# Note

## Pre-Application Consultation Report
## Land to the east of Bryn Lane, Wrexham Industrial Estate

### 1. Introduction

1.1 This Pre-Application Consultation Report ('PACR') has been prepared on behalf of 'Elite Onyx Properties (UK) SARL' ('the Applicant') in respect of an outline planning application submitted to Wrexham Borough Council ('WBC') in relation to development proposals at Land to the east of Bryn Lane, Wrexham Industrial Estate ('the Site').

1.2 The application seeks the following development:

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

1.3 The requirement to undertake a pre-application consultation applies to all planning applications for major development (full or outline) and applications for Developments of National Significance ('DNS') in line with the Planning (Wales) Act 2015 (as amended in 2016).

1.4 In line with the requirements outlined in the Welsh Government's 'Pre-Application Community Consultation: Best Practice for Developers' (December 2021), this PACR will outline the following evidence relating to the pre-application consultation:

- A copy of the site notice;
- A declaration that the site notice was displayed in accordance with the statutory requirements;
- A copy of the notice given to owners and occupiers, councillors, town and community councils, and specialist consultees;
- A summary of all issues raised and how they have been addressed;
- Copies of all responses received from specialist consultees with an explanation of how they have been addressed;
- Redacted contact information; and
- Non-statutory consultation information.

## 2. Pre-Application Consultation

2.1 To comply with Part 1A, Section 2C and Section 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended in 2016) ('the Order'), a statutory consultation with specialist and community consultees was undertaken for a 28-day period prior to the submission of the application to WBC.

**Site Notice**

**2.2** In line with Part 1A, Section 2C(a) of the Order (as amended in 2016), a Site Notice was circulated via email at least 28 days prior to the submission of the application. The requisite notice confirmed that the application documents were able to be requested electronically from lucas.fallon@quod.com or available to view online via sharefile link. Evidence of where the Site Notice was displayed is appended as **Appendix 1.**

**Specialist Consultees**

2.3 In line with Part 1A, Section 2C and 2D of the Order (as amended in 2016), statutory consultation with specialist consultees was undertaken for a 28-day period prior to the submission of the application. The following statutory consultees were served notice and provided with the relevant planning application documents:

- Natural Resources Wales
- North Wales Fire and Rescue Authority
- Sustainable Drainage Approving Body
- Wales and West Utilities
- WBC Contaminated Land
- WBC Ecology
- WBC Environment and Technical Services
- WBC Highways Authority
- WBC Planning Authority
- WBC Public Protection
- WBC Tree Officer
- WBC Welsh Water

2.4 A copy of the notices made under Part 1A, Section 2C and 2D of the Order are appended as **Document 2**.

2.5 Specialist Consultees were also advised that they could request the documents electronically from lucas.fallon@quod.com and helen.rodger@quod.com

**2.6** Comments were received from Environmental Health, Natural Resources Wales (NRW), North Wales Fire and Rescue Authority and Welsh Water, who have raised minor amendments, requested further technical information and suggested planning conditions. NRW's comments relate primarily to great crested newts, foul drainage and contaminated land, whilst Welsh Water has identified potential foul sewer capacity constraints requiring further assessment. The Fire and Rescue Authority raised no objection to the proposals. Copies of the comments received are appended at **Appendix 3.**

2.7 The applicant has reviewed the feedback from Specialist Consultees and has addressed any concerns in the design and supporting reports for the proposed development.

2.8 No comments were received from the other Specialist Consultees.

**Community Consultees**

2.9 To comply with Part 1A, Section 2D of the Order (as amended in 2016), community consultees were given notice of the proposed application. The requisite notice confirmed that the application documents were able to be requested electronically from lucas.fallon@quod.com and helen.rodger@quod.com. The following community consultees were served notice:

- Councillor Michael Morris (Holt)
- Isycoed Community Council

**2.10** A copy of these notices can be found at **Appendix 4.**

2.11 No comments were received from the Community Consultees.

**Adjoining Owners and Occupiers**

2.12 Consultation was also undertaken with adjoining owners and occupiers to the site. The following parties were served notice:

- FI-REM FI-REAL Estate Developments Lea Valley Limited
- Hydro Aluminium Deeside Limited
- Kellogg
- Net World Sports Ltd
- Prysmian Cables & Systems
- The Very Group
- BACARD

2.13 A response was received from Prysmian Cables & Systems requesting further information. No further responses were received from any of the other adjoining owners or occupiers.

## 3. Conclusion

3.1 This PAC accompanies an outline planning application for the erection of additional floorspace within Use Class B2 and/or Us Class B8 and ancillary offices at Land to the east of Bryn Lane, Wrexham Industrial Estate.

3.2 The PAC is submitted in accordance with the relevant sections of the Town and Country Planning (Development Management Procedure) (Wales) Order 2015 (as amended in 2016). The PAC has been written in accordance with the Welsh Government's 'Pre-Application Community Consultation: Best Practice for Developers' (December 2021) document.

# Appendix 1

## Evidence of Display of Site Notice

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D**

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO HYBYSIAD O DAN ERTHYGLAU 2C A 2D

**Town and Country Planning (Development Management Procedure) (Wales) Order 2016**

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2016

**Purpose of this notice:** this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

**Diben yr hysbysiad hwn**: mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol ("ACLl"). Caiff unrhyw gais cynllunio dilynol ei gyhoeddi gan yr ACLl perthnasol; ni fydd unrhyw sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACLl ar unrhyw gais cynllunio cysylltiedig. Dylech sylwi y gellai unrhyw sylwadau a gyflwynir gennych gael eu rhoi are y ffeil cyhoeddus.

**I give notice that / Rwyf yn rhoi rhybudd fod:**

*Elite Onyx Properties (UK) SARL*

Is intending to apply for planning permission for

*"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 and associated works."*

Yn bwriadu gwneud cais am ganiatâd cynllunio:

*"Cais cynllunio amlinellol (pob mater wedi'i gadw ac eithrio mynediad) ar gyfer codi arwynebedd llawr ychwanegol o fewn Dosbarth Defnydd B2 a/neu Dosbarth Defnydd B8 a swyddfeydd ategol, ynghyd â mynediad, parcio ceir, iard gwasanaeth, tirlunio a gwaith cysylltiedig."*

At:

Yn:

*land to the east of Bryn Lane, Wrexham Industrial Estate, Wrexham, LL13 9UT*

To view this information please contact –

lucas.fallon@quod.com / 0113 245 1243

Alternatively, the details of the planning application are able to be viewed at:

**https://quod.egnyte.com/fl/YBkqvGkVkbTG**

**Public computer facilities are available at:**
**Wrexham Library, Rhosddu Rd, Wrexham LL11 1AU**

Anyone who wishes to make representations about this proposed development must write to:

**Suite 9D**
**West Village**
**114 Wellington Street**
**LS1 1BA**
lucas.fallon@quod.com
**By: 5th July 2026**

i weld y gwybodaeth yma, cysylltwch â

lucas.fallon@quod.com / 0113 245 1243

Fel arall, mae manylion y cais am ganiatad cynllunio uchod ar gael i'w gweld yn:

**https://quod.egnyte.com/fl/YBkqvGkVkbTG**

**Mae cyfleusterau cyfrifiadurol cyhoeddus ar gael yn:**
**Wrexham Library, Rhosddu Rd, Wrexham LL11 1AU**

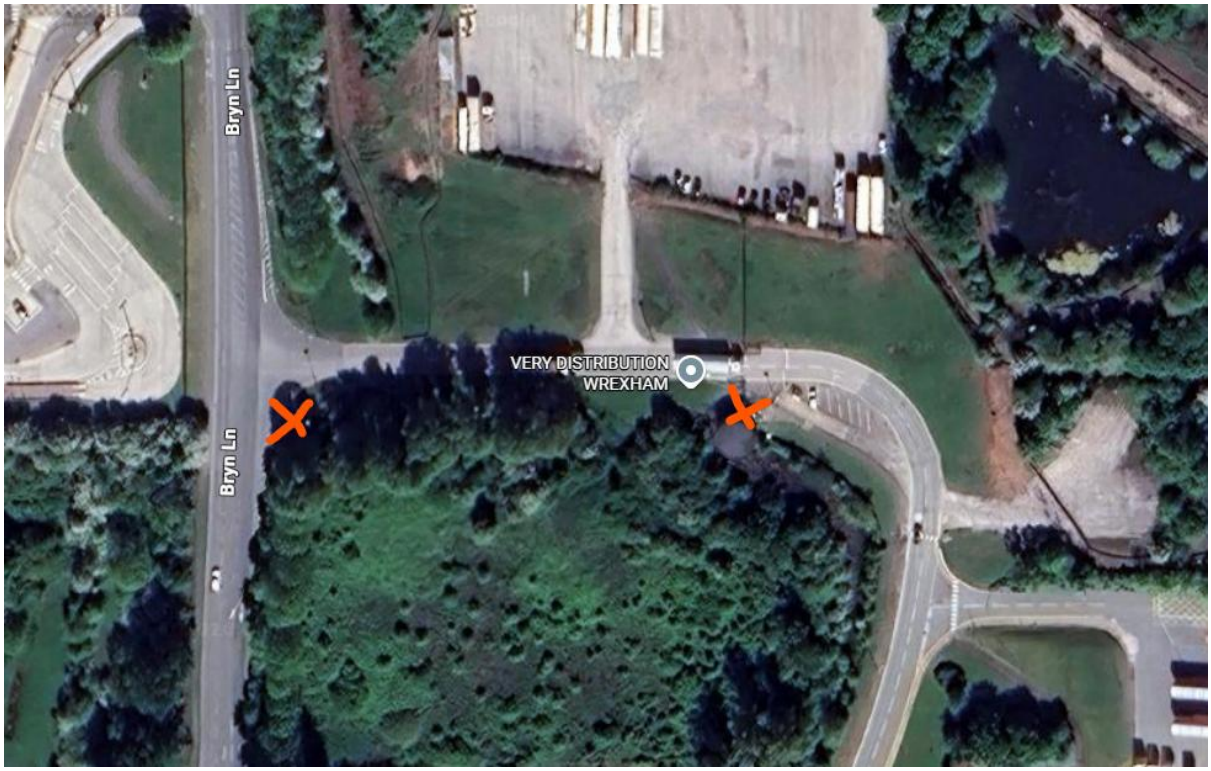
mae'n rhaid i unrhyw un sydd am wneud sylwadau yngylch y datblygiad arfaethedig hwn ysgrifennu at:

**Suite 9D**
**West Village**
**114 Wellington Street**
**LS1 1BA**
lucas.fallon@quod.com
**By: 5th July 2026**

Lucas Fallon Assistant Planner

2nd June 2026

[redacted]


Bryn Ln
Bryn Ln
VERY DISTRIBUTION
WREXHAM




SECURITY
VEOLIA
0345 6060 460




THE
VERY
GROUP
ENTRANCE

# Appendix 2

## Site Notice

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D**

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO HYBYSIAD O DAN ERTHYGLAU 2C A 2D

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**I give notice that / Rwyf yn rhoi rhybudd fod:**

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Yn bwriadu gwneud cais am ganiatâd cynllunio:

*"Cais cynllunio amlinellol (pob mater wedi'i gadw ac eithrio mynediad) ar gyfer codi arwynebedd llawr ychwanegol o fewn Dosbarth Defnydd B2 a/neu Dosbarth Defnydd B8 a swyddfeydd ategol, ynghyd â mynediad, parcio ceir, iard gwasanaeth, tirlunio a gwaith cysylltiedig."*

At:

Yn:

*land to the east of Bryn Lane, Wrexham Industrial Estate, Wrexham, LL13 9UT*

To view this information please contact –

lucas.fallon@quod.com / 0113 245 1243

Alternatively, the details of the planning application are able to be viewed at:

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**By: 5th July 2026**

i weld y gwybodaeth yma, cysylltwch â

lucas.fallon@quod.com / 0113 245 1243

Fel arall, mae manylion y cais am ganiatad cynllunio uchod ar gael i'w gweld yn:

**https://quod.egnyte.com/fl/YBkqvGkVkbTG**

**Mae cyfleusterau cyfrifiadurol cyhoeddus ar gael yn:**
**Wrexham Library, Rhosddu Rd, Wrexham LL11 1AU**

mae'n rhaid i unrhyw un sydd am wneud sylwadau yngylch y datblygiad arfaethedig hwn ysgrifennu at:

**Suite 9D**
**West Village**
**114 Wellington Street**
**LS1 1BA**
lucas.fallon@quod.com
**By: 5th July 2026**

Lucas Fallon Assistant Planner

2nd June 2026

[redacted]

# Appendix 3

## Specialist Consultee Comments

lucas.fallon@quod.com

| | |
|---|---|
| *Eich Cyf*/Your Ref: | Q250979 |
| *Ein Cyf*/Our Ref: | NB/80/000848 |
| *Dyddiad*/Date: | 22nd June 2026 |
| *Gofynner am*/Ask for: | Nia Bache |
| *Rhif Union*/Direct Dial: | 07825967118 |

To whom it may concern,

**THE TOWN AND COUNTRY PLANNING ACT 1990 – CONSULTATION**

**PREMISES: LAND TO THE EAST OF BRYN LANE, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9UT**

With reference to your consultation dated 2nd of June 2026, attached is our inspection report in respect of application - Q250979

The Fire Authority will have an opportunity to comment on the proposed fire safety measures within the premises during the Building Regulations Consultation process

The report refers to access for fire appliances and water supplies.

If you should require any further information, please do not hesitate to contact the Compliance Officer.

Yours faithfully

*Nia Bache*

On behalf of North Wales Fire and Rescue Authority

**Application reference: Q250979**

**Address: LAND TO THE EAST OF BRYN LANE, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9UT**

## ACCESS FOR FIRE APPLIANCE

Appliance access is determined by building regulations, and specifically Section B5 – Access and Facilities for the Fire and Rescue Service

Section 12

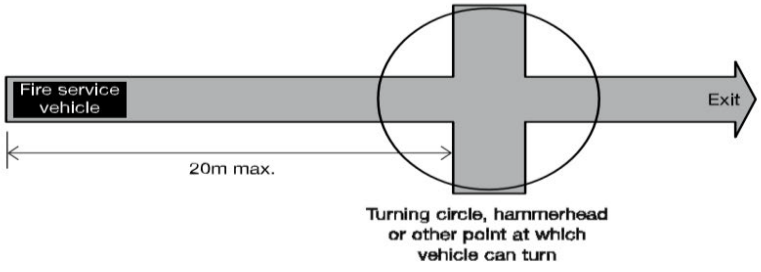
**Table 8 Typical fire and rescue service vehicle access route specification ***

| Appliance type | Minimum width of road between kerbs (m) | Minimum width of gateways (m) | Minimum turning circle between kerbs (m) | Minimum turning circle between walls (m) | Minimum clearance height (m) | Minimum carrying capacity (tonnes) |
|---|---|---|---|---|---|---|
| Pump | 3.7 | 3.1 | 16.8 | 19.2 | 3.7 | 12.5 |
| High reach | 3.7 | 3.1 | 26.0 | 29.0 | 4.0 | 17.0 |

**Diagram 24 Turning facilities**

See para 12.5

Fire and rescue service vehicles should not have to reverse more than 20m from the end of an access road



**WATER SUPPLIES**

Where a building, which has a compartment of 280m2 or more in area, is being erected more than **100m** from an existing fire-hydrant additional hydrants should be provided as follows:
a. Buildings provided with fire mains – hydrants should be provided within 90m of dry fire main inlets.
b. Buildings not provided with fire mains – hydrants should be provided within **90m** of an entry point to the building and not more than 90m apart.

**3.2** Where no piped water supply is available, or there is insufficient pressure and flow in the water main, or an alternative arrangement is proposed, the alternative source of supply should be provided in accordance with the following recommendations:
a. a charged static water tank of at least 45,000 litre capacity; or
b. a spring, river, canal or pond capable of providing or storing at least 45,000 litres of water at all times of the year, to which access, space and a hard standing are available for a pumping appliance; or
c. any other means of providing a water supply for firefighting operations considered appropriate by the fire and rescue authority.

**Recommended flow rates**

**Industry** - It is recommended that the water supply infrastructure should provide as follows with the mains network on site normally being at least 150mm nominal diameter:
Up to one hectare minimum of 20 l/sec (1200 l/min),
One to two hectares minimum of 35 l/sec (2100 l/min),
Two to three hectares minimum of 50 l/sec (3000 l/min),
three hectares minimum of 75 l/sec (4500 l/min).

**Shopping, offices, recreation and tourism** - Minimum of 20 l/sec (1200 l/min) to 75 l/sec (4500 l/min) depending on the nature and extent of the development.

Dŵr Cymru
Welsh Water

Developer Services
PO Box 3146
Cardiff
CF30 0EH

Tel: +44 (0)800 917 2652
Fax: +44 (0)2920 740472
E.mail: developer.services@dwrcymru.com

Gwasanaethau Datblygu
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Caerdydd
CF30 0EH

Ffôn: +44 (0)800 917 2652
Ffacs: +44 (0)2920 740472
E.bost: developer.services@dwrcymru.com

Mr Lucas Fallon
quod
Suite 9D
West Village
Leeds
Leeds
LS1 1BA

**Date: 18/06/2026**
**Our Ref: PPA0010165**

Dear Mr Fallon

**Grid Ref: 339447 350085**
**Site Address: Wrexham Library Rhosddu Rd, Wrexham**
**Development: 2D- Outline planning application 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 and associated works**

I refer to your pre-planning enquiry received relating to the above site, seeking our views on the capacity of our network of assets and infrastructure to accommodate your proposed development. Having reviewed the details submitted I can provide the following comments which should be taken into account within any future planning application for the development.

We note the Applicant seeks to submit an outline planning application (all matters reserved excluding access) for up to 15,000sqm of new floorspace for Use Class B2 and/or Use Class B8 purposes at land to the east of Bryn Lane, Wrexham Industrial Estate.

Having reviewed the details submitted, we can provide the following comments which should be taken into account within any future planning application for the development.

The site comprises of a potential windfall development with no allocated status in the Local Development Plan (LDP). Accordingly, whilst it does not appear an assessment has been previously undertaken of the public sewerage and watermains systems, we offer the following comments as part of our appraisal of this development.

**PUBLIC SEWERAGE NETWORK**

The proposed development site is located in the immediate vicinity of a combined public sewerage

system which drains to Five Fords Wastewater Treatment Works (WwTW).

You are 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 you may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus in and around your site. Please be mindful that under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

**SURFACE WATER DRAINAGE**

As of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. As highlighted in these standards, the developer is required to explore and fully exhaust all surface water drainage options in accordance with a hierarchy which states that discharge to a combined sewer shall only be made as a last resort. Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to a surface water drainage body in liaison with the Land Drainage Authority and/or Natural Resources Wales.

It is therefore recommended that the developer consult with Wrexham Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, DCWW is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation. Please refer to further detailed advice relating to surface water management included in our attached Advice & Guidance note and our Developer Services website at https://developers.dwrcymru.com/en/help-advice/regulation-to-be-aware-of/sustainable-drainage-systems

We note from the Drainage Strategy that the surface water will be disposed of via a nearby watercourse via a ditch located within the eastern end of the site. This discharges into a main river to the northeast and ultimately to the River Dee. As the proposal does not seek a connection to the main public sewerage system, we have no objection to the proposal in principle.

**FOUL WATER DRAINAGE – SEWERAGE NETWORK**

We note from the Drainage Strategy that foul flows from the development will be directed to existing public combined sewer.

The Drainage Strategy prepared by Curtins advises that further investigations are recommended to confirm what existing drainage is present within the site to establish whether gravity connection or a pump connection is required. There are no details of the final foul flows provided within the submission documents so this will be required as part of the forthcoming application in order for us to make an assessment.

However, due to capacity constraints within the network, it is unlikely that sufficient capacity exists to accommodate your development within the immediate public sewerage system without causing detriment to the existing services we provide to our customers, or in regard to the protection of the environment. There are no planned reinforcement works within Dwr Cymru Welsh Water's Capital Investment Programme and therefore, at this stage, we are unable to provide you with a point of adequacy on the network.

In light of the above, our recommendation is that the developer undertakes a development enabling assessment analysis to identify a solution for mitigating the impact of the proposed development. This may include the removal of surface water flows from the immediate public sewerage system to offset the new foul flows from the development. Where this is not possible, the identification of an alternative reinforcement solution to the network via further hydraulic modelling analysis will be required to identify suitable off-site reinforcement works to the public sewerage system.

Please note that we will seek to control the identification and delivery of a solution via appropriate planning conditions and therefore recommend that a development enabling assessment analysis is undertaken in advance of a planning application being submitted, in order to avoid any subsequent delays. Please contact us to discuss further on this matter.

You may need to apply to Dwr Cymru Welsh Water for any connection to the public sewer under Section 106 of the Water industry Act 1991. However, 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 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.

**FOUL WATER DRAINAGE – SEWAGE TREATMENT**

The proposed development site is located in the catchment of a public sewerage system which drains to Five Fords Wastewater Treatment Works (WwTW) and ultimately discharges to a river Special Area of Conservation (SAC). We would advise that this WwTW has a phosphorus consent limit and is currently compliant with the 95% quartile for its flow passed forward (FPF) performance, at the time of this consultation. The WwTW has a phosphates permit of 1 mg/l, due to be restricted to 0.7mg/l by 31/3/30. Please note, no problems are envisaged with Five Fords Waste Water Treatment Works for the treatment of domestic discharges from this site.

**FURTHER CONTACT**

If you have any questions about the above response, please contact Olivia Davis who is the Development Planning Officer for Wrexham at: developer.services@dwrcymru.com or on 0800 917 2652. They will be happy to assist you further.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at **developer.services@dwrcymru.com**

Please quote our reference number in all communications and correspondence.

Yours faithfully,

**Matthew Lord**
**Planning Liaison Manager**
**Developer Services**

***Please Note** that demands upon the water and sewerage systems change continually; consequently the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.*

glas
Glas Cymru Cyfyngedig

Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in Welsh and English

Dŵr Cymru Cyf, a limited company registered in Wales no 2366777. Registered office: Pentwyn Road, Nelson, Treharris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn Nelson, Treharris, Morgannwg Ganol CF46 6LY.

Ein cyf/Our ref: CAS-310128-R9W7
Eich cyf/Your ref: Q250979

Helen Rodger
By email: helen.rodger@quod.com

Quod Limited
Suite 9D,
West Village,
114 Wellington Street
Leeds
LS1 1BA

Dyddiad/Date: 03 July 2026

Dear Sir/Madam,

**Statutory pre-application consultation – Town and Country Planning (Development Management Procedure) (Wales) Order 2012.**

**Bwriad/Proposal: Outline planning permission (all matters reserved) 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 and associated works**

**Lleoliad/Location: Land to East of Bryn Lane, Wrexham Industrial Estate, LL13 9UT**

Thank you for providing a requisite notice to us under Article 2D of the above Order. We received a copy of your proposed application on 02 June 2026.

We have **concerns** with the application as proposed because inadequate information has been provided. To overcome these concerns, you should provide further information in your planning application regarding **foul drainage, protected species and contaminated land.** If this information is not provided, we may object to the planning application when formally consulted by the planning authority. Further details are provided below.

We also advise that based on the information submitted to date, we would ask the planning authority to include the following **conditions** to any planning permission granted:

- Conditions 1 - 3: Contaminated Land

Please note, without these conditions, we would be likely to object to the planning application. Further details are provided below.

## Protected Sites and Foul Drainage

We note the application site is within the catchment of the River Dee and Bala Lake Special Area of Conservation (SAC). In line with our Advice to Planning Authorities for Planning Applications Affecting Nutrient Sensitive River Special Areas of Conservation, under the Habitats Regulations, Planning Authorities must consider the impact of proposed developments on water quality within SAC river catchments. We would therefore advise that the Local Planning Authority (LPA) should consider whether the proposals, as submitted, would increase the volume of foul discharge from the site in planning terms.

We note from the information submitted that the development has the potential to increase the amount of nutrients being discharged from the site. As such, we refer you to our Advice and advise you to provide the LPA with further information. We note that information has already been submitted in respect of a Nutrient Neutrality Appropriate Assessment Note (reference 089023-CUR-XX-XX-T-C-92001, revision P01 dated 26/05/2026, Curtins). However, we advise you to provide the LPA further information as identified in the section titled 'What does this mean for development proposals involving connection to public wastewater treatment works' of that Advice.

Should the LPA conclude that the proposed development is likely to have a significant effect on the SAC, we would expect to be consulted by the LPA for the purposes of their Appropriate Assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended), if or when the application is submitted for planning permission.

## Protected Species

We have reviewed the following documents submitted in support of this statutory pre-application consultation:

- Land at Bryn Lane, Wrexham, Ecological Impact Assessment Report, references: P_EOP_01_R001_EcIA_Rev01, version 01 dated 02/06/2026, Ecology Consulting Ltd
- Land at Bryn Lane, Wrexham, Great Crested Newt Survey Report and Outline Mitigation Strategy, references: P_EOP_01_R002_GCN_Rev01, version 01 dated 02/06/2026, Ecology Consulting Ltd
- Very Distribution Wrexham, BS 5837:2012 Tree Survey and Arboricultural Impact Assessment, reference 130526/RP/VD, survey dated 13/05/2026
- Parameters Plan, reference 26073 XXXX SI DR A 0640, version P03 dated 22/05/2026

### Great Crested Newts

The proposal has the potential to kill, injure, disturb GCN, or damage or destroy their breeding sites and resting places at this site. GCN and their breeding sites and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended) and Schedule 5 of the Wildlife and Countryside Act 1981. Where GCN are present and a development proposal is likely to contravene the legal protection, they are afforded, the development may only proceed under licence issued by Natural Resources

Wales, having satisfied the three requirements set out in the legislation. A licence may only be authorised if:

- The development works to be authorised are for the purpose of preserving public health or safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment
- There is no satisfactory alternative
- The action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

To avoid developments with planning permission subsequently not being granted a licence, the LPA should take Planning Policy Wales and Technical Advice Note 5 into account when considering development proposals where a European Protected Species is present. Please note, for the purposes of providing advice at the planning application stage, our comments are limited to compliance with the third test only.

## Great Crested Newt Survey Report and Outline Mitigation Strategy

We note the submission of the Great Crested Newt Survey Report and Outline Mitigation Strategy. We consider the GCN population at Wrexham Industrial Estate and its environs to be of national importance. We note the desk top study carried out in support of this planning application, however no reference has been made to the previous large population of GCN to the west of the application site nor the c500 GCN translocated in relation to the development to the north of the application. This should be considered.

We advise that the following points are addressed and submitted, either in an updated Great Crested Newt Survey Report and Outline Mitigation Strategy or contained within a GCN Conservation Plan:

- Section 2.3 describes some of the limitations encountered during the GCN survey, however no reference is made to the dry winter-spring of 2026 and how this may impact on survey results. We advise that section 2.3 is updated to include reference to this and potential impacts on the survey results.
- Section 3.4 states that there are no ponds on site. Figure 1: Pond Location Plan shows the locations of 6 ponds all to be outside of the indicative development area. However, based on the submitted application red line boundary, pond 6 is shown to within the application site. We advise that section 3.4 is amended to reflect this.
- No reference is made within section 3 to the national significance of the GCN population within and in the environs of Wrexham Industrial Estate. There is also no reference to, or consideration of the current conservation status of the population being unfavourable or reference to the importance of nearby sites which include dedicated GCN compensation areas. We advise section 3 is updated to include these.
- Section 4.2 states that an area of approximately 1.61 hectares (Ha) will be “designated as a dedicated GCN Habitat Management Area”. The proposed mitigation fails to consider the requirement to demonstrate no detriment to the maintenance (or restoration) of the favourable conservation status of the local population of GCN. We advise that the extent of the proposed GCN area is insufficient when considered against the ‘like for like’ principle as set out in the Local Planning Guidance Note No 29 - Wrexham Industrial Estate Employment Development and Nature Conservation

published by Wrexham County Borough Council. We advise that a losses and gains table should be included in an updated report to clearly show, in Ha:
    - Extent of the application red-line boundary
    - Existing hardstanding and 'green' areas
    - Proposed hardstanding and designated GCN Habitat Management Area
- We also advise that the proposed GCN Habitat Management area is extended along the southern boundary of the application site to ensure continued and improved connectivity with other suitable habitats within Wrexham Industrial Estate.
- Section 4.2.3 provides details on the creation of shallow ephemeral scrapes within the GCN Habitat Management Area. We advise that deeper ponds are also incorporated within this area, as shallow scrapes alone are unlikely to provide the full range of aquatic habitat required by great crested newts. A mosaic of waterbodies with varying depths is necessary to support breeding, larval development and population resilience, and is therefore important in maintaining the favourable conservation status of the population.
- We advise that the monitoring methodology should accord with the Wales GCN Monitoring scheme. The results should be reported through their online database and all data shall be uploaded by 30 September each year.

## Ecological Impact Assessment Report

We note the submission of the Ecological Impact Assessment Report and advise that the following points are addressed and submitted either in an updated Ecological Impact Assessment Report or contained within a GCN Conservation Plan:

- In the 'Evaluation of Importance' under section 2.1.4, the evaluation approach has failed to take into account that conservation status assessments must consider a range of spatial scales with equal parity. We advise section 2.1.4 is updated to reflect this.
- Sections 2.2 and 3.31 do not make any reference to the dry winter – spring 2026. We advise that sections 2.2 and 3.3.1 are updated to include reference to this and potential impacts on the survey results.
- We do not agree with the 'Effect level' assessment in Table 7 in respect of GCN. Due to the nationally important population of GCN at Wrexham Industrial Estate and its environs, we advise that the table is updated to reflect that effects are significant and at a regional level during the construction phase. We also advise that operationally, impacts should be updated to county importance owing to the location of the application site.
- With regards to the mitigation details in Table 8, we refer you to our comments made in relation to the GCN Survey Report and Outline Mitigation Strategy and also the points below in relation to further information being required.

## Parameters Plan

We note the inclusion of the 'Parameters Plan' and advise that this may require amendments in order to accommodate an appropriate area of land to form the GCN Habitat Management Area in line with our comments above and the further information required, detailed below.

Whilst we consider that the above reports provide an adequate basis upon which to consider the potential impacts of the scheme on GCN, aspects of the proposed on-site compensation area will require further development as identified below. This further information could be submitted in the form of a GCN Conservation Plan:

- The submission (to include proposed timescales and reporting requirements) of further details and associated plans concerning GCN avoidance and mitigation measures including, but not limited to:
    - fence specifications, locations, construction and maintenance (one-way amphibian fence, prior to and throughout the duration of construction operations)
    - considerations of access issues (including Public Rights of Way – Isycoed Public Footpath 18)
    - monitoring and maintenance requirements and supervised removal.
- The detail of habitat retention, enhancement and creation proposals associated with terrestrial and aquatic habitats. Details to include plans and timescales
- Submission of (further) details concerning on and off-site compensatory proposals including plans, extent, access, current and proposed tenure. Details shall identify areas of terrestrial and aquatic habitat to be retained, enhanced and created. Submission to include timescales and reporting requirements.
- The submission of a long-term site management plan (not less than 25 years) that includes:
    - Details of habitats and ecological features present or to be created, both in written form and shown on appropriate drawings, including planting plans.
    - Defined aims and objectives (including defined key performance indicators for long term monitoring indicators).
    - Details of the desired condition for each habitat and criteria to determine when habitats have achieved this.
    - Details of short and long-term habitat management prescriptions to both achieve and maintain the desired condition.
    - Details of monitoring methodologies for habitat(s) and species.
    - Details of scheduling and timings of activities.
    - Contingency measures if fish or invasive non-native species (inns) are detected.
    - Current and any proposed changes to the freehold tenure of the compensation area (tenure of the ecology and heritage area to be approved by the local planning authority).
    - Persons or bodies responsible for undertaking management and surveillance together with required skills and competencies.
    - Site liaison and wardening.
    - Licensing requirements.
    - Biosecurity measures which consider invasive non-native species and specific diseases (e.g., chytrid) to prevent the introduction of and where present control, removal or for the long-term management of invasive species both during construction and operation.
    - Details of reporting, review and update of the plan (informed by monitoring) at specific intervals as agreed.
- The submission of detailed measures including plans designed to prevent the accidental capture/killing of GCN during operational phases of the scheme, including the installation and maintenance of an amphibian-friendly surface water management system that does not include gully pots (or other similar features).

- Details of timing, phasing and duration of construction activities and conservation measures.
- Post-construction monitoring and record dissemination for a period of not less than 25 years. Methodology shall include annual GCN abundance counts and Habitat Suitability Index (HSI) assessments. All ponds (including sustainable drainage (SuDS) water bodies) to be added to the Wales GCN Monitoring Scheme, with individuals/bodies being identified as being responsible for monitoring and reporting works.

In addition to the above further information being submitted, when consulted by the Local Planning Authority we would advise that that a planning obligation should be included on any permission granted.

Planning Obligation: A Planning Obligation Section 106 Agreement (as opposed to a Unilateral Undertaking) will be required. We advise that in respect of any such agreement, provisions relating to ecology should include:

- Defined commuted sum and/or requirement for index linked ground rent service charges to include ecological management, surveillance and wardening in perpetuity (a costed management plan will be required to inform costings).
- Identification of relevant land to be subject to the planning obligation and be managed for biodiversity.
- Delivery of management.
- Frequency of liaison meetings.
- Management plan review, at minimum 5 years is advised.
- Transfer freehold ownership of the defined ecology area to a body that accords with the definition of “responsible” under part 7 of the environment act 2021 [e.g., an appropriate body that is approved by the local planning authority] before occupation of the site.
- Tenure and any proposed changes to tenure shall be carried out to the satisfaction of the LPA in consultation with NRW.

## Bats

We note that Table 6 of the Ecological Impact Assessment scopes out bats because “No suitable roosting habitats will be removed and the majority of habitat which will be removed is hardstanding” and that bats are unlikely to be using the application site. We therefore have no comments to make on the application as submitted in respect of bats.

We recommend that you discuss the need to secure any further or avoidance measures with the Local planning Authority’s ecological advisor prior to submitting an application.

# Contaminated Land

We have reviewed the following information submitted in support of the statutory pre-application consultation:

- Wrexham Industrial Estate, Phase 1 Preliminary Risk Assessment, reference 089023-CUR-XX-XX-T-GE-00001, revision P01 dated 16/03/2026, Curtins

We note that the Preliminary Risk Assessment (PRA) report submitted has identified potential contaminative historical land use on site and section 7 of the report recommends further investigation. We concur with this approach.

Based on the information submitted at this statutory pre-application stage, we would likely request the following conditions on any future full application. However, this may be subject to change should further details regarding the site investigation be received as part of the formal/full application.

We advise that the submitted Phase 1 Preliminary Risk Assessment addresses part 1 of the 'Land Affected by Contamination' condition.

**Condition 1: Land Affected by Contamination**

No development, shall commence until the following components of a scheme to deal with the risks associated with contamination at the site, have been submitted to and approved in writing by the Local Planning Authority.

1. A preliminary risk assessment which has identified:
    a. all previous uses
    b. potential contaminants associated with those uses
    c. a conceptual model of the site indicating sources, pathways, and receptors
    d. potentially unacceptable risks arising from contamination at the site (largely completed)
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site (largely completed).
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance, and arrangements for contingency action.
5. The remediation strategy and its relevant components shall be carried out in accordance with the approved details.

**Justification:**

To ensure the risks associated with contamination at the site have been fully considered prior to commencement of development as controlled waters are of high environmental sensitivity; and where necessary remediation measures and long-term monitoring are implemented to prevent unacceptable risks from contamination.

**Condition 2: Long-Term Monitoring Plan**

Prior to the occupation or operation of the development, a long-term monitoring plan for land contamination shall be submitted and approved in writing by the Local Planning Authority. The long-term monitoring plan should include:

- Details of the methods and triggers for action to be undertaken
- Timescales for the long-term monitoring and curtailment mechanisms e.g. a scheme of monitoring for 3 years unless the monitoring reports indicate that subsequent monitoring is or is not required
- Timescales for submission of monitoring reports to the LPA e.g. annually
- Details of any necessary contingency and remedial actions and timescales for actions
- Details confirming that the contingency and remedial actions have been carried out

The monitoring plan shall be carried out in accordance with the approved details, within the agreed timescales.

**Justification:**

A land contamination long term monitoring plan should be submitted prior to occupation or operation, to ensure necessary monitoring measures are approved to manage any potential adverse impacts as a result of development on water quality.

**Condition 3: Unsuspected Contamination**

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.

**Justification:**

To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks.

## Advice to Developer

Natural Resources Wales recommends that developers should:

- Follow the risk management framework provided in Land contamination risk management (LCRM)
- Refer to 'Development of land affected by contamination: A guide for developers' (WLGA, 2023) for the type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health.
- Refer to our groundwater protection advice on www.gov.uk

# Other matters

Please note, if further information is prepared to support an application, it may be necessary for us to change our advice in line with the new information.

The advice in this letter relates to matters which are included on our consultation topics list. We do not rule out the potential for the proposed development to affect other environmental interests that are not included on this list.

In addition to planning permission, you are advised to ensure all other permits/consents/licences relevant to the development are secured. Please refer to our website for further details.

Further advice on the above matters could be provided prior to your planning application being submitted, however there would be a charge for this service. Additional details are available on our website.

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully,

**Rachael Burke**

Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning

Cyfoeth Naturiol Cymru/Natural Resources Wales

E-bost/E-mail: neplanning@cyfoethnaturiolcymru.gov.uk

Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi. /Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.

| | |
|---|---|
| **From:** | contaminatedland |
| **To:** | Helen Rodger |
| **Cc:** | Lucas Fallon |
| **Subject:** | RE: Pre-Application Consultation at Land to East of Bryn Lane, Wrexham Industrial Estate, LL13 9UT |
| **Date:** | 02 July 2026 13:45:38 |
| **Attachments:** | image001.png<br>image002.png<br>image003.png<br>image004.png<br>image005.png<br>image006.png<br>image007.png<br>image008.png |

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Good afternoon,

**Pre-Application Consultation at Land to East of Bryn Lane, Wrexham Industrial Estate, LL13 9UT**

The following report was submitted in support of the above pre-application enquiry:

- Curtins - Phase 1 Preliminary Risk Assessment at Wrexham Industrial Estate. Dated 16 March 2026.

Having reviewed the above report in conjunction with the pre-application consultation pack I can confirm that I agree with the conclusions and recommendations within the report that an intrusive site investigation is required. Should a planning application be received for the above site then I would make the following recommendation to the Planning Department. I can confirm that the contamination assessment can be dealt with via condition, as is our standard practice for new developments on Wrexham Industrial Estate. We do however recommend early engagement with the Contaminated Land team and advise, where possible, to submit contamination assessments as early as possible in the planning process.

***RECOMMENDED CONTAMINATION CONDITIONS***

*Due to the potential for land contamination as a result of the former use as a fibreglass factory, I recommend that any future planning consent is conditioned to ensure that any potential contamination issues are adequately dealt with. I therefore recommend that the following conditions and note to applicant be applied to and future consent that may be granted.*

*EN01 008R PHASED INVESTIGATION - LAND CONTAMINATION*
*No development shall take place until a phased site investigation of the nature and extent of contamination has been carried out and submitted to and approved in writing by the Local Planning Authority. If any contamination is found during the site investigation, no part of the development shall commence until a scheme specifying*

*the measures that will be taken to remediate the site to render it suitable for the development hereby permitted has been submitted to and approved in writing by the local planning authority. The site shall thereafter be remediated in accordance with the approved scheme. If during the course of development any contamination is found that has not been identified in the site investigation, no further development shall take place on those parts of the site where that contamination has been found until an additional scheme of remediation has been submitted to and approved in writing by the local planning authority for those parts of the site. The relevant parts of the site shall thereafter be remediated in accordance with the additional scheme of remediation.*

*EN03 008R Validation Report - Contaminated Land*
*Each part of the site subject to the remediation under the scheme(s) approved as part of condition @@ shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.*

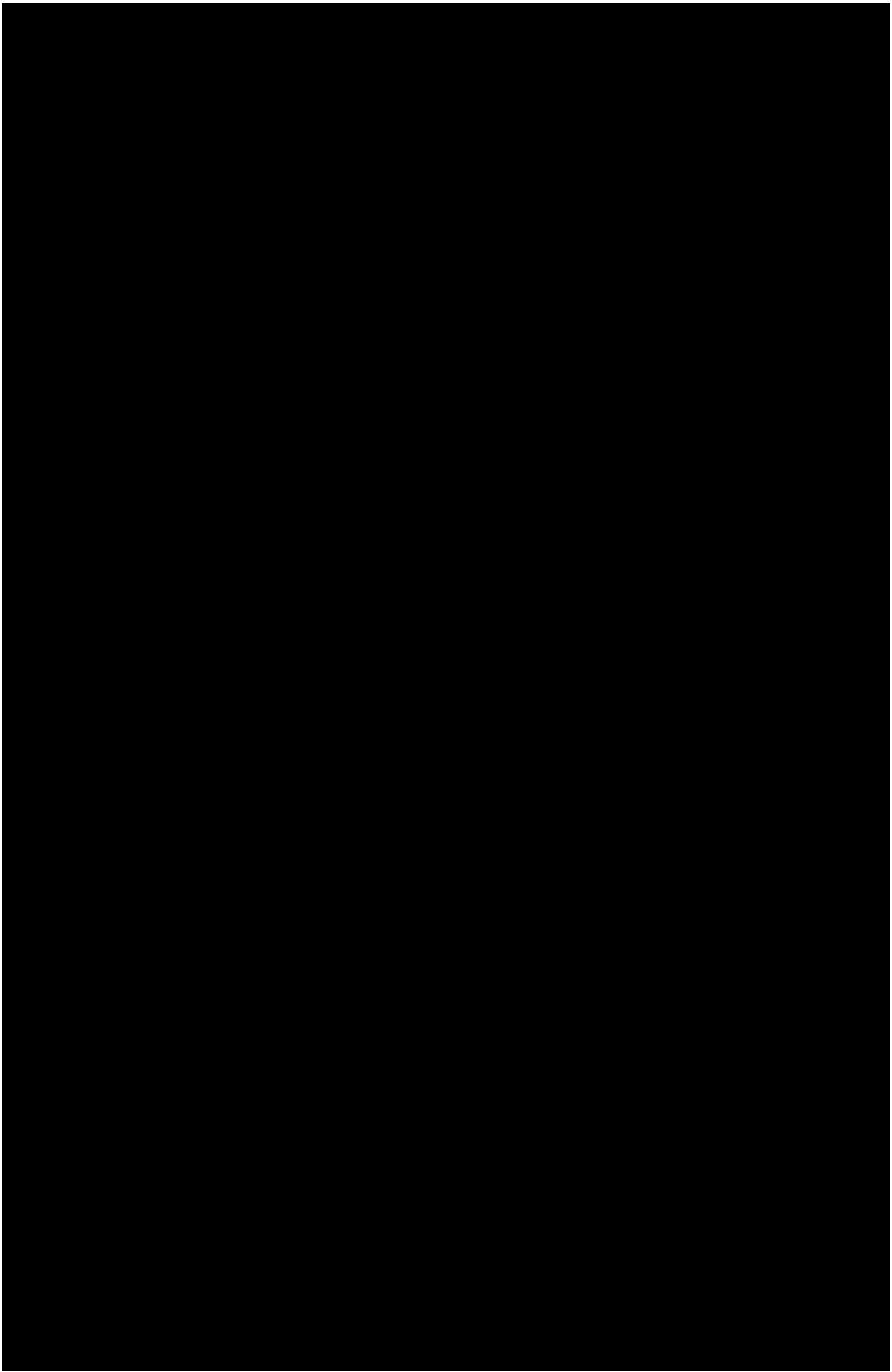
***Informative***

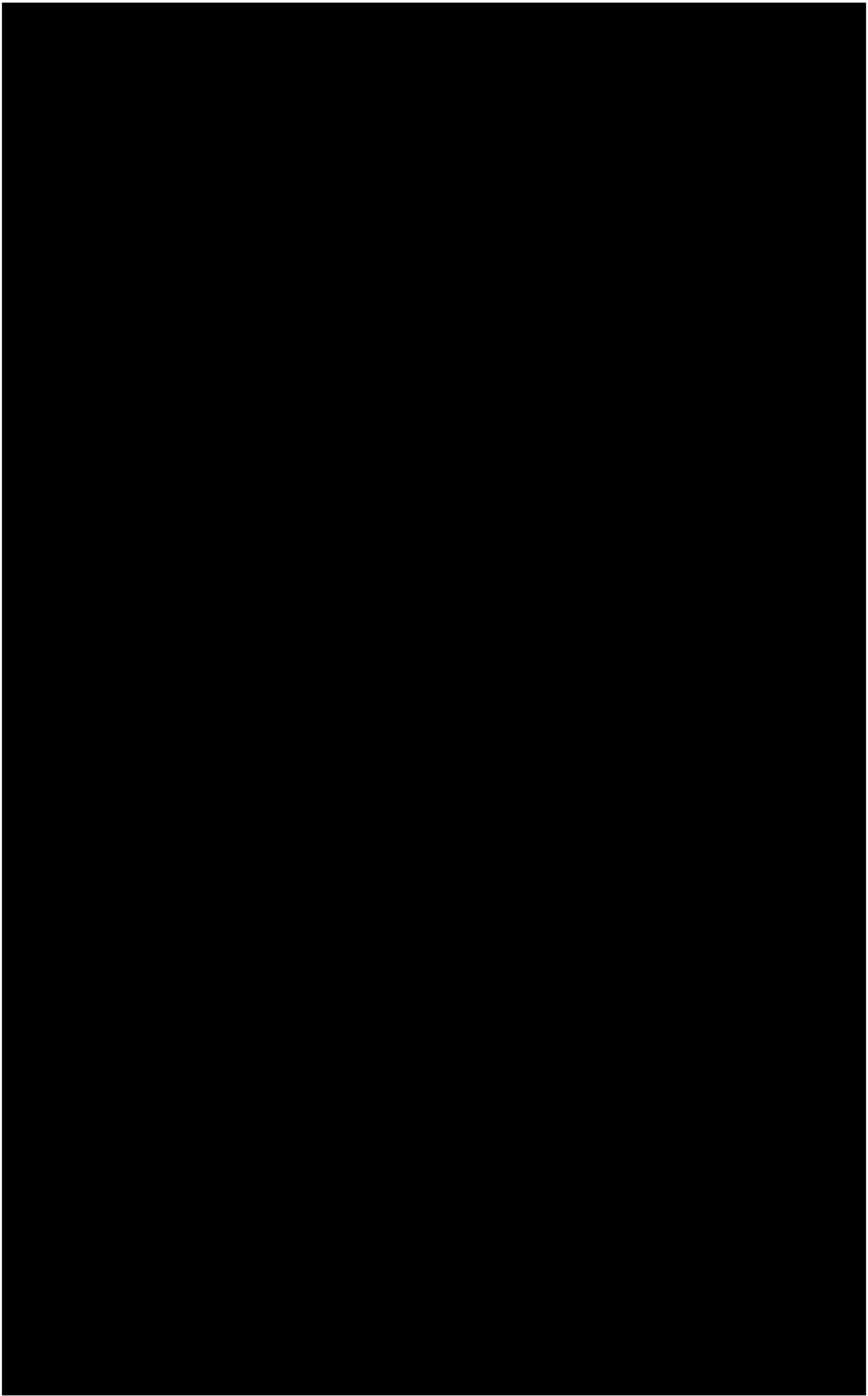
*INF03 - SITE CONTAMINATION*
*Further advice on compliance with condition no. @@ may be obtained by contacting the Council's Contaminated Land Officer on 01978 298771 or 297773. Should the investigation identify contamination issues that may affect receptors other than the site users e.g. groundwater, then it is recommended that these works are also addressed in consultation with the Contaminated Land Officer prior to commencement of works on site.*

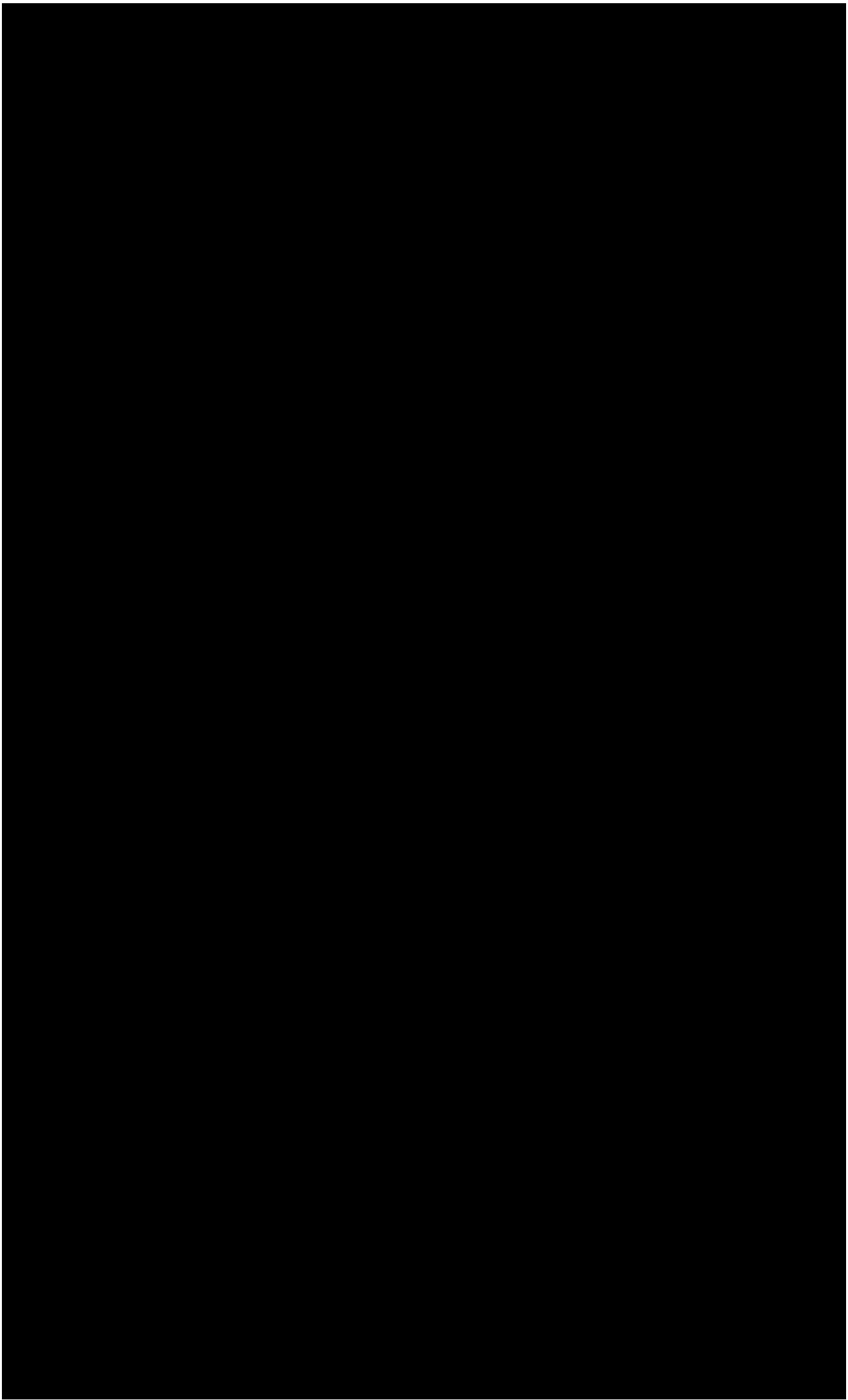
Kind regards
Stacey

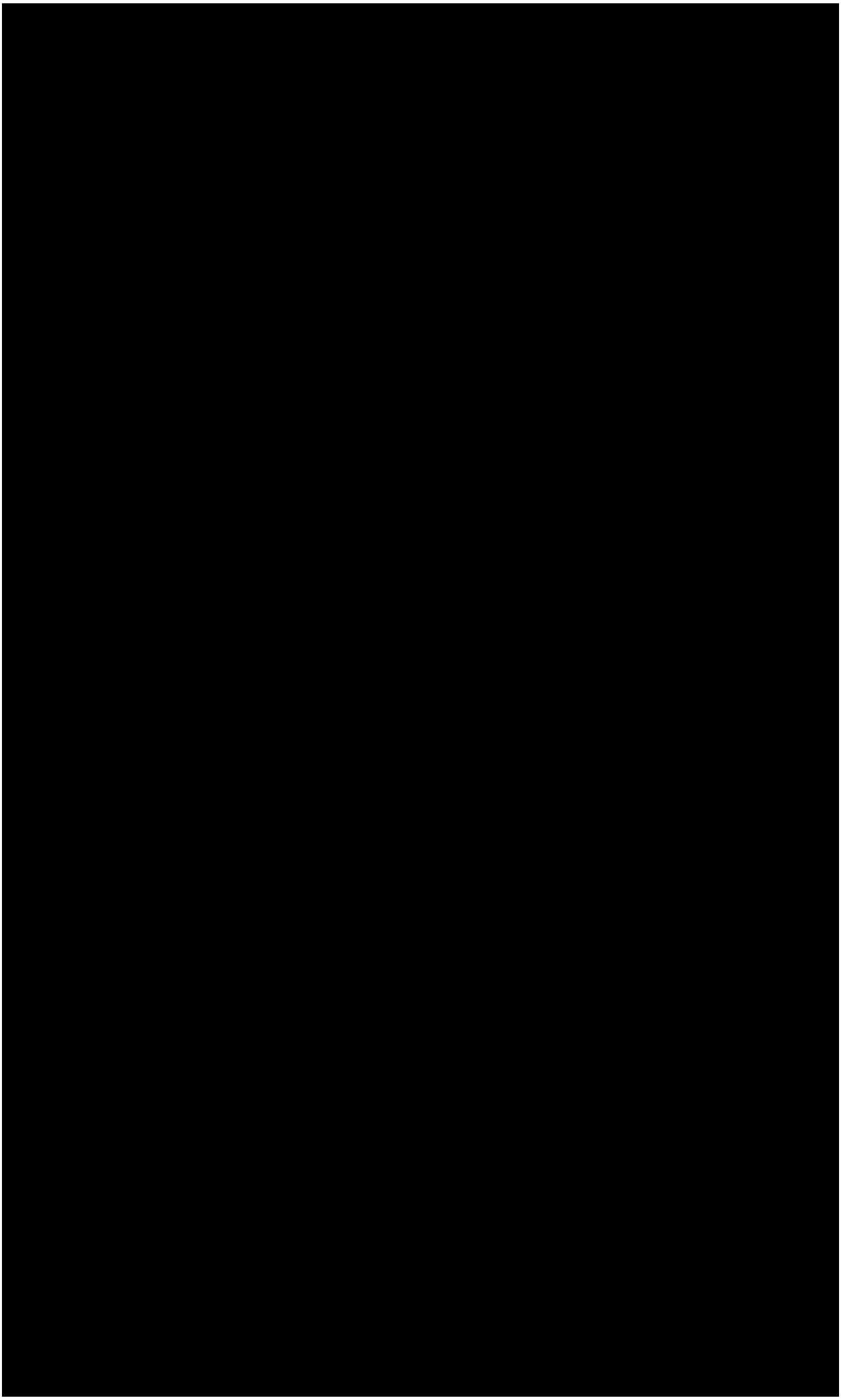
**Stacey Inglis** MA (Hons) MSc
Contaminated Land Officer
Swyddog Tir wedi ei Halogi
Economi a Chynllunio/Economy and Planning

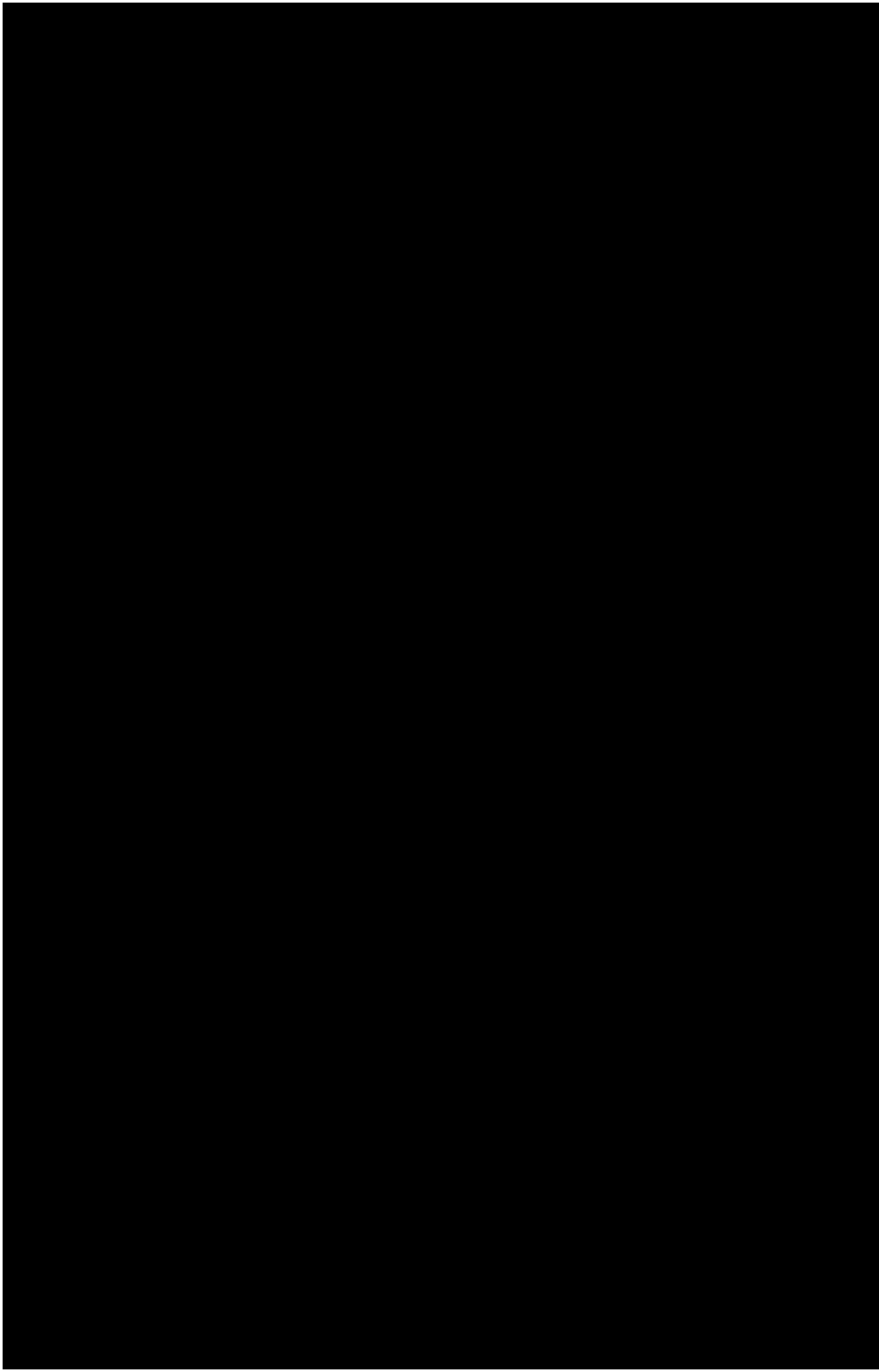
01978 298773
Cyngor Bwrdeistref Sirol Wrecsam, Stryt y Lampint, Wrecsam LL11 1AR
Wrexham County Borough Council, Lambpit Street, Wrexham LL11 1AR
wrexham.gov.uk | wrecsam.gov.uk
twitter.com/wrexhamcbc | twitter.com/cbswrecsam
facebook.com/wrexhamcouncil | facebook.com/cyngorwrecsam

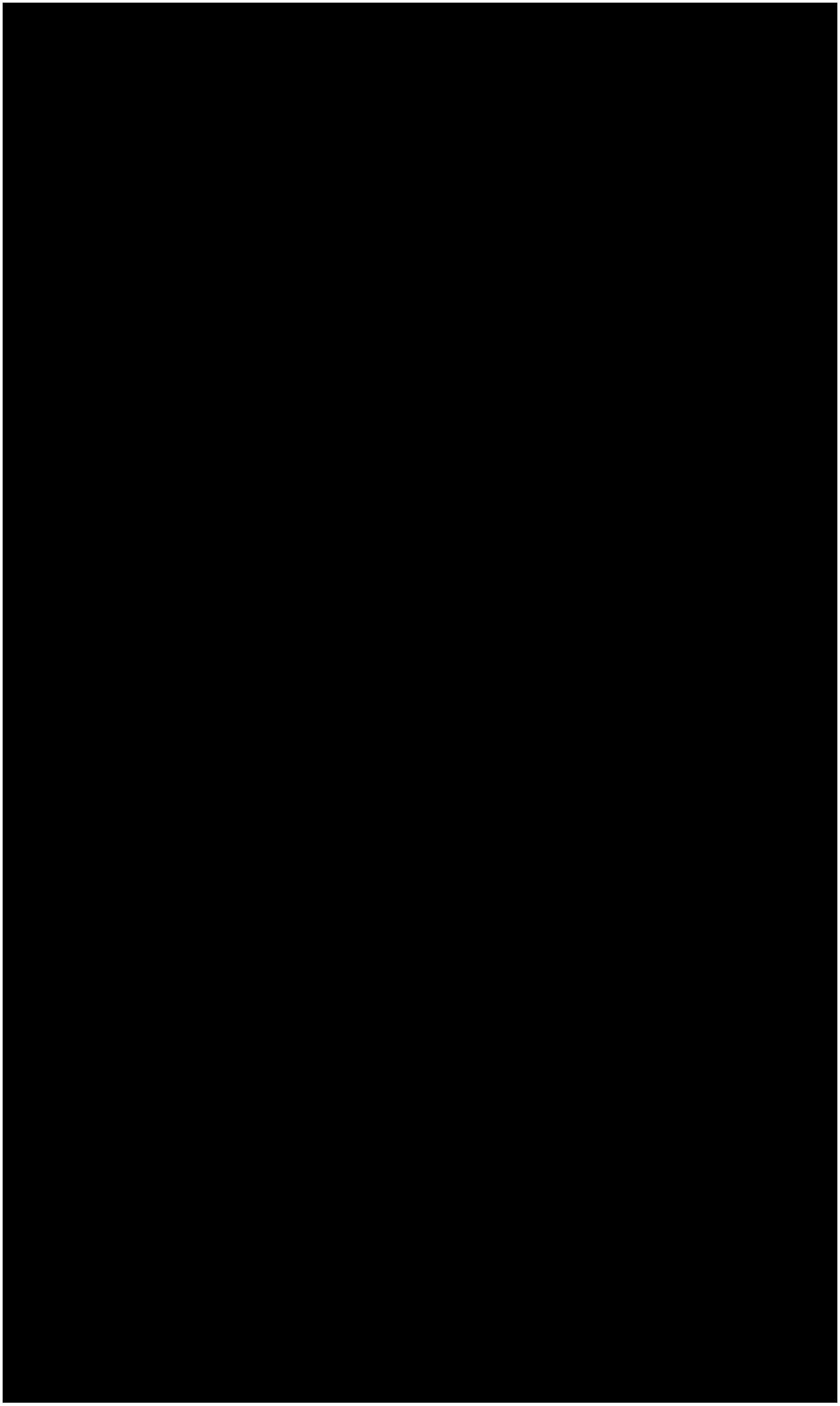


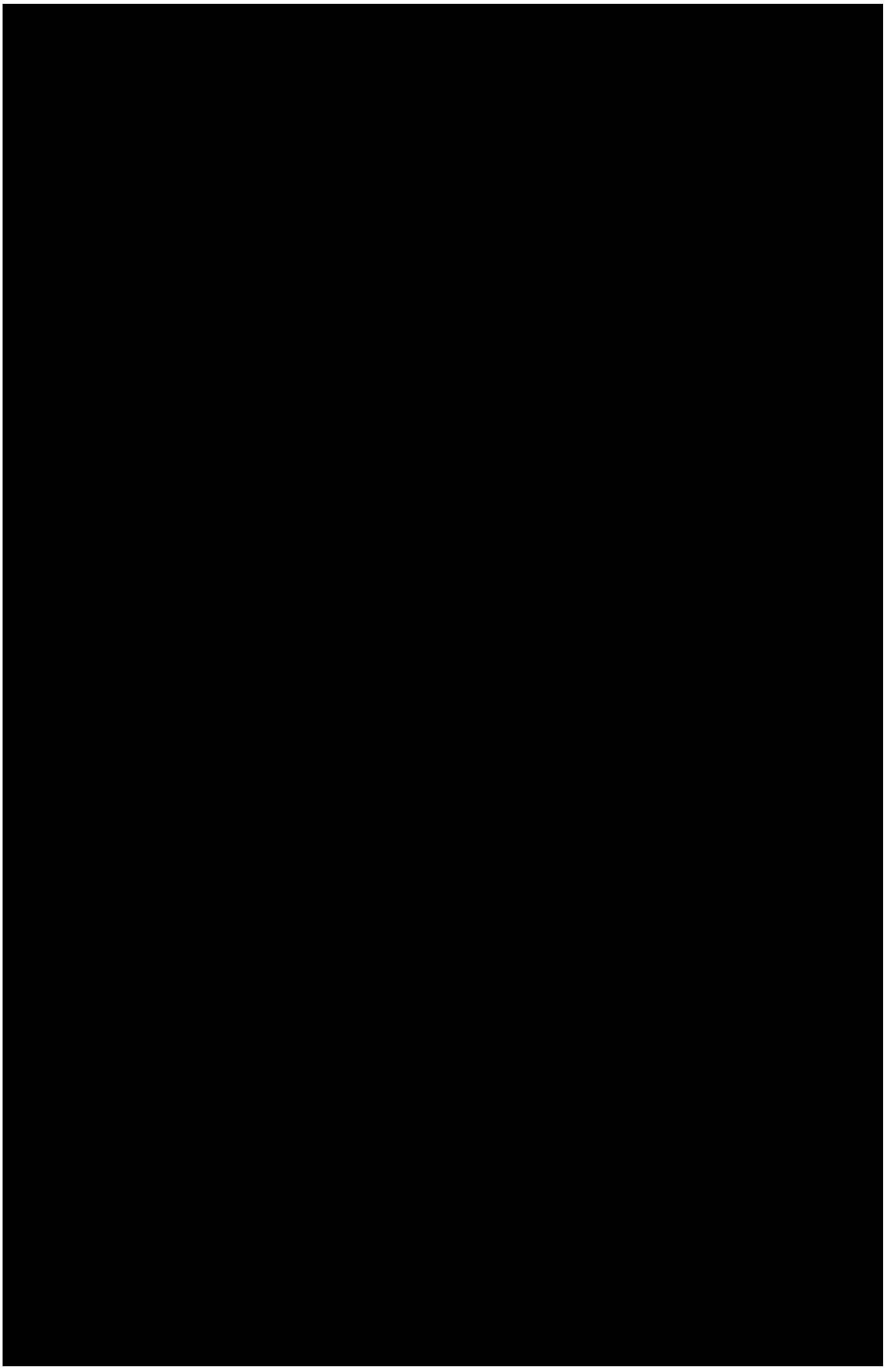












[redacted]

# Appendix 4

## Community Consultee Notices

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D**

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO HYBYSIAD O DAN ERTHYGLAU 2C A 2D

**Town and Country Planning (Development Management Procedure) (Wales) Order 2016**

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2016

**Purpose of this notice:** this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

**Diben yr hysbysiad hwn**: mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol ("ACLl"). Caiff unrhyw gais cynllunio dilynol ei gyhoeddi gan yr ACLl perthnasol; ni fydd unrhyw sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACLl ar unrhyw gais cynllunio cysylltiedig. Dylech sylwi y gellai unrhyw sylwadau a gyflwynir gennych gael eu rhoi are y ffeil cyhoeddus.

**I give notice that / Rwyf yn rhoi rhybudd fod:**

*Elite Onyx Properties (UK) SARL*

Is intending to apply for planning permission for

*"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 and associated works."*

Yn bwriadu gwneud cais am ganiatâd cynllunio:

*"Cais cynllunio amlinellol (pob mater wedi'i gadw ac eithrio mynediad) ar gyfer codi arwynebedd llawr ychwanegol o fewn Dosbarth Defnydd B2 a/neu Dosbarth Defnydd B8 a swyddfeydd ategol, ynghyd â mynediad, parcio ceir, iard gwasanaeth, tirlunio a gwaith cysylltiedig."*

At:

Yn:

*land to the east of Bryn Lane, Wrexham Industrial Estate, Wrexham, LL13 9UT*

To view this information please contact –

lucas.fallon@quod.com / 0113 245 1243

Alternatively, the details of the planning application are able to be viewed at:

**https://quod.egnyte.com/fl/YBkqvGkVkbTG**

**Public computer facilities are available at:**
**Wrexham Library, Rhosddu Rd, Wrexham LL11 1AU**

Anyone who wishes to make representations about this proposed development must write to:

**Suite 9D**
**West Village**
**114 Wellington Street**
**LS1 1BA**
lucas.fallon@quod.com
**By: 5th July 2026**

i weld y gwybodaeth yma, cysylltwch â

lucas.fallon@quod.com / 0113 245 1243

Fel arall, mae manylion y cais am ganiatad cynllunio uchod ar gael i'w gweld yn:

**https://quod.egnyte.com/fl/YBkqvGkVkbTG**

**Mae cyfleusterau cyfrifiadurol cyhoeddus ar gael yn:**
**Wrexham Library, Rhosddu Rd, Wrexham LL11 1AU**

mae'n rhaid i unrhyw un sydd am wneud sylwadau yngylch y datblygiad arfaethedig hwn ysgrifennu at:

**Suite 9D**
**West Village**
**114 Wellington Street**
**LS1 1BA**
lucas.fallon@quod.com
**By: 5th July 2026**

Lucas Fallon Assistant Planne

2nd June 2026

[redacted]