Planning Service
16 Lord Street
Wrexham LL11 1LG

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E-mail: planning@wrexham.gov.uk
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wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Y Gwasanaeth Cynllunio
16 Stryt yr Arglwydd
Wrecsam LL11 1LG

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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

Llyfrgell Carnegie Wrecsam / Wrexham Carnegie Library

Address Line 1

Sgwâr y Frenhines / Queen's Square

Address Line 2

Town/city

Wrexham

Postcode

LL11 1AT

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

Easting (x)

333489

Northing (y)

350434

Description

Applicant Details

Applicant Details

Name/Company

Title

Ms

First name

Janine

Surname

Beggan

Company Name

Wrexham County Borough Council

Address

Address line 1

Lambpit Street

Address line 2

Address line 3

Town/City

Wrexham

Country

United Kingdom

Postcode

LL11 1AR

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

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

Secondary number

Email address

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

Agent Details

Name/Company

Title

Mr

First name

Craig

Surname

Baines

Company Name

Lawray Architects

Address

Address line 1

The Byre

Address line 2

Croesnewydd Hall

Address line 3

Town/City

Wrexham

Country

United Kingdom

Postcode

LL13 7YP

Contact Details

Primary number

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

Secondary number

Email address

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

Site Area

What is the site area?

680.00

Scale

Sq. metres

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)

The proposals aim to restore the existing exterior fabric to enhance the building's energy efficiency while preserving its historic value and character. Internally, the building will be stripped back to its original fabric to emphasise key historic features. The interior spaces will be repurposed to create flexible office spaces and studios, complemented by a new kitchen, upgraded WCs, and a platform lift to ensure the building meets modern usage requirements and accessibility standards.
Additionally, the provision of a 60m² single storey extension to the rear with a steel frame curtain wall construction for the provision of a new flexible seating area for occupant and public use. This will feature a living green wall along the back wall of the existing building, located within the new extension.

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

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).

WOL-LAW-X-B01-DR-A-041101-Basement Floor Soft Strip Plan
WOL-LAW-X-G00-DR-A-041102-Ground Floor Soft Strip Plan
WOL-LAW-X-U01-DR-A-041103-First Floor Soft Strip Plan
WOL-LAW-X-B01-DR-A-041004-Basement Floor Demolition Plan
WOL-LAW-X-G00-DR-A-041005-Ground Floor Demolition Plan
WOL-LAW-X-G00-DR-A-041006-First Floor Demolition Plan
WOL-LAW-X-R01-DR-A-041007-Roof Demolition Plan
WOL-LAW-X-X-DR-A-042001-Demolition Elevations

Existing Use

Please describe the current use of the site

Vacant

Is the site currently vacant?

- [x] Yes
- [ ] No

If Yes, please describe the last use of the site

The building served as Wrexham's public library until 1973, it later became council offices and is now vacant.

When did this use end (if known)?

03/06/2024

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
⊘ 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
⊘ No

Materials

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

⊘ 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:
Windows

Existing materials and finishes:
Existing metal framed windows to original block in white. A mix of timber sash, timber and metal casements elsewhere painted white. Polycarbonate roof light to pitched roof.

Proposed materials and finishes:
Existing metal framed windows to original block to be retained and redecorated in white. Timber sash, timber and metal casements elsewhere to be refurbished or replaced with new slimline timber framed double glazed windows, in white to match existing. PPC aluminium framed heritage double glazed rooflight.

Type:
Roof covering

Existing materials and finishes:
Natural slate tiles to original pitched roofs. Asphalt roof covering elsewhere.

Proposed materials and finishes:
Existing slate roof to original block to be retained and repaired as required. PPC standing-seam roof covering to rear pitched roof. New bituminous felt roof covering to flat roofs. Double glazed steel framed curtain walling to new extension.

Type:
External walls

Existing materials and finishes:
Red flemish bond brickwork with ashlar lower storey and dressings to the original main block.

Proposed materials and finishes:
Double glazed steel framed curtain walling to new extension.

Type:
External doors

Existing materials and finishes:
Timber framed double doorset to front entrance painted white. Metal single doorsets in black to rear.

Proposed materials and finishes:
PPC aluminium single doorset in black to rear. PPC aluminium double doorset to new extension.

Type:
Internal walls

Existing materials and finishes:
Plaster finishes are in the main original block with large areas of the building being given a paper finish to extend the life of the wall surfaces.

Proposed materials and finishes:
All existing walls to basement to be cleaned, damp proof membrane applied and decorated. All existing walls to upper floors be cleaned, repaired, skimmed and decorated. New metal stud plasterboard partitions to be skimmed and decorated.

Type:
Internal doors

Existing materials and finishes:
Timber doorsets with a natural finish.

Proposed materials and finishes:
Timber veneer doorsets with a solid core, painted white.

Type:
Floors

Existing materials and finishes:
Raised access floor, carpet tiles, vinyl or timber boarding over parquet and terrazzo.

Proposed materials and finishes:
Existing timber parquet tiled and terrazzo floor to be exposed cleaned and repaired where required. Clear water-based acrylic sealer to basement concrete floors. Slip resistant vinyl to wet areas. Vinyl to office spaces and circulation areas. Barrier and coir matting to entrance/ egress.

Type:
Ceilings

Existing materials and finishes:
Most ceilings in the building are original with a paper finish. Metal suspended ceiling tiles to ground floor.

Proposed materials and finishes:
All existing exposed ceiling to be cleaned, repaired where required, skimmed and decorated. Plasterboard raft suspended ceiling. Lightweight timber feature beam system to ground floor.

Type:
Rainwater goods

Existing materials and finishes:
Mixture of cast iron painted black, upvc and pressed metal.

Proposed materials and finishes:
Existing cast iron rainwater goods to be assessed and refurbished or replaced with new to match existing if required. Existing pressed aluminium gutters to be replaced with new. Existing upvc gutters to be replaced with new PPC aluminium in black to match existing.

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

WOL-LAW-X-B01-DR-A-031001-Existing Basement Floor Plan
WOL-LAW-X-G00-DR-A-031002-Existing Ground Floor Plan
WOL-LAW-X-U01-DR-A-031003-Existing First Floor Plan
WOL-LAW-X-R01-DR-A-031004-Existing Roof Plan
WOL-LAW-X-X-DR-A-032001-Existing Elevations
WOL-LAW-X-X-DR-A-060001-Proposed Building Extension - Plans and Sections
WOL-LAW-X-X-DR-A-060002-Proposed Building Extension - Elevations
WOL-LAW-X-B01-DR-A-061001-Proposed Basement Floor Plan
WOL-LAW-X-G00-DR-A-061002-Proposed Ground Floor Plan
WOL-LAW-X-U01-DR-A-061003-Proposed First Floor Plan
WOL-LAW-X-R01-DR-A-061005-Proposed Roof Plan
WOL-LAW-X-X-DR-A-062001-Proposed Elevations
WOL-LAW-X-B01-DR-A-065001-Proposed Basement Ceiling Plan
WOL-LAW-X-G00-DR-A-065002-Proposed Ground Floor Ceiling Plan
WOL-LAW-X-U01-DR-A-065003-Proposed First Floor Ceiling Plan
WOL-LAW-X-B01-DR-A-220001-Proposed Basement Floor Wall Type Plan
WOL-LAW-X-G00-DR-A-220002-Proposed Ground Floor Wall Type Plan
WOL-LAW-X-U01-DR-A-220003-Proposed First Floor Wall Type Plan
WOL-LAW-X-X-DR-A-325001-Internal Door Schedule
WOL-LAW-X-B01-DR-A-400001-Proposed Basement Floor Finishes Plan
WOL-LAW-X-G00-DR-A-400002-Proposed Ground Floor Finishes Plan
WOL-LAW-X-U01-DR-A-400003-Proposed First Floor Finishes Plan
Design and Access Statement_Wrexham Old Library Refurbishment

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
⊘ No

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

◯ Yes
⊘ No

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

◯ Yes
⊘ No

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

◯ Yes
⊘ 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?

◯ Yes
⊘ No

Trees and Hedges

Are there trees or hedges on the proposed development site?

◯ 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
⊘ 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
⊘ 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
⊘ No

Will the proposal increase the flood risk elsewhere?

◯ Yes
⊘ 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

☑ 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:

- [x] Mains sewer
- [ ] Septic tank
- [ ] Package treatment plant
- [ ] Cess pit
- [ ] Other
- [ ] Unknown

Are you proposing to connect to the existing drainage system?

- (x) 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

49011-0601 - Existing Drainage & CCTV Defects
49011-0602 - Proposed Drainage

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?

- ( ) Yes
- (x) No

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?

- ( ) Yes
- (x) No

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:
A2 - Financial and professional services

Existing gross internal floorspace (square metres):
722

Gross internal floorspace to be lost by change of use or demolition (square metres):
0

Total gross internal floorspace proposed (including change of use) (square metres):
782

Net additional gross internal floorspace following development (square metres):
782

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)
	722	0	782	782

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

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

If Yes, please provide details of the name, relationship and role:

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

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?

- [x] Yes
- [ ] No

Certificate Of Ownership - Certificate A

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant 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 the application relates.

Person Role

- [ ] The Applicant
- [x] The Agent

Title

Mr

First Name

Craig

Surname

Baines

Declaration Date

05/09/2024

- [x] 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

- [x] (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
- [x] The Agent

Title

Mr

First Name

Craig

Surname

Baines

Declaration Date

05/09/2024

☑ 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

Craig Baines

Date

05/09/2024