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Cyngor Bwrdeistref Sirol Wrecsam
Neuadd Y Dref, Wrecsam, LL11 1AY

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Planning Service
Wrexham County Borough Council
Guildhall, Wrexham. LL11 1AY

Telephone: 01978298994
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Web: www.wrexham.gov.uk/planning

Application for prior notification of proposed demolition

Town and Country Planning (General Permitted Development) Order 1995 - Schedule 2, Part 31

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

Chirk Marina, The Boathouse At Chirk

Address Line 1

Lane From A5 Penybryn To New Hall

Address Line 2

Chirk

Town/city

Wrexham

Postcode

LL14 5AD

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

Easting (x)

328381

Northing (y)

339502

Description

The vacant Boathouse at Chirk Marina

Applicant Details

Name/Company

Title

First name

Nia

Surname

Parry-Roberts

Company Name

Maesgwyn Estates Limited

Address

Address line 1

Maesgwyn Farm

Address line 2

Chirk

Address line 3

Town/City

Wrexham

Country

Postcode

LL14 5NT

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

Mr

First name

Bobby

Surname

Clayton

Company Name

Axis

Address

Address line 1

Well House Barns

Address line 2

Chester Road

Address line 3

Bretton

Town/City

Chester

Country

GB

Postcode

CH40DH

Contact Details

Primary number

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

Secondary number

Email address

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

Proposed Demolition Works

Please describe the building(s) to be demolished

The vacant 'boathouse' at Chirk Marina

Please state the reasons why demolition needs to take place

The building is redundant following the cessation of its original use and that reasonable efforts have been made to identify viable alternative uses through an extended marketing exercise, without success. It concludes that the building's bespoke design, structural deficiencies, ongoing deterioration and the disproportionate costs associated with refurbishment or conversion render its retention unviable. The proposed demolition therefore represents the most appropriate long-term solution, with the site to be restored to agricultural land. The removal of the redundant building will enable the land to be reintegrated into the wider agricultural holding and secure a beneficial long-term use.

Please see the Cover Letter and Supporting Statement for further details.

Please describe the proposed method of demolition

Please see the accompanying Demolition Risk Assessment and Method Statement (RAMS).

How and where would spoil/rubble be disposed of?

Please see the accompanying Demolition RAMS.

Please provide details of the proposed restoration of the site

Please see the accompanying Demolition RAMS.

When do you expect the works to commence (date must be post application submission)?

02/11/2026

When do you expect the works to be completed (date must be post application submission)?

07/12/2026

Are there any public Rights of Way within the site or immediately adjoining the site?

- ◯ Yes
- ⊘ No

Is redevelopment or rebuilding proposed at a later date?

- ◯ Yes
- ⊘ No

Does the proposal involve the felling or pruning of any tree(s)?

- ◯ Yes
- ⊘ No

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

Pre-application Advice

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

☑ Yes
○ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

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

Surname

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

Reference

ENQ/2026/0009

Date (must be pre-application submission)

16/04/2026

Details of the pre-application advice received

Summary and Conclusion

The principle of demolishing the building has therefore already been established by the GDPO. An application for Prior Approval should be submitted for the demolition under Schedule 2, Part 31 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). Taking into account the above, the main issue for consideration is therefore whether any future control of the method of demolition is required.

Declaration

I/We hereby apply for Prior Approval: Demolition of building 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

Bobby Clayton

Date

31/07/2026