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 Sean O'Sullivan

Agent Mr Carl Hughes
The Foundry, 15 Yorke Street, Wrexham, United Kingdom, LL13 8LW

Reference P/2026/0440

Date Received 03/07/2026

Decision Date 28/08/2026

Town and Country Planning Act, 1990

Location of Application

S & L AEROSPACE ENGINEERING LTD, COAL CONCENTRATION DEPOT, PARK ROAD, RHOSYMEDRE, WREXHAM, LL14 3YP

Description of Application

ADEILADU UNED STORFA /GWEITHDY (DOSBARTH B2 - DIWYDIANNOL CYFFREDINOL)

ERECTION OF STORAGE/WORKSHOP UNIT (CLASS B2 - GENERAL INDUSTRIAL)

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

Development Plan Policies:

GDP 1- Development Objectives
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
PS8 - Transport

Revision	Date	Description of Decision
0	28/08/2026	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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1. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): 1) Accompanying Application Form, 2) Accompanying Location Plan - dated 03/0726, 3) Proposed/As Built Site Plan - SOP/PD/03 - dated 27.01.25 and 4) Proposed Floor Plan & Elevations - SOP/PD/01 - dated 27.01.25.

2. Within three months of the date of this decision a plan to provide net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped has to be submitted to, and approved in writing by, the Local Planning Authority.

   The measures outlined shall be implemented in full within an agreed implementation timeline and thereafter these measures must be maintained for the lifetime of the development.

3. Within three months of the date of this permission, a phased site investigation to assess the nature and extent of any contamination affecting the application site shall be submitted to and approved in writing by the Local Planning Authority.

   The investigation shall be undertaken by a suitably qualified competent person and shall include, where appropriate:

   - identification of potential sources of contamination;
   - identification of potential receptors and pollutant linkages;
   - an assessment of the risks arising from any contamination identified; and
   - recommendations for any further investigation or remediation considered necessary.

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4. Where contamination requiring remediation is identified by the investigation approved pursuant to the Contaminated Land - Site Investigation Condition, a detailed remediation scheme shall be submitted to and approved in writing by the Local Planning Authority within two months of the approval of the site investigation, or within such other timescale as may first be agreed in writing by the Local Planning Authority.

   The scheme shall identify the measures required to remediate the site and shall include an appropriate timetable for their implementation. The approved remediation measures shall thereafter be carried out in accordance with the approved scheme and timetable.

5. Where remediation is required pursuant to the Contaminated Land - Remediation Scheme Condition results following completion of the approved remediation, a verification report demonstrating that the works have been carried out in accordance with the approved remediation scheme shall be submitted to and approved in writing by the Local Planning Authority within one month of completion of those works.

   The verification report shall include appropriate evidence confirming that the remediation measures have been successfully implemented and that the site is suitable for its use.

Reason(s)

1. To comply with Section 71ZA(2) of the Town and Country Planning Act, 1990.

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

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3. To ensure that any risks arising from potential land contamination are adequately identified and assessed and that the site is suitable for its existing and proposed use, in the interests of public health and environmental protection and in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

4. To ensure that any contamination identified at the site is appropriately remediated so that it does not present an unacceptable risk to site users, controlled waters or other receptors, in the interests of public health and environmental protection and in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

5. To provide confirmation that any necessary remediation has been satisfactorily undertaken and that risks arising from land contamination have been appropriately addressed, in the interests of public health and environmental protection and in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

Further advice on compliance with the contaminated land conditions attached to this permission may be obtained by contacting the Council's Contaminated Land Officer on 01978 298771 or 297773.

Should the required site investigation identify contamination which may affect receptors other than the site users, for example groundwater, it is recommended that any necessary works are also addressed in consultation with the Contaminated Land Officer.

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