Unit 1
Rhosddu Industrial Estate
Old Rhosrobin
Wrexham
LL11 4YL
Tel: 01978 263 169

Email: admin@sgestates.co.uk
www.sgestates.co.uk

Wrexham County Borough Council

Planning Department

Lambpit Street

Wrexham

LL11 1AR

Submitted electronically via the planning portal only

28th May 2025

Dear Sir/Madam

Former MG Garage, Wrexham Road, Rhostyllen, Wrexham, Ll14 4DW ('the site')

PRIOR NOTIFICATION FOR PROPOSED DEMOLITION – THE TOWN AND COUNTRY (GENERAL PERMITTED DEVELOPMENT) ORDER 1995

This covering letter has been prepared by S G Estates Ltd ('the applicant') to notify Wrexham County Borough Council as the Local Planning Authority ('LPA') of the intention to demolish Former MG Garage, Wrexham Road, Rhostyllen, LL14 4DW. The submission is made under "Class A" of Part 31, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 9(as amended) and seeks to confirm that the Prior Approval of the LPA is not required in relation to the demolition.

In addition to this covering letter, the following documents are submitted in support of the application:

- Application Form
- Demolition Method Statement
- Demolition Identification Plan
- Site Notice

Buildings to be demolished

A Demolition Identification Plan is provided with this covering letter. This edges the MG Garage buildings in red. It is proposed to demolish the buildings, which most recently were used as a vehicle repair garage and storage for MG car parts.

Reasons for demolition

The site is currently vacant and being primed for redevelopment, although the planning permission remains outstanding currently. This application seeks the demolition of the buildings in advance of the receipt of planning permission.

Method of Demolition

The method of demolition is detailed at length in the accompanying Demolition Method Statement (DMS) prepared by Nationwide Building & Civils Ltd. The DMS includes information relating to (inter alia):

- Site Access / Inductions / Daily Activity Briefings
- Welfare Facilities
- Plant, materials and equipment
- Traffic routes and movements
- Waste management
- Potential hazards and PPE to be used
- Noise, vibration and dust sources and suppression mitigation
- Sequence of operations

The DMS will be signed and dated prior to the commencement of any works. Adherence to the DMS will be always maintained during the demolition and restoration processes.

Restoration of the Site

Once the buildings have been removed to ground level, any waste is to be sorted into categories and be carried and disposed of by registered waste carriers, leaving the existing slab beneath the removed buildings exposed. These will be cleared and levelled as much as possible.

Site Notice

S G Estates can confirm a site notice has been posted at the site as required by Part 31, Class A. A copy of the notice is submitted with this application and provides details of the Prior Approval, Applicant Name, the LPA and a description of the intended demolition work. Evidence of the site notice can be provided on request.

Conclusion

The local Planning Authority is invited to confirm in writing, at their earliest convenience, that their Prior Approval is not required having regard to the provisions under ''Class A'' of Part 31, Schedule 2 of the Town and Country (General Permitted Development) Order 1995 (as amended), and that the demolition can take place in accordance with the details submitted.

I trust that the above and supporting information is clear, however, please do not hesitate to contact the writer should you have any queries.

Your faithfully

[redacted]

Andrew Davies

Technical Director Designate