

MEMORANDUM

From: Roger Mapleson
Head of Service Public Protection
Service Planning Development
Our Ref:
Date: 24-06-2026

To: Matthew Phillips
Head of
Your Ref: P/2023/0497

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2023/0497, LAND NORTH OF BRYN LANE WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9US

CAIS HYBRID AM: GANIATÂD CYNLLUNIO LLAWN I DDYMCHWEL ADEILADAU PRESENNOL AC ADEILADU DATBLYGIAD DOSBARTH B1C/B2/B8 MEWN CAMAU AC MEWN MODD AR WAHÂN, GYDAG ARWYNEBEDD LLAWR AC ISADEILEDD CYSYLLTIEDIG DOSBARTH B1A ATEGOL (YN CYNNWYS IS-ORSAF A MYNEDFA); CANIATÂD CYNLLUNIO AMLINELLO I ADEILADU DATBLYGIAD DOSBARTH B1C/B2/B8 MEWN CAMAU AC MEWN MODD AR WAHÂN, GYDAG ARWYNEBEDD LLAWR DOSBARTH B1A ATEGOL; MANWERTHU, CYFLEUSTER GYRRU TRWODD, GWESTY, GORSAF BETROL (DOSBARTHADAU A1/A3/C1/SUI GENERIS); A'R ISADEILEDD CYSYLLTIEDIG (POB MATER WEDI'I GADW'N ÔL) / 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).

Environmental Protection - No Comments

Public Protection has reviewed the submitted information.

Insufficient information has been provided to fully assess the environmental health impacts of the proposed development. Previously requested details, including noise and air quality assessments, have not been submitted or cannot be identified.

Given the nature of the proposal, these matters must be addressed to ensure there are no unacceptable impacts on residential amenity.

Accordingly, Public Protection is unable to offer a final recommendation at this stage. Further information, as previously requested, must be submitted prior to determination. Until such information is received, it is recommended that the application should not be determined.

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Head of Service Public Protection