Our Ref: 5423-01/C-L/WT

31 July 2026

By email only: planning@wrexham.gov.uk

Planning Department
Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dear Sir or Madam

APPLICATION FOR PRIOR APPROVAL FOR PROPOSED DEMOLITION OF CHIRK MARINA BOATHOUSE, CHIRK, LL14 5AD

Introduction

I write on behalf of Maesgwyn Estates Limited ('MEL') ('the Applicant'), to request Prior Approval (under Schedule 2, Part 31 (Demolition of Buildings), Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (GPDO 1995)) from Wrexham County Borough Council ('WCBC') regarding the above development proposal ('the Proposed Development').

Site History

As set out above, the Site is the 'Boathouse', which was previously a café-bar and restaurant from 2016 until its closure in 2019. Prior to that, the building was the clubhouse for Chirk golf club since it was constructed in the 1990s. The Site has been vacant since 2019.

The Site and Surroundings

Chirk Marina is located on the Llangollen Canal, immediately north-west of Chirk village and close to the Wales–England border. It lies within a distinctive valley setting, characterised by mature woodland, historic canal infrastructure, and a mix of rural and semi-rural land uses.

Proposed Development

The Proposed Development is for the demolition of the Chirk Marina Boathouse via Prior Approval under Schedule 2, Part 31 (Demolition of Buildings) of the GPDO 1995. Despite continued efforts by the Applicant to find a viable market use, the Site has remained vacant since 2019; this is due to a combination of generally poor market conditions and the building being of bespoke construction (in the 1990s) originally as the Chirk golf club clubhouse which does not lend itself easily to widespread refurbishment which alternative uses would require. As a result, the building is in a sub-optimal condition, attracts anti-social behaviour, and is likely to deteriorate over time.

Upon any successful demolition of the building, it is MEL's intention for the building footprint to be returned back to agricultural land. The land immediately adjacent the Site is an existing agricultural holding and both the Site and the immediate surrounds are land currently owned by MEL.

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Prior Approval Process

Based on the pre-application response received from WCBC (ref. ENQ/2026/0009), the demolition of the building is permitted development (subject to Prior Approval) by virtue of Schedule 2, Part 31, Class A of the GPDO 1995 given that the exclusions set out under Class A.2 (a) building has not been rendered unsafe and b) practicable no adverse impact on health and safety of the general public) do not apply.

As set out within (relevant parts of) Schedule 2, Part 31, Class A.2 (b) of the GPDO:

(i) "the developer shall, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required to the method of demolition and any proposed restoration of the site;

(ii) the application shall be accompanied by a written description of the proposed development, a statement that a notice has been posted in accordance with sub-paragraph (iii) and any fee required to be paid;

(iii) subject to sub-paragraph (iv), the applicant shall display a site notice by site display on or near the land on which the building to be demolished is sited and shall leave the notice in place for not less than 21 days in the period of 28 days beginning with the date on which the application was submitted to the local planning authority;

(iv) where the site notice is, without any fault or intention of the applicant, removed, obscured or defaced before the period of 21 days referred to in sub-paragraph (iii) has elapsed, he shall be treated as having complied with the requirements of that sub-paragraph if he has taken reasonable steps for protection of the notice and, if need be, its replacement;"

With reference to i) and ii) above, a request for pre-application advice was submitted to WCBC to determine if the proposed demolition could be undertaken under the above stated provisions of the GPDO. The pre-application advice received from WCBC (ref. ENQ/2026/0009 dated 16 April 2026) stated that the principle of the proposed demolition is established by the GPDO and the main issue for consideration (for subsequent Prior Approval application) is details of the proposed demolition method and proposed restoration of the site.

As such, the requirement for Prior Approval for the proposed demolition works is already established; therefore, this application subsequently seeks the Prior Approval of WCBC for the proposed demolition works. This application is accompanied by a written description of the Proposed Development through this Cover Letter and Supporting Statement, the relevant application fee, and a Site Notice Declaration confirming that the required notice has been displayed.

With reference to iii) and iv) above, a site notice will be displayed on the land adjacent to the building proposed for demolition for a period of 21 days, within the 28-day period commencing on the date the application is submitted to the Local Planning Authority, in accordance with the requirements of the GPDO 1995 (as amended).

This application is supported by accompanying documents (see list below) to enable WCBC to assess the relevant material considerations associated with the proposed demolition works and the proposed restoration of the Site.

Supporting Documents

The planning application is supported by the following:

i. This Cover Letter and Supporting Statement.
ii. Application Form.
iii. Site Notice.
iv. Site Notice Declaration and Photographs.
v. Site Location Plan (7000_842).
vi. Floor Plans and Elevations (7000_628).
vii. Bat Scoping Report (P_Ax_05_R001 February 2026).
viii. Bat Emergence Survey Report (P_Ax_05_R002 July 2026).
ix. Justification Statement.
x. Demolition Risk Assessment and Method Statement (RAMS) (PDW-RAMS-DEM-CHIRK-Rev02).

Bat Surveys and Next Steps

Bat emergence surveys identified a single soprano pipistrelle using the building as a non-breeding day roost. Appropriate mitigation measures have been identified to ensure compliance with wildlife legislation, including obtaining a Natural Resources Wales (NRW) bat licence prior to demolition, undertaking supervised soft-stripping of suitable roost features by a licensed ecologist, and providing compensatory bat roosting habitat through the installation of replacement bat boxes. These measures will ensure that the proposed demolition can be carried out lawfully while maintaining appropriate ecological safeguards.

Justification Statement

The Justification Statement confirms that 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.

RAMS

The RAMS details the isolation of services, asbestos survey and removal (where necessary), soft strip, controlled mechanical demolition, segregation and lawful disposal of demolition arisings, and final site clearance and reinstatement. The RAMS also sets out the measures to minimise impacts on neighbouring receptors and the environment, including dust suppression, noise and vibration management, pollution prevention, ecological safeguards (including bat protected species licence from Natural Resources Wales and presence of Ecological Clerk of Works during key demolition stages), traffic and public safety controls, and appropriate working practices.

Yours sincerely



Wai To Chan

Graduate Planner on behalf of Axis