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 Tom Miles

Agent Sophie McGeough Colony, 19 Spring Gardens, Manchester, United Kingdom, M2 1FB

Reference P/2026/0326

Date Received 27/05/2026

Decision Date 18/09/2026

TOWN AND COUNTRY PLANNING ACT, 1990

Location of Application

LAND AT, OAK ROAD, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9RG

Description of Application

RHYDDHAU AMOD 6 (CYNLLUN RHEOLI TRAFFIG ADEILADU), 7 (GORUCHWYLIO COEDYDDIAETH), 9 (ADRODDIAD YMCHWILIAD SAFLE) A 13 (TIRLUNIO) CANIATÂD CYNLLUNIO P/2025/0430

DISCHARGE OF CONDITIONS 6 (CONSTRUCTION TRAFFIC MANAGEMENT PLAN), 7 (ARBORICULTURAL SUPERVISION), 9 (SITE INVESTIGATION REPORT) AND 13 (LANDSCAPING) OF PLANNING PERMISSION P/2025/0430

DECISION

The following details are approved:

Condition 6 (Construction Traffic Management Plan)

- FI CON THE OAKS Construction Traffic Management Plan 260417 Rev B

Condition 7 (Root Protection Areas)

- 311-R-200_P02 Arboricultural Impact Assessment and Arboricultural Method Statement
- 311-T-100-119 TCP
- 311-T-200-219 AIA
- 311-T-300-319 AMS
- 311-T-350-AMS

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Colony, 19 Spring
Gardens, Manchester,
United Kingdom, M2
1FB

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Condition 9 (Site Investigation / Remediation Strategy)

- Phase 1 Assessment, Proposed Industrial Unit, Oak Road, Prepared by SP Associates, Dated March 2024
- Remediation Statement, Proposed Industrial Development, Oak Road, Prepared by SP Associates, Dated 30th October 2025
- The Oaks, Wrexham, Supplementary Phase II Geo-Environmental Assessment Report, Prepared by Brownfield Solutions Ltd, Dated July 2026 (Revision C)
- The Oaks, Wrexham, Remediation Strategy, Prepared by Brownfield Solutions Ltd, Dated May 2026

Condition 13 (Hard and Soft Landscaping)

- Landscape masterplan proposed site and nature reserve year one (ref: 311/LAND/L/100 P08)
- Landscape proposals plan new unit, access, parking & soft landscape (ref: 311/LAND/L/101 P07)
- Landscape proposals plan detail plan - front of site (ref: 311/LAND/L/102 P07)
- Main site mood board (ref: 311/LAND/L/103 P02)
- Landscape masterplan proposed site and nature reserve year fifteen (ref: 311/LAND/L/104 P07)
- Landscape proposals plan planting and seeding plan (ref: 311/LAND/L/105 P07)
- Landscape proposals plan planting plan sheet 1 (ref: 311/LAND/L/106 P05)
- Landscape proposals plan planting plan sheet 2 (ref: 311/LAND/L/107 P06)
- Landscape proposals plan planting plan sheet 3 (ref: 311/LAND/L/108 P06)
- Landscape proposals plan planting plan sheet 4 (ref: 311/LAND/L/109 P06)
- Landscape proposals plan planting schedule and specification (ref: 311/LAND/L/110 P06)
- Landscape proposals plan detail plan - rear of site (ref: 311/LAND/L/111 P01)
- Landscape proposals plan new unit, access, parking & hard landscape (ref: 311/LAND/L/112 P01)

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