WREXHAM COUNTY BOROUGH COUNCIL
PLANNING COMMITTEE MEETING OF 5 OCTOBER 2026

REPORT OF THE CHIEF OFFICER ECONOMY AND PLANNING
ADDENDUM REPORT

This report summarises information received since the Agenda was compiled including, as appropriate, suggested amendments to recommendations in the light of that information. It also lists those people wishing to address the Committee.

Where the Council has received a request to address the Committee, the applications concerned will be considered first in the order indicated in the table below. The remaining applications will then be considered in the order shown on the original agenda unless indicated by the Chair.

ITEM 4 – DEVELOPMENT CONTROL APPLICATIONS

Item 4a. Application no. P/2025/0143 LAND SOUTH OF BRYN LANE, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9US – Pages 11-34

SPEAKER – FOR ALEX LOVEN

Item 4b. Application no. P/2025/0594 THE RACECOURSE, MOLD ROAD, WREXHAM, LL11 2AH – Pages 35-50

SPEAKER – FOR AIDEN MILLER

Item 4c. Application no. P/2026/0438 UNIT 7 AND 9, QUEENSWAY INDUSTRIAL ESTATE, WREXHAM, LL13 8YR Pages 51-57

SPEAKER – AGAINST DARREN JACKS

ADDENDUM

Pages
11-34

Code Number
P/2025/0143

Consultations

Natural Resources Wales
In consideration of the mitigation measures detailed, confirm agreement with the conclusion set out in the Appropriate Assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended) that an adverse effect upon the integrity of the River Dee and Bala Lake SAC can be ruled out.

Observations
An updated copy of the Appropriate Assessment can be found at Appendix 1 of this addendum report that includes NRW's response.

Recommendation
Unchanged

Pages
35-50

Code Number
P/2025/0594

Consultations
Highway Officer:
Concerns have been raised about the proposed Planning Obligation to secure a resident's matchday parking scheme in the event of measures in a Travel Plan not delivering a sufficient modal shift to off-set additional demand from parking arising from the development. The concerns are:

- That the implementation of a resident's matchday parking scheme cannot be guaranteed because it would be dependent upon the statutory Traffic Regulation Order process;
- That a resident's matchday parking scheme would not provide any additional transport capacity or reduce demand for travel to the stadium by private car;
- Risks that match-day parking would be displaced into areas not covered by the scheme, relocating the impact rather than mitigating it;
- Practical implications of introducing a matchday parking scheme, including the need to assess the local highway network and pedestrian movements and the need to implement complementary waiting restrictions and formalisation of appropriate parking areas;

- Potential reductions in the amount of informal parking that is currently available.

Suggests a package of enforceable mitigation measures, with apricate monitoring and review triggers including:

- Enhanced Park and Ride facilities;
- Shuttle bus services from off-site parking locations;
- Use of existing private car parks;
- Additional public transport provision;
- Sustainable travel incentives;
- Active travel improvements;
- Better match-day travel information and booking systems;
- Other measures identified through ongoing Travel Plan monitoring.

Observations

The comments above are noted. However, further discussions would need to take place between Officers, the applicants and their agents to agree an appropriate scheme or schemes of mitigation in the event of the Travel Plan not achieving an appropriate reduction in travel by private car to off-set the likely increase in demand for on-street parking.

Recommendation

Recommendation A and B in the main report are substituted for the following:

Recommendation

That the Chief Officer Economy & Planning be given delegated authority to GRANT planning permission subject to the following, as well as the conditions below:

1) The completion of an assessment under the Conservation of Habitats and Species Regulations 2017 (as amended), in consultation with Natural Resources Wales, that concludes the development is not likely to have a significant effect on the integrity of the River Dee and Bala Lake; and
2) The agreement of a scheme of mitigation measures that would be implemented in the event that the second annual monitoring report submitted in accordance with the Travel Planning scheme of annual monitoring demonstrates that the measures set out in the Travel Plan have not secured a sufficient modal shift to offset the additional parking demand likely to arise from the development.
3) Where the measures referred to in 2) above require financial contributions, that permission only be granted following the completion of a Planning Obligation under Section 106 of the Town and Country Planning Act 1990 to secure those financial contributions, with the Chief Officer Economy & Planning be given delegated authority to determine the final form and content of the Obligation.

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

PART D: Wrexham County Borough Council's Conclusion			
CAN IT BE ASCERTAINED THAT THE PLAN OR PROJECT WILL NOT ADVERSELY EFFECT THE INTEGRITY OF THE EUROPEAN SITE(S)? Direct Effects 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. Indirect Effect None identified. In Combination Effects No in combination projects have been identified.			
Conclusion **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.**			
Name of Assessing Officer: Matthew Phillips		**Name of Supervising Officer:**	
Job Title: Head of Planning Development Management		**Job Title: Interim Head of Service Planning Policy**	
Signed: Matthew Phillips	**Date:** 10/09/2026	**Signed:** Chris Smith	**Date:** 28/9/26

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: In consideration of the mitigation measures detailed, we agree with your conclusion that an adverse effect upon the integrity of the River Dee and Bala Lake SAC can be ruled out.