Our ref: **TR/TH/Q230737**
Your ref: -
Email: tim.rainbird@quod.com
Date: 5th November 2024

Planning Department
Wrexham County Borough Council
Wrexham Library
Rhosddu Road
Wrexham
LL11 1AU

Submitted via Planning Portal (ref. PP-13489727)

Dear Sir / Madam,

Town and Country Planning Act 1990 (as amended)
Change of use of existing land and buildings from a car dealership (sui generis) to a builders' merchant including kitchen and bathroom showroom (sui generis) for the display, sale and storage of building materials, timber, plumbing and heating supplies, hard and soft wall and floor coverings, kitchens, joinery, bathrooms and associated products, outside display and storage (including storage racking), refurbishment of existing buildings and erection of 1no. building along with access and servicing arrangements, car parking, landscaping and associated works
Former Dickens Vauxhall Wrexham, Croesfoel Industrial Park, Wrexham LL14 4BJ
Application submitted on behalf of TP Property Company Limited

We are instructed by our client, TP Property Company Limited, to submit a full planning application pursuant to the Former Dickens Vauxhall Wrexham, Croesfoel Industrial Park, Wrexham LL14 4BJ ('the Site'). Specifically, full planning permission is sought for the following development:

> *"Change of use of existing land and buildings from a car dealership (sui generis) to a builders' merchant including kitchen and bathroom showroom (sui generis) for the display, sale and storage of building materials, timber, plumbing and heating supplies, hard and soft wall and floor coverings, kitchens, joinery, bathrooms and associated products, outside display and storage (including storage racking), refurbishment of existing buildings and erection of 1no. building along with access and servicing arrangements, car parking, landscaping and associated works"*

This planning application has been submitted via the Planning Portal (ref. PP-13489727) and includes the following documents in line with your validation requirements:

- **Requisite Planning Application Forms, duly completed;**
- **Certificate A and Agricultural Holding Certificate;**
- **Planning Statement, prepared by Quod;**

- **Drainage Strategy, prepared by MJM;**
- **Ground Investigation Report, prepared by MJM**
- **Transport Statement, prepared by Rappor;**
- **Framework Travel Plan, prepared by Rappor;**
- **Noise Assessment, prepared by Tetra Tech;**
- **Tree Survey, prepared by Encon;**
- **Landscaping Scheme, prepared by Encon;**
- **Structural Works Statement, prepared by MJM;**
- **Green Infrastructure Statement, prepared by Quod; and**
- **Existing and proposed drawings, prepared by MJM:**

Drawing Title	Drawing No.	Scale
Location Plan	9003-MJM-XX-XX-DR-D-6600-S4-P03	1:1250 @ A3
Existing Site Layout	9003-MJM-XX-XX-DR-D-6601-S4-P03	1:200 @ A0
Existing Elevations	9003-MJM-XX-XX-DR-D-6602-S4-P02	1:200 @ A0
Existing Building Plan	9003-MJM-XX-XX-DR-D-6603-S4-P01	1:200 @ A0
Existing Site Sections	9003-MJM-XX-XX-DR-D-6604-S4-P01	1:200 @ A0
Proposed Site Layout	9003-MJM-XX-XX-DR-D-6611-S4-P04	1:200 @ A0
Proposed Elevations	9003-MJM-XX-XX-DR-D-6612-S4-P03	1:200 @ A0
Proposed Building Plan	9003-MJM-XX-XX-DR-D-6613-S4-P03	1:200 @ A0
Proposed Site Sections	9003-MJM-XX-XX-DR-D-6614-S4-P02	1:200 @ A0

The requisite planning application fee [redacted] has been paid to Wrexham County Borough Council on the day of submission.

We trust the enclosed is sufficient for you to register this planning application and we look forward to receiving confirmation in due course.

If for any reason this is not the case, please contact us immediately. We will be in contact with the relevant officer once the application is registered. In the meantime, if there is any further information we can provide to assist you with for the considerations of this application please do not hesitate to contact us.

Yours faithfully,



Tim Rainbird
Senior Director

Encs.
cc. TP Property Company Limited