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Application for Listed Building Consent for alterations, extension or demolition of a listed building

Historic Environment (Wales) Act 2023

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: 3

Suffix:

Property Name: Miners Rescue Station

Address Line 1: Maesgwyn Road

Address Line 2:

Town/city: Wrexhan

Postcode: LL11 2AP

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

Easting (x): 332811

Northing (y): 350743

Description:

Applicant Details

Name/Company

Title

Mr

First name

John

Surname

Gallanders

Company Name

Wrexham Miners Project

Address

Address line 1

3 Maesgwyn Road

Address line 2

Address line 3

Town/City

Wrexhan

Country

Postcode

LL11 2AP

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Email address

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

Agent Details

Name/Company

Title

Mr

First name

Geraint

Surname

Roberts

Company Name

Geraint Roberts Associates Ltd

Address

Address line 1

2

Address line 2

Maes Derw

Address line 3

Town/City

Llanfechain

Country

Postcode

SY22 6XN

Contact Details

Primary number

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

Secondary number

Email address

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

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Redevelopment of the Former Miners Rescue Station to create Educations Spaces, a Cafe, a Museum and Assisted Living Accommodation

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

Have you applied for a certificate from the Welsh Ministers stating that they do not intend to list the building?

◯ Yes
⊘ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

◯ Yes
⊘ No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

⊘ Yes
◯ No

If Yes, please describe and include the planning application reference number(s), if known

Current Full Planning Approval Amendment of Condition 2 (P/2024/0048 - date of decision 08/03/24) of Full Planning Permission P/2017/0120 - date of decision 03/07/2017

Listed Building Alterations

Do the proposed works include alterations to a listed 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:
Roof covering

Existing materials and finishes:
Flat Roof Covering - Mineral Felt over Mastic Asphalt

Proposed materials and finishes:
Flat Roof Covering - Insulated 'warm roof' system with layered Mineral Felt covering

Type:
Other

Other (please specify):
Patent Glazing

Existing materials and finishes:
Single Glazed Georgian Wired Glass within a steel patent glazed section with a painted finish.

Proposed materials and finishes:
Double Glazed Clear Glass (toughened and laminated) within a beaded steel patented glazed section with a satin painted finish.

Type:
Other

Other (please specify):
New Roof Windows

Existing materials and finishes:
Single Glazed Georgian Wired Glass within a Cast Iron Frame

Proposed materials and finishes:
Excluding Repaired Roof Windows - New Roof Windows to be Proprietary 'Conservation Roof Windows' set into the roof structure, painted steel finish, clear double glazed glass

Type:
Windows

Existing materials and finishes:
Painted Timber - Clear glass, Single Glazed in the main

Proposed materials and finishes:
Existing Windows to be repaired on a 'like for like' basis. Existing windows also to be secondary glazed internally with painted, timber frame, double glazed units (generally clear glass but with frosted glass within bathrooms/WC's)

Type:
External doors

Existing materials and finishes:
External Doors - Painted Timber

Proposed materials and finishes:
Where new doors are proposed, Painted Timber with vision panels in some cases containing wither clear or frosted glass

Type:
External walls

Existing materials and finishes:
Pressed Ruabon Red Brickwork and Terracotta Details

Proposed materials and finishes:
Reclaimed Ruabon Red Brickwork and New Terracotta details to match the dimensions, colour and character of the existing Dennis of Ruabon brickwork and terracotta

Type:
Internal walls

Existing materials and finishes:
Fair-faced Ruabon Red Brickwork or Plastered Brickwork and Partition constructions of various types and ages

Proposed materials and finishes:
External Walls within the Superintendents House to to selected walls to be thermally upgraded with timber studwork framing insulation and a plasterboard finish to suite the future function of the space.

Type:
Other

Other (please specify):
Internal Walls (Solid)

Existing materials and finishes:
Pressed or Common Brickwork (where applicable)

Proposed materials and finishes:
New Brickwork Walls within the wet areas

Type:
Internal doors

Existing materials and finishes:
Painted Timber Boarded Framed Ledged and Braced, Ledged and Braced or Solid Core Doors

Proposed materials and finishes:
Painted Timber Framed Ledged and Braced, and Solid Core Panel Doors.

Type:
Other

Other (please specify):
Glazed Internal Entrance Screen

Existing materials and finishes:
Not Applicable

Proposed materials and finishes:
Painted Steel Framed Double Glazed Screen and Doors within the Main Entrance Area

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

Please refer to the attached Drawing Issue Sheet

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- [ ] Yes
- [x] No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] 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)

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- [ ] Yes
- [x] 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
- [x] No

Ownership Certificates

Listed Buildings and Conservation Areas (Procedure and Interest Rate) (Wales) Regulations 2024

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 building to which this application relates.

Person Role

- [ ] The Applicant
- [x] The Agent

Title

First Name

Geraint

Surname

Roberts

Declaration Date

20/12/2024

☑ Declaration made

Declaration

I/We hereby apply for 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

Geraint Roberts

Date

23/12/2024