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 Boris Byrne

Agent Mr Richard Purser
Colony, 19 Spring
Gardens, Manchester,
M2 1FB

Reference P/2025/0430

Date Received 23/05/2025

Decision Date 08/05/2026

Town and Country Planning Act, 1990

Location of Application

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

Description of Application

UNED GYFLOGAETH ARFAETHEDIG A MYNEDIAD NEWYDD I GERBYDAU, PARCIO AR GYFER CEIR A CHERBYDAU NWYDDAU TRWM, ARDAL WASANAETHU A STORIO, TIRLUNIO A GWAITH DATBLYGU ATEGOL / PROPOSED EMPLOYMENT UNIT AND NEW VEHICULAR ACCESS, CAR AND HGV PARKING, SERVICING AND STORAGE AREA, LANDSCAPING AND ANCILLARY DEVELOPMENT

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

Development Plan Policies:

E4 - Employment Development (of Unannotated Land) within Settlements
EC 11 – Archaeology
EC 12 - Development and Flood Risk
EC14 - Protection of Controlled Waters
EC 4 - Hedgerows, Trees and Woodland
EC6 - Biodiversity Conservation
PS1 - Broad Location of Development
PS11 – Biodiversity
PS2 - Broad Location of Development
PS3 - Broad Location of Development
PS4 - Broad Location of Development
PS6 – Employment
T8 – Parking
GDP 1- Development Objectives

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Revision	Date	Description of Decision
0	08/05/2026	Planning permission issued
1	21/07/2026	Ref: P/2026/0381 - Partial approval of condition 8
2	18/09/2026	DISCHARGE OF CONDITIONS 6 (CONSTRUCTION TRAFFIC MANAGEMENT PLAN), 7 (ARBORICULTURAL SUPERVISION), 9 (SITE INVESTIGATION REPORT) AND 13 (LANDSCAPING) OF PLANNING PERMISSION P/2025/0430

//

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 and mitigation measures shown on the following plan(s) and document(s):
    - Additional parking plan dwg no. SK.02-00-001 REV SK4
    - Geo-Environmental Assessment ref: S1916-2
    - Drainage Layout Plan dwg no. TOS-BML-XX-XX-DR-C-0500 REV P04
    - Flood flow analysis dwg no. TOS-BML-XX-XX-DR-C-0250 REV P04
    - Noise Impact Assessment ref: R2433-REP01-JW
    - Proposed site plan dwg no. P.02-00-001 REV P14
    - Proposed ground floor plan dwg no. P.03-0G-001 REV P6
    - Proposed sections dwg no. P.04-001 REV P4
    - Proposed elevations dwg no. P.05-001 REV P4
    - Proposed roof plan dwg no. P.03-0R-001 REV P4
    - First floor plan dwg no. P.03-01-001 REV P5
    - Landscape & Ecological Management Plan, The Oaks, Wrexham Industrial Estate, reference UES03918/32 dated 14/02/2026, by United Environmental Services Ltd
    - Construction Environmental Management Plan: Biodiversity & Ecological Design Strategy, The Oaks, Wrexham Industrial Estate, reference UES03918/55 dated 17/12/2025, by United Environmental Services Ltd
    - Nutrient Neutrality Statement ref: 319585-REP-02 and letter of clarification dated 27/02/2026

3. Development shall be carried out in strict accordance with the approved Arboricultural Impact Assessment and Method Statement Report Ref: 311/R/200

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

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4. The development shall be carried out in strict accordance with the findings and recommendations contained within: Bat Aerial Tree Assessment and Presence/Absence Surveys, The Oaks, Wrexham Industrial Estate, Reference UES03918/38 Version 2, dated 03/04/2025, by United Environmental Services Ltd Amphibian Conservation Plan, The Oaks, Wrexham Industrial Estate, reference UES03918/50 dated 13/02/2026, by United Environmental Services Ltd Bat Conservation Plan, The Oaks, Wrexham Industrial Estate, UES03918/52, dated 13/02/2026, by United Environmental Services Ltd. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.

5. The development shall take place in accordance with the approved Dust Management Scheme Dated 25-07-25. The dust mitigation measures set out within the scheme shall be adhered to throughout the construction phase.

6. No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the plan as is approved has been fully implemented.

Approval ref: P/2026/0326
Approved by: Wrexham County Borough Council
Approved detail: FI CON THE OAKS Construction Traffic Management Plan 260417 Rev B
Approved date: 18/09/2026

7. No part of the development shall commence until full details for the arboricultural supervision of tree protection measures and any ground works within retained tree(s) Root Protection Areas, as specified by BS5837:2012 or as shown on a Tree Protection Plan have been submitted to and approved in writing by the Local Planning Authority. The supervisory works shall be carried out in strict accordance with the details as approved.

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Approval ref: P/2026/0326
Approved by: Wrexham County Borough Council
Approved detail: 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**

Approved date: 18/09/2026

8. Development shall not commence until a scheme of archaeological monitoring and recording has been submitted to and approved in writing by the Local Planning Authority.
The archaeological monitoring and recording must meet the standards laid down by the relevant Chartered Institute for Archaeologists Standard and Guidance and will be completed in accordance with a written scheme of investigation, which has been approved in advance by the Planning Authority.
Archaeological monitoring and recording shall be carried out in accordance with the approved scheme.
A copy of the resulting report should be submitted to the Planning Authority and the Planning Archaeologist, email: **neil.bayliss@heneb.org.uk**.
After approval by the Local Planning Authority project data must be submitted and approved for inclusion in the Heneb: Clwyd Powys Archaeology Historic Environment Record. The full digital archive must also be submitted and approved for inclusion within the National Monuments Record, RCAHMW.

PARTIAL APPROVAL
P/2026/0381 – Written Scheme of Investigation – 21/07/2026

9. 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.

Approval ref: P/2026/0326
Approved by: Wrexham County Borough Council
Approved detail:

- **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**

Approved date: 18/09/2026

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10. Each part of the site subject to the remediation under the scheme(s) approved as part of condition 9 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.

11. 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

12. 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.

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Notwithstanding the details contained in Landscape Masterplan ref: *311/LAND/L/110/Rev P02, n*o part of the development shall commence until full details of both hard and soft landscape works, to include some native planting, and replacement tree planting at a ratio of 3:1 to those lost, has been submitted to and approved in writing by the Local Planning Authority. The plan shall include a timescale for the implementation of works and shall provide for ecological improvement / habitat creation and enhancement in the soft landscape areas for the benefit of biodiversity conservation specifically tailored to the landscape features.

Approval ref: P/2026/0326
Approved by: Wrexham County Borough Council
Approved detail:

- **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)**

Approved date: 18/09/2026

13. Within three months of commencement of development a

timetable for the implementation of the measures set out in Section 3 of the Landscape & Ecological Management Plan, The Oaks, Wrexham Industrial Estate, reference UES03918/32 dated 14/02/2026, by United Environmental Services Ltd , and as set out in Section 16 of the Construction Environmental Management Plan, by FI Construction dated 13/02/2026 shall be submitted for the approval of the Local Planning Authority. The measures shall be implemented in strict accordance with the approved timetable and thereafter managed and maintained in accordance with the details set out in Section 3 of the Landscape & Ecological Management Plan, The Oaks, Wrexham Industrial Estate, reference UES03918/32 dated 14/02/2026, by United Environmental Services Ltd and Section 16 of the Construction Environmental Management Plan, by FI Construction dated 13/02/2026.

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14. Landscaping shall be undertaken in accordance with the scheme submitted and approved in connection with condition 14. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting (November to March) and seeding seasons following the first use of the development (April to September). Any trees, hedgerows or plants which, within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

15. Any vegetation clearance shall be undertaken outside the bird nesting season (March to August inclusive), unless a detailed bird nesting survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing with the Local Planning Authority.

16. The development shall not be brought into use until a Car Park Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved Car Park Management Plan shall thereafter be implemented throughout the lifetime of the development.

17. Prior to first use of the development, the proposed vehicular access shall be laid out in strict accordance with approved plan no. P24012-001G. The visibility splays shall thereafter be permanently retained free of all obstruction in excess of 0.6m in height.

18. The development hereby permitted shall not be occupied until a Final Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include measures to encourage occupiers of the development to walk, cycle and to use local facilities and public transport. The Travel Plan shall be implemented as approved.

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19. Prior to first use of the development on-site cycle parking facilities shall be provided in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The facilities shall thereafter be permanently retained and kept free of any obstruction and made available solely for the parking of cycles.

20. No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

21. No external lighting shall be installed on any part of the site until a lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details that demonstrate how the lighting has been sited and designed so as to minimise the potential impact upon bat species. External lighting shall thereafter only be installed in accordance with the scheme as approved.

22. The noise limit from the development shall not exceed the following noise limits at the nearest noise sensitive receptor 'The Oaks': Daytime (07:00 to 23:00hrs) to not exceed 38 dB LAeq, 15 min Nighttime (23:00 to 07:00hrs) to not exceed 34 dB LAeq, 15 min

23. The development shall not be brought into use until a Nutrient Neutrality Scheme has been implemented in full in accordance with detailed that shall first have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a long-term management plan. The measures implemented in accordance with the approved scheme shall thereafter be retained in an operational condition and maintained in accordance with the long-term management plan.

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24. The development hereby permitted shall not be occupied until parking restrictions along Oak Road have been implemented in accordance with a scheme that shall have first been submitted to and approved in writing by the Local Planning Authority.

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 preserve the health, safety and amenity value of the tree(s) in accordance with Policy EC4 of the Wrexham Unitary Development Plan.

4. In order to protect wildlife interests in accordance with Policy EC6 of the Wrexham Unitary Development Plan.

5. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

6. In the interest of safety and the free flow of traffic on the adjoining highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan

7. To preserve the health, safety and amenity value of the tree(s) in accordance with Policy EC4 of the Wrexham Unitary Development Plan.

8. The site may contain archaeological remains which should be recorded in accordance with Policies GDP1 and EC11 of the Wrexham Unitary Development Plan

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9. 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.

10. 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.

11. 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.

12. 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.

13. In order to protect wildlife interests in accordance with Policy EC6 of the Wrexham Unitary Development Plan.

14. In order to protect wildlife interests, which are afforded special protection in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

15. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area, and to ensure appropriate habitat enhancement in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

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16. In order to protect wildlife interests in accordance with Policy EC6 of the Wrexham Unitary Development Plan.

17. In the interest of safety and the free flow of traffic on the adjoining highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan

18. To ensure that adequate visibility is provided at the proposed point of access to the highway, in the interest of highways safety and in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

19. To assist occupiers/users of the development to make sustainable transport choices in accordance with Policy GDP1 of the Wrexham Unitary Development Plan

20. To assist users of the development to make sustainable transport choices in accordance with Policy GDP1 of the Wrexham Unitary Development Plan

21. In the interest of safety and the free flow of traffic on the adjoining highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

22. In order to protect wildlife interests in accordance with Policy EC6 of the Wrexham Unitary Development Plan.

23. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

24 To protect the River Dee and Bala Lane Special Area of Conservation in accordance with policy EC6 of the Wrexham Unitary Development Plan.

25. In the interests of highway safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan.

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Note(s) to applicant

You must comply with your duties in section 71ZB (notification of initiation of development and display of notice: Wales) of the Town and Country Planning Act 1990. The duties in that section include the following:
* Notice of initiation of development
Before beginning any development to which this planning permission relates, notice must be given to the Local Planning Authority in the form set out in Schedule 5A to the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 or in a form substantially to the like effect. The forms set out the details that must be given to the Local Planning Authority to comply with this duty.
* Display of notice
The person carrying out development to which this planning permission relates must display at or near the place where the development is being carried out, at all times when it is being carried out, a notice of this planning permission in the form set out in Schedule 5B of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 or in a form substantially to the like effect. The form sets out the details that the person carrying out development must display to comply with this duty.
The person carrying out development must ensure that the notice is:
a) Firmly affixed and displayed in a prominent place at or near the place where the development is being carried out;
b) Legible and easily visible to the public without having to enter the site; and
c) Printed on durable material. The person carrying out development should take reasonable steps to protect the notice (against it being removed, obscured or defaced) and, if need be, replace it.

Flood Risk Activity Permit ; The development proposes a surface water discharge into the adjacent Redwither Brook and unspecified works to the banks of the Redwither Brook and the Afon Clywedog to improve interaction with the wider Green Eco-Heritage Zone (Section 10.10 of the Planning Statement). Both the Redwither Brook and Afon Clywedog are designated “main rivers”. The Environmental Permitting Regulations (2016) require that the applicant obtains a bespoke Flood Risk Activity Permit for any works or structures located in, under, over or within 8 metres of the bank top of the Redwither Brook or Afon Clywedog “main rivers”.

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Further advice and guidance is available on our website at: http://www.naturalresources.wales/permits-and-permissions/flood-risk-activities/flood-riskactivity-permits-information/?lang=en There must be no work in the main river channels of the Redwither Brook and Afon Clywedog and their associated floodplains unless agreed with the Local Planning Authority and approved by NRW under the Environmental Permitting Regulations.

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.

You are advised that this grant of planning permission was made following the completion of an Agreement under Section 106 of the Town and Country Planning Act. Before undertaking any work under this permission, you are advised to obtain full details of the Agreement and ensure that you are able to comply with its terms.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

Environmental Permits: In addition to the planning conditions, Environmental Permits from NRW may be required (during construction and operation) and we recommend early consultation with the relevant permitting teams to ensure all

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permits are in place prior to the commencement of development. The treatment and disposal of contaminated soils and groundwater is regulated by waste legislation and requires an environmental permit. Excavated materials that are recovered via a treatment operation can be re-used on-site under the CL:AIRE Definition of Waste: Development Industry Code of Practice. This voluntary Code of Practice provides a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste. Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed-on site operations are clear. If in doubt, Natural Resources Wales should be contacted for advice at an early stage.

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage: https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk

Warning: A European protected species (EPS) Licence is required for this development. This planning permission does not provide consent to undertake works that require an EPS licence. It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine.
To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at https://naturalresources.wales/conservation-biodiversity-and-wildlife/european-protected-species/?lang+en

Ian Jones

Prif Swyddog Dros Dro Yr Economi a Chynllunio
Interim Chief Officer Economy and Planning

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

Applicant Mr Boris Byrne

Agent Mr Richard Purser
Colony, 19 Spring Gardens, Manchester, M2 1FB

Reference P/2025/0430

Date Received 23/05/2025

Decision Date 08/05/2026

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