Broadgrove
PLANNING & DEVELOPMENT LTD

Regent House,
Heaton Lane,
Stockport,
SK4 1BS

Wrexham County Borough Council
Planning Service,
16 Lord Street,
Wrexham,
LL11 1LG

24 May 2024

Dear Sir / Madam

Application for Full Planning Permission and Display of Advertisements

Site – Land at 4 Chester Street, Wrexham LL13 8BD

We write on behalf of our client, , regarding the above site. A letter was received by Wrexham County Borough Council's Planning Enforcement Team dated 18 December 2023. The Enforcement Notice was issued under reference AR/047933. Wrexham County Borough Council and Planning and Environment Decisions Wales have allowed for a retrospective application to be submitted. It has been agreed that an application must be submitted prior to 27 May 2024.

This application includes amendments to works already completed on site. The proposed changes are considered to be compliant with local policy and will be considered in line with the appeal statement which was recently submitted for the Enforcement Notice under reference AR/047933. It has been agreed that this would be held in abeyance until the submission of this retrospective application has been made. It is understood that the submitted Appeal will be considered under grounds 'f' and 'g' only.

This planning application seeks full permission for the following description of development:

> *'External changes to the ground-floor frontage including new entrance, new glazing, new signage, display of advertisements and other associated works'.*

The Planning Application is accompanied by the following documents:

- Planning Forms and Certificate;
- Plans prepared by Footprint Design;
    - Existing and Proposed Plans (L(00)01_GA PLANS);
    - Location Plan.

We trust that the enclosed information is sufficient, but should you require any further information, then do not hesitate to contact me.

Yours faithfully,

Mike Parham
Graduate Planning Consultant
mp@broadgrove.co.uk
07909 621164