Planning and Building Control
Wrexham County Borough Council
Rhosddu Road
Wrexham
LL11 1AU

22nd August 2025

PP-14177139

Dear Sir / Madam

RE: OUTLINE PLANNING APPLICATION FOR LAND EAST OF WREXHAM GENERAL, STATION APPOACH, LL11 2AA

On behalf of our client Wrexham County Borough Council (WCBC), we submit a proposed Outline Planning Application at the above site. The development we propose for consideration and pre-application advice comprises of the following:

OUTLINE PLANNING APPLICATION FOR NEW COMMERCIAL OFFICE BUILDING, CREATION OF PUBLIC REALM AND LANDSCAPING, CONVERSION OF EXISTING BUILDINGS TO BREWERY, WITH ASSOCIATED MUSEUM AND TAPROOM/RESTAURANT, ACCESSIBILITY IMPROVEMENTS INCLUDING NEW HIGHWAY INFRASTRUCTURE AND PEDESTRIAN FOOTBRIDGE, INCLUDING PARKING FACILITIES AND COACH/TAXI DROP OFF, WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS

WCBC's ambition is to create a Transport Hub which provides a high-quality, and accessible, facility suitable for a city centre location, providing an attractive 'welcome' to the city of Wrexham. The proposal would also tie in with the Central Masterplan's vision to prioritises walking, cycling, and public transport.

To enable you to consider the proposed development we enclose the following information for submission:

Document Title	Document ref.	Scale / Format	Prepared by
Supporting Statements and Technical Reports			
Application Form & Certificates	N/A	-	Spawforths
Planning Support Statement	P4684-SPA-RP-TP-001-B	-	Spawforths
Pre-Application Consultation Report	P4684-SPA-RP-TP-002-A	-	Spawforths
Design and Access Statement	P01	-	SHR Architecture
Transport Assessment	250701/SK224114/TA01(-01)	-	SK Transport Planning
Transport Assessment Appendices (including Framework Travel Plan)	250701/SK224114/TA01(-01) Vol. 2	-	SK Transport Planning
Flood Consequences Assessment and Drainage Strategy	3709-CIV-XX-XX-R-C-30001	-	Civic Engineers
Arboricultural Survey	2025-05-573669-Rev 2	-	Ante Group
Ecological Impact Assessment	FE500/EcIA01	-	Futures Ecology
Biodiversity Net Gain Report	FE500/BIA01	-	Futures Ecology
Biodiversity Net Gain Metric	N/A	-	Futures Ecology
Heritage Statement	61238-Wrexham Gateway Heritage Assessment	-	Civic Heritage
Archaeological Assessment	61080-Wrexham Gateway Archaeological Assessment	-	Civic Heritage
Phase 1 Ground Investigation	51146-CE-XX-XX-R-G-1001	-	Civic Earth
Air Quality Assessment	Rev 03	-	Hoare Lea
Noise Impact Assessment	Rev 02	-	Hoare Lea
Sustainability Appraisal	V02	-	Cushman & Wakefield
Drawings			
Site Location Plan	7682-al(05)0001-P02	1:1250 @ A3	SHR Architecture
Proposed Indicative Site Plan	7682-al(05)0010-P02	1:1250 @ A3	SHR Architecture
Proposed Parameters Plans	7682-al(05)0020-P02	1:1250 @ A3	SHR Architecture

Please be advised that the Planning Portal does not support the upload of macro-enabled excel spreadsheets. As such, we have been unable to upload the full BNG metric document as part of the Outline Planning Application submission. The full document will be provided to the Local Planning Authority via email, once we received an acknowledgement of receipt of the Application. We therefore request that the application is not invalidated on these grounds.

Also please note that, whilst the English Planning Portal has increased their file submission size to a 30MB limit, the Welsh Planning Portal still operates on a 5MB limit. This has made uploading submission documents to the portal challenging, and required some files to be separated into several parts. For the Design and Access Statement (DAS), it proved impossible to split this down to all parts being 5MB or less. Due to the file size, this would have been in excess of 13 parts. As such, we have uploaded the first three pages for validation purposes, and will provide the full document to the LPA by either email or WeTransfer once the application is received and validated.

The fee for this application has been calculated as £12,065.00 (including the Planning Portal service charge), which will be paid electronically via the Planning Portal.

We trust that the submitted information is sufficient for this outline planning application to be validated and therefore we anticipate that you will confirm this in due course. We look forward to written confirmation of the validation of this planning application.

Should you require any further information or clarification then please do not hesitate to contact us on the attached details.

Yours faithfully,

PATRICK STONE BA (Hons) AssocRTPI
Senior Planner
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Enc: As Above
File Ref: P4684-SPA-LT-TP-003-A