Planning Service
16 Lord Street
Wrexham LL11 1LG

Telephone: 01978 298994
E-mail: planning@wrexham.gov.uk
Web: www.wrexham.gov.uk/planning

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Y Gwasanaeth Cynllunio
16 Stryt yr Arglwydd
Wrecsam LL11 1LG

Llinell Gymorth: 01978 298994
E-bost: planning@wrexham.gov.uk
Gwe: www.wrexham.gov.uk/planning

Application for Planning Permission and Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990; Planning (Listed Buildings and Conservation Areas Act) 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Former Presbyterian Church

Address Line 1

Castle Street

Address Line 2

Holt

Town/city

Wrexham

Postcode

LL13 9YW

Description of site location (must be completed if postcode is not known)

Easting (x)

340949

Northing (y)

353767

Description

Applicant Details

Applicant Details

Name/Company

Title

Mr

First name

G

Surname

Conway

Company Name

Address

Address line 1

c/o Agent

Address line 2

McCormick Architecture Ltd

Address line 3

The Moorings, Rowton Bridge Road

Town/City

Christleton, Chester

Country

Postcode

CH3 7AE

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

First name

Daniel

Surname

Ilott

Company Name

McCormick Architecture Ltd

Address

Address line 1

The Moorings

Address line 2

Rowton Bridge Road

Address line 3

Christleton

Town/City

Chester

Country

Postcode

CH3 7AE

Contact Details

Primary number

***** REDACTED ******

Secondary number

Email address

***** REDACTED ******

Site Area

What is the site area?

0.07

Scale

Hectares

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

◯ Yes
⊘ No

Description of the Proposal

Description

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s)

Conversion of former Presbyterian Church to form a single dwelling, including the demolition of the existing Late C20 single storey flat roofed rear extension and construction of new replacement single storey flat roofed extension in its place.

Has the development or work already been started without planning permission?

◯ Yes
⊘ No

Listed Building Details

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

◯ Don't know
◯ Grade I
◯ Grade II*
⊘ Grade II

Has a Certificate of Immunity from Listing been sought in respect of this building?

◯ Yes
⊘ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

⊘ Yes
◯ No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

◯ Yes
⊘ No

b) Demolition of a building within the curtilage of the listed building

◯ Yes
⊘ No

c) Demolition of a part of the listed building

- [x] Yes
- [ ] No

If the answer to c) is Yes

What is the total volume of the listed building?

1416.50	Cubic metres

What is the volume of the part to be demolished?

67.50	Cubic metres

What was the date (approximately) of the erection of the part to be removed?

Month

June

Year

1970

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

Late C20 single storey flat roofed extension.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

Late C20 extension is in poor condition and is of no architectural merit.

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- [x] Yes
- [ ] No

If Yes, do the proposed works include

a) works to the interior of the building?

- [x] Yes
- [ ] No

b) works to the exterior of the building?

- [x] Yes
- [ ] No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- [ ] Yes
- [x] No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Refer to attached issue sheet for full list of drawings and supporting documents.

Existing Use

Please describe the current use of the site

Former Presbyterian Church. Currently vacant.

Is the site currently vacant?

- [x] Yes
- [ ] No

If Yes, please describe the last use of the site

Former Presbyterian Church.

When did this use end (if known)?

dd/mm/yyyy

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

- [ ] Yes
- [x] No

A proposed use that would be particularly vulnerable to the presence of contamination

- [ ] Yes
- [x] No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

- [ ] Yes
- [x] No

Materials

Does the proposed development require any materials to be used in the build?

- [x] Yes
- [ ] No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:
External walls

Existing materials and finishes:
Main building and former school room - sandstone blocks of irregular sizes laid in courses. Late C20 single storey extension (to be demolished) - faced blockwork with painted finish.

Proposed materials and finishes:
Proposed single storey extension - Off-white render with red sandstone parapet coping and windows surrounds.

Type:
Roof covering

Existing materials and finishes:
Main building and former school room - slate. Late C20 single storey extension (to be demolished) - felt flat roof.

Proposed materials and finishes:
Proposed single storey rear extension - mid-grey sarnafil single ply membrane to flat roof (to be hidden behind parapet).

Type:
Windows

Existing materials and finishes:
Main building - metal framed, leaded windows with obscure glazing and coloured glas margins. Former school room - timber framed windows with clear and obscure glazing. Late C20 single storey extension (to be demolished) - white uPVC frames with double glazing.

Proposed materials and finishes:
Main building and former school room - replace obscure glazing with clear single glazing and install secondary double glazing internally (to future details). Proposed single storey rear extension - new metal framed windows with double glazing.

Type:
External doors

Existing materials and finishes:
Main building and former school room - painted timber framed, ledged and braced doors.

Proposed materials and finishes:
Main building and former school room - refurbish and paint existing timber framed, ledged and braced doors.

Type:
Floors

Existing materials and finishes:
Main building and former school room - suspended timber floors. Main floor falls from front to back. Late C20 single storey extension - ground bearing concrete slab.

Proposed materials and finishes:
Main building and former school room - repair and level suspended timber floor using reclaimed materials where possible. Insulation to be added between floor joists. Proposed new single storey extesion - new insulated suspeded timber floor.

Type:
Rainwater goods

Existing materials and finishes:
Main building and former school room - painted cast iron gutters and downpipes. Late C20 single storey extension (to be demolished) - black uPVC.

Proposed materials and finishes:
Main building and former school room - existing painted cast iron gutters and downpipes to be retained. Proposed new single storey extension - new Brett Martin Cascade Cast Iron Effect downpipes and hoppers.

Type:
Boundary treatments (e.g. fences, walls)

Existing materials and finishes:
Roadside boundaries - low sandstone walls surmounted by cast-iron railings. Boundary with The Manse - to rear parking area, 1.5m sandstone wall with painted render to chuch side stepping up to 1.8m masonry wall with render to church side with sandstone. Wall abuts existing late C20 single storey extension with external face inline with the boundary wall. Existing hedge where indicated on plan.

Proposed materials and finishes:
Roadside boundaries - low sandstone walls surmounted by cast-iron railings to be retained. Boundary with The Manse - existing walls to rear parking area to remain. New 1.8m rendered masonry wall with sandstone coping to be constructed where existing late C20 single storey extension is to be demolished. Existing hedge where indicated on plan to be retained.

Type:
Vehicle access and hard standing

Existing materials and finishes:
Rear parking area - gravel. Paths and hardstadings - mix of gravel, block paving and stone paving.

Proposed materials and finishes:
Rear parking area - resin bound gravel with stone setts to juction with road. Paths and hardstadings - existing gravel and block paving paths to be retained. New yorkstone paving where indicated on plan.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

Refer to attached issue sheet for full list of drawings and supporting documents.

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

- [ ] Yes
- [x] No

Are there any new public roads to be provided within the site?

- [ ] Yes
- [x] No

Are there any new public rights of way to be provided within or adjacent to the site?

- [ ] Yes
- [x] No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- [ ] Yes
- [x] No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

Vehicle Parking

Is vehicle parking relevant to this proposal?

- [x] Yes
- [ ] No

Please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.

Trees and Hedges

Are there trees or hedges on the proposed development site?

- [x] Yes
- [ ] No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- [ ] Yes
- [x] No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

Assessment of Flood Risk

Is the site within an area at risk of flooding?

- [ ] Yes
- [x] No

Refer to the Welsh Government's Development Advice Maps website.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- [ ] Yes
- [x] No

Will the proposal increase the flood risk elsewhere?

- [ ] Yes
- [x] No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' Statutory SuDS Standards. SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

- [ ] Sustainable drainage system
- [ ] Existing water course
- [ ] Soakaway
- [x] Main sewer
- [ ] Pond/lake

Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

b) Designated sites, important habitats or other biodiversity features

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

c) Features of geological conservation importance

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

☑ Mains sewer
☐ Septic tank
☐ Package treatment plant
☐ Cess pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system?

⊘ Yes
◯ No
◯ Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

Refer to drawing A(050)05 for existing drainage plan and A(300)01 for proposed drainage plan (see issue sheet for latest drawing revisions)

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

- [x] Yes
- [ ] No

If Yes, please provide details:

Bin storage area provided to rear - see drawing A(300)01 for location (refer to issue sheet for latest drawing revision)

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- [ ] Yes
- [x] No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- [x] Yes
- [ ] No

If you answered "yes" to the question above, please specify the existing and proposed number of market and affordable dwellings on the attached plans.

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

- [x] Yes
- [ ] No

If you have answered Yes to the question above please add details in the following table:

Use Class:
D1 - Non-residential institutions

Existing gross internal floorspace (square metres):
282

Gross internal floorspace to be lost by change of use or demolition (square metres):
282

Total gross internal floorspace proposed (including change of use) (square metres):
360

Net additional gross internal floorspace following development (square metres):
78

Totals	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
	282	282	360	78

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

Employment

Will the proposed development require the employment of any staff?

◯ Yes
⊘ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

◯ Yes
⊘ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

◯ Yes
⊘ No

Is the proposal for a waste management development?

◯ Yes
⊘ No

Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

◯ Yes
⊘ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

◯ Yes
⊘ No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

◯ Yes
⊘ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

⊘ Yes
◯ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

⊘ The agent
◯ The applicant
◯ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

⊘ Yes
◯ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

ENQ/2023/0144

Date (must be pre-application submission)

06/09/2023

Details of the pre-application advice received

Copy of pre-application response attached to application.

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

◯ Yes
⊘ No

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 & Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Are you the sole owner of ALL the land?

◯ Yes
⊘ No

If No, can you give appropriate notice to ALL the other owners?

⊘ Yes
◯ No

Certificate Of Ownership - Certificate B

I certify/the applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:
***** REDACTED ******

House name:
Little Erlas Farm

Number:

Suffix:

Address line 1:
Erlas

Address Line 2:

Town/City:
Wrexham

Postcode:
LL13 0PE

Date notice served (DD/MM/YYYY):
12/06/2024

Person Role

◯ The Applicant
⊘ The Agent

Title

First Name

McCormick Architecture Ltd for

Surname

Mr G. Conway

Declaration Date

12/06/2024

☑ Declaration made

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

◉ (A) None of the land to which the application relates is, or is part of an agricultural holding

○ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

○ The Applicant

◉ The Agent

Title

First Name

McCormick Architecture Ltd for

Surname

Mr Gary Conway

Declaration Date

12/06/2024

☑ Declaration made

Declaration

I/We hereby apply for Full planning & listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

McCormick Architecture

Date

12/06/2024