wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

MEMORANDUM

From: **Roger Mapleson**
Head of Service Public Protection

To: **Matthew Phillips**
Head of Service Planning Development

Our Ref:

Your Ref: P/2025/0697

Date: 18-02-2026

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2025/0697, LAND AT WREXHAM GENERAL RAILWAY STATION, STATION APPROACH, WREXHAM, LL11 2AA

Amended Plans - CAIS CYNLLUNIO HYBRID: A) CANIATÂD CYNLLUNIO LLAWN AR GYFER NEWID DEFNYDD O WARWS I DDOSBARTH B2 (BRAGDY) A NEWID DEFNYDD O ADEILAD I AMGUEDDFA/BAR CWRW/BWYTY/SIOP, A B) AMLINELLU CANIATÂD CYNLLUNIO AR GYFER ADEILAD SWYDDFA FASNACHOL NEWYDD, CREU ARDAL GYHOEDDUS A THIRLUNIO, GWELLIANNAU HYGYRCHEDD GAN GYNNWYS SEILWAITH PRIFFYRDD NEWYDD A PHONT DROED I GERDDWYR, CYFLEUSTERAU PARCIO A MAN GOLLWNG I FYSUS/TACSIS (CEDWIR RHAI MATERION) / HYBRID PLANNING APPLICATION: A) FULL PLANNING PERMISSION FOR CHANGE OF USE OF WAREHOUSE TO CLASS B2 (BREWERY) AND THE CHANGE OF USE OF BUILDING TO A MUSEUM/TAPROOM/RESTAURANT/SHOP, AND B) OUTLINE PLANNING PERMISSION FOR A NEW COMMERCIAL OFFICE BUILDING, CREATION OF PUBLIC REALM AND LANDSCAPING, ACCESSIBILITY IMPROVEMENTS INCLUDING NEW HIGHWAY INFRASTRUCTURE AND PEDESTRIAN FOOTBRIDGE, PARKING FACILITIES AND COACH/TAXI DROP OFF (SOME MATTERS RESERVED)

RPT1 - REPORT REVIEW

The Hoare Lea Memo dated 09-02-26 Ref: 1441570-HLE-XX-XX-Odour Response (P02).docx. Has provided an outline of the methodology that will be used mitigate the odour from both the brewing and cooking areas of the development. The memo has explained that access to the site has not yet been possible, hence a detailed scheme of mitigation will be finalised upon access being granted. I support the proposed methodology as detailed in the memo.

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Head of Service Public Protection