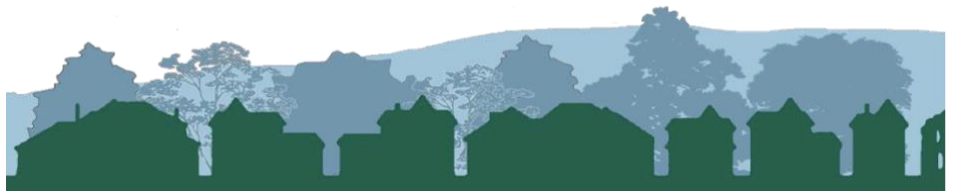


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Planning Department
Wrexham County Borough Council
Lord Street
Wrexham
LL11 1LG

Date: 14th November 2023
Our Ref: 132/WXM/ChapterCourt2
Your Ref:

Dear Sirs

Proposal: Change of use to A3 and D2, provision of external entertainment area and construction of new access arrangements

Application Site: Land / Units between Argyle Street, Hope Street, Queen Street and Rhosddu Road, Wrexham

Please find enclosed an application for planning permission as described above.

This application is related solely to the courtyard area of Chapter Court [application Site Plan refers] which was part of a larger scheme including the commercial units, all already having the benefit of planning consent [see Planning History below].

Planning History

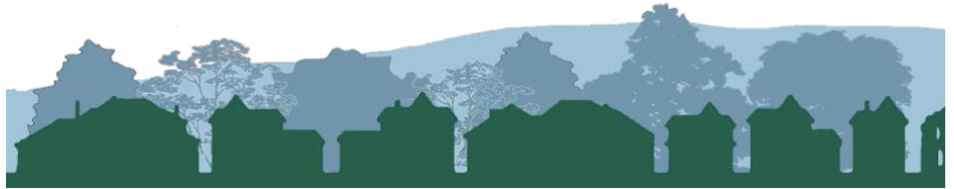
WRR/P/2020/0007	Change of use to mixed use development (classes A1, A2, A3, D1, D2 and B1), demolition and relocation of electrical sub-station, provision of external entertainment areas at ground floor level and external breakout areas at first floor level, and construction of new access arrangements. Granted 21/04/2020.
WRR/P/2021/0076	Change of use to mixed development [Class A1 and A3]. Granted 24/03/2021.
WRR/P/2022/0909	Change of use to mixed development [Class A1 and A3]. Non-material amendment to planning permission P/2021/0076 to amend approved plans. Revision 1 Granted 16/11/2022.

You will see below that the proposed changes to the Courtyard area are relatively minor although there is one major difference in that there is now no demolition and relocation of the electrical sub-station. The proposed changes are as follows:

- Dividing the courtyard into two sections, maintaining a service access yard and bin store in the back with an events and food court in the front area.
- Conversion of Iceland freezer block into two units for food vendors with facade opened up for access.
- Rear facade of Queen Street opened up in two locations to allow thoroughfare through retail units in Queen Street to courtyard.
- Service access maintained to the rear of all units (demolition of corridor to rear of freezer block allows for this).

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- All furniture and stage are transient in nature and not fixed permanently.
- External food vendors will operate from sheds and converted vehicles.
- Existing surfaces are maintained- murals / graphics to be painted on groundspace and brick facades to liven-up the space.
- A small area of timber decking introduced to even out level changes in the courtyard.
- There will be no changes to the existing materials other than making good and maintenance.

Another significant change is that there is now **no** proposed works that affects surface water drainage which remains as existing.

Although there is no longer demolition work associated with the electrical sub-station there will be some very small-scale machinery work to certain openings and to facilitate an external service access corridor as shown in the graphic below:

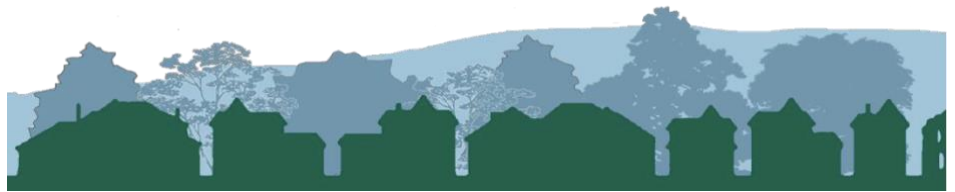


The 'Chapter Court – Courtyard' planning application has been uploaded to the Planning Portal [ref PP- PP- 12587435] with the following drawings submitted:

- Chapter Court 2 External Courtyard Existing Location Plan Drawing No E001
- Chapter Court 2 External Courtyard Existing Site Plan Drawing No E002
- Chapter Court 2 External Courtyard Existing GA Plan Drawing No E100
- Chapter Court 2 External Courtyard Proposed GA Plan Drawing No D100
- Chapter Court 2 External Courtyard Existing Queen Street GA Plan Drawing No E101

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- Chapter Court 2 External Courtyard Proposed Queen Street GA Plan Drawing No D101
- Chapter Court 2 External Courtyard Existing Rhosddu Road GA Plan Drawing No E102
- Chapter Court 2 External Courtyard Proposed Rhosddu Road GA Plan Drawing No D102
- Chapter Court 2 External Courtyard Existing External Elevations Drawing No E200
- Chapter Court 2 External Courtyard Proposed External Elevations Drawing No D200
- Chapter Court 2 External Courtyard Proposed External Elevations 02 Drawing No D201

All the way through the planning process in relation to proposed redevelopment of Chapter Court, there has been constant dialogue with the local authority ranging from numerous meetings with officers of the Council including the Chief Executive. Of particular importance has been the positive relationship with the Case Officer, Sharon Holman, who dealt with the previous submissions and who was involved in pre-application discussions relating to this submission.

Following the latter discussions with the Case Officer it was agreed, for the purpose of consistency and clarity, to resubmit the following supporting information:

- Chapter Court – External Courtyard Design and Access Statement [October 2023]
- Chapter Court – External Courtyard Stage 3 Developed Design [October 2023]
- Chapter Court - Ecological Report v3
- Chapter Court - Drainage Strategy - rev C
- Chapter Court - Delivery and Servicing Management Plan v3
- Chapter Court - Construction Traffic Management Plan v3
- Chapter Court - Dust Management Report Atmospheric Solutions
- Chapter Court - Noise Report

It is considered that all national and local requirements relevant to the application are included in the submission in accordance with the Wrexham County Borough Council's Planning Application Requirements Checklist. Finally, the submission also included the following:

- this application explanatory covering letter
- completed application form and ownership certificates.

In consideration of the above, the resulting application fee of **£460** has been paid by bank transfer via the Planning Portal.

We trust that we have included all the required information to validate the planning application. Please do not hesitate in contacting me if you require any further explanation / information.

Yours faithfully

J.G. Kelleff
Real Planning