19 December 2024

Wrexham County Borough Council

Economy & Planning

Development Management

Guildhall

Wrexham

LL11 1AY

Dear Sir / Madam

Ty Dewi Sant, Rhosddu Road, Wrexham, LL11 2NW

APPLICATION FOR DETAILED PLANNING PERMISSION

PLANNING PORTAL REF : PP-13649272

Proposed change of use from Class D1 (healthcare / educational use) to Class B1 (offices) with associated biodiversity net benefit and parking provision.

Historically, this site was subject of a permission granted on 12 December 2014 for the Priory Group to change the use of the premises from its original B1 office status to D1 healthcare/educational function in providing support for young adults. This use has now ceased to operate and the owners need to broaden its potential use and, through marketing by local agents have found that its originally intended and approved use as offices would now be fulfilled.

No internal or external alterations or additions are necessary and the parking provision is unchanged.

The Wrexham LDP (2013-2028) that was adopted on 20 December 2023 has been reviewed and is considered the "development plan" for the area; it is considered that the following policies are relevant and supportive of this proposal :

- SP2 : Location of Development
- SP7 : Wrexham City
- SP8 : Economic Growth, Employment and Enterprise
- DM1 : Development Management Considerations

I duly have the pleasure of submitting a planning application on behalf of my clients, the Forgrave Property Partnership, which has involved completing and submitting the necessary supporting plans and submission items online via the Planning Portal.

The submission comprises the following items:

1. A payment of **£460** fee : this being the fee payable for a Detailed application based upon the proposed change of use.
2. The completed Planning Application form; with associated notices and certificate, along with CIL regulation forms.
3. A full set of supporting drawings (site location, block plans, floorplans and elevations).
4. The Green Infrastructure Statement.

For the purposes of the consultation and determination period we consider that the application is duly submitted as of today's date and meets the requirements set out in Article 22(3) of the DMPO 2012 (as amended) and as such should be treated as being "valid upon the date of receipt"; as such the 21-day consultation period, and likewise the determination period, runs from the **8 January 2025**. We would ask that all statutory consultees respect the 21-day limit and respond accordingly to avoid any late submissions.

The applicant is keen that the proposals can be considered at the very earliest available opportunity.

In the meantime, I look forward in receiving your acknowledgement and notification that this application has been safely received and duly registered as being valid at your very earliest convenience, along with a receipt for the application fee.

Please contact me at any time on either the office number (01244 349400) or my mobile (07971 446630) should you need me to clarify any particular aspect of this application.

Yours faithfully



Justin Paul

BA BTP MRTPI