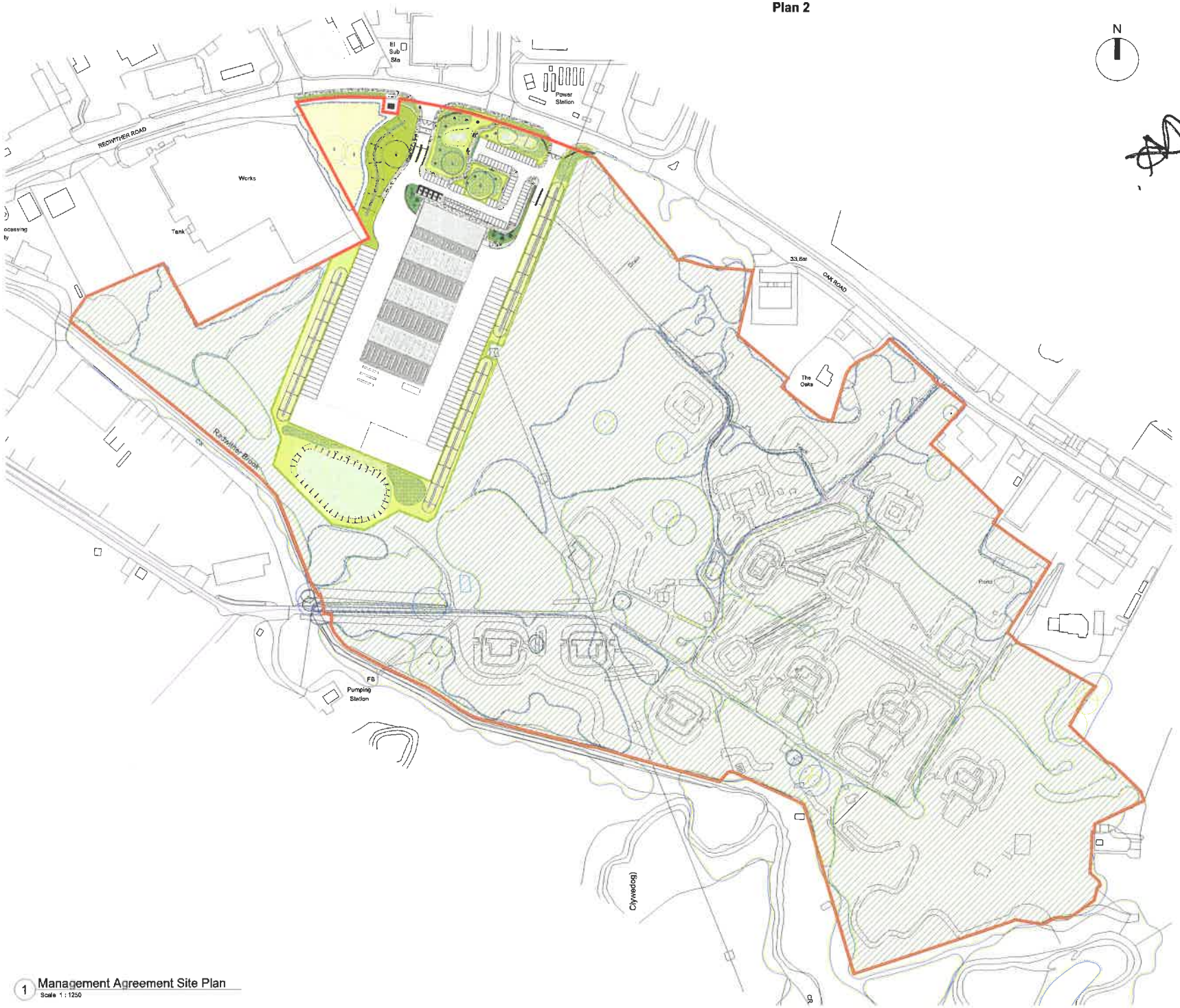
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SCHEDULE 2

THE ECOLOGY AREA

All that freehold land situate at Wrexham Industrial Estate, Wrexham and shown hatched green on Plan 2 and registered at the Land Registry with absolute freehold title and forming part of title number CYM589192.

Plan 2



	Description	By	Date
P1	Initial Issue	LM	18.03.26

Site Boundary

Ecology Area

0 10 20 40 60m
Scale 1:1250

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t. 0161 974 7203
e: info@mcau.co.uk
www.mcau.co.uk

Client
F.I Real Estate Management

Project
The Oaks
Wrexham

Description
Management Agreement Site Plan

Status		Drawn By
Information		LM
Job Number	Scale	Date
1256-MCAU	1:1250@A1	Mar 26
Drawing Number		Revision
P.02-00-004		P1

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1 Management Agreement Site Plan
Scale 1 : 1250

SCHEDULE 3

THE DEVELOPMENT

The following development of the Development Site in accordance with the Planning Permission:

Proposed employment unit and new vehicular access, car and HGV parking, servicing and storage area, landscaping and ancillary development.

SCHEDULE 4

THE OWNER'S COVENANTS TO THE COUNCIL

The Owner covenants with the Council:

1 To notify the Council with a minimum period of thirty (30) days prior notice of the Commencement of Development in respect of the Development Site.

2 From the Commencement of the Development to provide and thereafter maintain and manage the Ecology Area in accordance with the Habitat Management and Monitoring Plan provided always that the Owner may appoint such body or organisation to maintain and manage the Ecology Area on its behalf as is approved in writing by the Council.

3 Not to carry out any development (within the meaning of section 55 of the Act) of the whole or any part of the Ecology Area PROVIDED THAT this shall not prevent:

3.1 the retention, use, inspection, reconstruction, replacement, relaying, alteration, maintenance, cleaning, repairing, removal, conducting and management of Service Media in, through, under, over or upon the Ecology Area together with the free flow and passage of all services and utilities through any part of the Service Media; or

3.2 any actions taken to comply with all laws relating to the Ecology Area, the use of the Ecology Area and the use or operation of all Service Media in, through, under, over or upon the Ecology Area.

SCHEDULE 5

THE DRAFT PLANNING PERMISSION

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 Boris Byrne

Agent Mr Richard Purser
Colony, 19 Spring
Gardens, Manchester,
M2 1FB

Reference P/2025/0430

Date Received 23/05/2025

Decision Date

Town and Country Planning Act, 1990

Location of Application

LAND AT, OAK ROAD, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9RG

Description of Application

UNED GYFLOGAETH ARFAETHEDIG A MYNEDIAD NEWYDD I GERBYDAU, PARCIO AR GYFER CEIR A CHERBYDAU NWYDDAU TRWM, ARDAL WASANAETHU A STORIO, TIRLUNIO A GWAITH DATBLYGU ATEGOL

/ PROPOSED EMPLOYMENT UNIT AND NEW VEHICULAR ACCESS, CAR AND HGV PARKING, SERVICING AND STORAGE AREA, LANDSCAPING AND ANCILLARY DEVELOPMENT

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
EC 11 – Archaeology
EC 12 - Development and Flood Risk
EC14 - Protection of Controlled Waters
EC 4 - Hedgerows, Trees and Woodland
EC6 - Biodiversity Conservation
PS1 - Broad Location of Development
PS11 – Biodiversity
PS2 - Broad Location of Development
PS3 - Broad Location of Development
PS4 - Broad Location of Development
PS6 – Employment
T8 – Parking
GDP 1- Development Objectives

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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Colony, 19 Spring
Gardens, Manchester,
M2 1FB

Reference P/2025/0430

Date Received 23/05/2025

Decision Date

Revision	Date	Description of Decision
0		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.

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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Reference P/2025/0430

Agent Mr Richard Purser
Colony, 19 Spring
Gardens, Manchester,
M2 1FB

Date Received 23/05/2025

Decision Date

2. The development shall only be carried out in strict accordance with the details and mitigation measures shown on the following plan(s) and document(s):

- Additional parking plan dwg no. SK.02-00-001 REV SK4
- Geo-Environmental Assessment ref: S1916-2
- Drainage Layout Plan dwg no. TOS-BML-XX-XX-DR-C-0500 REV P04
- Flood flow analysis dwg no. TOS-BML-XX-XX-DR-C-0250 REV P04
- Noise Impact Assessment ref: R2433-REP01-JW
- Proposed site plan dwg no. P.02-00-001 REV P14
- Proposed ground floor plan dwg no. P.03-0G-001 REV P6
- Proposed sections dwg no. P.04-001 REV P4
- Proposed elevations dwg no. P.05-001 REV P4
- Proposed roof plan dwg no. P.03-0R-001 REV P4
- First floor plan dwg no. P.03-01-001 REV P5
- Landscape & Ecological Management Plan, The Oaks, Wrexham Industrial Estate, reference UES03918/32 dated 14/02/2026, by United Environmental Services Ltd
- Construction Environmental Management Plan: Biodiversity & Ecological Design Strategy, The Oaks, Wrexham Industrial Estate, reference UES03918/55 dated 17/12/2025, by United Environmental Services Ltd
- Nutrient Neutrality Statement ref: 319585-REP-02 and letter of clarification dated 27/02/2026

3. Development shall be carried out in strict accordance with the approved Arboricultural Impact Assessment and Method Statement Report Ref: 311/R/200

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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4. The development shall be carried out in strict accordance with the findings and recommendations contained within: Bat Aerial Tree Assessment and Presence/Absence Surveys, The Oaks, Wrexham Industrial Estate, Reference UES03918/38 Version 2, dated 03/04/2025, by United Environmental Services Ltd Amphibian Conservation Plan, The Oaks, Wrexham Industrial Estate, reference UES03918/50 dated 13/02/2026, by United Environmental Services Ltd Bat Conservation Plan, The Oaks, Wrexham Industrial Estate, UES03918/52, dated 13/02/2026, by United Environmental Services Ltd. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.

5. The development shall take place in accordance with the approved Dust Management Scheme Dated 25-07-25. The dust mitigation measures set out within the scheme shall be adhered to throughout the construction phase.

6. No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the plan as is approved has been fully implemented.

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 Boris Byrne

Reference P/2025/0430

Agent Mr Richard Purser
Colony, 19 Spring
Gardens, Manchester,
M2 1FB

Date Received 23/05/2025

Decision Date

7. No part of the development shall commence until full details for the arboricultural supervision of tree protection measures and any ground works within retained tree(s) Root Protection Areas, as specified by BS5837:2012 or as shown on a Tree Protection Plan have been submitted to and approved in writing by the Local Planning Authority. The supervisory works shall be carried out in strict accordance with the details as approved.

8. Development shall not commence until a scheme of archaeological monitoring and recording has been submitted to and approved in writing by the Local Planning Authority.

   The archaeological monitoring and recording must meet the standards laid down by the relevant Chartered Institute for Archaeologists Standard and Guidance and will be completed in accordance with a written scheme of investigation, which has been approved in advance by the Planning Authority.

   Archaeological monitoring and recording shall be carried out in accordance with the approved scheme.

   A copy of the resulting report should be submitted to the Planning Authority and the Planning Archaeologist, email: neil.bayliss@heneb.org.uk.

   After approval by the Local Planning Authority project data must be submitted and approved for inclusion in the Heneb: Clwyd Powys Archaeology Historic Environment Record. The full digital archive must also be submitted and approved for inclusion within the National Monuments Record, RCAHMW.

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
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Agent Mr Richard Purser
Colony, 19 Spring
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Date Received 23/05/2025

Decision Date

9. No development shall take place until a phased site investigation of the nature and extent of contamination has been carried out and submitted to and approved in writing by the Local Planning Authority. If any contamination is found during the site investigation, no part of the development shall commence until a scheme specifying the measures that will be taken to remediate the site 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 contamination is found that has not been identified in the site investigation, no further development shall take place on those parts of the site where that contamination has been found until an additional scheme of remediation has been submitted to and approved in writing by the local planning authority for those parts of the site. The relevant parts of the site shall thereafter be remediated in accordance with the additional scheme of remediation.

10. Each part of the site subject to the remediation under the scheme(s) approved as part of condition 9 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.

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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Gardens, Manchester,
M2 1FB

Date Received 23/05/2025

Decision Date

11. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved

12. Prior to the occupation or operation of the development, a long-term monitoring plan for land contamination shall be submitted and approved in writing by the Local Planning Authority. The long-term monitoring plan should include:

• Details of the methods and triggers for action to be undertaken

• Timescales for the long-term monitoring and curtailment mechanisms e.g. a scheme of monitoring for 3 years unless the monitoring reports indicate that subsequent monitoring is or is not required .

• Timescales for submission of monitoring reports to the LPA e.g. annually

• Details of any necessary contingency and remedial actions and timescales for actions

• Details confirming that the contingency and remedial actions have been carried out.

The monitoring plan shall be carried out in accordance with the approved details, within the agreed timescales.

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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Decision Date

13. Notwithstanding the details contained in Landscape Masterplan ref: *311/LAND/L/110/Rev P02, n*o part of the development shall commence until full details of both hard and soft landscape works, to include some native planting, and replacement tree planting at a ratio of 3:1 to those lost, has been submitted to and approved in writing by the Local Planning Authority. The plan shall include a timescale for the implementation of works and shall provide for ecological improvement / habitat creation and enhancement in the soft landscape areas for the benefit of biodiversity conservation specifically tailored to the landscape features.

14. Within three months of commencement of development a timetable for the implementation of the measures set out in Section 3 of the Landscape & Ecological Management Plan, The Oaks, Wrexham Industrial Estate, reference UES03918/32 dated 14/02/2026, by United Environmental Services Ltd , and as set out in Section 16 of the Construction Environmental Management Plan, by FI Construction dated 13/02/2026 shall be submitted for the approval of the Local Planning Authority. The measures shall be implemented in strict accordance with the approved timetable and thereafter managed and maintained in accordance with the details set out in Section 3 of the Landscape & Ecological Management Plan, The Oaks, Wrexham Industrial Estate, reference UES03918/32 dated 14/02/2026, by United Environmental Services Ltd and Section 16 of the Construction Environmental Management Plan, by FI Construction dated 13/02/2026.

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
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Decision Date

15. Landscaping shall be undertaken in accordance with the scheme submitted and approved in connection with condition 14. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting (November to March) and seeding seasons following the first use of the development (April to September). Any trees, hedgerows or plants which, within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

16. Any vegetation clearance shall be undertaken outside the bird nesting season (March to August inclusive), unless a detailed bird nesting survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing with the Local Planning Authority.

17. The development shall not be brought into use until a Car Park Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved Car Park Management Plan shall thereafter be implemented throughout the lifetime of the development.

18. Prior to first use of the development, the proposed vehicular access shall be laid out in strict accordance with approved plan no. P24012-001G. The visibility splays shall thereafter be permanently retained free of all obstruction in excess of 0.6m in height.

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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M2 1FB

Date Received 23/05/2025

Decision Date

19. The development hereby permitted shall not be occupied until a Final Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include measures to encourage occupiers of the development to walk, cycle and to use local facilities and public transport. The Travel Plan shall be implemented as approved.

20. Prior to first use of the development on-site cycle parking facilities shall be provided in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The facilities shall thereafter be permanently retained and kept free of any obstruction and made available solely for the parking of cycles.

21. No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

22. No external lighting shall be installed on any part of the site until a lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details that demonstrate how the lighting has been sited and designed so as to minimise the potential impact upon bat species. External lighting shall thereafter only be installed in accordance with the scheme as approved.

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 Boris Byrne

Reference P/2025/0430

Agent Mr Richard Purser
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Gardens, Manchester,
M2 1FB

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23. The noise limit from the development shall not exceed the following noise limits at the nearest noise sensitive receptor 'The Oaks': Daytime (07:00 to 23:00hrs) to not exceed 38 dB LAeq, 15 min Nighttime (23:00 to 07:00hrs) to not exceed 34 dB LAeq, 15 min

24. The development shall not be brought into use until a Nutrient Neutrality Scheme has been implemented in full in accordance with detailed that shall first have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a long-term management plan. The measures implemented in accordance with the approved scheme shall thereafter be retained in an operational condition and maintained in accordance with the long-term management plan.

25. The development hereby permitted shall not be occupied until parking restrictions along Oak Road have been implemented in accordance with a scheme that shall have first been submitted to and approved in writing by the Local Planning Authority.

Reason(s)

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

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

3 To preserve the health, safety and amenity value of the tree(s) in accordance with Policy EC4 of the Wrexham Unitary Development Plan.

4 In order to protect wildlife interests in accordance with Policy EC6 of the Wrexham Unitary Development Plan.

5 To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

6 In the interest of safety and the free flow of traffic on the adjoining highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan

7 To preserve the health, safety and amenity value of the tree(s) in accordance with Policy EC4 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

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8 The site may contain archaeological remains which should be recorded in accordance with Policies GDP1 and EC11 of the Wrexham Unitary Development Plan

9 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.

10 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.

11 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.

12 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.

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13 In order to protect wildlife interests in accordance with Policy EC6 of the Wrexham Unitary Development Plan.

14 In order to protect wildlife interests, which are afforded special protection in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

15 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area, and to ensure appropriate habitat enhancement in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

16 In order to protect wildlife interests in accordance with Policy EC6 of the Wrexham Unitary Development Plan.

17 In the interest of safety and the free flow of traffic on the adjoining highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan

18 To ensure that adequate visibility is provided at the proposed point of access to the highway, in the interest of highways safety and in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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19 To assist occupiers/users of the development to make sustainable transport choices in accordance with Policy GDP1 of the Wrexham Unitary Development Plan

20 To assist users of the development to make sustainable transport choices in accordance with Policy GDP1 of the Wrexham Unitary Development Plan

21 In the interest of safety and the free flow of traffic on the adjoining highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

22 In order to protect wildlife interests in accordance with Policy EC6 of the Wrexham Unitary Development Plan.

23 To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

24 To protect the River Dee and Bala Lane Special Area of Conservation in accordance with policy EC6 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

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25 In the interests of highway safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan.

Note(s) to applicant

You must comply with your duties in section 71ZB (notification of initiation of development and display of notice: Wales) of the Town and Country Planning Act 1990. The duties in that section include the following:

* Notice of initiation of development

Before beginning any development to which this planning permission relates, notice must be given to the Local Planning Authority in the form set out in Schedule 5A to the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 or in a form substantially to the like effect. The forms set out the details that must be given to the Local Planning Authority to comply with this duty.

* Display of notice

The person carrying out development to which this planning permission relates must display at or near the place where the development is being carried out, at all times when it is being carried out, a notice of this planning permission in the form set out in Schedule 5B of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 or in a form substantially to the like effect. The form sets out the details that the person carrying out development must display to comply with this duty.

The person carrying out development must ensure that the notice is:

a)Firmly affixed and displayed in a prominent place at or near the place where the development is being carried out;

b)Legible and easily visible to the public without having to enter the site; and

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c)Printed on durable material. The person carrying out development should take reasonable steps to protect the notice (against it being removed, obscured or defaced) and, if need be, replace it.

Flood Risk Activity Permit ; The development proposes a surface water discharge into the adjacent Redwither Brook and unspecified works to the banks of the Redwither Brook and the Afon Clywedog to improve interaction with the wider Green Eco-Heritage Zone (Section 10.10 of the Planning Statement). Both the Redwither Brook and Afon Clywedog are designated "main rivers". The Environmental Permitting Regulations (2016) require that the applicant obtains a bespoke Flood Risk Activity Permit for any works or structures located in, under, over or within 8 metres of the bank top of the Redwither Brook or Afon Clywedog "main rivers".

Further advice and guidance is available on our website at: http://www.naturalresources.wales/permits-and-permissions/flood-risk-activities/flood-riskactivity-permits-information/?lang=en There must be no work in the main river channels of the Redwither Brook and Afon Clywedog and their associated floodplains unless agreed with the Local Planning Authority and approved by NRW under the Environmental Permitting Regulations.

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:

- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;

- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;

- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

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To prevent offences under the above-named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

You are advised that this grant of planning permission was made following the completion of an Agreement under Section 106 of the Town and Country Planning Act. Before undertaking any work under this permission, you are advised to obtain full details of the Agreement and ensure that you are able to comply with its terms.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

Environmental Permits: In addition to the planning conditions, Environmental Permits from NRW may be required (during construction and operation) and we recommend early consultation with the relevant permitting teams to ensure all permits are in place prior to the commencement of development. The treatment and disposal of contaminated soils and groundwater is regulated by waste legislation and requires an environmental permit. Excavated materials that are recovered via a treatment operation can be re-used on-site under the CL:AIRE Definition of Waste: Development Industry Code of Practice. This voluntary Code of Practice provides a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste. Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed-on site operations are clear. If in doubt, Natural Resources Wales should be contacted for advice at an early stage.

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Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage: https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk

Warning: A European protected species (EPS) Licence is required for this development. This planning permission does not provide consent to undertake works that require an EPS licence. It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine.

To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at https://naturalresources.wales/conservation-biodiversity-and-wildlife/european-protected-species/?lang+en

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

EXECUTED AS A DEED by **LEA VALLEY LIMITED** acting by a director in the presence of:)
)
)

Signature of director

CLAIRE CAROLINE SHARP
Name of director (Print)

Witness signature

Witness name (PRINT) SONJA MCDERMOTT

Witness address 31 KILGRIMOL GARDENS LYTHAM ST. ANNES

Witness occupation PROJECT ADMINISTRATOR

EXECUTED AS A DEED by **SOLUTUS ADVISORS LIMITED** acting by a director in the presence of:)
)
)

Signature of director

NEIL FORKIN
Name of director (Print)

Witness signature

Ashley Hewitt
Witness name (PRINT)

Canal mill, Botany Bay Chorley PR6 9AF
Witness address

Operations Manager
Witness occupation