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6 September 2024

Sharon Williams
Building Support Officer
Wrexham County Borough Council

Via Planning Portal

Dear Sharon

Planning portal reference – PP-13389902
Application for Prior Approval for demolition of two buildings (Units 1 and 2) at the Bridgeway Centre, Bridge Road, Wrexham Industrial Estate
FI Real Estate Management Ltd

Introduction

This is the third, and final, application for prior approval for the demolition of the two remaining buildings, Units 1 and 2, at the Bridgeway Centre. Both of these buildings were previously excluded from the first prior approval application, your reference P/2023/0126, due to presence of a bat roost in each building. Part of Unit 2 was demolished, leaving the part now for demolition standing which contained the roost.

The application is being made now following the re-survey by ecology advisors, UES, through the submitted Presence & Absence Survey and Bat Non-licenced Method Statement. As set out by UES the recent re-survey of both buildings in May 2024, peak season for survey, observed no bats roosting in either building. With no recent evidence of bats roosting it is the professional view of UES that bats are no longer and are not currently using the buildings for roosting purposes. It advises that a European Protected Licence (EPS) will no longer be needed for the demolition works to proceed. Instead the demolition works should proceed under a non-licenced method statement to ensure that should any bat be present at time of the works that would be protected.

Submission

The information in support of the application comprises the following:

- Application form
- Application fee £100
- Cover letter [this letter]
- Site notice form – notices erected effective 9th September 2024
- [Bat] Non-licenced Method Statement, UES03012/14, dated 27th August 2024
- Bat Presence / Absence Survey, UES03012/13, dated 27th August 2024
- Construction Phase Health & Safety Plan, rev 02, FI Construction
- Mechanical Demolition Statement, FIDB 001, FI Construction
- Reasonable Avoidance Measures, Soft Strip, FI0032021 rev 02, FI Construction

- Plan A Demolition Plan
- Plan B Demolition Hoarding Plan
- Historic Building Investigation, SA/2022/64, University of Salford, June 2022
- Response from Mark Walters, CPAT, to Historic Building Investigation, email dated 27 June 2022

Commentary

FI Real Estate Management Ltd is continuing to bring forward the redevelopment of the Bridgeway Centre under the pending application P/2022/0065. To date it has received two prior approval applications for demolition of the existing buildings which has been partially implemented on site (works on-going on second phase of demolition). This application returns to the first phase area to seek consent to remove Unit 1 and the residual part of Unit 2. Neither could previously be demolished to presence of bat roosts. As set out in the introduction both buildings have been resurveyed in peak season with no evidence of bats being present. Caveat to the Non-licenced Method Statement prepared by UES, which is sought for approval as part of the prior approval process, it is now considered the two buildings can be demolished.

Site notices are erected in Welsh & English at the site, effective from 9th September confirming demolition will take place no sooner than 7th October (28-days later).

Plan A confirms the position of the buildings for demolition and Plan B sets out the hoarding area which is the retained hoarding from the previous demolition approval.

Because of previous demolition prior approval there is no vegetation in the hoarded area and we no longer submit a tree survey with this application. We have resubmitted the Historic Building Survey and CPAT response from 2022 that accepts the report findings as a record of the former WWII buildings and confirming no archaeological work is necessary. As this information has twice been assessed and agreed we will leave it to the authority's discretion to re-consult on this matter.

We trust that all is in order in the submission to register and validate the application and wait to hear from you.

Yours sincerely

Richard Purser, Director
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