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

30th September 2025

PP-14177139

Dear Sir / Madam

RE: HYBRID 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 Hybrid Planning Application at the above Site. An Outline Planning Application was initially submitted on 22nd August 2025. However, following guidance from and discussions with the Local Planning Authority, it was determined that an Outline Application was not procedurally appropriate, and that a Hybrid Application should be submitted instead. As such, the new description of development for the Application is as follows:

HYBRID PLANNING APPLICATION, SEEKING FULL PLANNING PERMISSION FOR CHANGE OF USE OF THE FORMER JEWSON'S WAREHOUSE TO A BREWERY (B2 USE CLASS) AND THE CHANGE OF USE OF CAMBRIAN SHEDS TO A MUSEUM/TAPROOM/RESTAURANT/SHOP, AND OUTLINE PLANNING PERMISSION FOR A NEW COMMERCIAL OFFICE BUILDING, CREATION OF PUBLIC REALM AND LANDSCAPING, ACCESSIBILITY IMPROVEMENTS INCLUDING NEW HIGHWAY INFRASTRUCTURE AND PEDESTRIAN FOOTBRIDGE, INCLUDING PARKING FACILITIES AND COACH/TAXI DROP OFF, WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS.

Please accept this letter as written confirmation and formal request to alter the description of development to the above, and formally change the application type from outline to hybrid, consisting of part outline and part full elements.

In addition to the requested change of description of development, the Applicant has produced additional and amended information for the purposes of validation. These are as follows:

Document Title	Document ref.	Scale / Format	Prepared by
Full Planning Application Form and Certificates	N/A	-	Spawforths
Outline Planning Application Form and Certificates	N/A	-	Spawforths
Hybrid Site Plan	7682-al(05)0021-P01	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

It is noted that, on written advice and confirmation from Matthew Phillips, head of planning at Wrexham CBC, that for the purposes of validation, full elevations and floors plans are not required for the full element of the hybrid application.

The above documents are in addition to documents already provided with the planning portal submission. The documents which have not been superseded, and remain relevant to assessment following the change of the application from outline to hybrid, are as follows:

Document Title	Document ref.	Scale / Format	Prepared by
Supporting Statements and Technical Reports			
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

Having used the planning application fee calculator for Wales, a change of use of a building or land is a flat fee of £460.00 (no requirement to specify area/floorspace), and the new fee for the outline element would be £8,825.00 (as the site area for outline elements is now being reduced down to 19,000sqm). In view of this, the overall fee for the hybrid planning application is £9,285.00. With the application fee for the Outline Application originally paid through the planning portal being £11,980.00, this represents an overpayment of £2,695.00, which will be required to be returned to the Applicant.

We trust that the submitted information is sufficient for this Hybrid 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), MRTPI
Senior Planner
patrick.stone@spawforths.co.uk

Enc: As Above
File Ref: P4684-SPA-LT-TP-003-A