



Planning and Building Control

Wrexham Borough Council

16 Lord Street,

Wrexham

LL11 1LG

29th April 2024

Dear Sirs/Madam,

Please find enclosed a planning application for the change of use from Change of Use from Sui Generis (aesthetics clinic beauty salon to Class C2 (residential institution) at 46/46a Chester Road, Wrexham submitted on behalf of Francis Johnson of Safe Hands Homes Ltd.

A detailed explanation of the application is set out within the submitted Planning Statement.

The application includes the following which has been submitted on the Planning Portal under reference PP-12935582.

- The Application Form;
- The appropriate Certificate of Ownership;
- Application drawings which are submitted for approval as follows:
 - Existing Floor Plans
 - Proposed Floor Plans
 - Site/Location Plan
- Supporting Reports/Documents:
 - Planning Statement – prepared by Planning Angel Ltd

**Planning Application Fee**

The fee has been paid directly by the applicant.

Should you require any further information or clarification on any of the above then please contact me. We look forward to receiving confirmation of validation at your earliest convenience, and the earliest opportunity to discuss the approval of the proposals further with your Officers.

Yours faithfully

Pet Twigg, MRTPI – Director

For and on behalf of Planning Angel Ltd