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 Outline Planning Permission with some matters reserved

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

Address Line 1

Address Line 2

Town/city

Postcode

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

Easting (x)

333020

Northing (y)

350810

Description

Site known as 'Wrexham Gateway - Eastern Zone'
Land East of Wrexham General Railway Station, Mold Road (A451), LL11 2AA

Applicant Details

Name/Company

Title

Mr

First name

Alistrair

Surname

Aldridge

Company Name

Wrexham County Borough Council

Address

Address line 1

Wrexham County Borough Council

Address line 2

Lambpit Street

Address line 3

Town/City

Country

Wrexham

Postcode

LL11 1AR

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

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

Secondary number

Email address

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

Agent Details

Agent Details

Name/Company

Title

Mr

First name

Patrick

Surname

Stone

Company Name

Spawforths

Address

Address line 1

Spawforths

Address line 2

Junction 41 Business Court

Address line 3

East Ardsley

Town/City

Leeds

Country

United Kingdom

Postcode

WF3 2AB

Contact Details

Primary number

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

Secondary number

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

Email address

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

Site Area

What is the site area?

29000.00

Scale

Sq. metres

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

Please indicate all those matters for which approval is sought as part of this outline application (tick all that apply)

☑ Access
☐ Appearance
☐ Landscaping
☐ Layout
☐ Scale

Note: if this application is approved, the matters not determined as part of this application will need to be the subject of an "Application for approval of reserved matters" before the development may proceed.

Description

Please describe the proposed development

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

Has the work already been started without planning permission?

◯ Yes
⊘ No

Existing Use

Please describe the current use of the site

Existing Wrexham General car park, former site of now demolished countrywide stores, existing girl guides and scout buildings, former Jewsons warehouse and associated yard/parking areas, and derelict Cambrian sheds buildings.

Is the site currently vacant?

⊘ Yes
◯ No

If Yes, please describe the last use of the site

Significant sections of the Site are vacant, as described above.

When did this use end (if known)?

dd/mm/yyyy

Does the proposal involve any of the following?

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

- [x] Yes
- [ ] No

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

- [ ] Yes
- [x] 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?

- [x] Yes
- [ ] No

If Yes, please complete the following information regarding the element of the site area which is in previously developed land or greenfield land

Area of previously developed land proposed for new development

0.17	hectares

Area of greenfield land proposed for new development

0.00	hectares

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:
None

Proposed materials and finishes:
Application in Outline, with all matters reserved except for access - as such details on materials are not provided at this stage.

Type:
Roof

Existing materials and finishes:
None

Proposed materials and finishes:
Application in Outline, with all matters reserved except for access - as such details on materials are not provided at this stage.

Type:
Windows

Existing materials and finishes:
None

Proposed materials and finishes:
Application in Outline, with all matters reserved except for access - as such details on materials are not provided at this stage.

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

Existing materials and finishes:
None

Proposed materials and finishes:
Application in Outline, with all matters reserved except for access - as such details on materials are not provided at this stage.

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

See covering letter

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?

- [x] Yes
- [ ] No

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

- [x] Yes
- [ ] No

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

- [x] Yes
- [ ] 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?

- [x] 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?

- [x] 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
- [x] 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
- [x] No

Will the proposal increase the flood risk elsewhere?

- [ ] Yes
- [x] 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?

- [x] Sustainable drainage system
- [ ] Existing water course
- [ ] Soakaway
- [x] 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:

- [x] 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

See Flood Consequences Assessment and Drainage Strategy

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?

- [x] Yes
- [ ] No

If Yes, please provide details:

Application in Outline, with all matters reserved except for access - as such details on these matters are not provided at this stage.

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

Trade effluent may be required for disposal as part of the Wrexham Lager proposals for new brewery within the former Jewsons warehouse. As this Application is in Outline, with all matters reserved except for access, full details on the Wrexham Lager proposals are not provided at this stage.

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:
Other

Existing gross internal floorspace (square metres) (a):
0

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):
10400

Net additional gross internal floorspace following development (square metres) (d = c - b):
10400

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)
	0	0	10400	10400

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

600

Part-time

0

Total full-time equivalent

600.00

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:
Other (Please specify)

Unknown:
Yes

Use Class:
B2 - General industrial

Unknown:
Yes

Industrial or Commercial Processes and Machinery

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

- [x] Yes
- [ ] No

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Application in Outline, with all matters reserved except for access - as such details on industrial processes are not provided at this stage.

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
- [x] 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

Details of public consultation process provided in full within Planning Statement - Section 04 'Statement of Community Involvement'. Activities can be summarised as follows:

Leaflet Drop, 21st March 2025 – Leaflets distributed to approx. 725 properties situated within a 600m radius of the Application Site.

Full Council Briefing, 25th March 2025 – Presentation to Wrexham Council Members, with Q&A session at the end.

Design Review Panel, 26th March 2025 – Meeting between Applicant, Design Team and Design Commission for Wales Design Review Panel.

Website Launch, 31st March 2025 – Consultation web page launched on Transport for Wales (TfW) website. Providing further information on the proposed development and feedback questionnaire.

First Public Consultation Event, 1st April 2025 – Hosted at Wrexham General Station (within the Site). Information boards and handouts providing information, with attendees able to speak to project team members and ask questions.

Key Stakeholder Workshop, 7th April 2025 – Presentation to key stakeholders, with Q&A session at the end.

Second Public Consultation Event, 9th April 2025 – Hosted at Ty Pawb (700m from the Site and in accessible town centre location). Information boards and handouts providing information, with attendees able to speak to project team members and ask questions.

Statutory Pre-Application Process, 16th July 2024 to 14th August – Formal process carried out in accordance with Section 2C and 2G of the DMPWO. Pre-Application was advertised via site notices, letters to adjoining properties and landowners, direct emails to key stakeholders and statutory consultees. A full submission pack was made available to view in person at Wrexham Library, and also online through Spawforth's website. This process and the responses received are outline in full within the Pre-Application Consultation Report, in order to satisfy the validation requirements for the Outline Planning Application.

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

Pre-application Advice

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

◯ Yes
⊘ No

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

If Yes, please provide details of the name, relationship and role:

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

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

If No, can you give appropriate notice to ALL the other owners?

⊘ Yes
◯ No

Certificate of Ownership - Certificate B

I certify/the applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates.

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:
***** REDACTED ******

House name:

Number:
94

Suffix:

Address line 1:
Wrexham Delivery Office

Address Line 2:
Regent Street

Town/City:
Wrexham

Postcode:
LL11 1AA

Date notice served (DD/MM/YYYY):
22/08/2025

Person Family Name:

Name of Owner/Agricultural Tenant:
***** REDACTED ******

House name:
Girl Guide Hut

Number:

Suffix:

Address line 1:
Station Approach

Address Line 2:

Town/City:
Wrexham

Postcode:
LL11 2AA

Date notice served (DD/MM/YYYY):
22/08/2025

Person Family Name:

Name of Owner/Agricultural Tenant:
***** REDACTED ******

House name:
Wrexham District Scouts Headquarters

Number:

Suffix:

Address line 1:
Station Approach

Address Line 2:

Town/City:
Wrexham

Postcode:
LL11 2AA

Date notice served (DD/MM/YYYY):
22/08/2025

Person Family Name:

Name of Owner/Agricultural Tenant:
***** REDACTED ******

House name:
St Patricks House

Number:
17

Suffix:

Address line 1:
Penarth Road

Address Line 2:

Town/City:
Cardiff

Postcode:
CF10 5ZA

Date notice served (DD/MM/YYYY):
22/08/2025

Person Family Name:

Name of Owner/Agricultural Tenant:
***** REDACTED ******

House name:
Ellice House (Unit H)

Number:

Suffix:

Address line 1:
Wrexham Technology Park

Address Line 2:

Town/City:
Wrexham

Postcode:
LL13 7YL

Date notice served (DD/MM/YYYY):
22/08/2025

Person Family Name:

Name of Owner/Agricultural Tenant:
***** REDACTED ******

House name:
Office C

Number:

Suffix:

Address line 1:
Concentric Park

Address Line 2:
Warrington Road

Town/City:
Birchwood

Postcode:
WA3 6WX

Date notice served (DD/MM/YYYY):
22/08/2025

Person Family Name:

Name of Owner/Agricultural Tenant:
***** REDACTED ******

House name:

Number:

Suffix:

Address line 1:
Wrexham County Borough Council

Address Line 2:
Rhosddu Road

Town/City:
Wrexham

Postcode:
LL11 1AU

Date notice served (DD/MM/YYYY):
22/08/2025

Person Family Name:

Person Role

◯ The Applicant
⊘ The Agent

Title

Mr

First Name

Patrick

Surname

Stone

Declaration Date

22/08/2025

☑ 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

Mr

First Name

Patrick

Surname

Stone

Declaration Date

22/08/2025

☑ Declaration made

Declaration

I/We hereby apply for Outline planning permission: Some matters reserved 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

Kate Goodwin

Date

22/08/2025