Our ref: Q250979
Your ref:
Email: helen.rodger@quod.com
Date: 16th July 2026

Economy and Planning
Wrexham County Borough Council
Guildhall
Wrexham
LL11 1AY

Dear Jenni Perkins,

Outline Planning Application for Employment Development
Land at Bryn Lane, Wrexham Industrial Estate, LL13 9UT

On behalf of the Applicant, Elite Onyx Properties (UK) SARL, please find enclosed an outline planning application for land to the east of Bryn Lane, Wrexham Industrial Estate. Outline planning consent is sought for the following:

Outline planning application (all matters reserved excluding access) for the erection of additional floorspace within Use Class B2 and/or Use Class B8 and ancillary offices, along with access, car parking, service yard, landscaping, ecological enhancement areas and associated works.

The application is supported by the following documents, as agreed with Wrexham County Borough Council through pre-application discussions:

- Application Form and relevant notices
- Site Location Plan (UMC-XXXX-ZZ-DR-A-0510 rev P02)
- Parameter Plan (UMC-XXXX-SI-DR-A-0640 rev P03)
- Illustrative Masterplan (UMC-XXXX-SI-DR-A-0630 rev P03)
- Design and Access Statement
- Planning Statement
- Ecological Impact Assessment (including NBB)

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We're all in

- Great Crested Newt Survey Report and Outline Mitigation Strategy
- Transport Assessment
- Framework Travel Plan
- Flood Consequence Statement and Drainage Strategy
- Nutrient Neutrality Appropriate Assessment Technical Note,
- Nutrient Budget Calculator
- Green Infrastructure Statement
- Energy and Sustainability Statement
- Tree Survey and Arboricultural Impact Assessment
- Tree Constraints and Protection Plan
- Phase 1 Preliminary Risk Assessment
- Pre-Application Consultation Statement

[redacted]

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[redacted]

[redacted]

Helen Rodger
Associate