Design and Access Statement
And
Planning Statement

Proposed Change of Use of existing A1 retail unit to a mix of A1, A3, B1, D1 and D2.

Unit D13
Eagles Meadow Shopping Centre, Wrexham.



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ARCHITECTS

December 2024

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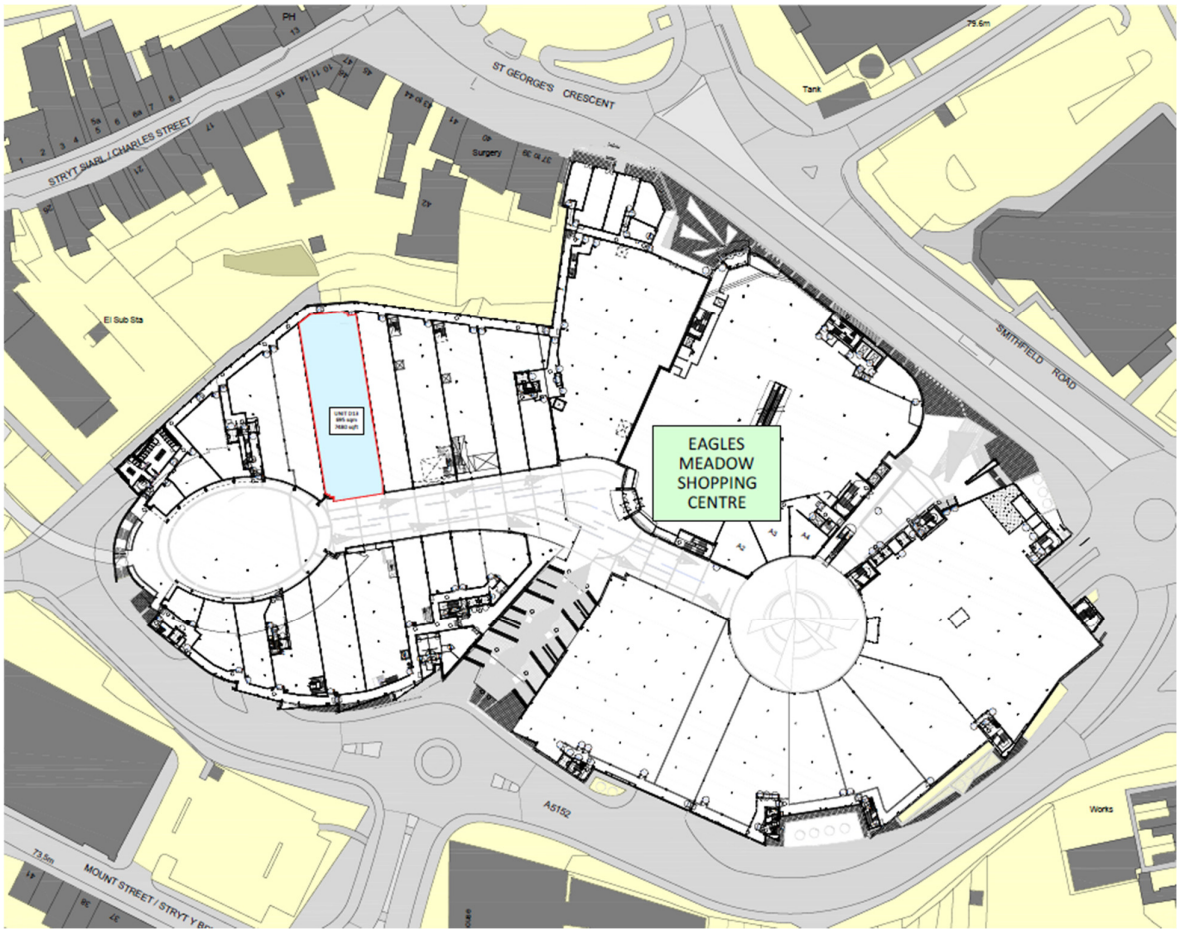
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1.0 Introduction

Covell Matthews Architects has been instructed by Wrexham Shopping Mall Ltd. (the Applicant) to provide architectural and town planning advice regarding the proposed change of use of the retail Unit D13 at the Eagles Meadow Shopping Centre within Wrexham city centre from A1 shop to a mix of A1, A3, B1, D1 and D2 uses.

This Design and Access Statement has been prepared in support of the planning application for Change of Use which has been submitted to the Wrexham County Borough Council.

2.0 Background and Reason for Application

In terms of Wrexham County Borough Council Planning Policy, Eagles Meadow Shopping Centre is regarded as a primary shopping street.

Wrexham AFC wish to take a lease on Unit D13, one of the larger retail units (17,500 sqft) at Eagles Meadow. The football club will use the front ground floor as a traditional retail unit. The remainder of the ground floor will be community space and an audio and visual area. The mezzanine level will be offices. The community use may include a café.

It is expected that the stadium and shopping centre will act as bookends for the city. A marketing partnership has been agreed with the football club to promote the trail between the two locations and stakeholders will be asked to join the partnership in due course.

The proposed use is therefore complimentary to the existing retail uses within the shopping centre and will be a good footfall driver providing an alternate reason to visit the shopping centre, or high street, and thereby offering opportunities to visit other retailers.

The new use will create new employment and will be complimentary to the other leisure units at the centre.

We are therefore seeking a change of use to use from 100% A1 to a mix of A1, A3, D1 and D2 uses.

The aim is for the unit to become a site that will not only compliment the main retail function of the centre, but also boost and reinforce Eagles Meadows as a destination leisure zone.

3.0 Amount of Development

No additional floor area is proposed.

The proposal is for a change of use. This project therefore promotes sustainability by reusing existing building and infrastructure, aligning with Wrexham's urban regeneration and decarbonisation goals.

4.0 Appearance

The units will remain largely unchanged. Existing Signage zones are to be retained and reused by the future tenant.

Any Advertisement Consents to be the subject of separate applications.

5.0 Highways Statement, Servicing and Accessibility

Car Parking
The leisure units are to be served by the existing centre car park.

Servicing, Recycling and Refuse
The leisure units are to be served by the existing centre servicing and recycling arrangements.

Public Transport Links
Being situated in the town centre the site is served extremely well by Public Transport.

- By Train, Eagles Meadow is only a 10 minute walk from Wrexham General and Wrexham Central train stations.
- By Bus, buses stop at Smithfield Road and Salop Road, right next to Eagles Meadow.
- By Car, Eagles Meadow provides 970 safe and secure covered parking spaces.
- By Foot, Eagles Meadow is a short 5 minute walk from Wrexham High Street; the main pedestrian entrance is on Yorke Street.

6.0 Conclusion

The project represents an excellent opportunity to introduce a complementary mix of uses within Eagles Meadow Shopping Centre, which we hope will help to generate greater footfall and thereby sustain the shopping and leisure environment within the centre and the city centre as a whole.

We consider the development does achieve urban regeneration, adapting the shopping centre to changing retail conditions. The use will also support new employment in the city.

The use has respect for the setting, is highly sustainable, reusing an existing building and infrastructure.

Positive pre-application discussions have been held regarding these proposals with Wrexham County Borough Council Planning Department.

We therefore submit this application with confidence that it meets all relevant requirements and respectfully ask that you support this application.

END