Y Gwasanaeth Cynllunio
Cyngor Bwrdeistref Sirol Wrecsam
Neuadd Y Dref, Wrecsam, LL11 1AY

Llinell Gymorth: 01978298994
E-bost: planning@wrexham.gov.uk
Gwe: www.wrexham.gov.uk/planning

Planning Service
Wrexham County Borough Council
Guildhall, Wrexham. LL11 1AY

Telephone: 01978298994
E-mail: planning@wrexham.gov.uk
Web: www.wrexham.gov.uk/planning

Application for Planning Permission

Town and Country Planning Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Bank

Address Line 1

Bridge Road

Address Line 2

Wrexham Industrial Estate

Town/city

Wrexham

Postcode

LL13 9PS

Description of site location (must be completed if postcode is not known)

Easting (x)

337960

Northing (y)

349445

Description

Applicant Details

Name/Company

Title

Miss

First name

Ashley-Faye

Surname

Helsby

Company Name

BOX & BREW LTD

Address

Address line 1

Bank Bridge Road

Address line 2

Wrexham Industrial Estate

Address line 3

Wrexham

Town/City

Wrexham

Country

Postcode

LL13 9PS

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Email address

***** REDACTED ******

Site Area

What is the site area?

0.63

Scale

Hectares

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

◯ Yes
⊘ No

Description of the Proposal

Description

Please describe the proposed development including any change of use

The proposed development involves a change of use of the premises from Class A2 (financial and professional services – formerly occupied by Barclays Bank) to Class A3 (restaurants and cafés) to allow for the operation of a coffee shop. The internal layout will be reconfigured to provide a customer seating area, service counter, and kitchen/food preparation space. No significant structural changes are proposed, and the existing bathroom facilities will remain in their current form. The change of use will bring the currently vacant premises back into active use and contribute positively to the local community and Wrexham Industrail Estate.

Has the work or change of use already started?

◯ Yes
⊘ No

Existing Use

Please describe the current use of the site

Building is now empty but was a bank. Barclays bank.

Is the site currently vacant?

◯ Yes
⊘ No

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

◯ Yes
⊘ No

A proposed use that would be particularly vulnerable to the presence of contamination

◯ Yes
⊘ No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

◯ Yes
⊘ No

Materials

Does the proposed development require any materials to be used in the build?

- [x] Yes
- [ ] No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material)

Type:
Walls

Existing materials and finishes:
Material is currently soft wood painted white/cream.

Proposed materials and finishes:
Black Corrugated Roof Sheet.

Type:
Roof

Existing materials and finishes:
Mineral Felt - Grey

Proposed materials and finishes:
Mineral Felt - Grey

Type:
Windows

Existing materials and finishes:
Timber - White

Proposed materials and finishes:
Timber - Black

Type:
Doors

Existing materials and finishes:
Steel security fire doors - Grey

Proposed materials and finishes:
Steel security fire doors - Black

Type:
Boundary treatments (e.g. fences, walls)

Existing materials and finishes:
Mesh Panel Fencing

Proposed materials and finishes:
Timber Fencing

Type:
Vehicle access and hard standing

Existing materials and finishes:
Hard Standing - Off Street

Proposed materials and finishes:
Hard Standing - Off Street

Type:
Lighting

Existing materials and finishes:
Security Lights - Black

Proposed materials and finishes:
Security Lights - Black

Type:
Other

Other (please specify):
Outdoor Seating

Existing materials and finishes:
N/A

Proposed materials and finishes:
Outdoor seating - Timber Benches

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

Internal Drawings with Services & Fire Safety

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

- [ ] Yes
- [x] No

Are there any new public roads to be provided within the site?

- [ ] Yes
- [x] No

Are there any new public rights of way to be provided within or adjacent to the site?

- [ ] Yes
- [x] No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- [ ] Yes
- [x] No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

Vehicle Parking

Is vehicle parking relevant to this proposal?

- [x] Yes
- [ ] No

Please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.

Trees and Hedges

Are there trees or hedges on the proposed development site?

◯ Yes
⊘ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

◯ Yes
⊘ No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

Assessment of Flood Risk

Is the site within an area at risk of flooding?

◯ Yes
⊘ No

Refer to the Welsh Government's Development Advice Maps website.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

◯ Yes
⊘ No

Will the proposal increase the flood risk elsewhere?

◯ Yes
⊘ No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' Statutory SuDS Standards. SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Existing water course

☐ Soakaway

☑ Main sewer

☐ Pond/lake

Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

b) Designated sites, important habitats or other biodiversity features

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

c) Features of geological conservation importance

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

☑ Mains sewer
☐ Septic tank
☐ Package treatment plant
☐ Cess pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system?

⊘ Yes
◯ No
◯ Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

Drains will not be changed. Existing with the current building.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

⊘ Yes
◯ No

If Yes, please provide details:

Yes, we have been in contact with **Better Waste Solutions** and have discussed arrangements for the storage and collection of both general and recyclable waste. Provisions will be made to ensure that recyclable waste is stored separately and collected in accordance with local waste management guidelines.

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- [x] Yes
- [ ] No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

Waste will be stored on site in a secure, screened area, with separate bins provided for different waste types. These will include a food waste bin for all biodegradable and leftover food, a plastic recycling bin for bottles and packaging, a metal recycling bin for cans and other recyclable metals, a mixed recycling bin for paper and cardboard, and a general waste bin for any non-recyclable materials. All waste will be collected regularly by a licensed waste contractor to ensure compliance with Welsh Government waste and recycling standards.

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- [ ] Yes
- [x] No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

- [x] Yes
- [ ] No

If you have answered Yes to the question above please add details in the following table:

Use Class:
A2 - Financial and professional services

Existing gross internal floorspace (square metres) (a):
60.6

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):
0

Total gross internal floorspace proposed (including change of use) (square metres) (c):
60.6

Net additional gross internal floorspace following development (square metres) (d = c - b):
60.6

Use Class:
A3 - Food and drink

Existing gross internal floorspace (square metres) (a):
60.6

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):
0

Total gross internal floorspace proposed (including change of use) (square metres) (c):
60.6

Net additional gross internal floorspace following development (square metres) (d = c - b):
60.6

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross internal floorspace proposed (including change of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - b)
	121.2	0	121.2	121.2

Loss or gain of rooms

Employment

Will the proposed development require the employment of any staff?

- ◉ Yes
- ○ No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

0

Part-time

0

Total full-time equivalent

0.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

3

Part-time

2

Total full-time equivalent

4.00

Hours of Opening

Are Hours of Opening relevant to this proposal?

- [x] Yes
- [ ] No

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:
A3 - Food and drink

Unknown:
No

Monday to Friday:

Start Time:
07:00

End Time:
15:00

Saturday:

Start Time:
08:00

End Time:
14:00

Sunday / Bank Holiday:

Start Time:
10:00

End Time:
14:00

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- [ ] Yes
- [x] No

Is the proposal for a waste management development?

- [ ] Yes
- [x] No

Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

◯ Yes
⊘ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

◯ Yes
⊘ No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

⊘ Yes
◯ No

If Yes, please provide details

Yes, we have consulted the local community regarding the proposal. We shared details of the planned coffee shop on the Wrexham Community Facebook Group, where the response has been overwhelmingly positive. Many residents have expressed excitement about having a quality coffee shop in the area. In addition, we have spoken directly with local workers and tradespeople nearby, who have shown strong support for the proposal. We have also received a high level of interest from individuals keen to work at the coffee shop, with many already reaching out to us with CVs and job enquiries.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

⊘ Yes
◯ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

◯ The agent
⊘ The applicant
◯ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

⊘ Yes
◯ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Date (must be pre-application submission)

28/07/2025

Details of the pre-application advice received

Following a site visit on 23/07/25 and subsequent consultation with his colleague Susan Davis, Dave advised that a change of use application is required to convert the premises from its former use as a bank to a coffee shop.

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

◯ Yes
⊘ No

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

⊘ Yes
◯ No

Certificate of Ownership - Certificate A

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person Role

⊘ The Applicant
◯ The Agent

Title

Miss

First Name

Ashley-Faye

Surname

Helsby

Declaration Date

29/07/2025

☑ Declaration made

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

⊘ (A) None of the land to which the application relates is, or is part of an agricultural holding

◯ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

⊘ The Applicant

◯ The Agent

Title

Miss

First Name

Ashley-Faye

Surname

Helsby

Declaration Date

29/07/2025

☑ Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

samuel carrington yates

Date

26/08/2025

Amendments Summary

Please find attached our existing and proposed plans for the coffee shop development. We have also included site plans, floor plans, and elevations to illustrate the proposed works.

Site Plans

- The only change from the existing to the proposed site plan is the introduction of a bin store and a small, seated area.
- The seated area will be positioned to the front of the coffee shop, facing north-west.
- The bin store will be located to the side of the building.
- All existing access arrangements remain unchanged: vehicle access, pedestrian access, ramps, and steps will be retained.
- Site boundaries and perimeters will remain as existing.

Elevations

- Proposed front and side elevations show no alterations other than the incorporation of our signage.
- No other external changes to the structure are proposed.

Floor Plans (Scale 1:50)

- Internal layout remains largely unchanged.
- A bar area for coffee service and a seating area for customers will be introduced.
- **No internal or external walls will be removed – all existing walls will remain in place.**
- Toilet facilities remain in the same location with the same access arrangement (two-door separation retained). Facilities will be renewed but not enlarged or relocated.
- The kitchen will remain in its current configuration, with the sink and fittings retained in their existing position.
- The main entrance and rear emergency exit will remain unchanged, as will all existing windows.
- Wheelchair access and steps for public use will be unchanged.

Summary
In summary, our proposal involves only minor modifications to the site and building, namely:

- Addition of bin storage and seating area to the site plan.
- Installation of signage to the building façade.
- Minor internal alterations to create a customer seating area and coffee service bar.
- **No internal or external walls will be removed.**

No changes are proposed to access, circulation, toilet/kitchen locations, or the external structure of the building other than signage.

We trust this provides sufficient detail to explain the proposed works. Please let us know if you require any further information.