Y Gwasanaeth Cynllunio
Cyngor Bwrdeistref Sirol Wrecsam
Neuadd Y Dref, Wrecsam, LL11 1AY

Llinell Gymorth: 01978298994
E-bost: planning@wrexham.gov.uk
Gwe: www.wrexham.gov.uk/planning

Planning Service
Wrexham County Borough Council
Guildhall, Wrexham. LL11 1AY

Telephone: 01978298994
E-mail: planning@wrexham.gov.uk
Web: www.wrexham.gov.uk/planning

Application for Planning Permission

Town and Country Planning Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Village Bakery Limited

Address Line 1

Coed Aben Road

Address Line 2

Wrexham Industrial Estate

Town/city

Wrexham

Postcode

LL13 9UH

Description of site location (must be completed if postcode is not known)

Easting (x)

337639

Northing (y)

349893

Description

Applicant Details

Name/Company

Title

First name

Surname

The Village Bakery Wrexham Ltd

Company Name

The Village Bakery Wrexham Ltd

Address

Address line 1

Village Bakery Limited Coed Aben Road

Address line 2

Wrexham Industrial Estate

Address line 3

Wrexham

Town/City

Wrexham

Country

Postcode

LL13 9UH

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

Mr

First name

Philip

Surname

Moren

Company Name

Philip Moren Planning

Address

Address line 1

11 Bishop's Walk

Address line 2

Address line 3

Town/City

Llangollen

Country

UK

Postcode

LL20 8RZ

Contact Details

Primary number

***** REDACTED ******

Secondary number

Email address

***** REDACTED ******

Site Area

What is the site area?

8448.00

Scale

Sq. metres

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

◯ Yes
⊘ No

Description of the Proposal

Description

Please describe the proposed development including any change of use

Change of use of existing building from use class B2/B8 to a flexible use class B1/B2/B8 to facilitate its use as a bakery, insertion of mezzanine level, addition of a single bay rear extension and side extension, modified parking and servicing arrangements, and installation of external silos and plant (retrospective).

Has the work or change of use already started?

⊘ Yes
◯ No

If yes, please state the date when the work or change of use started (date must be pre-application submission)

07/07/2025

Has the work or change of use been completed?

⊘ Yes
◯ No

If Yes, please state the date when the work or change of use was completed (date must be pre-application submission)

06/07/2026

Existing Use

Please describe the current use of the site

B2/B8 industrial and storage unit.

Is the site currently vacant?

◯ Yes
⊘ No

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

◯ Yes
⊘ No

A proposed use that would be particularly vulnerable to the presence of contamination

◯ Yes
⊘ No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

◯ Yes
⊘ No

Materials

Does the proposed development require any materials to be used in the build?

⊘ Yes
◯ No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material)

Type:
Walls

Existing materials and finishes:
Grey metal cladding.

Proposed materials and finishes:
Grey metal cladding to the main building. Stainless steel for the flour silos.

Type:
Roof

Existing materials and finishes:
Profiled insulated metal cladding system (grey aluminium sheeting) incorporating roof lights.

Proposed materials and finishes:
Grey aluminium sheeting to match existing.

Type:
Doors

Existing materials and finishes:
Galvanised steel with PPC finish, matching wall and roof cladding.

Proposed materials and finishes:
Galvanised steel with PPC finish, matching wall and roof cladding.

Type:
Other

Other (please specify):
Rainwater goods

Existing materials and finishes:
Grey aluminium rainwater downpipes.

Proposed materials and finishes:
Grey aluminium rainwater downpipes.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

⊘ Yes
◯ No

If Yes, please state references for the plans, drawings and/or design and access statement

Please see planning, design and access statement.

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

◯ Yes
⊘ No

Are there any new public roads to be provided within the site?

◯ Yes
⊘ No

Are there any new public rights of way to be provided within or adjacent to the site?

◯ Yes
⊘ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

◯ Yes
⊘ No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

Vehicle Parking

Is vehicle parking relevant to this proposal?

⊘ Yes
◯ No

Please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.

Trees and Hedges

Are there trees or hedges on the proposed development site?

◯ Yes
⊘ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

◯ Yes
⊘ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding?

◯ Yes
⊘ No

Refer to the Welsh Government's Development Advice Maps website.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

◯ Yes
⊘ No

Will the proposal increase the flood risk elsewhere?

◯ Yes
⊘ No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' Statutory SuDS Standards. SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Existing water course

☐ Soakaway

☑ Main sewer

☐ Pond/lake

Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

b) Designated sites, important habitats or other biodiversity features

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

c) Features of geological conservation importance

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- [x] Mains sewer
- [ ] Septic tank
- [ ] Package treatment plant
- [ ] Cess pit
- [ ] Other
- [ ] Unknown

Are you proposing to connect to the existing drainage system?

- (x) Yes
- ( ) No
- ( ) Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

Please see XO Square drainage report and dwg no. 204-XOS-XX-XX-DR-C-5700 AB2 – Proposed Drainage As-Built (17/04/2026).

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

- (x) Yes
- ( ) No

If Yes, please provide details:

The unit will use the existing food waste compactor in the adjoining pancakes building yard, which has plenty of spare capacity. Cardboard and general waste will be transferred internally to the main site off Ash Road South using existing large compactors. There is also space within the rear service yard for waste storage. Waste will be collected once a week.

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- (x) Yes
- ( ) No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

See previous answer and the drainage report by XO Square.

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

◯ Yes
⊘ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

⊘ Yes
◯ No

If you have answered Yes to the question above please add details in the following table:

Use Class:
B2 - General industrial

Existing gross internal floorspace (square metres) (a):
2698

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):
2698

Total gross internal floorspace proposed (including change of use) (square metres) (c):
0

Net additional gross internal floorspace following development (square metres) (d = c - b):
-2698

Use Class:
B1 - Business

Existing gross internal floorspace (square metres) (a):
0

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):
0

Total gross internal floorspace proposed (including change of use) (square metres) (c):
4548

Net additional gross internal floorspace following development (square metres) (d = c - b):
4548

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross internal floorspace proposed (including change of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - b)
	2698	2698	4548	1850

Loss or gain of rooms

Employment

Will the proposed development require the employment of any staff?

⊘ Yes
◯ No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

0

Part-time

0

Total full-time equivalent

0.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

29

Part-time

0

Total full-time equivalent

29.00

Hours of Opening

Are Hours of Opening relevant to this proposal?

◯ Yes
⊘ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

⊘ Yes
◯ No

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Food preparation and packaging (bakery).

Is the proposal for a waste management development?

◯ Yes
⊘ No

Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

◯ Yes
⊘ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

◯ Yes
⊘ No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

◯ Yes
⊘ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

◯ Yes
⊘ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

⊘ The agent
◯ The applicant
◯ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

◯ Yes
⊘ No

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

◯ Yes
⊘ No

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- ☑ Yes
- ○ No

Certificate of Ownership - Certificate A

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person Role

- ○ The Applicant
- ☑ The Agent

Title

Mr

First Name

Philip

Surname

Moren

Declaration Date

06/07/2026

☑ Declaration made

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- ☑ (A) None of the land to which the application relates is, or is part of an agricultural holding
- ○ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

- ○ The Applicant
- ☑ The Agent

Title

Mr

First Name

Philip

Surname

Moren

Declaration Date

06/07/2026

☑ Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Philip Moren

Date

06/07/2026