Report of the Chief Officer Economy and Planning

Application Reference
P/2025/0143

Applicant
Mr Alex Loven

Agent
Mr Andy Cowan

Site Address
LAND SOUTH OF BRYN LANE, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9US

Description of Development
DYMCHWEL ADEILEDDAU PRESENNOL A CHODI CYFLEUSTERAU CYFLOGAETH (DOSBARTH B2/B8) GYDA LLETY SWYDDFA ATEGOL (DOSBARTH B1A) GAN GYNNWYS TIRLUNIO, PARCIO, MYNEDIAD A GWAITH CYSYLLTIEDIG ARALL / DEMOLITION OF EXISTING STRUCTURES AND ERECTION OF EMPLOYMENT FACILITIES (CLASS B2/B8) WITH ANCILLARY OFFICE ACCOMMODATION (CLASS B1A) INCLUDING LANDSCAPING, PARKING, ACCESS AND OTHER ASSOCIATED WORKS

Ward
Holt/Holt

Community
Isycoed/Is-y-coed

Recommendation
Recommendation A
That planning permission is granted subject the completion of a Planning Obligation under Section 106 of the Town and Country Planning Act 1990 to secure the long term management and maintenance of the on and off-site habitat mitigation areas and that the Chief Officer Economy & Planning be given delegated authority to approve the final form and content of the Planning Obligation.

Recommendation B
That if the Planning Obligation pursuant to Section 106 of the Town and Country Planning Act, 1990 is not completed within six months of the date of the Committee resolution, the Chief Officer Economy & Planning be given delegated authority to REFUSE the application on the following grounds:

1. The development makes inadequate provision for the long term management and maintenance of the proposed habitat mitigation measures and therefore conflicts with Policies PS11 and EC6 of the Wrexham Unitary Development Plan.

Report of the Chief Officer Economy and Planning

Officer Report

Site Description

The application site is just over 3.7ha in area. It is located on the south-side of the Bryn Lane within the Wrexham Industrial Estate. Other than for 2 small structures in the north-eastern corner, the site is presently undeveloped.



Proposal

The application seeks planning permission for the demolition of the two small existing structures on site and the erection a 14,564 sq.m building for Class B2 (general industrial) and/or class B8 (storage and distribution), together with ancillary Class B1 (office) space.

Reason for Committee Determination

Major Development

Site History

Off site ecological mitigation

P/2025/0431 CHANGE OF USE OF LAND FROM AGRICULTURE TO ECOLOGICAL MITIGATION AREAS TOGETHER WITH CONSTRUCTION OF BUNDS. Granted 1.6.2026

Development Plan

Future Wales
Policies 1, 2, 9, 12, 20

Unitary Development Plan
UDP PS1 - The Broad Location Of Development
UDP PS2 - The Broad Location of Development
UDP PS4 - The Broad Location of Development
UDP Policy PS6 - Employment
UDP Policy PS11 - Biodiversity
UDP Policy GDP1 - Development Objectives
UDP Policy EC4 - Hedgerows, Trees and Woodland
UDP Policy EC6 - Biodiversity Conservation
UDP Policy E1 - Employment Allocations
UDP Policy T8 - Parking

Relevant National Policy
Planning Policy Wales 12
Technical Advice Note 5: Nature Conservation and Planning
Technical Advice Note 11: Noise
Technical Advice Note 12: Design
Technical Advice Note 18: Transport

Consultation Responses
Community Council:
Raises no objections.

Local Member:
Notified.

Natural Resources Wales:
Recommends conditions be imposed in respect of a list of determined documents, biosecurity risk assessment, land contamination, surface water drainage and piling/foundations.

Protected Sites/Foul Drainage
Advises the development could lead to an increase of phosphorous load entering the River Dee and Bala Lake SAC. Advises the majority of the River Dee Catchment is failing to meet water quality target for phosphorous. Has reviewed the shadow Habitat Regulations. Notes the total phosphorous mitigation required by the development and the intention for this to be provided as part of the Strategic Ecological Corridor, which is subject to a separate planning permission (P/2025/431). Advises that subject to the corridor being guaranteed and suitable long term management and maintenance arrangements being in place, consider this to be acceptable mitigation.

Protected Species
Consider the soft landscape design to be satisfactory. Comments that whilst the functionality of the site is not considered to reflect best practice in terms of habitat connectivity, given the constraints with site layout. the on-site ecological provisions in respect of Great Crested Newts are acceptable.

Notes that the off-site compensation area for Great Crested Newts has progressed via a separate application. Advises that the off-site provision relating to the proposed development will need to be completed prior to any works commencing on the application site. Any permission granted should secure the delivery of the proposed Strategic Ecological Coridoor through a Grampian-style condition and/or legal agreement.

Bats
Notes the findings of the Bat Survey Technical Report. Consider that the development is not likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range provided the measures set out in the submitted report are implemented.

Habitat Regulations
NRW has received the developer's shadow Habitat Regulations Assessment. Notes the total required phosphorous mitigation for the development and that the intention is for this to be provided as part of the Strategic Ecological Corridor, which is subject to a separate planning permission (P/2025/0431). Advises that subject to the corridor being guaranteed and a suitable long-term management and maintenance arrangements being secured, considers this to be acceptable.

Dwr Cymru Welsh Water:
Raise no objection and recommend conditions requiring that no buildings be brought into use until a scheme of public sewer reinforcement works has been implemented and that no surface water be permitted to enter the public sewer.

Highway Officer:
Raises no objection and comments as follows:

Visibility Splays
Confirms that the submitted plans demonstrate the required visibility splays can be provided.

Swept Path Analysis
Confirms the submitted drawings which demonstrate HGVs movements within the site and the site access.

Traffic Generation
Comments that the development would generate a total of 91 two-way vehicle trips in the AM peak and 56 two way trips in the PM peak.

Confirms that on the basis of the evidence provided, the development would not result in a significant impact on the local highway network and that no highway mitigation could reasonably be required.

Contaminated Land Officer:
Confirms agreement with the findings of the Contaminated Land Assessment that accompanies the application. Due to the potential for land contamination as a result of former uses of the site, recommends planning conditions to require the

site to be investigated for contamination, for mitigation measures to be implemented (if necessary) and for any mitigation measures to be subject to validation prior to the occupation of the development.

Public Protection Officer:
Raises no objection.

Air Quality
Comments the Air Quality Assessment has considered impacts during the construction and operation phases. Notes that mitigation is proposed for the construction phase and recommends this be secured by condition. Notes that traffic pollution during the operational phase would be below regulatory levels and no mitigation is required.

Noise
Notes the Noise Assessment has modelled the impact of the development on nearby sensitive receptors and demonstrates that noise will be below background levels. Accepts the conclusions of the Noise Assessment and recommends a condition to limit noise levels to those specified in the Assessment.

Lighting
Recommends a condition to secure a scheme of external lighting.

Arboricultural Officer:
Consulted

Ecology Officer:
Comments that:

- The long-term ecological management must remain adequately funded and secured for the full 25-year period through an enforceable mechanism.
- The ecological mitigation proposed is dependent upon delivery of the Strategic Ecological Corridor. Agree with NRW comments that occupation of the development should not occur until the required off-site mitigation has been implemented in accordance with the approved strategy.
- There is little detailed assessment of operational lighting. For bats and amphibians, lighting can reduce habitat functionality. A lighting plan will need to be provided.
- Further information is needed with regards to the number of bat and bird boxes to be provided, as well as their proposed locations.

Fire and Rescue Authority:
Advises on the need for access for fire appliances and water supply.

Publicity Undertaken:
Press Notice
Site Notice
Notification Letters

Responses to Publicity:
None

Principle of Development
Wrexham lies within the Wrexham and Deeside National Growth Area as defined in Policy 20 Future Wales: The National Plan 2040. The Future Wales spatial strategy focuses growth within the Wrexham and Deeside Growth Area, including the Wrexham Industrial Estate. The proposed development therefore accords with the Future Wales spatial strategy.

The site lies within the settlement limit of the Wrexham Unitary Development defined in the UDP. UDP policy PS1 directs new employment development to sites within settlements limits/employment areas. The site is also allocated for employment use in the UDP by policy E1.

Having regard to the above, the principle of development is acceptable.

Design
The proposed building would be approximately 124m wide and 100m long with an overall height of approximately 26 metres. The layout, scale and appearance of the development is broadly reflective of industrial units of adjacent sites and therefore in keeping with the character of the area. The proposed development therefore accords with policy GDP1(a).

Impact on Neighbouring Amenity
There is a dwelling on the opposite side of the road to the site, located approximately 35 metres from the site boundary. The proposed building would be approximately 80 metres from the dwelling. This is sufficient distance to ensure the proposed development does not harm the living conditions of the occupiers of the dwelling by way of loss of light or visual over dominance.

The application is accompanied by an Air Quality Assessment which considers the impact of both the construction phase of the development and when it is operational. The Assessment concludes that although traffic generated by the development is unlikely to give rise to air quality concerns, mitigation measures would be required during construction. The Public Protection Officer raises no objection subject to the implementation of a dust management plan during construction. This could be secured by a suitably worded condition.

The application is accompanied by a Noise Assessment. This concludes that the development would not increase noise levels above existing background levels. It is worth noting that there are other existing industrial premises close to the site. Although the application site is close to the dwelling opposite, the existing sites, together with associated traffic, will contribute to noise levels in the area. The site layout would assist in minimising operational noise. The proposed building would be situated between the dwelling opposite and the loading/unloading area. The building itself would effectively act as an acoustic barrier to help minimise the impact of noise generated by operational area of the site, such as HGV reversing alarms, as well as the noise of loading/unloading. The main staff/visitor car park would be situated to the north of the building and therefore close to the boundary with Bryn Lane. However, vehicle noise from staff and visitor vehicles is likely to be much less than that of HGV's manoeuvring within the site. The Public Protection

Officer accepts the findings of the Noise Assessment and recommends a suitably worded condition to require the development to adhere to the noise levels set out in the Noise Assessment.

Having regard to the above, the proposed development accords with policy GDP1.

Highway Considerations
The site access would have one access directly off Bryn Lane. This would be provided with adequate visibility in both directions. The submitted plans also demonstrate that there is adequate space for HGVs to enter, manoeuvre and turn within the site.

In accordance with Local Planning Guidance Note 16 guidance, the maximum parking provision for the development would be 291 parking spaces if used for purpose falling with Class B2 and 146 if used for a purpose falling within Class B8. Two alternative site plans have been submitted showing the parking and turning provision for either scenario.

If the building were used for purposes falling with Class B2, total of 285 parking spaces are proposed. This is 6 spaces below the maximum, however this is considered unlikely to give rise to any significant on-street parking or other highway safety issues in the locality. If the building were used for purposes within Class B8, then 146 parking spaces would be provided, in line with LPGN16 guidance.

Policy 12 of Future Wales requires 10% of car parking spaces to have electric charging points and Local Planning Guidance Note 16 requires 10% of spaces to be to mobility standards. Both requirements would be met by both site plans. The proposed site layout plans make provision for a dedicated cycle parking provision.

The Transport Assessment and subsequent Technical Notes submitted in support the application indicate that there would be a total of 91 trips generated during the AM peak and 56 during the PM peak, with a total of 697 vehicular movements daily. Of these, there would be 6 HGV movements during the AM peak, 4 in the PM peak and a total of 64 daily. They also demonstrate that the development would not have a significant adverse impact on the operation of the local highway network. The Council's Highway Officer therefore raises no objections and confirms that no highway mitigation measures are required.

Having regard to the above, the proposed development would not give rise to highway safety concerns. It therefore accords with policies GDP1 and T8 of the UDP and policy 12 of Future Wales.

Natural Environment
<u>Ecology</u>
The application is accompanied by an Ecological Impact Assessment, Great Crested Newt Conservation Plan and a Landscape and Ecological Management Plan. The Ecological Impact Assessment concludes the site is of some ecological value. The majority of the site is improved grassland. However areas of ecological value are located along the western and southern boundaries and contain natives

species hedged growth and scrub habitats that could provide forage opportunities for a number of protected species.

Notwithstanding the above, Great Crested Newts are known to be present in the locality, including within the Wrexham Industrial Estate. Sites within and in the vicinity of the industrial estate provide valuable habitat and/or foraging and connectivity for the species. In recognition of the, Local Planning Guidance Note 29 recommends that developments should provide an area equivalent in area to the development as mitigation/compensation. In general this means that around 50% of development sites should be retained for ecological enhancement.

The proposed development would occupy approximately 68% of the site, with a strip of land along the eastern and southern boundaries retained for soft landscaping and ecological enhancement. This area would retain substantial existing tree and shrub coverage as well as areas of grassland. Enhancements would include a new pond as well as new tree and hedgerow planting. In addition, the applicant obtained planning permission in June for the creation of ecological mitigations areas, which taken together, are intended to contribute towards to the creation of a substantial ecological corridor around the eastern and northern periphery of the Wrexham Industrial Estate (Ref: P/2025/0431). Some the land benefitting from that permission is specifically intended to provide off-site mitigation for the proposed development.

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 tests set out in the Conservation of Habitats and Species Regulations 2017 (as amended):
i. 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;
ii. There is no satisfactory alternative; and,
iii. 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.

NRW have raised no objection to the application on the basis of the combination of an off-site habitat provision as proposed, the development would satisfy iii, subject to the long-term management and maintenance of the on and off -site habitats being secured. This could be achieved via a Planning Obligation.

Technical Advice Note (TAN) 23 states in paragraph 2.1.5 that where a planning authority is considering a planning application that could cause harm to the environment, it will be necessary to assess whether there are any alternatives to the proposal, the number of jobs accommodated on the site and whether the development would make any special contribution to policy objectives. These requirements provide a useful framework for also assessing compliance with tests i and ii of the Conservation of Habitats and Species Regulations 2017 (as amended).

Alternatives
Planning Policy Wales 12 paragraph 5.4.3 requires Local Planning Authorities to support the provision of sufficient land to meet the needs of the employment market at both a strategic and local level. It also requires development plans to identify employment land requirements, allocate an appropriate mix of sites to meet need. Paragraph 5.4.5 confirms that Employment Land Reviews are key pieces of evidence to inform the provision of employment land.

As part of the preparation of the now withdrawn LDP a review of the supply, need and demand for employment land was undertaken. The Wrexham and Flintshire Joint Employment Land Review, 2015 (the Review) estimated a growth level of some 4200 jobs between 2013 and 2028, equating to an employment land requirement of approximately 45 hectares, or 3 hectares per year.

The latest Employment Land Availability and Monitoring Report (April 2025) found that a total of 53.579ha of employment land completions had taken place over the 2013-2025 period, or an average of approximately 4.5ha per year, demonstrating a stronger demand for employment land than envisaged by the Review.

The Employment Land Availability and Monitoring Report also demonstrates strong demand for land on the Wrexham Industrial Estate. Over the 2013-2025, 43.37ha of employment land completions took place on the Wrexham Industrial Estate, or nearly 81% of all employment land developed. In terms of the remaining supply of employment land, 67% of this comes from sites on the Wrexham Industrial Estate.

Background Paper 7: Employment Land notes that the Wrexham Industrial Estate is a nationally important employment area and is also important in the context of the local economy. The majority of employment land taken up since 2006 has been on the Wrexham Industrial Estate. The importance of the Wrexham Industrial Estate was also recognised with the £30m investment in new link roads to the north and south, which opened in 2012. Background Paper 7 noted that land available within the Wrexham Industrial Estate consisted of smaller plots, which imposes a limit on the size of businesses that can be accommodated.

Although the policies of the now-withdrawn LDP no longer exist, it is nevertheless of note that the LDP proposed to reserve the majority of the site for employment development (Class B1, B2 and B8 uses) with an area broadly consistent with the area to be retained as an ecology area/wildlife corridor. This serves to confirm the site was considered important to LDP's overall employment strategy, which was underpinned by the Review. Moreover, as noted above, the development is also consistent with the Future Wales spatial strategy.

Having regard to the above, reducing the size of the development would limit its economic value and the number of jobs the site could generate. As such, it is accepted that this can be discounted as alternative option.

Jobs to be created
The development has the potential to create between 205-438 jobs. This would be a considerable economic benefit to the locality. Employment benefits would also likely arise when construction takes place.

Special contribution to policy objectives
The development would retain the more ecological valuable features of the site, which provide connectivity to other areas of ecological value on adjoining land, maintaining connectivity with them. The off-site ecological corridor would also provide significant ecological enhancements, including the creation of ponds, new native tree and hedgerow planting and creation of areas of species rich grassland. Hibernacula for Great Created Newts and areas of bare earth to support bee and butterfly species would also be created and maintained. These benefits making a significant contribution to meeting the objectives of Planning Policy Wales 12, Chapter 6 in respect of protected species protection and overall biodiversity benefit.

Having regard to the above, tests i and ii of The Conservation of Habitats and Species Regulations 2017 (as amended) and paragraph 2.1.5 of Technical Advice Note 23 are satisfied. The development would also accord with policy EC6 of the Unitary Development Plan.

Trees
The development would result in the loss of 1 moderate quality tree, 2 low-quality trees and part of a group of low-quality trees. PPW12 paragraph 6.4.42 states that the removal of trees and hedgerow should only be permitted where there is significant public benefits. The economic benefits discussed above would constitute very clear and significant benefits, particularly in the context of the limited tree loss proposed. The tree planting proposed on-site and on the off-site ecological mitigation area would accord with PPW12 requirements for replacement tree planting at a ratio of 3 trees for every 1 lost. The proposed development therefore accords with PPW12 and UDP policy EC4.

Drainage
The proposed development would generate foul water that would result in additional phosphorous load entering the River Dee and Bala Lake Special Area of Conservation (SAC) catchment. In the absence of evidence to demonstrate otherwise, the development has the potential to have a significant likely effect to the SAC. However, the applicant is proposing off-site mitigation to off set the impact of the development.

The applicant has supplied calculations utilising Welsh Governments Nutrient Calculator demonstrating that with the proposed off-site mitigation, the pproposed development would be phosphorus neutral. The proposed development would generate a load of 2.35kg/yr of phosphorus that would enter the Dee SAC via Five Fords Wastewater Treatment Works.

As noted earlier in the report, the applicant has obtained planning permission for a substantial ecological corridor around the eastern and northern periphery of the Wrexham Industrial Estate (Ref: P/2025/0431). In addition to providing off-site

ecological mitigation, removing land from agricultural production would reduce the phosphorous load entering the SAC catchment. Agricultural use is a source of phosphorus whereas managing the land for ecology does not add phosphorus to the land, so taking land out of agricultural use secures reductions in phosphorus loading to make the development phosphorus neutral. Subject to linking the occupation of the development to the delivery of the offsite mitigation land and securing the long term management and maintenance of it in-perpetuity via a planning obligation, the proposed development would not have a likely significant effect to the River Dee SAC.

In addition to the above, Members will recall that an information report COEP/45/26 was presented to Planning Committee on the 6th July 2026 that outlined the Council's case that evidence demonstrates that the lower Dee waterbody, into which Five Fords Discharges, is achieving its thresholds for phosphorus. Whilst further work is needed to understand the impact of additional loads to the integrity of the SAC, in this case there is no need to consider additional loads as the development is phosphorus neutral because of the proposed off-site mitigation.

An Appropriate Assessment under The Conservation of Habitats and Species Regulations 2017 (as amended) in respect of the matters discussed above is appended to this report.

Having regard to the above, the proposed development accords with policies GDP1 and EC6 of the UDP and also Chapter 6 of PPW12.

Planning Obligations
A planning obligation would be required to secure the on-site and off-site habitat mitigation areas and the off-site phosphorous mitigation area.

Conclusion
The proposed development would not give rise to visual impact, residential amenity, highway safety or ecological concerns. It therefore accords with the relevant Future Wales and UDP policies.

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):

    i. Drawing no. 2042.P.001(C), Site Location Plan
    ii. Drawing no. 2042.P.005(D) GF General Assembly
    iii. Drawing no. 2042.P.006(D) Proposed Office Plans
    iv. 2721-TCG-XX-XX-DR-C-0601 P2 Proposed Earthworks
    v. 2721-TCG-XX-XX-DR-C-0602 P1 Proposed Earthworks
    vi. 2721-TCG-XX-XX-M3-C-6001 P3 Proposed Ground Level Contours & Levels

vii. 2721-TCG-XX-XX-M3-C-6002 P4 Proposed Ground Level Contours & Levels
viii. 1059-01-NLD.151 Revision V6 Bryn Lane South: Soft Landscape Design, Site Overview
ix. 1059-01-NLD.151 Revision V6 Bryn Lane South: Soft Landscape Design, Specification
x. 1059-01-NLD.151 Revision V6 Bryn Lane South: Soft Landscape Design, Insets 1-6
xi. 1059-01-NLD.151 Revision V6 Bryn Lane South: Soft Landscape Design, Plant Schedule
xii. 2894-TCG-XX-XX-DR-C-6004 Revision P4 –Phosphate Mitigation Area
xiii. Phosphate Assessment, Version 1.2 reference T/.25/2894 dated 20/08/2026. Tier Consultant Group
xiv. Landscape and Ecological Management Plan, Version, Reference 10204.004 version 5 dated January 2026. The Environment Partnership
xv. Land South of Bryn Lane, Bat Survey Technical Report, reference 10204.003 version 2 dated July 2025, The Environment Partnership Ltd.
xvi. Land South of Bryn Lane, GCN Conservation Plan, reference 10204.005 version 4 dated November 2025, The Environment Partnership Ltd.

3. The development shall be carried out accordance with the details shown on the following plans:
   i) Drawing no. 2042.P004(A), Proposed Site Plan and Drawing no. 2042A.P.007 Proposed Elevations if any part of building hereby permitted that is identified on drawing no. 2042.P.005(D) as warehouse is used for a purpose falling with Class B2 in the schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification; or
   ii) Drawing no. 2042.P.007E Proposed Elevations and Drawing no. 2042.P004(G), Proposed Site Plan if any part of building hereby permitted that is identified on drawing no. 2042.P.005(D) as warehouse is used for a purpose falling with Class B8 in the schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification

4. No development shall commence until the following components of a scheme to deal with the risks associated with contamination at the site has been submitted to, and approved in writing by the Local Planning Authority.
   1. A preliminary risk assessment which has identified:
      - all previous uses
      - potential contaminants associated with those uses.
      - a conceptual model of the site indicating sources, pathways and receptors.
      - potentially unacceptable risks arising from contamination at the site

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.
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 in order 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. The remediation strategy and its relevant components shall be carried out in accordance with the approved details.

5. Prior to the occupation of the development a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be carried out in accordance with the approved details.

6. If, during any phase of site clearance or construction of the 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.

7. Development shall not commence until a timescales for the following have been submitted to and approved in writing by the Local Planning Authority:

   i. Off-site ecological mitigation relating directly to the development hereby permitted, and identified as Phase 3 on drawing no.4826-Strategic Ecology Corridor V5, has been submitted to and approved in writing by the Local Planning Authority.
   ii. Off-site phosphorous relating directly to the development hereby permitted, as shown on the drawing Phosphate Assessment, Version 1.2 reference T/.25/2894 dated 20/08/2026. Tier Consultant Group

   Off-site ecological mitigation phosphorous mitigation shall be provided in accordance with the above details, the approved timescale(s) and in accordance with the details granted planning permission on 1 June 2026 under reference: P/2025/0431.

8. No development shall commence until details of piling or any other foundation designs using penetrative methods sufficient to demonstrate that there is no unacceptable risk to groundwater have been submitted to and approved in writing by the Local Planning Authority. The piling/foundation designs shall be implemented in accordance with the approved details.

9. No development shall take place until an Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with Method Statement as is approved. The Method Statement shall include the following:
   1) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;
   2) A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted;
   3) A full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone , including any related sections and method for avoiding damage to retained trees;
   4) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;
   5) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;
   6) Method for protecting retained trees during demolition works;
   7) Details of all proposed tree works, including felling and pruning

10. No development shall commence, including any works of demolition, until a Construction Traffic Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved statement shall be adhered to throughout the construction period

11. No development, including site clearance, shall commence until a Biosecurity Risk Assessment, and Method Statement that considers invasive non-native species and specific diseases (e.g. Chytrid) has been submitted to and approved in writing by the Local Planning Authority. The risk assessment shall include:
   • appropriate measures to control any INNS on site
   • measures or actions that aim to prevent INNS from being introduced to the site for the duration of construction and operational phases of the scheme.
   The risk assessment shall consider landscaping and other related plans. The Biosecurity Risk Assessment shall be carried out in accordance with the approved details.

12. Within three months of commencement of development a timetable for the implementation of the measures set out in the following documents and plans shall be submitted for the written approval of the Local Planning Authority:

I. 1059-01-NLD.151 Revision V6 Bryn Lane South: Soft Landscape Design, Site Overview
II. 059-01-NLD.151 Revision V6 Bryn Lane South: Soft Landscape Design, Specification
III. 1059-01-NLD.151 Revision V6 Bryn Lane South: Soft Landscape Design, Insets 1-6
IV. 1059-01-NLD.151 Revision V6 Bryn Lane South: Soft Landscape Design, Plant Schedule
V. Landscape and Ecological Management Plan, Version, Reference 10204.004 version 5 dated January 2026. The Environment Partnership
VI. Land South of Bryn Lane, GCN Conservation Plan, reference 10204.005 version 4 dated November 2025, The Environment Partnership Ltd.

The development shall thereafter be carried out in accordance with the detailed specified in the documents and plans listed above and the approved timetable and thereafter managed, monitored and maintained in accordance with the details set out in the Landscape and Ecological Management Plan, Version, Reference 10204.004 version 5 dated January 2026. The Environment Partnership and the Land South of Bryn Lane, GCN Conservation Plan, reference 10204.005 version 4 dated November 2025, The Environment Partnership Ltd.

13. Vehicular parking and turning areas shall be fully laid out, surfaced and drained in accordance with the following:
    i. Drawing no. 2042.P004(A), Proposed Site Plan prior to the first use of any part of building hereby permitted that is identified on drawing no. 2042.P.005(D) as warehouse for a purpose falling with Class B2 in the schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification; or
    ii. Drawing no. 2042.P004(G), Proposed Site Plan prior to the first use of any part of building hereby permitted that is identified on drawing no. 2042.P.005(D) as warehouse for a purpose falling with Class B8 in the schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification.

    The vehicular parking and turning areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of vehicles at all times.

14. Prior to first use of the development hereby permitted the vehicular access shall provide visibility splays of 2.4 metres x 120 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 0.6m in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility

15. Prior to first use of the development on-site bicycle parking facilities shall be provided in strict accordance with a scheme that shall have first 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 bicycles

16. 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 and thereafter permanently retained

17. 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.

18. The rating level of any noise generated by reason of this development shall not exceed the following:
    i. In respect of operational noise, the noise rating level from operational activities specified in Table 5.1: BS4142 – Operational Activities Assessment of the Tetra Tech Land South of Bryn Lane Noise Assessment, reference 784/B055176 dated 4/11/2024; and
    ii. In respect of plant noise, the noise rating levels specified in Table 5.2 Recommended Rating Level for Plant Noise at Nearby Existing Receptors of the Tetra Tech Land South of Bryn Lane Noise Assessment, reference 784/B055176 dated 4/11/2024

19. The mitigation measure specified in Tables 6.1 and 6.2 of the Hilson Moran Air Quality Assessment, Land South of Bryn Lane Wrexham, reference XX-HML-XX-XX-RP-U-820001 Issue P03 dated 29 January 2025 shall be implemented in full through the construction period

20. No external illumination within the site (other than illumination required during the construction phase) shall take place before a lighting scheme has been submitted to and agreed 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 and amphibian species. Thereafter, no lighting shall be used on any external part of the development except in accordance with the approved lighting scheme

21. No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

22. Within three months of commencement of development, a scheme for the installation of bird and bat nesting boxes shall be submitted for the written

approval of the Local Planning Authority. The scheme shall include a timescale for implementation. Bat and nesting boxes shall be installed on the site in accordance with the approved scheme and thereafter maintained for the lifetime of the development.

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

4. 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, in accordance with policy GDP1 of the Wrexham Unitary Development Plan and paragraph 6.9.17 of PPW12

5. To ensure the methods identified in the verification plan have been implemented and completed and the risk associated with the contamination at the site has been remediated prior to occupation or operation, to prevent both future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy GDP1 of the Wrexham Unitary Development Plan and paragraph 6.9.17 of PPW12

6. 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. A site investigation may not uncover all instances of contamination, and this condition ensures that contamination encountered during the development phase is dealt with appropriately, in accordance with policy GDP1 of the Wrexham Unitary Development Plan and paragraph 6.9.17 of PPW12

7. In order to protect wildlife interests, which are afforded special protection in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan, Planning Policy Wales Chapter 6 and Technical Advice Note 5

8. Piling/foundation details should be submitted to ensure there is no unacceptable risk to groundwater during construction and methods/design are agreed prior to the commencement of development or phase of

development, in accordance with policy GDP1 of the Wrexham Unitary Development Plan

9. To preserve the health, safety and amenity value of the tree(s) in accordance with Policies GDP1, PS11, EC4, EC5 and EC6 of the Wrexham Unitary Development Plan

10. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan

11. To ensure that an approved Biosecurity Risk Assessment is implemented to secure measures to prevent or control the spread and effective management of any invasive non native species and listed diseases at the site, in accordance with policy GDP1 of the Wrexham Unitary Development Plan.

12. In order to protect wildlife interests, which are afforded special protection in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan, Planning Policy Wales Chapter 6 and Technical Advice Note 5

13. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan

14. To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan

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

16. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan

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

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

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

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

Development Plan, Planning Policy Wales Chapter 6 and Technical Advice Note 5

21. To prevent both new and existing development from contributing to or being put at unacceptable risk from or being adversely affected by unacceptable levels of water pollution, in accordance with policy GDP1 of the Wrexham Unitary Development Plan

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

Notes

A section 278 agreement works agreement is required for more significant alterations to the existing highway

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.

APPENDIX 1

APPROPRIATE ASSESSMENT OF A PROPOSAL LIKELY TO HAVE A SIGNIFICANT EFFECT ON A EUROPEAN SITE **CONSERVATION OF HABITATS AND SPECIES REGULATIONS 2017**	wrexham COUNTY BOROUGH BWRDEISTREF SIROL wrecsam

PART A: The Proposal		
1. Type of permission: Full	**2. Consents and ROMP references:** P/2025/0143	**3. National Grid reference:** E338462 N350755
4. Map of Application site with Permission reference(s) Map Attached No	**4. Brief description of consents and options** DEMOLITION OF EXISTING STRUCTURES AND ERECTION OF EMPLOYMENT FACILITIES (CLASS B2/B8) WITH ANCILLARY OFFICE ACCOMMODATION (CLASS B1A) INCLUDING LANDSCAPING, PARKING, ACCESS AND OTHER ASSOCIATED WORKS	
6. European site name(s):	RIVER DEE AND BALA LAKE	
7. List of interest features: H3260. Water courses of plain to montane levels with the *Ranunculion fluitantis* and *Callitricho-Batrachion* vegetation; Rivers with floating vegetation often dominated by water-crowfoot S1095. *Petromyzon marinus*; Sea lamprey S1096. *Lampetra planeri*; Brook lamprey S1099. *Lampetra fluviatilis*; River lamprey S1106. *Salmo salar*; Atlantic salmon S1163. *Cottus gobio*; Bullhead S1355. *Lutra lutra*; Otter S1831. *Luronium natans*; Floating water-plantain		

APPROPRIATE ASSESSMENT OF A PROPOSAL LIKELY TO HAVE A SIGNIFICANT EFFECT ON A EUROPEAN SITE

PART B: Identification of effects being considered and relevant features affected			
Significant effect being considered (attribute affected)	**Affected qualifying feature(s)**	**Favourable condition target(s) for relevant feature(s) based on conservation objectives set for SPA/ Ramsar**	**Contribution of attribute(s) to site integrity (ecological structure and functioning of site)**
1. Pollution – risk to the aquatic environment through increase in effluent from the site.	Water courses of plain to montane levels with the *Ranunculion fluitantis* and *Callitricho-Batrachion* vegetation Sea lamprey Brook lamprey River lamprey Atlantic salmon Bullhead Otter Floating water-plantain	*Taken from Core Management Plan Including conservation objectives for River Dee and Bala Lake version 3 2022.* Water quality Lower limit – Chemical GQA class: A Biological GQA class: A Targets for Chester Weir to Ceiriog Management Unit Total Ammonia (90%ile, mg l-1) 0.25 Phosphorus 50ug/l Trophic diatom index equivalent to WFD High	Water quality is essential to maintain populations of all the SAC features of interest. NRW monitoring indicates that the Dee Chester Weir to Ceiriog is showing a failure for phosphorus with mean value of 56.5ug/l up from 49.6ug/l. Work undertaken on behalf of the Council by Brookbanks Consulting Ltd in June 2026 reviewed Environment Agency monitoring data alongside NRW's own monitoring data. When considered together, this evidence demonstrates that the lower Dee waterbody, into which Five Fords Discharges, is achieving the phosphorous standards and the SAC therefore remains in favourable condition.

APPROPRIATE ASSESSMENT OF A PROPOSAL LIKELY TO HAVE A SIGNIFICANT EFFECT ON A EUROPEAN SITE

PART C: Assessment				
Significant effect being considered (attribute affected)	**Adverse Effect of proposal alone on attribute and/or feature and in relation to conservation objective for the feature.**	**Adverse Effect of proposal in combination with other plans or projects, on attribute and /or feature**	**Adverse effect on the integrity of the site? : Long term/ short term Yes/ Uncertain No**	**What mitigation could prevent an adverse effect on the integrity of the site?**
Pollution risk – particularly potential to increase Phosphorus and Ammonia levels in the River	High concentrations of phosphorus and ammonia lead to the process of nutrient enrichment, also known as eutrophication, and can alter the balance of plant species in our rivers causing significant ecological damage to all aspects of the ecosystem..	No specific in combination projects identified. However, approximately 48% of phosphorus within the catchment comes from rural land use which is outside the planning process.	Long term – no Short term – no	No on-site mitigation. However, the applicant has proposed the creation of an off-site ecological corridor. This will remove agricultural land from active use and in turn, remove a source of phosphorous. The applicant's calculations demonstrate that the proposed development would generate 2.35kg/yr in phosphorous. The removal of 1.8ha of agricultural land would remove and existing source of 2.35kg/yr phosphorous.

APPROPRIATE ASSESSMENT OF A PROPOSAL LIKELY TO HAVE A SIGNIFICANT EFFECT ON A EUROPEAN SITE

<table>
<tr><td colspan="4">PART D: Wrexham County Borough Council's Conclusion</td></tr>
<tr><td colspan="4">CAN IT BE ASCERTAINED THAT THE PLAN OR PROJECT WILL NOT ADVERSELY EFFECT THE INTEGRITY OF THE EUROPEAN SITE(S)?

<u>Direct Effects</u>
Providing the off-site mitigation is in place prior to the first occupation of the development and is maintained in perpetuity thereafter, the development would not be a net source of additional phosphorous entering the catchment.

<u>Indirect Effect</u>
None identified.

<u>In Combination Effects</u>
No in combination projects have been identified.</td></tr>
<tr><td colspan="4"><u>Conclusion</u>

The increase in production will not result in adverse impacts to the SAC. A Planning Condition can require that the off-site mitigation is in place prior to first occupation of the development. Long term management and maintenance can be secured by a planning condition.</td></tr>
<tr><td colspan="2">Name of Assessing Officer:
Matthew Phillips</td><td colspan="2">Name of Supervising Officer:</td></tr>
<tr><td colspan="2">Job Title: Head of Planning Development Management</td><td colspan="2">Job Title: Interim Head of Service Planning Policy</td></tr>
<tr><td>Signed:

Matthew Phillips</td><td>Date:

10/09/2026</td><td>Signed:

Chris Smith</td><td>Date:

28/9/26</td></tr>
</table>

APPROPRIATE ASSESSMENT OF A PROPOSAL LIKELY TO HAVE A SIGNIFICANT EFFECT ON A EUROPEAN SITE

PART E: Consultation with NRW on Part D
Natural Resource Wales comment on conclusion: