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 J Pudge

Agent Peter Miller
23 Fir Tree Avenue,
Chester, United
Kingdom, CH4 7QY

Reference P/2026/0006

Date Received 05/01/2026

Decision Date 06/07/2026

Town and Country Planning Act, 1990

Location of Application

UNIT 1, REDWITHER COMPLEX, FIRST AVENUE, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9XP

Description of Application

NEWID DEFNYDD O DDOSBARTH B8 (STORIO A DOSBARTHU) I'W DDEFNYDDIO FEL CANOLFAN AILGYLCHU AR GYFER WEEE (OFFER TRYDANOL AC ELECTRONIG GWASTRAFF)
CHANGE OF USE FROM CLASS B8 (STORAGE AND DISTRIBUTION) TO USE AS A RECYCLING CENTRE FOR WEEE (WASTE ELECTRICAL AND ELECTRONIC EQUIPMENT)

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

Development Plan Policies:

- UDP PS1 - The Broad Location of Development
- UDP PS2 - The Broad Location of Development
- UDP PS3 - The Broad Location of Development
- UDP PS4 - The Broad Location of Development
- UDP PS10 - Waste
- UDP PS11 - Biodiversity
- UDP GDP1 - Development Objectives
- UDP EC4 - Hedgerows, Trees and Woodland
- UDP EC6 - Biodiversity Conservation
- UDP EC12 - Development and Flood Risk
- UDP EC13 - Surface Water Run-Off
- UDP T8 - Parking
- UDP E1 - Employment Allocations
- UDP MW12 - Waste Management

Revision	Date	Description of Decision

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Decision Date 06/07/2026

0	06/07/2026	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.

2. The development shall not be carried out other than in strict accordance with the details shown on the following plan(s) and document(s):
• Application form – received 05/01/26
• Site Location Plan (ref: Dwg No. WIE 001) – received 05/01/26
• Existing Ground Floor Plan (ref: Dwg No. WIE 002) – received 05/01/26
• Existing Elevations A and B (ref: Dwg No. WIE 003) – received 05/01/26
• Existing Elevations C and D (ref: Dwg No. WIE 004) – received 05/01/26
• Proposed Ground Floor Plan (ref: Dwg No. WIE 005) – received 05/01/26
• Proposed Elevations A and B (ref: Dwg No.WIE 006) – received 05/01/26
• Proposed Elevations C and D (ref: Dwg No. WIE 007) – received 05/01/26
• Acoustic Report (ref: PA2175-R01-P02) – received 05/01/26
• Foul Drainage Statement Issue – received 05/01/26
• Highway Statement – received 05/01/26
• Pre-application Consultation Report - received 05/01/26
• Noise and Vibration Impact Report (ref: PA1275-R02-P02) – received 23/02/26
• Telecycle Supplementary Highway Statement (Revision A) – received 16/03/26
• Car Parking Plan (ref: On-site Car Parking Provision) – received 16/03/26
• Telecycle Ltd Unit 1, Redwither Ind Estate - PEA Report Ecology (ref: UNI1/25-001.) – received 16/03/26
• Proposed First Floor Plan (ref: Dwg No. WIE 015) – received 18/05/26
• Telecycle First Ave, Wrexham Ind est FCA Geo smart (ref: 91810R1) – received 18/05/26
• Existing First Floor Plan (ref: Dwg No. WIE 012) – received 18/05/26
• Green Infrastructure Statement (ref: GREEN INFRASTRUCTURE STATEMENT & NET BIODIVERSITY BENEFIT FORM) – received 20/03/26
• Proposed Site Plan (ref: Dwg No. WIE 016b) – received 10/06/26
• Amended FCA and Flood Evacuation Plan (ref: 91810R2) – received 17/06/26)

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3. The development shall not be carried out other than in strict accordance with the findings and recommendations contained within submitted "Green Infrastructure Statement & Net Biodiversity Benefit Form" dated 18th March 2026. The mitigation, management and net gain measures hereby approved shall be fully implemented in full within 12 months of occupation of the site.

4. No fixed or mobile plant machinery shall be operated at the site unless it has been fitted with and uses an effective silencer / attenuation measures for both noise and vibration. All vehicles, plant and/or machinery and shall be maintained in accordance with the manufacturer's specification at all times.

5. The roller shutter doors on the warehouse shall be kept closed when not in use by vehicles entering or egressing.

6. Prior to first importation of waste, the 4 metre concrete leglo block bays shall be installed in accordance with the "Site Plan" dated 17th June 2026. These bays shall be maintained in situ for the duration of the development hereby approved.

7. No operations (including vehicles entering or leaving the site) shall take place at the site other than between the following hours:

   7:00am and 18:00pm Mondays to Fridays

8. No vehicles and/or mobile plant used exclusively on site shall be operated unless they have been fitted with (white) noise alarms to ensure that, when reversing, they do not emit a warning noise that would have an adverse impact on residential or rural amenity. Alternative measures (banksmen, reversing cameras) shall be used where practicable.

9. Within three months of the date of this permission, two electric vehicle charging points shall be installed on site. Thereafter the electric vehicle charging points shall be retained as such and maintained in full working order for the lifetime of the development.

10. No additional external lighting shall be erected or installed on the site until details of the proposed lighting have been submitted to the Local Planning Authority.

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11. No materials shall be stored externally except for within the designated storage areas on the drawing titled “Proposed Site Plan (Yard), Dwg No: WIE 016b, dated 7th May 2026. Stored materials shall not exceed 4 metres in height when measured from adjacent ground level.

12. No mechanical processing of materials shall occur other than within the ‘Warehouse’ identified on drawing titled “Proposed Site Plan (Yard), Dwg No: WIE 016, dated 7th May 2026.

13. No retained hedgerow shall be cut down, uprooted or destroyed for the lifetime of the operation of the site. Any hedgerow that is dead, damaged or diseased shall be replaced in the next planting season.

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. In order to protect wildlife interests in accordance with Policies GDP1, PS11, EC4, EC5 and EC6 of the Wrexham Unitary Development Plan.

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

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

6. To reduce noise impacts and protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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

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

9. To ensure that the electric vehicle charging point quota is met in accordance with Future Wales 2040 Chapter 4 Policy 12

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

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

12. To protect the visual amenity of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

13. To protect the visual amenity of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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Note(s) to applicant

Highways Development Control Standard Advisory Note
The interests of maintaining highway safety, and to avoid obstruction of the public highway (in contravention of the Highways Act), The Applicant is advised to coordinate with the highway authority at highwayroadworks@wrexham.gov.uk in advance of commencement of the development/works with respect to:

1. Skip, scaffolding, hoarding or A frame/signage (Permit required for these items, if on the public highway);
2. Use of a parking space for a set down/delivery area;
3. Record a dilapidation survey of the adjacent carriageway prior to commencement (to avoid being ask to repair damage by the Applicant whilst carrying out their works);
4. If any lane closure or obstruction of the highway is required for a crane or similar;
5. Protection against dust and debris blowing onto the public highway
6. Construction traffic parking locally avoiding nuisance to others;
7. If the Applicant's scope of work includes new apparatus in the highway, such as new mains services then a Section 50 licence will be required. Insurances and demonstration of competency to carry out works in the public highway will be required.
8. Lowering of kerbs or minor pavement alterations require Section 184 agreement. Insurances and demonstration of competency to carry out works in the public highway will be required.
9. A section 278 agreement works agreement is required for more significant alterations to the existing highway
10. Any temporary works affecting traffic lights, [pedestrian/cycle road crossings, or bus stops require pre-planning and permits;
11. For applications with a private driveway (either existing or proposed) connecting onto the public highway, the following conditions of approval apply:

• No surface water from the applicants site should be allowed to drain onto the public highway,
• The first 5m* minimum (for residential property) should be hard paved, avoiding gravel or loose chippings form spreading.

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• No gate should be built in a location where it would result in a car obstructing the highway whilst being unlocked, and it should not swing out and over a pavement or any other part of the highway.

*The hard paved length and set back if required is subject to the applicants proposed vehicular length

The applicants should allow a minimum of 4 weeks' notice for any of the above standard requirements, and 6-8 weeks for lane closures & road closures (lead times may change without notice subject to workload and complexity). Any works involving Trunk roads should be coordinated separately and directly with the North & Mid Wales Trunk Road Agency. For larger sites with a significant impact upon the highway, a Construction Traffic Management Plan will be required

Dŵr Cymru Welsh Water Advisory Notes

In accordance with Planning Policy Wales (Edition 12) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.

The applicant may need to apply to Dŵr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e., a drain which extends beyond the connecting property boundary) or via a new sewer (i.e., serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

The planning permission hereby granted does not extend any rights to carry out any works permissions required by the Water industries Act 1991. Any alterations to existing premises resulting in the creation of additional premises or merging of

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existing premises must also be constructed so that each is separately connected to the Company's water main and can be separately metered. Please contact our new connections team on 0800 917 2652 for further information on water and sewerage connections.

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dŵr Cymru Welsh Water. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

The development will give rise to a new discharge (or alter an existing discharge) of trade effluent, directly or indirectly to the public sewerage system. A Discharge Consent under Section 118 of the Water Industry Act 1991 is required from Welsh Water. Please note that the process for applying for a Discharge Consent is independent of the planning process and an application for consent may be refused even though planning permission may have already been granted.

Dŵr Cymru Welsh Water are not responsible for fire protection or for providing suitable fire flows. Providing fire flows and fire protection are the responsibility of the appropriate regional Fire Services. We refer you to the 3rd Edition of the National Guidance Document on the Provision of Water for Fire Fighting published by the Local Government Association and Water UK.

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