Wrexham Council
Lambpit Street
Wrexham
LL11 1AR.

Our Ref: 2025UK480350

28 July 2026

Dear Sir/Madam,

Prior notification of proposed demolition, St Marks Multi-Storey Car Park, Wrexham

This application has been submitted pursuant to Schedule 2, Part 31 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) and seeks a determination as to whether prior approval is required for the method of demolition and restoration of the site following demolition

The demolition proposed is permitted development, but under the General Permitted Development Order prior approval needs to be sought from the Local Planning Authority.

As required in legislation, the submission comprises a completed Prior Notification of Proposed Demolition application form, together with a written description of the proposed development, a statement confirming that the requisite site notice will be displayed for a minimum of 21 days, and the appropriate fee. Supporting demolition plans have also been submitted.

Proposed Development

The building to be demolished is the existing St Marks Multi-Storey Car Park, St Marks Road, Wrexham (LL11 1RR). The car park is a structurally deteriorated and underused facility that has also become associated with anti-social behaviour.

The structure comprises a reinforced concrete framed multi-storey car park with associated spandrel panels, floor slabs, foundations and ancillary infrastructure. The building is proposed to be demolished in its entirety, including the removal of associated foundations and hardstanding within the application site.

Following demolition, the cleared site will be developed to provide a new coach park, resurfacing of St Marks Road, improved pedestrian links, and landscaping to support the nearby Wrexham Museum and Football Museum for Wales.

Works are programmed to commence September 2026 and complete February 2027, carried out in compliance with CDM 2015, all relevant health & safety legislation, and environmental controls.

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The structure shares a boundary with adjacent buildings, so demolition will be carefully sequenced to avoid damage, with measures to control noise, dust, vibration, and public access throughout.

Demolition Statement

The demolition methodology statement sets out the following:

- Key Information
  - Scope of works
  - Project summary
  - Project address
  - Program
  - Supervision and site staff positions
  - Plant and Equipment
- Site specifics:
  - Service locations and isolations
  - Site inductions and briefings
  - Welfare, first aid and security arrangements
  - Emergency procedures
  - PPE
- General conditions
  - COSHH substances
  - Traffic management
  - Waste management
  - Environment considerations
  - Asbestos
- Method of Works
  - Site establishment and equipment delivery
  - Site plan
  - Demolition sequence
  - Pre-start procedures
  - Removal of asbestos floor tiles
  - Demolition of structure
  - Removal of slabs, foundations, hardstanding
  - Loading of skips

- Amendments
- Demolition activities risk assessment

Conclusion

The Demolition Method Statement has been prepared in support of the Prior Notification of Proposed Demolition application relating to the multi-storey car park on St Marks Road in Wrexham City Centre.

The proposed demolition works will be undertaken in a controlled and phased manner, incorporating appropriate measures to minimise impacts on local amenity, public safety and the surrounding highway network. The site will be restored in accordance with the details set out in this submission upon completion of the works.

It is therefore respectfully requested that the Local Planning Authority confirms that prior approval is not required or, where considered necessary, grants prior approval for the proposed method of demolition and restoration of the site.

Photographs of the site notices in situ will be provided to the council following the application submission.

We trust that this submission provides sufficient information to enable the determination of the application. However, should you require any additional information or clarification, please do not hesitate to contact me.

Yours faithfully

[redacted]

Maria Marks
Principal Planner