

Cerys Jones

From: Mared Rees-Jones
Sent: 12 November 2019 09:37
To: planning_admin
Subject: FW: P/2019/0778 - 1-2 Hope Street

Importance: High

Please add additional information to file

From: David Hughes [mailto:davidhughes@lawray.co.uk]
Sent: 11 November 2019 16:39
To: Mared Rees-Jones
Subject: RE: P/2019/0778 - 1-2 Hope Street
Importance: High

Hi Mared,

Thanks for your e-mail.

- *Are there any internal changes to the layout? I note the description of development includes refurb works – can you please clarify what these are, as there is no Proposed Floor Plan submitted.*

There are minimal external changes to the elevations, although it is intended that an external lift shaft be added to the rear yard in place of the existing external steel fire escape stair. We had intended to submit a separate application to cover the alterations, but alternatively are happy to include them on this application is that's acceptable?

- *How long has the property been vacant for? Has the property been marketed and if so, for which proposed use/purpose, for how long was it marketed and which methods were used to market it?*

The building had been vacant for over 10 years, and Arcadia Group (not the party from which the Diocese of St Asaph bought it) had been attempting to let it for retail/commercial use for much of that time without success, other than seasonal short term lets around Christmas for fairly down-market/discount retail.

It was advertised to let by Arcadia via commercial agents (national agencies with regional presence), on-line and with letting boards mounted prominently on the frontage. The Diocese understands that – as well as the rental expectation from the landlord – the Business Rates valuation for the building was off-putting for the types of retailers seeking accommodation during that period, and also the condition of the building and the building services were major barriers to reuse – the building requiring significant investment into the hundreds of thousands to enable it to be used safely.

The Diocese purchased it from a subsequent owner, who had acquired a portfolio of similar long-term vacant high street units, following a period of on-line advertising. The freehold of the premises was advertised for sale, and there was, we are advised, only interest from those wishing to seek a change of use away from retail.

- *What is the actual nature of the proposed use/what is involved with the D1 purpose, as I note the opening hours are between 7am – 11pm 7 days a week.*

The building will be used as a Christian 'hub' and will involve a faith space and multi-purpose meeting rooms/spaces for meetings, counselling, advice, prayer and the like, all in conjunction with its main function as a faith centre.

Regards,

David

David Hughes
Director

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From: Mared Rees-Jones <Mared.Rees-Jones@wrexham.gov.uk>
Sent: 08 November 2019 12:01
To: David Hughes <davidhughes@lawray.co.uk>
Subject: P/2019/0778 - 1-2 Hope Street

Hi David

Can you please confirm that there are no proposed external changes/alterations to this building?

Are there any internal changes to the layout? I note the description of development includes refurb works – can you please clarify what these are, as there is no Proposed Floor Plan submitted.

How long has the property been vacant for? Has the property been marketed and if so, for which proposed use/purpose, for how long was it marketed and which methods were used to market it?

What is the actual nature of the proposed use/what is involved with the D1 purpose, as I note the opening hours are between 7am – 11pm 7 days a week.

Thanks

Mared

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defnyddio?r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at
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