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 Planning Permission

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: 21

Suffix:

Property Name:

Address Line 1: Egerton Street

Address Line 2:

Town/city: Wrexham

Postcode: LL11 1ND

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

Easting (x): 333371

Northing (y): 350516

Description:

Applicant Details

Name/Company

Title

First name

Dawn

Surname

Roberts-McCabe

Company Name

Ty AVOW

Address

Address line 1

21 Egerton Street

Address line 2

Address line 3

Wrexham

Town/City

Wrexham

Country

Postcode

LL11 1ND

Are you an agent acting on behalf of the applicant?

- ☑ Yes
- ○ No

Applicant Contact Details

Primary number

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

Secondary number

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

Email address

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

Agent Details

Name/Company

Title

Mis

First name

Alice

Surname

Jones

Company Name

Lawray Architects

Address

Address line 1

Studio 16

Address line 2

Technology Park

Address line 3

Croesnewydd Road

Town/City

Wrexham

Country

United Kingdom

Postcode

LL13 7YP

Contact Details

Primary number

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

Secondary number

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

Email address

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

Site Area

What is the site area?

690.00

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

Description

Please describe the proposed development including any change of use

The proposed development comprises the demolition of the existing single storey lean to extension and the erection of a new two storey extension to the western side of the site for community use. A new circulation core is proposed to connect the extension with the existing building, providing improved access, accommodating a glazed atrium and platform lift.

Internal alterations and minor refurbishment works are proposed to improve the condition and performance of the existing building. Existing flat bitumen roof coverings and domed rooflights will be replaced. The pitched slate roof coverings will be carefully removed, cleaned and re-laid.

Renewable energy measures are proposed, including recessed photovoltaic panels on the south-west facing pitched roofs and an air source heat pump located on the new flat-roofed extension.

Externally, the proposals include landscaping works to facilitate the conversion of the existing car park into a community pedestrianised courtyard. Existing tarmac surfacing will be removed and replaced with permeable finishes. Existing low-level boundary walls will be replaced, incorporating new ornate railing and a pedestrian access gate.

Has the work or change of use already started?

◯ Yes
⊘ No

Existing Use

Please describe the current use of the site

Office space for charity organisations, it offers a range of services: volunteering support, community development, payroll services, training courses, and meeting room hire. It also hosts several partner charities and support groups.

Is the site currently vacant?

◯ Yes
⊘ No

Does the proposal involve any of the following?

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

◯ Yes
⊘ No

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

◯ Yes
⊘ 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?

◯ Yes
⊘ No

Materials

Does the proposed development require any materials to be used in the build?

⊘ 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:
Roof

Existing materials and finishes:
Slate tiles to pitched roofs. Bituminous membrane to flat roofs.

Proposed materials and finishes:
Derbigum bituminous membrane to new flat roof extension. Derbigum bituminous membrane over existing flat roof concrete deck. Existing slates to be cleaned and relaid

Type:
Walls

Existing materials and finishes:
Red facing brickwork.

Proposed materials and finishes:
Blue Engineering grade brick below dpc for 4 courses. Polymer-silicate render. Vertical timber cladding and horizontally fixed timber cladding window reveal.

Type:
Windows

Existing materials and finishes:
uPVC in white

Proposed materials and finishes:
uPVC in white to match existing. Powder coated aluminium in grey.

Type:
Doors

Existing materials and finishes:
Timber. Glazed / powder coated aluminium in white

Proposed materials and finishes:
Glazed / powder coated aluminium in grey

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

Existing materials and finishes:
Red facing brickwork Steel ornate railings in black

Proposed materials and finishes:
Red facing brickwork Steel ornate railings and gate in black

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

AES-LAW-X-B01-DR-A-031001-Existing Basement Floor Plan
AES-LAW-X-G01-DR-A-031002-Existing Ground Floor Plan
AES-LAW-X-U01-DR-A-031003-Existing First Floor Plan
AES-LAW-X-R01-DR-A-031004-Existing Roof Plan
AES-LAW-X-X-DR-A-032001-Existing Elevations
AES-LAW-X-X-DR-A-039001-Existing Site Plan
AES-LAW-X-B01-DR-A-041001-Basement Demolition Plan
AES-LAW-X-G00-DR-A-041002-Ground Floor Demolition Plan
AES-LAW-X-U01-DR-A-041003-First Floor Demolition Plan
AES-LAW-X-R01-DR-A-041004-Roof Demolition Plan
AES-LAW-X-X-DR-A-049001-Site Demolition Plan
AES-LAW-X-B01-DR-A-061001-Proposed Basement Floor Plan
AES-LAW-X-G00-DR-A-061002-Proposed Ground Floor Plan
AES-LAW-X-U01-DR-A-061003-Proposed First Floor Plan
AES-LAW-X-U02-DR-A-061004-Proposed Second Floor Plan
AES-LAW-X-R01-DR-A-061005-Proposed Roof Plan
AES-LAW-X-X-DR-A-062001-Proposed Elevations
AES-LAW-X-X-DR-A-069001-Proposed Site Plan
AES-LAW-X-X-DR-A-090015-3D Sketches
AES-LAW-X-X-RP-A-090101-Design and Access Statement
AES-LAW-X-X-DR-A-900101-P00-Proposed Biodiversity Enhancements

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?

◯ Yes
⊘ No

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

◯ Yes
⊘ No

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

◯ Yes
⊘ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

◯ Yes
⊘ 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?

◯ Yes
⊘ No

Trees and Hedges

Are there trees or hedges on the proposed development site?

◯ 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?

◯ Yes
⊘ No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before the application can be determined. The 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
⊘ 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
⊘ No

Will the proposal increase the flood risk elsewhere?

◯ Yes
⊘ 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?

☑ Sustainable drainage system

☐ Existing water course

☐ Soakaway

☑ 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:

☑ 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

49013-JPS-XX-DR-C-0601-Existing Drainage
49013-JPS-XX-DR-C-0602-Proposed Drainage

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?

◯ Yes
⊘ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

◯ Yes
⊘ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

◯ Yes
⊘ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

⊘ Yes
◯ No

If you have answered Yes to the question above please add details in the following table:

Use Class:
B1 - Business

Existing gross internal floorspace (square metres) (a):
765

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):
101

Total gross internal floorspace proposed (including change of use) (square metres) (c):
275

Net additional gross internal floorspace following development (square metres) (d = c - b):
174

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)
	765	101	275	174

Loss or gain of rooms

Employment

Will the proposed development require the employment of any staff?

◯ Yes
⊘ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

◯ Yes
⊘ No

Industrial or Commercial Processes and Machinery

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

◯ Yes
⊘ No

Is the proposal for a waste management development?

◯ Yes
⊘ No

Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

⊘ Yes
◯ No

If you have answered 'Yes' to the question above please state the proposed energy output capacity in Megawatts (MW):

Renewable energy type:
Ground/water/air heat pumps

Energy capacity:
0.03 Megawatts

Renewable energy type:
Solar

Energy capacity:
0.02 Megawatts

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

AVOW has well-established, trusted relationships across Wrexham County Borough and plays a central convening role within the local third sector. Engagement is embedded within AVOW's day-to-day operations and informs both strategic development and service delivery.

Engagement undertaken to date includes:

- 189 Third Sector member organisations, representing a broad range of community, voluntary and faith groups operating within Wrexham town and surrounding communities
- Town and Community Councils across Wrexham County Borough
- Wrexham City Board (now Pride in Place), contributing to place-based regeneration discussions
- Wrexham Community and Cultural Trust
- Wrexham County Borough Council, including officers working across regeneration, community development and wellbeing
- Regional County Voluntary Councils through Third Sector Support Wales
- Health and Wellbeing practitioners, supporting integrated and preventative approaches
- Service users and local citizens, ensuring lived experience informs priorities and delivery

This engagement has shaped the identification of local need, strengthened partnership working, and ensured alignment with wider regeneration and community wellbeing priorities for Wrexham town centre.

Engagement methods

AVOW uses a mixed-method approach to ensure engagement is inclusive, accessible and continuous. Methods include:

- Face-to-face meetings with partners, stakeholders and community representatives
- Annual General Meetings, providing accountability and strategic dialogue with members
- Thematic and locality-based network meetings, including Wrexham and Flintshire/Wrexham networks
- Regular email communications and newsletters to disseminate information and gather feedback
- Press releases and media engagement to reach wider audiences
- Targeted social media campaigns to engage residents and groups of interest
- Digital and in-person surveys and consultations to capture community voice and evidence need

This approach ensures that the project is co-produced with the third sector and local communities, responsive to emerging needs, and aligned with wider town regeneration objectives.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] 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
- [x] The applicant
- [ ] Other person

Pre-application Advice

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

- [ ] Yes
- [x] 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

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

Certificate of Ownership - Certificate A

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant 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 the application relates.

Person Role

⊘ The Applicant
◯ The Agent

Title

First Name

Dawn

Surname

Roberts-McCabe

Declaration Date

25/02/2026

☑ 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

Miss

First Name

Alice

Surname

Jones

Declaration Date

25/02/2026

☑ Declaration made

Declaration

I/We hereby apply for Full planning permission 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

Craig Baines

Date

25/02/2026