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Proposed development of 16 no. affordable apartments on land at Engedi Chapel and Brymbo Methodist Church, High Street, Brymbo, Wrexham, LL11 5BL

Supporting Planning Statement
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1 Introduction

1.1 This supporting statement has been prepared by Civitas Planning Limited in support of this application which seeks planning permission for residential development.

1.2 The Applicant, Wales & West Housing Association are a registered social landlord who operate across Wales.

1.3 The application proposes the demolition of the existing church and chapel on site and the construction of 16 no. 1-bed affordable apartments with undercroft parking and servicing.

2 Site Description and Background

2.1 The application site extends to 1.189ha and consists of the land and buildings of the Engedi Chapel and Brymbo Methodist Church.

2.2 The application site lies on the western side of High Street, Brymbo, approximately 5 km north-west of Wrexham.

2.3 The application site lies within the settlement boundary of Brymbo with residential development to the west and north and east. At the southern end of the site, on the eastern side of High Street is a public house, the Miners Arms and Brymbo Conservative Club.

2.4 Topography wise the land rises from east to west with a wooded bank south and west of the Application Site. There are extensive retaining wall structures along the western boundary of the site.

2.5 The Engedi Calvinistic Methodist Chapel lies at the northern end of the site, comprised of two parts the main chapel and the school building to the rear. The Engedi Chapel rises to 222.05m AOD.

2.6 The Chapel closed in 2003 and has remained unoccupied since that date and is now in a poor state of repair.

2.7 The Wesleyan Methodist Church at the southern end of the site is a smaller building. Built as a school room for a Church that was not subsequently built, the building extends to 217.64m AOD.

2.8 The Methodist Church closed in May 2002 and has been unoccupied since.

2.9 Both buildings are of a simple gothic style and abut the highway which does not benefit from a pavement on the western side. The existing developed footprint extends to 575 m^2.

3 Planning History

3.1 The Application Site has been the subject of a number of recent planning applications:

P/2005/1152

Demolition of Chapel building and erection of 4 no. dwelling houses and associated works; Decision: Refused; Date: 08/03/2007.

P/2017/0319

Demolition of existing structure and erection of 9 no. affordable homes apartments, associated parking and access; Decision: Refused; Date: 05/02/2018. Appeal allowed on: 12/06/2018.

P/2021/0118

Demolition of existing Chapel and construction of a two storey building containing four two bedroom apartments; Decision: Pending Consideration.

4 Proposal

4.1 This application proposes the construction of 16 no. 1-bed apartments, which will be available to persons on the housing register on a social rented basis, allocated in accordance with the Banding Scheme.

4.2 The proposed development consists of two blocks of apartments connected at ground floor level by a plant room and service area. The northern block will house 12 no. 1-bed apartments across 2 floors with undercroft parking below. The northern building extends to a height of 221.98m AOD.

4.3 The southern block, two storeys in height, houses 4 no. 1 bed apartments, and there is level access from the parking spaces to the ground floor apartments. The parking for these two dwellings is provided to the south of this smaller part of the building. The smaller block extends to a height of 217.53m AOD.

4.4 The developed footprint will extend to 589m^2.

4.5 With the exception of the two ground floor, wheelchair accessible apartments, the apartments are accessed via communal access stairs in the centre of the site. These provide access to a terrace at first floor level from which the first-floor apartments in the southern block are accessed. The staircase also provides the access to the apartments in the northern block via a communal corridor at first and second floor levels. An emergency staircase can be accommodated at the northern end of the development if safety regulations require this.

4.6 The central staircase can be accessed via a main entrance that fronts the public highway or via a lobby from the undercroft parking area. Within the parking area provision is made for 14 no. vehicles as well as secure cycle storage.

4.7 Bin stores are proposed on the western side of the site which will be accessible by bin wagons and an existing stop on the collection. The proposed development is complaint with LD policy MW5 in making adequate provision for the storage and collection of recycling and waste.

4.8 A new point of access is proposed north of the site, providing access to the undercroft parking. A pedestrian footway is proposed along the site frontage

where viable. The footway cannot extend the full length of the site because of the retaining features and so a pedestrian crossing with tactile paving is proposed to facilitate safe crossing to the footway on the opposite side of the carriageway.

4.9 The application proposes solar panels on the roof of each building, on the southern and eastern roof slopes.

4.10 The application also includes provision for two new bat roosts within a portion of the roof space in each block.

4.11 The proposed apartment buildings will be constructed to a high standard, adopting a fabric first approach of highly insulating and sealing the external envelope. The building will have a varied external finish utilising brick, render and cladding board to provide visual interest. The roof will be constructed with concrete tiles. Dark grey UPVC windows and doors are proposed along with dark grey fascias, soffits, bargeboards and rainwater goods.

4.12 Soft landscaping is proposed to the western elevation of the northern block, at the southern end of the application site and along the site frontage and either side of the proposed access. The planting along the western boundary will replicate the role played by existing planting in this location that provide valuable cover for bats. Native trees, hedge and scrub will be used as advised by the applicant's ecologist. The further planting across the site will also include native species and species that are good for pollinators.

4.13 The soft landscaping will be managed by the maintenance team from Wales and West Housing who, as landlord, maintain the communal areas of the site.

5 Legislative Context

5.1 Planning law requires that applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

5.2 The Wrexham Local Development Plan was adopted by the Council in December 2023. Also pertinent to this application is Future Wales: The National

Plan 2040, Planning Policy Wales (Edition 12) and the relevant Technical Advice Notes. There are also a number of Local Planning Guidance Notes that have been referenced in developing this proposal.

Principle of Development

5.3 Future Wales: The National Plan 2040 Policy 7 sets out the national strategic approach to delivering affordable housing and that the focus is on driving increased provision. In principle the Future Wales supports the delivery a scheme that seeks to deliver only affordable housing provision. Likewise Planning Policy Wales (Edition 11) supports affordable housing and the development on previously development land.

5.4 Para.3.55 of PPW sates 'in settlements, such land [previously developed land] should generally be considered suitable for appropriate development where its re-use will promote sustainability principles and any constraints can be overcome'.

5.5 The Application Site lies within the Brymbo Settlement boundary and in accordance with Local Development Plan Policy SPS2: Location of Development, new development will be directed to the defined settlement limits as identified on the Proposal Map. This is consistent with PPW which at para.4.2.17 goes on to state that 'maximising the use of suitable previously developed and/or underutilised land for housing development can assist regeneration and at the same time relieve pressure for development on greenfield sites'

5.6 This application proposes the redevelopment of a previously developed site, a significant portion of which is occupied by a building that has stood vacant for 20 years and is now in a poor state of repair. The proposed development would result in significant visual improvements on site and assist with the wider sense of regeneration locally.

5.7 The proposed development would however result in the loss of two places of worship, albeit neither are in use and, particularly in respect of the Chapel, the length of time for which the building has stood empty is testament to scale of local pressure for the availability of such a place. These buildings were however community facilities and PPW recognises that community facilities are often a

key element in creating viable and sustainable places (para.4.4.1). Evidence is therefore provided at Appendix A which records the history of each of the places of worship and demonstrates that both properties are no longer in use, that the demand for these places of worship is not sustained and that alternative places of worship exist within modest travel distance.

5.8 Given that there hasn't been a sustained demand for the Methodist Church or Chapel within the community, and that this reflects the wider faith picture, we are firmly of the view that the loss of these buildings is not a material consideration of significant weight, particularly when there is a current and pressing need for affordable housing.

5.9 PPW states at para.4.2.25 that a community's need for affordable housing is a material planning consideration which must be taken into out in determining relevant planning applications.

5.10 LDP Policy H2 supports the provision of affordable housing on windfall sites. This application is policy compliant as it proposes solely affordable provision. 16x 1-bed apartments are proposed and this number of units is less than half the number of persons who are currently on the Housing Register with a requirement for a 1-bed property and a preference for a property within this estate office area.

5.11 The modest contribution to social housing stock is also supported by LDP policy SP13 which seeks to address detriments to heath, access to good quality housing be an important component of general health and wellbeing.

5.12 LDP Policy SP1 requires that new development will be expected to maximise affordable housing delivery where there is an identified need, which this proposal does. The proposed development, at 16 units, far exceeds a 30 dwellings per hectare density and represents a sustainable use of this previously development land. The proposed unit type and tenure is also reflective of an identified need for such units. The proposed development is therefore acceptable in principle.

Design Principles

5.13 LDP policy SP12, Design Principle and Masterplanning Framework sets out the expectation that all developments must demonstrate how they have taken account of local characteristics in order to create high quality, sustainably designed places.

5.14 As set out within the accompanying Design and Access Statement the application site lies within a well established village and detailed site analysis has informed the development proposal.

5.15 A series of concept designs were developed before arriving at this development proposal and the design carried forward (option 03) was the preferred option because the development does not exceed the height of the existing chapel and represented a massing betterment for the wider street scene. By setting the development back from the High Street the vista is opened up and allows for the introduction of soft landscaping to site frontage that also has visual benefits for the wider streetscene. Unlike the existing chapel building, the proposed larger block at the north of the site does not dominate the street scene and does not have the same overbearing visual impact in relation to the two storey residential dwellings adjoining. The proposed development responds well to the site topography and character of the area.

5.16 In accordance with LDP policy DM1 the proposed development by virtue of its siting layout, scale, height, design, density, use of materials and landscaping enhances the character of the area and the visual appearance of the site. The proposed development will not result in unacceptable impacts on amenity and as set out in the Design and Access Statement provides a safe and accessible space.

5.17 The proposed development will be constructed to a high standard and through adoption of modern methods of construction will represent an energy efficient development including on-site generation through the use of solar panels.

5.18 The development is in an area with good walking, cycling and public transport links and an appropriate and informed level of parking provision is made on site.

5.19 Appropriate consideration has also been given to designing out crime and reference had to Local Planning Guidance Note 24. The development allows for natural community surveillance and it will be ensures that parking and communal spaces are well lit. The properties will also meet Secured by Design standards.

5.20 The proposed development is therefore complaint with the policies of the Development Plan and advice provided within TAN 12 and national planning policy in this regard.

Residential Privacy and Amenity

5.21 LDP policy DM1(B) requires that development proposals do not have an unacceptable effect on the amenity of the occupiers of nearby property/land and that appropriate provision is made for the amenity of the occupiers of the development itself.

5.22 Local Planning Guidance Note 21 sets out space standards for residential development requiring 22m between habitable room windows that directly face one another and at least 12 metres between a habitable room window and blank elevation.

5.23 The apartments in the southern block are orientated south with the windows serving habitable rooms in the southern elevation. These properties will have a view south along High Street and will not directly overlook other properties.

5.24 The apartments in the northern block are orientated east and west there are windows in both elevations serving habitable rooms. The apartments in the western elevation will look out across the Tai Owens Car Park toward the wooded area, they do not directly overlook any occupied property. The apartments on the eastern side of the block will face existing properties on the opposite side of Brymbo High Street.

5.25 On the opposite side of the highway lies the Miners Arms public house, a residential property named The Hollies and no.23 High Street. There are no windows in the eastern elevation that directly overlook the public house, the southernmost window provides views down Bryn Road which runs

perpendicular from the High Street. There is only a single window in the western elevation of the Hollies. It is understood that this window does not serve a habitable room and is obscured glazed thus direct views into the property cannot be had. The distance between this window and those in the eastern elevation of the northern apartment block is over 16m.

5.26 No.23 High Street, and the adjoining semi-detached property, are set back from the highway. These dwellings do have habitable rooms to the front of the dwelling and windows serving these rooms in their western elevations. The distance between these habitable rooms and the habitable rooms in the eastern elevation of the northern apartment block are well in excess of 22m and thus the proposal will not result in unacceptable degrees of overlooking, despite the difference in topography.

5.27 Consideration has also been given to the overbearing impact of development on this site and the impact must be considered in the context of the current development on site. The site sections are particularly useful here in describing the difference between the existing and proposed development and the overbearing impact this has on the properties north of the application site. At present the chapel building extends virtually the full width of the site, east to west, extending the length of the dwellinghouse and garden of no.1 Gwalia which lies adjacent. The existing chapel is very close to the boundary and with its ridge running east-west has the impression of looming over the two storey residential property with a significant overbearing impact.

5.28 By comparison the proposed development is set further back from the northern boundary, pulling the development away from the adjoining dwellinhouse. The northern apartment block will be set back in the site, opening up the frontage and significantly reducing the sense that the chapel is the dominant building in the streetscene. The ridge line of the northern apartment block will run north-south, as opposed to east-west, and the use of a hipped roof will also greatly reduce the overbearing impact of development on this site compared to the existing. For these reasons it is considered that the proposed development will not result in unacceptable impacts on the residential amenity and neighbouring occupiers can reasonably expect to enjoy and that the proposed development is compliant with policy in this respect.

5.29 The site layout and topography represent constraints that make on site provision of private outdoor amenity space difficult. Provision is made for bin storage and cycle storage for the occupiers of the proposed dwellings and soft landscaping areas are provided to the front of the dwelling for the benefit of occupiers and to the benefit of the wider stretscene.

Transport and Accessibility

5.30 LDP policy SP11 restricts development that would have an unacceptable impact on the safe and efficient operation of the transport network.

5.31 The application proposes the creation of a new point of access to the site from High Street at the north western edge of the site. The proposed point of access is designed so as to have sufficient visibility to operate as a safe point of access to and from the site. The point of access facilitates access to under croft parking provision.

5.32 The application proposes a pedestrian footway to the western side of the carriageway, where one doesn't presently exist with a crossing point with dropped curbs.

5.33 The application proposes secure cycle storage at ground floor level within the development.

5.34 The application however does not propose a policy compliant level of parking provision. There is good reason for this. The Applicant is a well-established housing association and it is known from significant operating experience that parking provision above that of a singe space per 1-bed dwelling is simply not necessary. The occupants of these type of affordable units are unlikely to all own cars and so it is considered that the provision of 16 spaces of site is sufficient to meet the needs of the occupants of these properties and not result in any unacceptable highways impacts.

5.35 The application is supported by a Transport Statement which expands on this point further and establishes that census data supports the operational knowledge of the Housing Association in that car ownership levels amongst

occupants of social rented housing is significantly lower than across all households in Wrexham.

5.36 The Transport Statement sets out the assessment of the proposal and concludes that the proposal will not compromise the safe, effective and efficient use of the highway network. The proposed development is therefore in accordance with the requirements of LDP policy T1 and through the provision of footways to the front of the site and cycle storage enables people to choose active forms of travel in accordance with policy T2.

Biodiversity and Nature Conservation

5.37 LDP policy SP14: Natural Environment states that development will only be permitted where it seeks to protect, conserve and enhance the natural environment.

5.38 Pre-application advice was sought from the Local Authority and comments provided by the Authority's Ecology Officer have informed this proposal. Preliminary roost assessment and emergence surveys have been undertaken and a series of mitigation and reasonable avoidance measures, including timescales for implementation, are included within the report submitted.

5.39 As the buildings have known bat roosts, no works the to the buildings will commence until a license has been obtained from Natural Resources Wales.

5.40 Provided with this application is a Bat Mitigation Strategy which details the proposed measures to reduce the scale of impact, mitigate, compensate and enhance the site as a habitat for bats.

5.41 Destructive works on site will be appropriately timed. Temporary roosts will be created pre-construction. General reasonable avoidance measures will be implemented. Enhanced compensatory roosts will be created on site within the new development to deliver a net benefit for biodiversity in accordance with the requirements of PPW Edition 12 (February 2024).

5.42 In addition to the measures related to bat habitats four in-built bird boxes will be installed on site and the proposed soft landscaping is designed to provide cover and foraging opportunities for bats. A Lighting Plan has also been

developed to ensure the development will not have a negative impact on bats in this regard.

5.43 The Application also proposed planting across the site to provide cover and foraging opportunities for bats. The existing vegetation along the western and southern sides of Engedi Chapel has been found to be very important, providing cover for bats commuting over to the adjacent woodland. This will be replicated in the final development through the use of native trees, hedge and scrub planting along the western site boundary. There will be further planting across the site to include species that are good for pollinators and provided within the mitigation strategy are a list of recommended native tree species.

5.44 This application is supported by a Green Infrastructure Statement, as required by PPW, which sets out how the step-wise manner has been followed in developing this proposal.

5.45 The proposed development is complaint with national planning policy and LDP polices NE1 and NE3.

Drainage

5.46 This planning application is supported by a drainage strategy that proposes two separate foul connections to the combined sewer in the highway fronting the site. This is reflective of the existing arrangement and pre-application discussions with DCWW has not raised any concerns with this proposed arrangement citing capacity within the waste water treatment works.

5.47 In regards surface water, various scenarios have been investigated. The site is constrained and these constraints limit the ability to drain the site by infiltration. Porosity testing is required to establish if there is a degree of infiltration capacity and if possible would be the first method for disposal, however the site constraints mean that site cannot be solely serves by soakaways and a secondary measure is required.

5.48 The investigations have established that the only solution available for drainage is to discharge to the combined sewer to the front of the development. Subject to proving if infiltration is viable, a high-level overflow from any soakaway would

connect to the combined sewer and thus address flows beyond the capacity of the soakaways.

5.49 The scheme ultimately proposed would also look to incorporate various SUDS features, through use of a mixture of raingardens and raised planters and will incorporate porous paving where possible. Initial advice has been sought from DCWW who have advised they will provide a full response via SAB consultation.

5.50 The proposed development will not result in adverse effect on the integrity of the River Dee and Bala Lake SAC and is compliant with development plan policy NE 6.

Open Space Provisions

5.51 LDP policy CF2 states that developments of 10 or more dwellings must include provision for public open space. On-site provision is the Council's preference but the LDP recognises that this isn't always feasible or achievable, and thus provision and/or improvement of existing local provision off-site will be considered and secured through planning obligation and commuted sum.

5.52 The provision of public-open space isn't feasible or achievable on this site which is constrained in a number of respects. The Applicant is therefore accepting of the requirement to contribute to the improvement of existing local provision.

Education Provision

5.53 LDP policy SP5 identifies that planning obligations will be sought to mitigate the impacts of development and that this may include sums for education provision. Reference to the Local Planning Guidance Note 27 advises that contributions will not be sought for 1-bed properties and the proposal is thus policy compliant in this regard.

Contamination and Coal Mining Risk

5.54 The application site has been subject of a a Phase I PRA review, the conclusions of which were the requirement for a Phase II Ground Investigation and a Coal Mining Risk Assessment.

5.55 The Applicant is accepting of the need for further ground investigation and is content that the be made the subject of an appropriately worded planning condition.

5.56 A Coal Mining Risk Assessment has been undertaken and has conclude that due to the legacy of artisanal coal mining in Brymbo and based on available mapping and data from nearby there is a high risk of unrecorded shallow workings.

5.57 The report advises that an intrusive investigation consisting of rotary drill holes should be undertaken to confirm the extent (subject to CA licence) but that the site is situatable for residential development, post completion of appropriate coal mining mitigation measures which may include grouting. Again, the Applicant is content that this be made the matter of a pre-commencement condition, and in order to ensure compliance with the LDP policy DM1(x).

Sustainability

5.58 In regards climate change and local plan policy SP18 the proposed development has been designed with a fabric first approach of highly insulating the sealing the external envelope to improve environmental sustainability and thermal efficiency. The insulating materials used in construction will avoid the use of substances that have a global warming potential (gWP) of 5 or more (and an ozone depleting potential of zero) in their manufacture or composition for the roof, walls, floor, hot water cylinder and pipe insulation.

5.59 This construction approach will be supplemented through on-site energy generation through solar photovoltaic panels and use of appropriately specified appliances internally to reduce water consumption.

5.60 As se out above the occupants of these properties are statistically less likely to be reliant on private motor vehicles but the development also encourages more

sustainable modes of transport through appropriate provision of secure cycle storage and works to the highway to provide footpaths and crossing points to facilitate safe access to the site on foot.

6 Conclusion

6.1 This Application proposes the demolition of two no. buildings and their replacement with 16 no. affordable homes. The proposal is a well-designed response to the somewhat constrained development site and represents a good opportunity to redevelop a site that has not been in active use for some time.

6.2 The Application is supported by the appropriate assessments and reports which have informed and the development of this proposal which has also been led by the policies of the development plan, national planning policy and the available guidance notes.

6.3 The proposed development is largely complaint with planning policy and will make a modest contribution to the affordable housing stock in the borough. The evidence demonstrates that there is a need for such dwellings in the locality.

6.4 It is acknowledged that there is some conflict with policy in respect of parking provision however material to the consideration of this is the evidence about demand for parking in the social housing sector, plus the significant experience of the applicant as a housing association.

6.5 For the reasons set out within this statement is therefore respectfully requested that planning permission be granted.

Appendix A

A Site History

A.1 The Application Site is made up of the sites of two places of worship. To the north lies the Engedi Welsh Calvinist Methodist Chapel (and school room) and to the south of the site lies Brymbo Methodist Church, a Wesleyan Methodist church.

A.2 Both the Chapel and Church are now closed. The Chapel is in a state of disrepair.

A.3 The Engedi Welsh Calvinist Methodist Chapel was built in 1820 and rebuilt in 1840 and again in 1861. The present building dates from 1895, built in a simple gothic style and carries these dates above the front entrance. The Chapel is built in stone with slate roof; a front porch to the eastern elevation and service rooms to the west. To the rear of the chapel is the school room; constructed in brick it is a single storey structure with concrete tiled roof.

A.4 An article in the Evening Leader dated 30th April 2003[1] records that the last service took place in the Chapel on Sunday 27th April 2003. The article states that the chapel had only 8 members in 2003, where once members numbered 400 and that these members (average age mid 70s) would be attending the neighbouring Wesleyan church next door.

A.5 It is understood that in April 2007 auctioneers had an open viewing of the Chapel and that much of the contents was sold off. While internally the layout and architectural features (Sancteddrwydd a weddai l'th dy, o Arglwydd byth) are testament to the former use as a Chapel, the building is in a poor state of repair having not been actively maintained since its closure.

A.6 The neighbouring Brymbo Methodist Church is now also closed. The date stone above the main entrance is inscribed 'English Wesleyan Schoolroom 1921'. It is understood from anecdotal records that the church itself was never built as 'they ran out of money'. Prior to the school room opening the society met over the road in 'the cocoa rooms'[2].

A.7 The available evidence on the history of the Brymbo Wesleyan Church is less clear. The article published in 2014 from David Young states that he was to preach in the Church and was 'told to expect a congregation numbering from 3 to 9'. What is known is that the final service was held in the Church on Sunday 8th May 2022.

A.8 The Church is a single storey building, constructed in brick with slate a roof. The building has a fron entrance proch to the east and lean to kitchen area to the south and toilet block to the rear. Internally the main space is double height with a vaulted ceiling. The building is in better condition having only ceased use in 2022.

[1] http://owensaw.homestead.com/Engedi.html
[2] https://www.mywesleyanmethodists.org.uk/content/chapels/wales/brymbo

B Current Provision

B.1 Wrexham Council's website[3] records 9x Anglican Congregations, 2x Roman Catholic Congregations, 13x Free Church Congregations (Denominational), 8x Free Church Congregations (Independent), 3x Welsh Speaking Churches and 3x other places of worship within the borough.

B.2 The Application Site lies close the border with neighbouring authority Flintshire and there are further places of worship in the settlements of Caergwle, Hope, Llanfynydd and Treuddyn.

B.3 There has been a broad and steady decline in congregation numbers, affecting not just nonconformist denominations in Wales but also the Church in Wales and the closure of St Mary's Church, Brymbo in December 2022 is testament to this. The closure of St Mary's followed a decision by the Bishop of St Asaph to formally close the church as a place of worship, with the church community now being in the nearby school for services. The cost of repairs and renovations was cited as a reason for the decision[4].

B.4 In regards the Application Site it is clear from the anecdotal evidence that the number in the congregations were reducing and the population aging, reflective of the wider picture of Christianity in Wales.

B.5 The Calvinistic Methodist Church, also known as the Presbyterian Church of Wales has its origins in the 18th century Welsh Methodist revival, the first causes established toward the end of the 1730s. Following a period of growth, the leaders decided that they needed to set apart their own ministers in 1811 and the Church grew to over 250,000 members by the early part of the 20th Century. By comparison the Presbyterian Church of Wales now records it's members at 20,000 and just under 500 congregations[5]&[6].

B.6 Those resident in Brymbo, seeking to worship in a Presbyterian Church of Wales would now have to travel to Rhostyllen or Wrexham to access English or Welsh language services.

B.7 The Wesleyan Methodist Church was the majority Methodist movement in England following its split from the Church of England after John Wesley's death in 1791. At this time the majority of Methodists in wales were Welsh Calvinistic Methodists. Today the Wales Synod Cymru represents the work of the Methodist Church in Wales. There are circa 216 churches and chapels across 16 Circuits in Wales[7].

B.8 Since the closure of the Wesleyan Methodist Church in Brymbo those seeking to worship at a Wesleyan Methodist Church must travel to one of the other places of worship within the Wrexham Circuit or alternatively it is understood that the Circuit hold a Sunday morning service online using Zoom. Locally there are services held at Wrexham Methodist Church, Gresford Methodist Church and Caergwrle Methodist Church, the latter being the closest at 3 miles from the Application Site.

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[3] https://www.wrexham.gov.uk/service/links-moving-home/places-worship-wrexham-county-borough
[4] https://dioceseofstasaph.org.uk/a-new-chapter-in-the-life-of-st-marys-church-in-brymbo/
[5] https://www.ebcpcw.cymru/en/churches/
[6] https://www.ebcpcw.cymru/wp-content/uploads/userfiles/files/Map%20Capeli%20EBC%202019.pdf
[7] https://www.methodistwales.org.uk/map/