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 Benjamin Marsh

Agent Mr Andy Clarke
Pembroke House,
Ellice Way, Wrexham
Technology Park,
Wrexham, GB, LL13
7YT

Reference P/2026/0446

Date Received 07/07/2026

Decision Date 10/09/2026

Town and Country Planning Act, 1990

Location of Application

ARDAGH METAL BEVERAGE, BRIDGE ROAD NORTH, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9PS

Description of Application

GOSOD FFORDD GYLCHREDIAD

INSTALLATION OF CIRCULATION ROADWAY

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

Development Plan Policies:

PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
PS8 - Transport
T5 - Roads
T7 - Traffic Management
T8 - Parking

Revision	Date	Description of Decision
0	10/09/2026	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.

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2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
Location Plan – Drawing No. AWF-ES-XX-DR-A-TACP-7000 Rev P01
Proposed Site Plan – Drawing No. AWF-SE-XX-DR-A-TACP-7100 Rev P01
Proposed Retaining Wall – Drawing No. AWF-SE-XX-DR-A-TACP-7101 Rev P01
Biodiversity Enhancement Plan and Green Infrastructure Statement prepared by Cambrian Ecology Ltd, dated 2 June 2026.
260601-1.1-AMS-Ardagh Metals-T21-MW

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on Biodiversity Enhancement Plan and Green Infrastructure Statement prepared by Cambrian Ecology Ltd, dated 2 June 2026. have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.

5. No external illumination within the site shall take place before a lighting scheme has been submitted to and agreed in writing by the Local Planning Authority. The lighting scheme shall be installed and operated in accordance with the approved details. No other lighting shall be used on any external part of the development.

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6. 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.

7. Each part of the site subject to the remediation under the scheme(s) approved as part of condition 6 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.

8. Prior to construction works commencing on site a detailed mitigation strategy for the translocation of Great Crested Newts to a receptor site shall be submitted to the Local Planning Authority for approval. If works do not commence on site within two years of the submitted undertaken amphibian survey, a repeat survey will be carried out and the results should be submitted to the Local Planning Authority. As a minimum the repeat survey will include ponds and any other pond within 250m of these waterbodies. Any approved mitigation works shall be carried out prior to commencement of works in accordance with the approved scheme.

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

4. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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

6. To ensure that the risks to the future occupants/users of the site and to the local environment associated with contamination at the site have been assessed and, where necessary, appropriately remediated, in accordance with Policy GDP1 of the Wrexham Unitary Development Plan and paragraph 6.9.17 of PPW12.

7. To ensure that the risks to the future occupants/users of the site and to the local environment associated with contamination at the site have been assessed and, where necessary, appropriately remediated, in accordance with Policy GDP1 of the Wrexham Unitary Development Plan and paragraph 6.9.17 of PPW12.

8. To minimise the development impact from construction works on any protected Great Crested Newt species in compliance with the National Planning Policy Framework, Policy S35 of the Allerdale Local Plan (Part 1), Adopted July 2014.

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Note(s) to applicant

Due to the potential for contamination issues as a result of historical use (manufacture of explosives) of the land covering the majority of the Wrexham Industrial Estate, should any made ground be identified during the works it would be prudent to investigate the potential for such contamination and inform the Councils Contaminated Land Officer immediately. The applicant is advised to contact the Council's Contaminated Land Officer on 01978 298771 or 297773 for further guidance.

All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60 Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

The applicant must adhere to the times given above wherever possible. If, however, there are urgent or unavoidable circumstances requiring work outside of the specified times, permission to proceed may be sought by contacting Environmental Health & Housing Standards at healthandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

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Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:
- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

Ian Jones

Prif Swyddog, Economi a Chynllunio
Chief Officer, Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council