CULLIS
ARCHITECTURAL DESIGN

25 Sunningdale Close
Wrexham
North Wales
LL13 9QU

M 077914 80768

04th Oct 2025

Wrexham County Borough Council
Planning Services.

Description - Supporting statement to accompany a change of use planning application.

Address – 26 Ruabon Road, Wrexham.

Client – Mr A. Buyukdeniz.

To whom it may concern,

Introduction

This supporting statement accompanies a full planning application seeking permission to change the use of the premises from a gas showroom to a café (Use Class A3). The proposal represents an opportunity to repurpose a vacant commercial unit into a vibrant and socially beneficial space that supports the local economy and contributes to the vitality of the area.

The proposed café will serve hot and cold food and beverages on-site, providing indoor seating for customers in a relaxed and welcoming environment. There is no intention to operate as a takeaway, and opening hours will be designed to minimise any impact on neighbouring properties.

2. Residential Amenity: Noise and Odour Considerations

We are aware of the proximity of neighbouring residential occupiers and have taken proactive steps to mitigate any potential adverse impact related to noise and odours.

Noise Mitigation:

- The café will operate within reasonable hours, with proposed hours of operation from 09:00 to 17:00, Monday to Saturday. No evening or late-night operations are planned.

- All seating will be indoors, limiting the potential for external noise.
- Deliveries and waste collections will be scheduled during regular business hours only.

Odour Control:

- The kitchen will employ a domestic cooker/hob only which requires a standard domestic extract vent and will emit very little noise.
- A professional odour and noise impact assessment can be commissioned if required.

If required, the client will consult with the Public Protection Service at Wrexham Council (public_protection_service@wrexham.gov.uk) prior to submission, and will incorporate any specific recommendations into the final design.

3. Green Infrastructure and Biodiversity Enhancement

In accordance with national and local planning policy, the proposal will incorporate measures to contribute to net biodiversity gain.

Proposed biodiversity enhancements include:

- Installation of a bat box on the rear elevation or suitable locations on site.

These measures will be set out in a separate Green Infrastructure Statement to accompany the application.

4. Design and Sustainability

The proposed café will retain the existing shopfront with only minor modifications to signage and decoration. All changes will be in keeping with the local character and heritage, and access will remain step-free and inclusive.

Waste management will be handled responsibly, with clearly designated internal and external waste storage areas. Recycling facilities will be provided.

5. Justification for Loss of A1 Retail Use in Support of Change of Use to A3 (Café)

The proposed development seeks to change the use of the existing premises from Use Class A1 (Retail) to Use Class A3 (Café). While the loss of a retail unit is acknowledged, we believe the change of use is both appropriate and beneficial to the vitality and character of the centre, for the following reasons:

1. Supporting the Function and Vitality of the Centre

Town and district centres today thrive not solely on retail, but on a diverse mix of uses that encourage longer dwell times and increased footfall. A café offers a

complementary use that draws people into the area, supporting surrounding businesses, including nearby retailers, by:

- Attracting customers who may shop locally before or after visiting the café.
- Creating a social and community hub, promoting regular visits to the centre.
- Encouraging longer stays, particularly from families, workers, and older residents.

Market Context and Unit Viability

The unit has previously operated as a gas showroom, a highly specialised A1 retail use with limited footfall and local relevance. In the current retail climate, many A1 premises face long-term vacancies due to changes in consumer behaviour and the shift toward online shopping.

The proposal responds to this shift by repurposing the space for a service-oriented, experience-based use that remains open to the public and retains an active ground-floor presence.

Retention of Active Frontage and Local Employment

The proposed café will maintain a welcoming and active frontage, in keeping with the character and appearance of the surrounding area. The fit-out will be sympathetic to the existing shopfront and will not detract from the visual continuity of the street scene.

Additionally, the café will provide local employment opportunities, contributing positively to the economic health of the area and helping to maintain footfall throughout the day.

Policy Alignment and Precedent

National planning policy supports a flexible approach to town centre uses. Paragraph 86 of the NPPF encourages planning decisions that allow town centres to respond to changing economic circumstances and support their role as the heart of communities.

Many local authorities are also adopting a more balanced and modern approach to mixed-use centres, with food and drink uses now recognised as essential to a successful high street or neighbourhood centre.

6. Conclusion

This application presents a sustainable and community-focused reuse of an underutilised commercial unit. By proactively addressing noise and odour concerns and incorporating biodiversity enhancements, the proposal respects the amenity of nearby residents while bringing economic and social value to the local area.

The change of use from A1 to A3 will not harm, and is more likely to enhance, the character and viability of the centre. The café will serve both local residents and visitors, contribute to footfall, support local businesses, and provide employment

opportunities — all while retaining the essential characteristics of a lively and functional centre.

We trust the above demonstrates that the proposal is both justified and aligned with planning policy objectives, and we welcome further engagement with the Planning Authority on any specific considerations.

Yours faithfully,

Spencer Cullis

Cullis Architectural Design