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

Suffix

Property Name

Opportunity Centre

Address Line 1

Hampden Way

Address Line 2

Plas Madoc

Town/city

Acrefair

Postcode

LL14 3US

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

Easting (x)

328738

Northing (y)

343064

Description

Applicant Details

Name/Company

Title

Ms

First name

Claire

Surname

Pugh

Company Name

Association of Voluntary Organisations in Wrexham (AVOW)

Address

Address line 1

21 Egerton Street

Address line 2

Address line 3

Town/City

Wrexham

Country

United Kingdom

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 ******

Site Area

What is the site area?

96.00

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

This application seeks to renew planning permission for the installation and continued use of a 32ft x 10ft refurbished anti vandal canteen cabin, known as the Kettle Club Hub, on land leased by AVOW. The cabin was originally approved in 2020 and has since operated successfully as a community drop in and support space.
The unit replaced an older storage container previously used for Playscheme resources. It is a secure, steel shuttered structure with an offset entrance door and four windows. The interior is open plan with a modern fitted kitchen at one end, electric heating, lighting and power sockets, all installed and maintained by qualified professionals. A small internal partition provides a private area for confidential conversations with families.
Since installation, the Kettle Club Hub has become a well used and valued community asset. Kettle Club has now been running for over six years and holds a 5 star food hygiene rating. The Hub functions as a warm, accessible space where parents, carers, volunteers and local residents can meet, socialise and access support. It also serves as a volunteer drop in, offering training, informal learning and opportunities to get involved in community activities.
The Hub enables staff to reach a significant number of children and families who already use the playground and surrounding facilities. Having an on site, dedicated space removes barriers associated with using external buildings, such as travel, room availability and the discomfort some parents feel in more formal settings. The Hub provides a safe, welcoming environment where families can spend time together and where early help conversations can take place.
The space is used for:

•parent and family sessions
•informal drop ins and wellbeing support
•volunteer training and development
•co produced community activities
•early help and signposting
•partner agencies delivering outreach and targeted support

The Kettle Club Hub strengthens community connection, enhances volunteering opportunities and provides a flexible, community led space that families can take ownership of. Continued planning permission will allow this established and successful provision to remain in place and continue delivering early intervention, social connection and practical support for local families.

Has the work or change of use already started?

⊘ Yes
◯ No

If yes, please state the date when the work or change of use started (date must be pre-application submission)

15/04/2020

Has the work or change of use been completed?

◯ Yes
⊘ No

Existing Use

Please describe the current use of the site

The site is currently used as the base for the Kettle Club, a long-running community project that has operated successfully for over six years. The existing cabin on the site functions as a small community facility and informal drop-in space. It is used regularly by local residents, parents, carers and volunteers to access support, social connection, training opportunities and informal advice.
The Kettle Club also provides low-cost, healthy food and holds a 5-star food hygiene rating. The space is used for volunteer development, community conversations, early-help support and signposting. Partner agencies occasionally use the cabin to meet with families or deliver outreach support.
The surrounding land continues to be used for community activity and volunteer engagement linked to the Kettle Club's work. The cabin provides a safe, accessible and welcoming environment for people to meet, socialise and access early support within their own community.

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

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

Other

No foul sewage is generated on site.

Are you proposing to connect to the existing drainage system?

◯ Yes
⊘ No
◯ Unknown

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

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

2

Part-time

2

Total full-time equivalent

3.36

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

Part-time

Total full-time equivalent

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:
D2 - Assembly and leisure

Unknown:
No

Monday to Friday:

Start Time:
09:00

End Time:
20:00

Saturday:

Start Time:

End Time:

Sunday / Bank Holiday:

Start Time:

End Time:

Industrial or Commercial Processes and Machinery

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

- [ ] Yes
- [x] No

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
- ⊘ 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

> Local residents, regular Kettle Club users and nearby neighbours have been informed about the proposal to renew planning permission for the existing cabin. The Kettle Club has been operating from this location for several years, and the community is familiar with the cabin and its purpose. Feedback from parents, volunteers and local residents has been positive, and no concerns have been raised about the continued use of the cabin on the site. The space is well-used, well-managed and recognised locally as a safe and supportive community resource.

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

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

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:

Suffix:

Address line 1:
Ruthin Road

Address Line 2:

Town/City:
Wrexham

Postcode:
LL13 7TU

Date notice served (DD/MM/YYYY):
06/03/2020

Person Family Name:

Person Role

⊘ The Applicant
◯ The Agent

Title

Ms

First Name

Claire

Surname

Pugh

Declaration Date

02/03/2026

☑ 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

Ms

First Name

Claire

Surname

Pugh

Declaration Date

02/03/2026

☑ 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

claire pugh

Date

02/03/2026