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 Benjamin Marsh

Reference P/2026/0313

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

Date Received 20/05/2026

Decision Date 06/07/2026

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 DEFNYDD ADEILAD O DDOSBARTH B2 (DIWYDIANNOL CYFFREDINOL) I DDOSBARTH DEFNYDD CYMYSG B2 / B8 (WARWS A CHYNHYRCHU)

CHANGE OF USE OF BUILDING FROM CLASS B2 (GENERAL INDUSTRIAL) TO MIXED USE CLASS B2 / B8 (WAREHOUSE AND PRODUCTION)

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

Development Plan Policies:

EC14 - Protection of Controlled Waters
EC6 - Biodiversity Conservation
GDP 1- Development Objectives
T8 - Parking
E4 - Employment Development (of Unannotated Land) within Settlements
EC14 - Protection of Controlled Waters
EC6 - Biodiversity Conservation
GDP 1- Development Objectives
T8 - Parking

Revision	Date	Description of Decision
0	06/07/2026	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

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Condition(s)

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

2. The development shall only be carried out in strict accordance with the details shown on the following drawing numbers:
   - 7100 Rev P03
   - 1000 Rev P01

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on drawing no. 7100 Rev P03 and as detailed within the GREEN INFRASTRUCTURE STATEMENT & NET BIODIVERSITY BENEFIT FORM, Appendix 1, Dated 30/06/2026, have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

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

Ian Jones

Prif Swyddog, Economi a Chynllunio
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