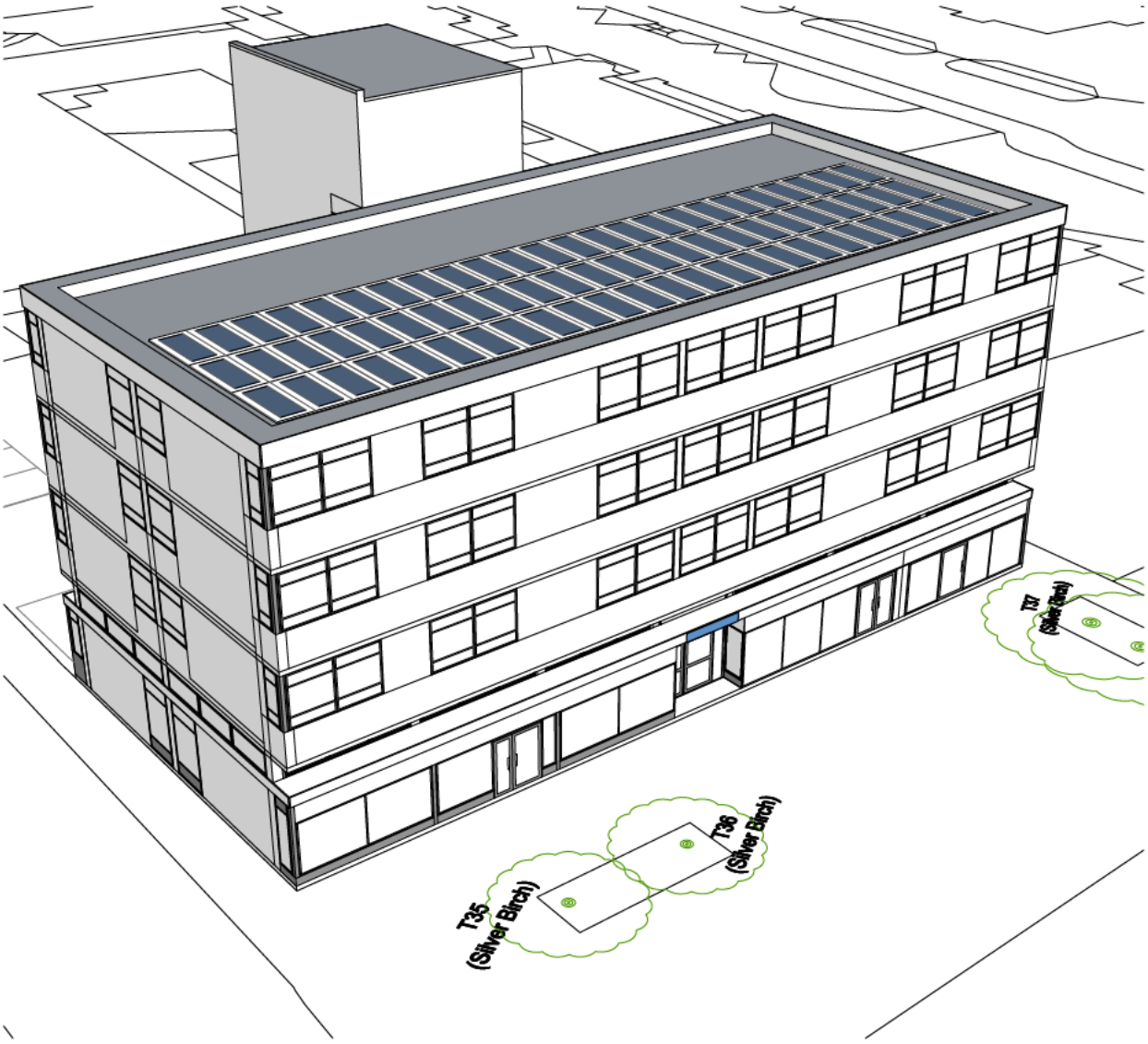
PROPOSED PART CHANGE OF USE
OF THE EXISTING UPPER 1ST, 2ND & 3RD FLOORS FROM OFFICES (USE CLASS B1)
TO 36 x 1 BED RESIDENTIAL STUDIOS (USE CLASS C3)

Regent House, Regent Street, Wrexham LL11 1PR

Design, Access and Submission Statement

20 / 08 / 2026 REV: -



Osborne House

Initiatives Design

© Initiatives (Design) Ltd, PMCL License No: 100064548.
48 High Street, Weaverham, Northwich, Cheshire CW8 3HB
www.initiativesdesign.com
Email: initiativesdesign@gmail.com
Tel: +44(0)1606 851904

PROPOSED PART CHANGE OF USE
OF THE EXISTING UPPER 1ST, 2ND & 3RD FLOORS FROM OFFICES (USE CLASS B1)
TO 36 x 1 BED RESIDENTIAL STUDIOS (USE CLASS C3)

Regent House, Regent Street, Wrexham LL11 1PR

Contents Page

Page

3. Introduction & Overview
4. Executive Summary
5. Minor Development Confirmation Statement
6. The Existing Site & Location
7. Preliminary Structural Appraisal
8. The Existing Property Continued..
9. Available Planning History
10. Summary of the Previous Residential Planning Approvals (P/2016/1099)
11. Summary of the Previous Residential Planning Approvals (P/2009/0833)
12. Summary of the Previous Residential Planning Approvals (P/2004/0718)
13. Marketing Evidence
14. Grosvenor Road Conservation Area
15. Technical Advice Note 24: The Historic Environment Summary
16. Tree Preservation Order & Protection
17. Existing Utility Services
18. The Proposal
19. The Proposal Continued..
20. The Design & Review Process
21. Existing & Proposed Parking Arrangements
22. Public Transport. Active Travel & Access to Services
23. Safer Places Wales & Designing Out Crime
24. Security & CCTV
25. Door Entry System
26. Inclusive Access
27. Environmental Sustainability, Energy Efficiency & Climate Resilience
28. Coal Mining Risk Exemption
29. Drainage & Flood Risk
30. Ecology PEA and PRA Reports
31. Sound The Environmental Noise Assessment
32. Fire Safety Feasibility Review

The drawings and illustrations in this document are not to scale.

Please also refer to the scale drawings submitted with the application.

© Initiatives (Design) Ltd, PMCL License No: 100064548.

48 High Street, Weaverham, Northwich, Cheshire CW8 3HB
www.initiativesdesign.com

Initiatives Design

Email: initiativesdesign@gmail.com

Tel: +44(0)1606 851904

PROPOSED PART CHANGE OF USE
OF THE EXISTING UPPER 1ST, 2ND & 3RD FLOORS FROM OFFICES (USE CLASS B1)
TO 36 x 1 BED RESIDENTIAL STUDIOS (USE CLASS C3)

Regent House, Regent Street, Wrexham LL11 1PR

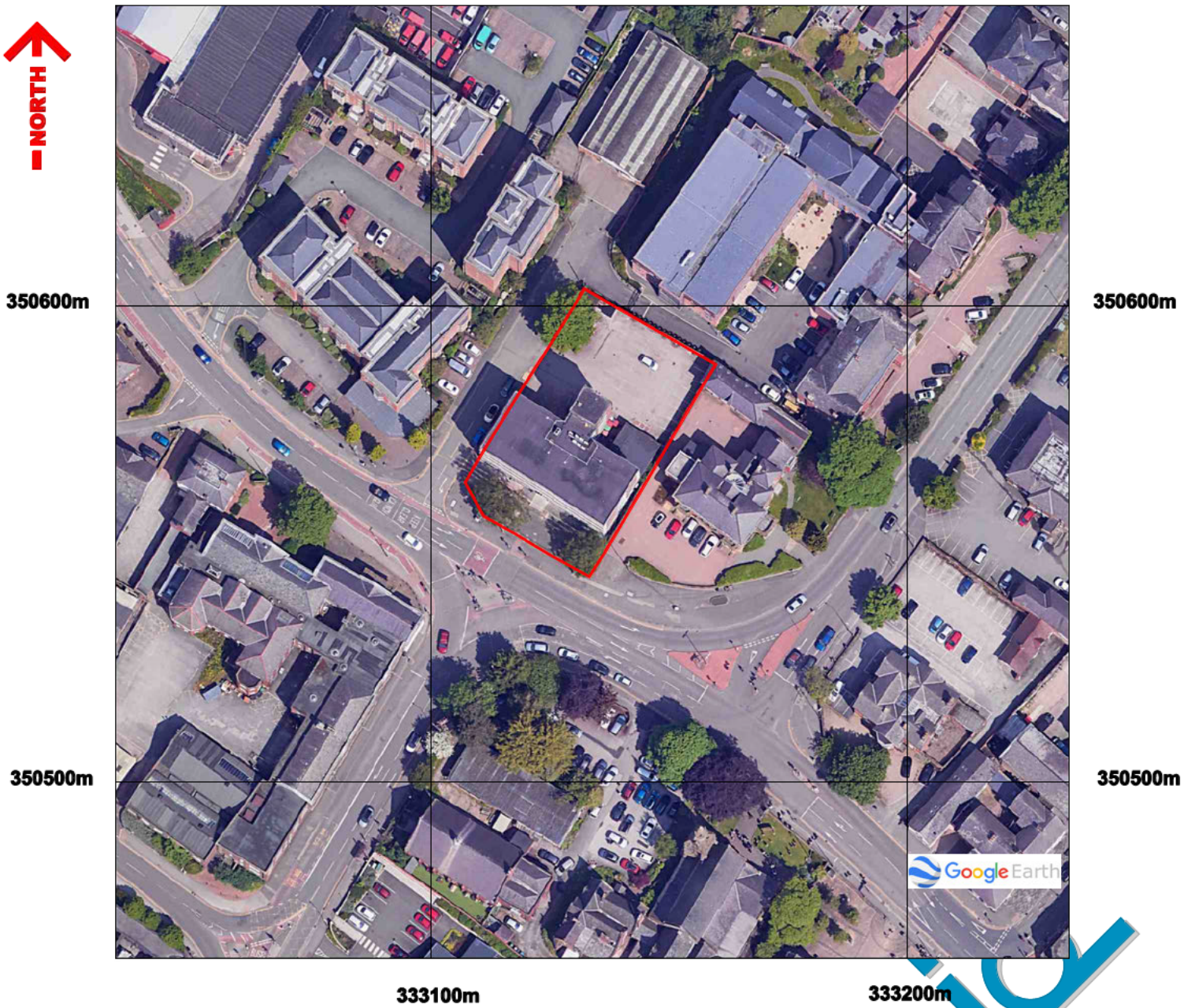
Introduction & Overview

This Design, Access & Submission Statement has been prepared on behalf of the Applicant Osborne House in support of their planning application. Regent House is within located within Wrexham Town Centre and Grosvenor Road Conservation Area. This existing, non-listed 4 storey building comprises of a mixed-use on a 1,685m2 site.

Full planning permission is sought for the Proposed Change of Use of the upper 1st, 2nd and 3rd floors from Offices to 36 x 1 Bed Residential Studios. The scheme could also be used for Student Accommodation. The existing ground floor restaurant and 2 takeaways will remain as existing.

Regent House has an existing footprint of 566m2, a Gross Internal Area of 1,937m2 and each of the 3 upper floors are 467m2 each, making a total 1,401m2 GIA for the proposed conversion to residential.

May 2023 Google Image (Latest)



Email: initiativesdesign@gmail.com

© Initiatives (Design) Ltd, PMCL License No: 100064548.
48 High Street, Weaverham, Northwich, Cheshire CW8 3HB
www.initiativesdesign.com

Initiatives Design
Tel: +44(0)1606 851904

PROPOSED PART CHANGE OF USE
OF THE EXISTING UPPER 1ST, 2ND & 3RD FLOORS FROM OFFICES (USE CLASS B1)
TO 36 x 1 BED RESIDENTIAL STUDIOS (USE CLASS C3)

Regent House, Regent Street, Wrexham LL11 1PR

Executive Summary

Regent House is a highly visible building in Wrexham Town Centre, adjacent to all the existing transport links, Town Centre Parking, Shops and Services. The property is of solid sound construction with internal strcutural steel beams, concrete floor and internal office partition walls. The building is easily capable of being converted to studios.

Latest Google Street Scene Image (June 2026):-



This non-listed building within the Grosvenor Road Conservation Area has previously been granted planning permission for "Change of Use to Residential" in 2004, this was then re-approved in 2009 and again in 2016.

The proposed conversion requires zero additional floorspace. The vast majority of the upper office floors have been vacant for several years and have been actively marketed with no interest for office use.

This proposal represents a highly sustainable approach to urban regeneration by repurposing the vacant upper floors of a building, the development preserves embodied carbon, delivers residential studios, promotes active travel, and protects the commercial vitality of the high street.

The proposal has been designed to take account of the following policies:-

National & Local Policy Guidance, and Wrexham Town Centre Masterplan. The Masterplan supports conversions of vacant upper floor office space to residential uses and identifies identifies a significant demand for smaller 1 and 2 bed properties. The Masterplan promotes town centre living to increase the residential population and support the retail core and evening economy.

Future Wales (The National Plan 2040) & Planning Policy Wales (PPW): The scheme directly responds to the national mandate for transit-orientated development, promoting higher densities in urban centres and the re-use of previously developed land. Rather than proposing a highly disruptive and carbon-intensive demolition and rebuild, this scheme pursues an internal change of use. This preserves the massive embodied carbon of the existing Regent House structure. Subsequent "Fabric First" thermal upgrades will drastically minimize operational energy demand, supporting the transition to a low-carbon economy.

Technical Advice Notes (TAN) and Local Planning Guidance Notes (LPG).

Whilst residential uses are generally defined as being 'particularly vulnerable to the presence of contamination', the proposal is for a conversion therefore it was deemed a Land Contamination Survey was not required.

© Initiatives (Design) Ltd, PMCL License No: 100064548.
48 High Street, Weaverham, Northwich, Cheshire CW8 3HB
www.initiativesdesign.com
Email: initiativesdesign@gmail.com
Tel: +44(0)1606 851904
Initiatives Design

PROPOSED PART CHANGE OF USE
OF THE EXISTING UPPER 1ST, 2ND & 3RD FLOORS FROM OFFICES (USE CLASS B1)
TO 36 x 1 BED RESIDENTIAL STUDIOS (USE CLASS C3)

Regent House, Regent Street, Wrexham LL11 1PR

Minor Development Confirmation Statement

Major Development Definition:-

Major development in Wales is defined in article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012:-

'major development' ('datblygiad mawr') means development involving any one or more of the following—

(a) the winning and working of minerals or the use of land for mineral-working deposits;
(b) waste development;
(c) the provision of dwellinghouses where—

(i) the number of dwellinghouses to be provided is 10 or more; or

(ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c)(i);

(d) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or,

(e) development carried out on a site having an area of 1 hectare or more.

Minor Development Confirmation Check:-

Applying the definitions in The Statutory Instruments 2012 No. 801 (W.110) Article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO), **this proposal is NOT a major development as follows:-**

1. The "Dwellinghouse" Exclusion:-

- Article 2 **definition of a "dwellinghouse"** ("tŷ annedd") **does not include a building containing one or more flats, or a flat contained within such a building.**

- The proposal creates 36 studio flats (divided horizontally, sharing floors/ceilings), creating zero dwellinghouses.

2. Zero "Created" Floor Space:-

- This proposed **'Change of Use'** is within the existing building envelope, the 1,401m² Gross Internal Floor Area (GIA) already exists - there is **'Zero m2'** floor space being created as part of the proposal.

3. Site Area Thresholds:-

- The site is only **'0.1685 hectares'** well below the 1 hectare threshold.

The proposal fails all the criterion under Article 2 for Major Development therefore is classified as a **Minor Development'**.

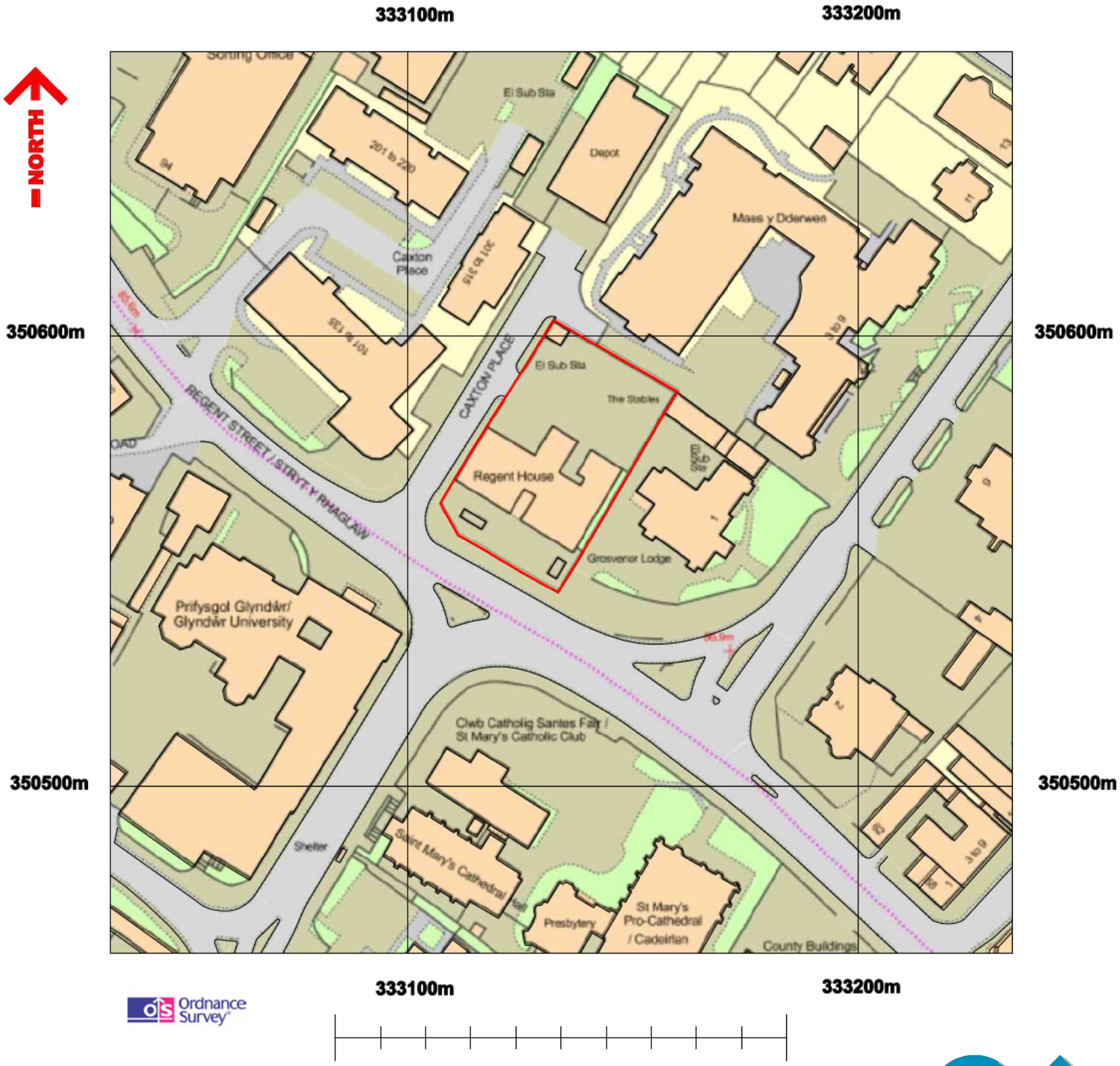
© Initiatives (Design) Ltd, PMCL License No: 100064548.
48 High Street, Weaverham, Northwich, Cheshire CW8 3HB
www.initiativesdesign.com
Email: initiativesdesign@gmail.com
Tel: +44(0)1606 851904
Initiatives Design

PROPOSED PART CHANGE OF USE
OF THE EXISTING UPPER 1ST, 2ND & 3RD FLOORS FROM OFFICES (USE CLASS B1)
TO 36 x 1 BED RESIDENTIAL STUDIOS (USE CLASS C3)

Regent House, Regent Street, Wrexham LL11 1PR

The Existing Site & Location

The site is located on Regent Street with vehicular access to the existing car park off Caxton Place.



Email: initiativesdesign@gmail.com

© Initiatives (Design) Ltd, PMCL License No: 100064548.
48 High Street, Weaverham, Northwich, Cheshire CW8 3HB
www.initiativesdesign.com

Initiatives Design
Tel: +44(0)1606 851904

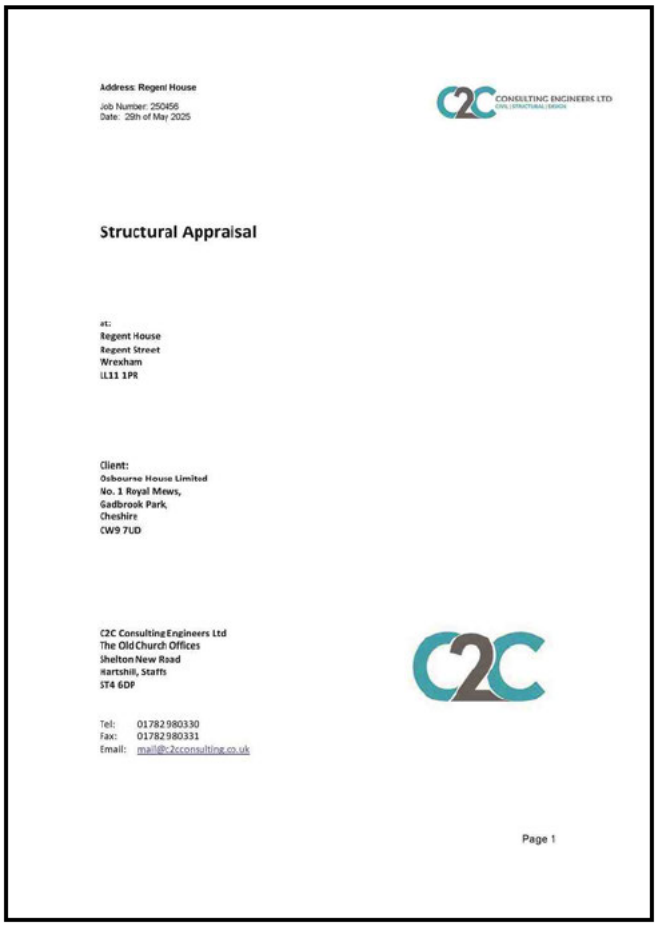
PROPOSED PART CHANGE OF USE
OF THE EXISTING UPPER 1ST, 2ND & 3RD FLOORS FROM OFFICES (USE CLASS B1)
TO 36 x 1 BED RESIDENTIAL STUDIOS (USE CLASS C3)

Regent House, Regent Street, Wrexham LL11 1PR

Preliminary Structural Appraisal

A preliminary structural appraisal was recently conducted by C2C Consulting Engineers The report focuses on a column load chase down to evaluate how weight is distributed from the roof through each floor. The engineers utilised BS6399 and BS8110 standards to calculate dead and imposed loads while accounting for necessary safety factors and wind pressure.

These calculations specifically verify the structural integrity of reinforced concrete columns, measuring 375mm square, to ensure they can withstand both axial forces and bending moments. Ultimately, the data confirms that the proposed reinforcement and section dimensions meet the required limits for a short, unbraced column design.



Address: Regent House

Job Number: 250456
Date: 29th of May 2025

C2C CONSULTING ENGINEERS LTD

Structural Appraisal

at:
Regent House
Regent Street
Wrexham
LL11 1PR

Client:
Osbourne House Limited
No. 1 Royal Mews,
Gadbrook Park,
Cheshire
CW9 7UD

C2C Consulting Engineers Ltd
The Old Church Offices
Shelton New Road
Hartshill, Staffs
ST4 6DP

Tel: 01782 980330
Fax: 01782 980331
Email: mail@c2cconsulting.co.uk

Page 1

Email: initiativesdesign@gmail.com

© Initiatives (Design) Ltd, PMCL License No: 100064548.
48 High Street, Weaverham, Northwich, Cheshire CW8 3HB
www.initiativesdesign.com

1:200

Initiatives Design

Tel: +44(0)1606 851904

The Existing Property Continued..

Further recent pictures:-





© Initiatives (Design) Ltd, PMCL License No: 100064548.

48 High Street, Weaverham, Northwich, Cheshire CW8 3HB
www.initiativesdesign.com

Initiatives Design

Email: initiativesdesign@gmail.com

Tel: +44(0)1606 851904

PROPOSED PART CHANGE OF USE
OF THE EXISTING UPPER 1ST, 2ND & 3RD FLOORS FROM OFFICES (USE CLASS B1)
TO 36 x 1 BED RESIDENTIAL STUDIOS (USE CLASS C3)

Regent House, Regent Street, Wrexham LL11 1PR

Available Planning History

2024 - P/2024/0055 Unit 1B Ground Floor - Newid defnydd adeilad o ddosbarth a2 (siop) I ddosbarth a3 (bwyty/caffi/bwyd I fynd) / change of use of building from class a1 (shop) to class a3 (restaurant/ cafe/ take-away)

2023 - P/2023/0816 Amrywio amod 7 caniatd cynllunio p/2022/0150 I diwygio oriau agor / variation of condition 7 of planning permission P/2022/0150 to amend opening times

2023 - P/2023/0419 Hysbyseb ar gyfer 4 arwydd ffasgia ac 1 arwydd taflunio (wedil oleuo) / advertisement for 4 fascia signs and 1 projecting sign (illuminated)

2023 - P/2023/0420 Rhyddhau amod 6 (awyru) caniatad cynllunio P/2022/0150 / discharge of condition 6 (ventilation) of planning permission P/2022/0150

2022 - P/2022/0150 Newid defnydd rhan or llawr gwaelod (uned 2) I ddosbarth a3 (bwyty gyda bwyd I fynd) / change of use of part of ground floor (unit 2) to class a3 (restaurant with takeaway)

2018 - P/2018/0842 Application for works to tree subject to tree preservation order wmbc no. 11 2 No. Lime trees (t33 & t34) - to raise crown for a 4m clear stem and shape the lower canopy to match in (trees overhanging office car parking spaces)

2018 - P/2018/0193 Unit 1A Ground Floor - Application for approval of details reserved by conditions imposed under planning permission P/2017/0249:- condition 5 - submission of plan indicating the provision of 5 parking spaces allocated for the proposed take-away use condition 8

2018 - P/2018/0093 Change of use from retail shop (use class a1) to restaurant, cafe and take-away (use class a3) for the sale of food or drink for consumption on the premises or of hot food for consumption off the premises

2017 - P/2017/0249 Sub-division and change of use of ground floor of unit 1 to a class a3 pizza take-away and delivery, installation of new shop front and customer entrance and access ramp within the front elevation and installation of flue and plant at s

2017 - P/2017/0261 Display of 3 no internally illuminated signs

2016 – P/2016/1099 Renewal of unexpired planning permission code no P/2009/0833 for change of use from offices, commercial and retail to Residential use with improvements to the external appearance

2016 - P/2016/0763 T33 and T34 crown raise to provide clearance of 4m above parking spaces

2016 - P/2016/0188 Removal of 2 no Silver Birch Trees (T37 and T38) (protected by TPO WMBC No 11)

2010 - P/2010/0864 Display of 1 no. Non-illuminated fascia sign and no. 1 Non-illuminated projection sign

2009 - P/2009/0833 Renewal of unexpired planning permission code no P/2004/0718 for change of use from offices and commercial to Residential use, with improvements to external appearance

2004 - P/2004/0718 Change of use from Offices and Commercial to Residential use, with improvements to external appearance.

© Initiatives (Design) Ltd, PMCL License No: 100064548.
48 High Street, Weaverham, Northwich, Cheshire CW8 3HB
www.initiativesdesign.com
Email: initiativesdesign@gmail.com
Tel: +44(0)1606 851904
Initiatives Design

PROPOSED PART CHANGE OF USE
OF THE EXISTING UPPER 1ST, 2ND & 3RD FLOORS FROM OFFICES (USE CLASS B1)
TO 36 x 1 BED RESIDENTIAL STUDIOS (USE CLASS C3)

Regent House, Regent Street, Wrexham LL11 1PR

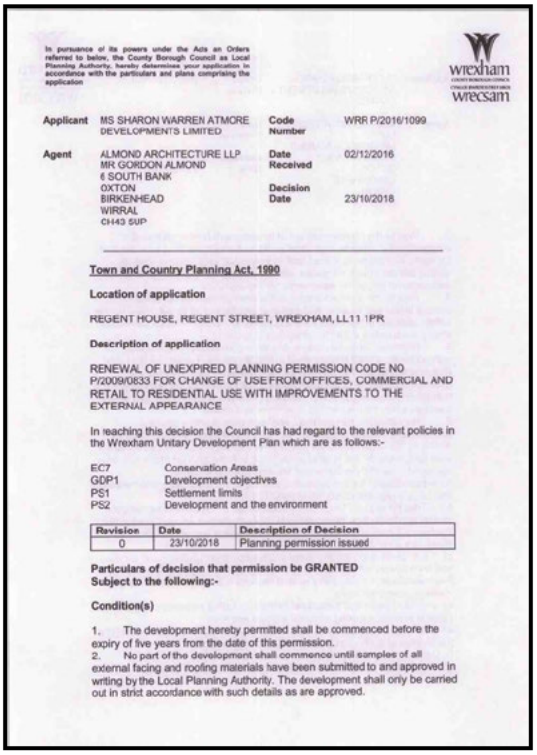
Summary of the Previous Residential Planning Approvals (P/2016/1099)

Summary of the various residential conversion approvals for which it is noted that 'no objections were raised':-

Application Details:-

- **Application No: P/2016/1099**
- **Status: Approved 23/10/2018**.
- **Proposal:** Renewal of unexpired planning permission code no. P/2009/0833.
- **Summary:** Change of use of the Existing 4-story office building from offices, commercial, and retail to residential use, consisting of 24 one- and two-bedroom apartments with improvements to the external appearance.

- **Planning Policies:** Alignment with Wrexham Unitary Development Plan (UDP) Policies EC7 (Conservation Areas), GDP1 (Development Objectives), PS1 (Settlement Limits), and PS2 (Development and the Environment).
- **Protected Species (Ecology):** A preliminary ecological survey (09/12/2016) by Clwydian Ecology identified low potential for bats and no nesting birds, but mandated precautionary building procedures to avoid harm to torpid or hibernating bats.
- **Arboriculture & Tree Preservation:** Protection measures and supervision required under BS5837:2012 for trees subject to WMBC 11 Tree Preservation Order 1985.
- **Sewerage & Drainage Constraints:** Conditions requested by Dŵr Cymru Welsh Water prohibiting any surface water or land drainage from connecting to the public sewer network.
- **Noise Attenuation:** Condition requiring a noise survey (TAN 11) to address road activity noise levels and establish mitigation measures for future occupiers.
- **Conservation Area Setting:** Assessing the development's aesthetic impact on the surrounding Grosvenor Road Conservation Area and nearby Grade II Listed Buildings.
- **Accessibility:** Commitment to design all units to Lifetime Homes Standards and ensure full DDA compliance.



In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

wrexham
wrecsam

Applicant	MS SHARON WARREN ATMORE DEVELOPMENTS LIMITED	Code Number	WRR P/2016/1099
Agent	ALMOND ARCHITECTURE LLP MR GORDON ALMOND 6 SOUTH BANK OXTON BIRKENHEAD WIRRAL CH43 5UP	Date Received	02/12/2016
		Decision Date	23/10/2018

Town and Country Planning Act, 1990

Location of application

REGENT HOUSE, REGENT STREET, WREXHAM, LL11 1PR

Description of application

RENEWAL OF UNEXPIRED PLANNING PERMISSION CODE NO P/2009/0833 FOR CHANGE OF USE FROM OFFICES, COMMERCIAL AND RETAIL TO RESIDENTIAL USE WITH IMPROVEMENTS TO THE EXTERNAL APPEARANCE

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

EC7	Conservation Areas
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment

Revision	Date	Description of Decision
0	23/10/2018	Planning permission issued

Particulars of decision that permission be GRANTED
Subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. No part of the development shall commence until samples of all external facing and roofing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

© Initiatives (Design) Ltd, PMCL License No: 100064548.
48 High Street, Weaverham, Northwich, Cheshire CW8 3HB
www.initiativesdesign.com
Email: initiativesdesign@gmail.com
Tel: +44(0)1606 851904
Initiatives Design

PROPOSED PART CHANGE OF USE
OF THE EXISTING UPPER 1ST, 2ND & 3RD FLOORS FROM OFFICES (USE CLASS B1)
TO 36 x 1 BED RESIDENTIAL STUDIOS (USE CLASS C3)

Regent House, Regent Street, Wrexham LL11 1PR

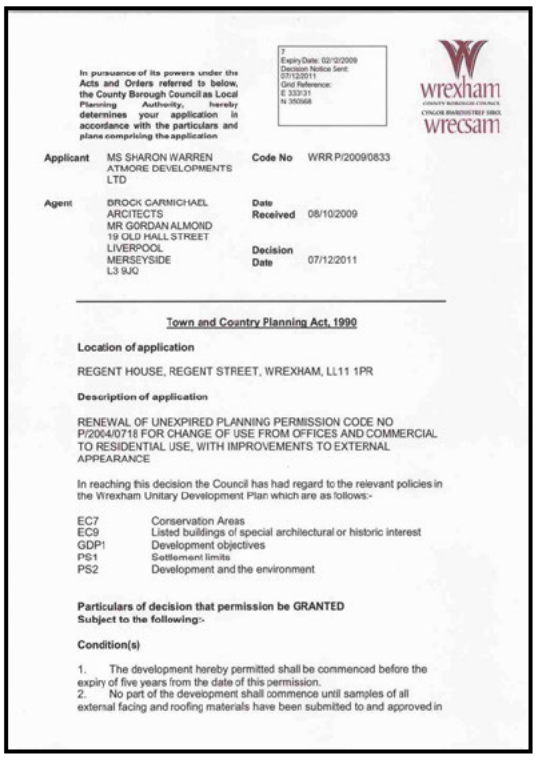
Summary of the Previous Residential Planning Approvals (P/2009/0833)

Summary of the various residential conversion approvals for which it is noted that 'no objections were raised':-

Application Details:-

- **Application No: P/2009/0833**
- **Approved 07/12/2011**
- **Proposal:** Proposed renewal of unexpired planning permission code no. P/2004/0718.
- **Summary:** Change of use from offices and commercial to residential use, consisting of 24 one- and two-bedroom apartments with external appearance improvements. Ground floor retail was to be retained.

- **Planning Policies:** Regard was given to UDP Policies EC7 (Conservation Areas), EC9 (Listed Buildings), GDP1 (Development Objectives), PS1 (Settlement Limits), and PS2 (Development and the Environment).
- **Conservation Status Shift:** Detailed notes on how the Grosvenor Road Conservation Area was amended in July 2007 to fully include the site, increasing planning controls.
- **Listed Building Settings:** Proximity to five Grade II Listed Buildings, including the School of Art and Design, RC Cathedral of St Mary, and Wrexham Museum.
- **Protected Species (Bats):** Condition 14 mandated a Bat Roost Assessment and Ecological Method Statement detailing avoidance, roost compensation, and long-term monitoring.
- **Environmental Sustainability:** Design targets meeting the Code for Sustainable Homes Level 3.
- **Parking & Highways:** Increasing rear car park spaces from 24 to 30, with dedicated cycle and motorcycle storage.
- **Drainage Constraints:** Prohibition of direct or indirect surface and land drainage connections to the public sewerage system.



In pursuance of its powers under the Acts and Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

7
Expiry Date: 02/12/2009
Decision Notice Sent: 07/12/2011
Grid Reference:
E 333131
N 350568

wrexham
wrecsam

Applicant: MS SHARON WARREN, ATMORE DEVELOPMENTS LTD

Code No: WRR P/2009/0833

Agent: BROCK CARMICHAEL ARCITECTS, MR GORDAN ALMOND, 19 OLD HALL STREET, LIVERPOOL, MERSEYSIDE, L3 9JQ

Date Received: 08/10/2009

Decision Date: 07/12/2011

Town and Country Planning Act, 1990

Location of application

REGENT HOUSE, REGENT STREET, WREXHAM, LL11 1PR

Description of application

RENEWAL OF UNEXPIRED PLANNING PERMISSION CODE NO P/2004/0718 FOR CHANGE OF USE FROM OFFICES AND COMMERCIAL TO RESIDENTIAL USE, WITH IMPROVEMENTS TO EXTERNAL APPEARANCE

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

EC7	Conservation Areas
EC9	Listed buildings of special architectural or historic interest
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment

Particulars of decision that permission be GRANTED
Subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. No part of the development shall commence until samples of all external facing and roofing materials have been submitted to and approved in

© Initiatives (Design) Ltd, PMCL License No: 100064548.

48 High Street, Weaverham, Northwich, Cheshire CW8 3HB
www.initiativesdesign.com
Email: initiativesdesign@gmail.com
Initiatives Design
Tel: +44(0)1606 851904

PROPOSED PART CHANGE OF USE
OF THE EXISTING UPPER 1ST, 2ND & 3RD FLOORS FROM OFFICES (USE CLASS B1)
TO 36 x 1 BED RESIDENTIAL STUDIOS (USE CLASS C3)

Regent House, Regent Street, Wrexham LL11 1PR

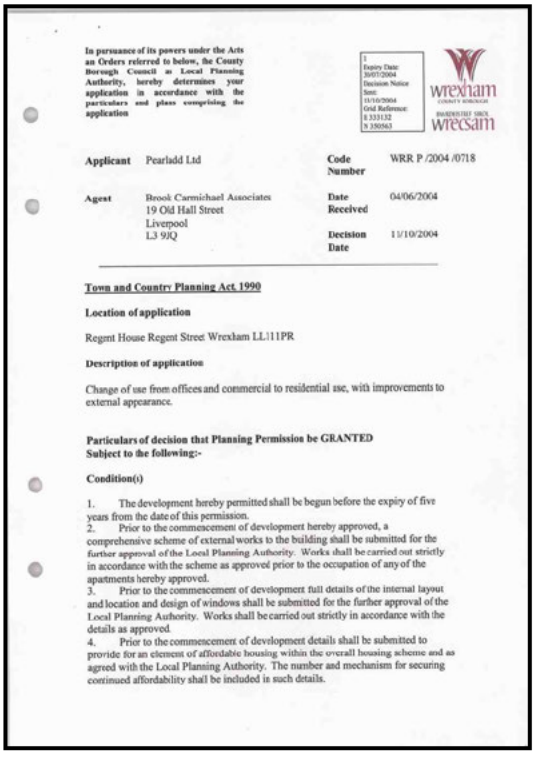
Summary of the Previous Residential Planning Approvals (P/2004/0718)

Summary of the various residential conversion approvals for which it is noted that 'no objections were raised':-

Application Details:-

- **Application No: P/2004/0718**
- **Approved 11/10/2004**
- **Proposal:** Proposed change of use from offices and commercial to residential use with improvements to external appearance.
- **Summary:** Conversion of the commercial and office space to residential apartments.

- **Ecology (Bats):** Condition 6 mandated a pre-commencement ecologist bat roost survey, with notes highlighting that a license from the Welsh Assembly Government would be required if bats were present.
- **Arboricultural Protection:** Detailed conditions safeguarding trees subject to the **WMBC 11 Tree Preservation Order 1985**.
- **Noise Mitigation:** Condition 9 required a daytime and nighttime road traffic noise survey to design sound insulation and attenuation measures.
- **Highway Safety & Parking:** Submission of parking/turning arrangements and cycling details, with notes pointing to a potential Section 106 agreement if parking standards were not met.
- **Drainage Controls:** Complete restriction of surface water and land drainage discharge into the public sewerage system.
- **Visual Amenity:** Conditions requiring detailed window designs, internal layouts, and material samples to preserve the nearby Listed Buildings and Conservation Area.
- **Sustainability & Utilities:** Requirements for telecommunication systems, waste/recycling, and energy plans.



In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

Applicant: Pearladd Ltd

Code Number: WRR P /2004 /0718

Agent: Brook Carmichael Associates, 19 Old Hall Street, Liverpool, L3 9JQ

Date Received: 04/06/2004

Decision Date: 11/10/2004

Town and Country Planning Act 1990

Location of application

Regent House Regent Street Wrexham LL11PR

Description of application

Change of use from offices and commercial to residential use, with improvements to external appearance.

Particulars of decision that Planning Permission be GRANTED Subject to the following:-

Condition(s)

1. The development hereby permitted shall be begun before the expiry of five years from the date of this permission.
2. Prior to the commencement of development hereby approved, a comprehensive scheme of external works to the building shall be submitted for the further approval of the Local Planning Authority. Works shall be carried out strictly in accordance with the scheme as approved prior to the occupation of any of the apartments hereby approved.
3. Prior to the commencement of development full details of the internal layout and location and design of windows shall be submitted for the further approval of the Local Planning Authority. Works shall be carried out strictly in accordance with the details as approved.
4. Prior to the commencement of development details shall be submitted to provide for an element of affordable housing within the overall housing scheme and as agreed with the Local Planning Authority. The number and mechanism for securing continued affordability shall be included in such details.

© Initiatives (Design) Ltd, PMCL License No: 100064548.
48 High Street, Weaverham, Northwich, Cheshire CW8 3HB
www.initiativesdesign.com
Email: initiativesdesign@gmail.com
Tel: +44(0)1606 851904
Initiatives Design

PROPOSED PART CHANGE OF USE
OF THE EXISTING UPPER 1ST, 2ND & 3RD FLOORS FROM OFFICES (USE CLASS B1)
TO 36 x 1 BED RESIDENTIAL STUDIOS (USE CLASS C3)

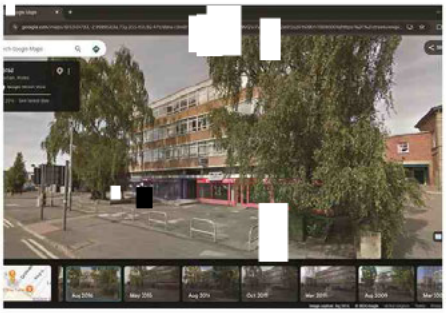
Regent House, Regent Street, Wrexham LL11 1PR

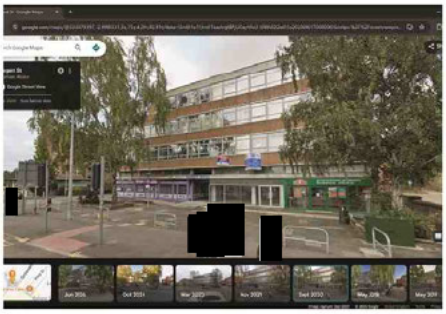
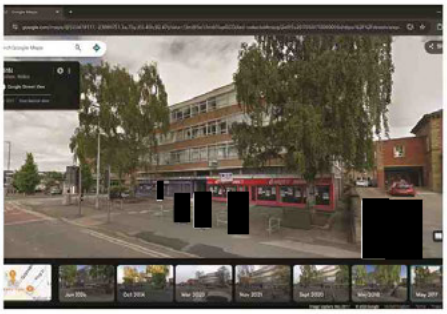
Marketing Evidence

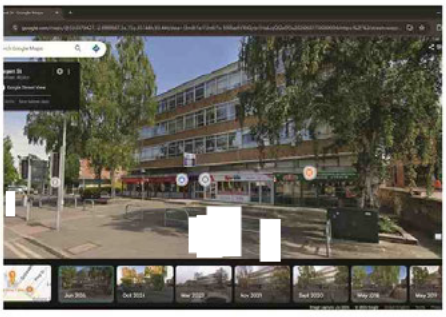
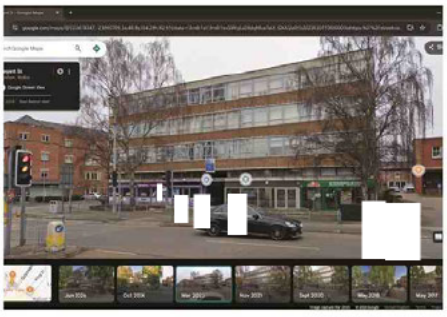
The Google Street Scene Images show various marketing sign boards, which confirms the property is currently, and has been continuously actively marketed for a number of years by the Applicants Agent. The property is also listed on their website.

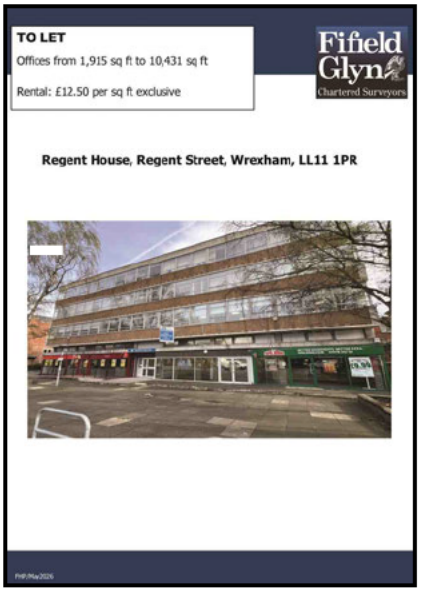
The majority of the space was previously let to the HSE and Valuation Office who vacated in 2020 during Covid, and they formally exited their lease in March 2025. While the vast majority of the upper floors are now empty and there has been no market interest for this vacant space, part of the 1st floor currently remains in continuous active office use.

Google Maps





Email: initiativesdesign@gmail.com

© Initiatives (Design) Ltd, PMCL License No: 100064548.
48 High Street, Weaverham, Northwich, Cheshire CW8 3HB
www.initiativesdesign.com

Initiatives Design

Tel: +44(0)1606 851904

PROPOSED PART CHANGE OF USE
OF THE EXISTING UPPER 1ST, 2ND & 3RD FLOORS FROM OFFICES (USE CLASS B1)
TO 36 x 1 BED RESIDENTIAL STUDIOS (USE CLASS C3)

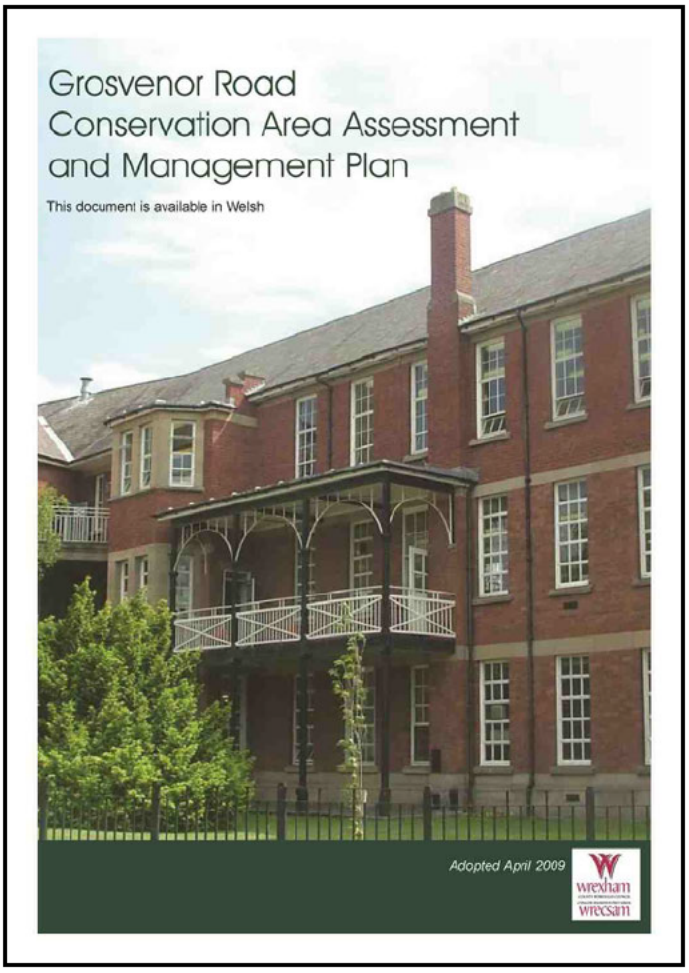
Regent House, Regent Street, Wrexham LL11 1PR

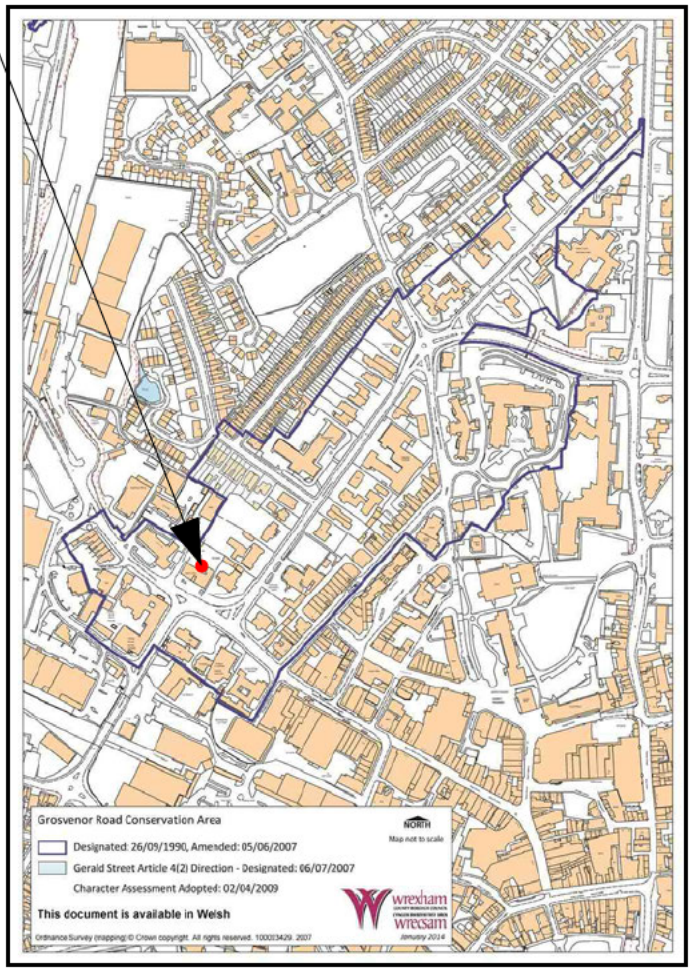
Grosvenor Road Conservation Area

The Grosvenor Road Conservation Area is situated to the north west of the commercial town centre and incorporates Grosvenor Road, Grove Road and parts of Gerald Street, Regent Street, King Street, Grove Park Road, Rhosddu Road and part of the Yale College Campus.

The Grosvenor Road Conservation Area was first designated in September 1990 and its boundary amended in July 2007. The Grosvenor Road Conservation Area Character Assessment and Management Plan was adopted in April 2009. The Gerald Street article 4(2) direction came into effect July 2007.

The Site





Email: initiativesdesign@gmail.com

© Initiatives (Design) Ltd, PMCL License No: 100064548.
48 High Street, Weaverham, Northwich, Cheshire CW8 3HB
www.initiativesdesign.com

Initiatives Design

Tel: +44(0)1606 851904

PROPOSED PART CHANGE OF USE
OF THE EXISTING UPPER 1ST, 2ND & 3RD FLOORS FROM OFFICES (USE CLASS B1)
TO 36 x 1 BED RESIDENTIAL STUDIOS (USE CLASS C3)

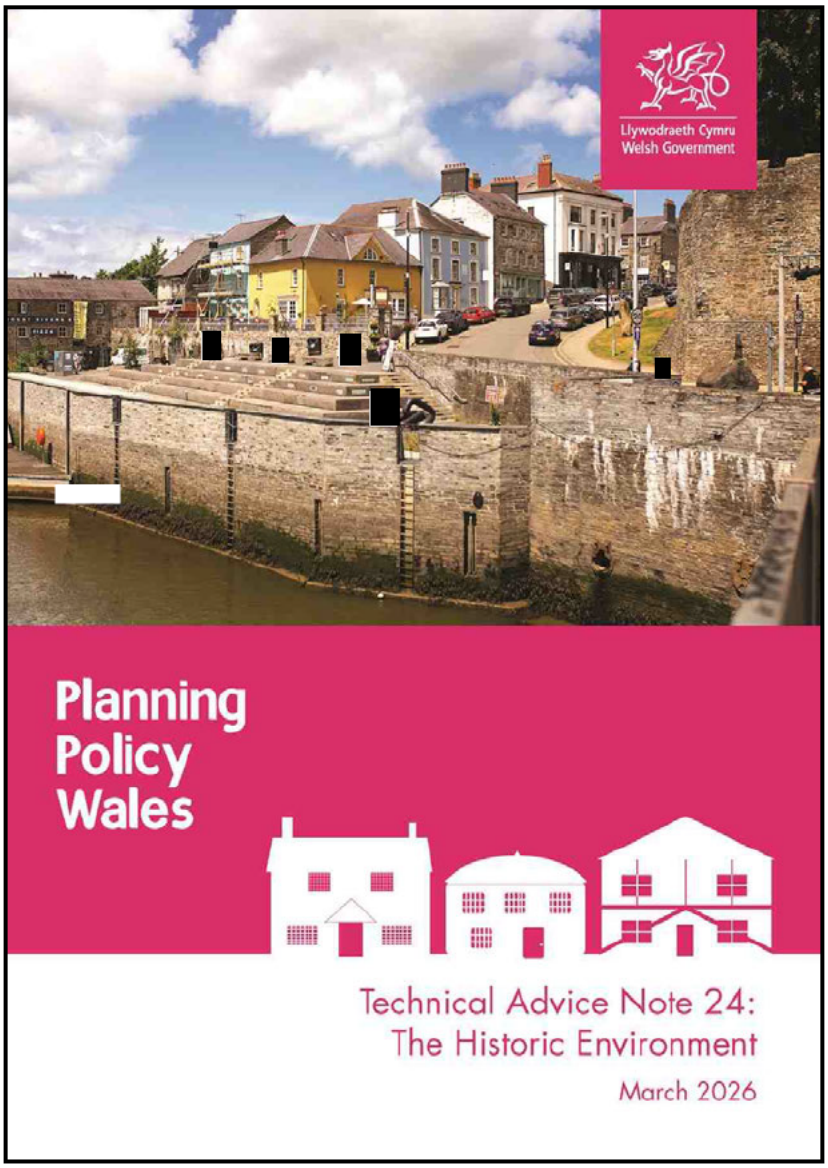
Regent House, Regent Street, Wrexham LL11 1PR

Technical Advice Note 24: The Historic Environment Summary

Along with the Grosvenor Road Conservation Area Assessment and Management Plan, Technical Advice Note (TAN) 24: The Historic Environment provides guidance on how planning applications should consider the historic environment.

This proposed conversion of an existing non-listed building within a designated Conservation Area, TAN 24 establishes several key topics for consideration:-

- **Planning Permission:** The development requires full planning permission.
- **Conservation Area Consent (CAC):** No demolition is proposed, therefore CAC is not required.
- **Heritage Impact:** the proposed works do not impact on a historic asset. The minimal external design changes will preserve and enhance the building and character of the area.
- **Archaeology:** No groundworks are proposed (including no new utility or drainage connections) therefore will the proposal will not impact any archaeological remains.



© Initiatives (Design) Ltd, PMCL License No: 100064548.
48 High Street, Weaverham, Northwich, Cheshire CW8 3HB
www.initiativesdesign.com
Email: initiativesdesign@gmail.com
Tel: +44(0)1606 851904
Initiatives Design

PROPOSED PART CHANGE OF USE
OF THE EXISTING UPPER 1ST, 2ND & 3RD FLOORS FROM OFFICES (USE CLASS B1)
TO 36 x 1 BED RESIDENTIAL STUDIOS (USE CLASS C3)

Regent House, Regent Street, Wrexham LL11 1PR

Tree Preservation Order & Protection

There are trees on the site that are important to the character of the conservation area and protected under Tree Preservation Order WMBC No 11. This proposed conversion does not include any works to any existing trees therefore a Tree Survey survey or Tree Protection Plan are deemed not required.

Local Planning Guidance Note No.17 (Trees And Development) is used to align proposed developments with Policy EC4, providing guidelines to integrate existing trees and detailing required arboricultural impact surveys, assessment and protection plans.

Technical Advice Note 10 (Tree Preservation Orders) is used to understand the statutory framework of Tree Preservation Orders (TPOs). It establishes that the impact on protected trees is a material planning consideration, defines TPO prohibitions, and outlines procedures to determine if works require permission.


This document is available in Welsh

LOCAL PLANNING GUIDANCE NOTE NO. 17

Trees and Development

1.Introduction

The purpose of this Local Planning Guidance Note is to amplify Policy EC4 of the adopted Wrexham Unitary Development Plan, regarding the protection of trees and to highlight the benefit of trees as an integral part of development design.

Policy EC4 states that: Development proposals should provide for the conservation and management of hedgerows, trees, orchards, woodland, wildlife and other natural landscape and water features, and include new planting in order to enhance the character of the landscape and townscape. Development which results in the loss or significant damage to valuable trees, important hedgerows or ancient woodland sites will not be permitted.

This guidance note will be a material consideration in the determination of planning applications. Much of this guidance's requirements should be undertaken by a qualified and experienced arboriculturist. The term "Tree" is used throughout this document, however much of the guidance is also applicable to hedgerows and large significant shrubs.

2. The Importance of Trees

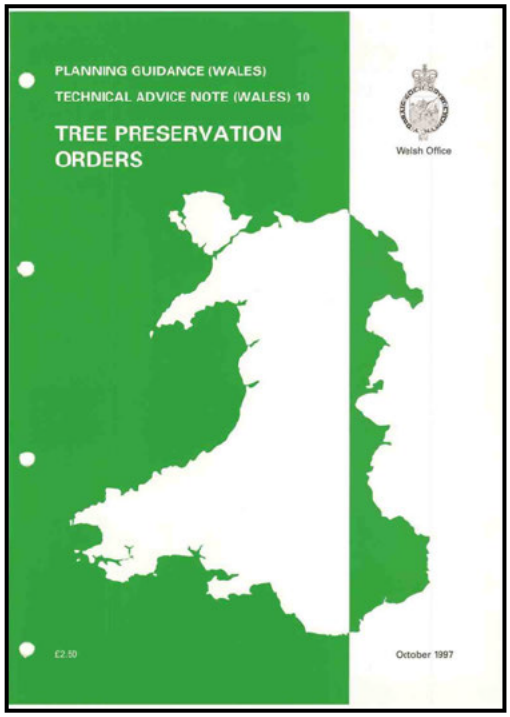
Trees and hedgerows form an important part of our environment and in the delivery of sustainable development, the retention and the planting of new trees and hedges is crucial.

Trees contribute considerably to the amenity of the landscape and streetscene, add maturity to new developments, make places more attractive, and help soften the built environment by enhancing pleasant views, by breaking up view lines and by screening unattractive buildings and undesirable views. They contribute to people's quality of life and sense of wellbeing and produce oxygen, store carbon, intercept and absorb rainfall thereby reducing flood risk, absorb pollutants which help in reducing the causes of respiratory illnesses, filter noise, provide shelter and shade and provide habitat for wildlife.

17

Available in alternative formats

TREES AND DEVELOPMENT


PLANNING GUIDANCE (WALES)

TECHNICAL ADVICE NOTE (WALES) 10

TREE PRESERVATION ORDERS

Welsh Office

£2.50

October 1997



Existing TPO Trees:-
T33, T34, T35, T36, T37 & T38

© Initiatives (Design) Ltd, PMCL License No: 100064548.

48 High Street, Weaverham, Northwich, Cheshire CW8 3HB
www.initiativesdesign.com

Initiatives Design

Email: initiativesdesign@gmail.com

Tel: +44(0)1606 851904

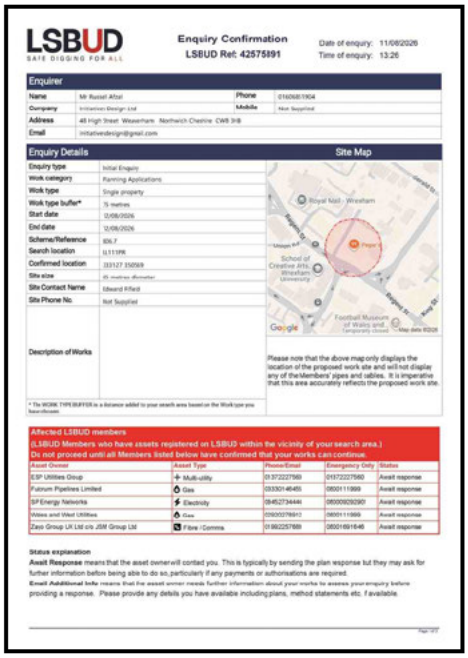
PROPOSED PART CHANGE OF USE
OF THE EXISTING UPPER 1ST, 2ND & 3RD FLOORS FROM OFFICES (USE CLASS B1)
TO 36 x 1 BED RESIDENTIAL STUDIOS (USE CLASS C3)

Regent House, Regent Street, Wrexham LL11 1PR

Existing Utility Services

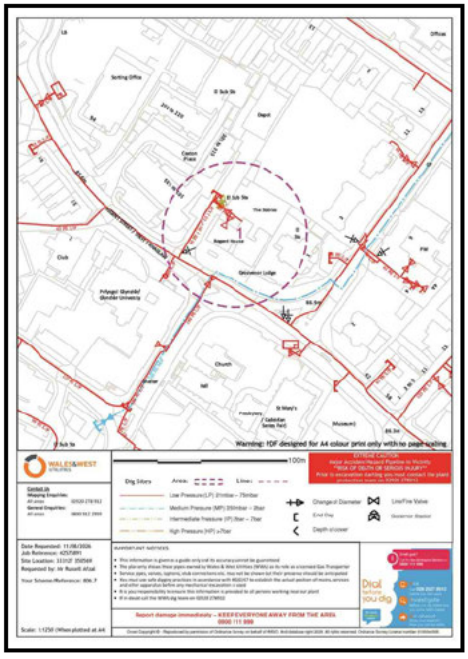
Existing Gas, Electricity, Water and Drainage Networks

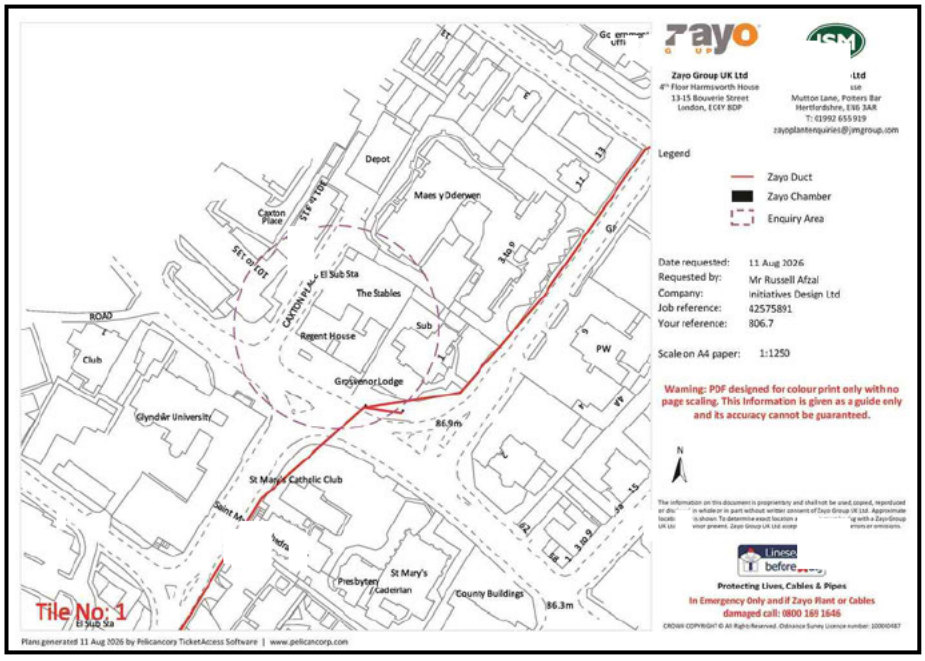
This property currently benefits from connections to the existing gas, electricity, water and drainage networks. The ability to utilise the existing infrastructure ensures this proposal represents an efficient and sustainable use of resources, minimising the need for additional works and associated environmental impacts. This approach is consistent with planning policy objectives to promote sustainable development and the effective use of existing infrastructure.


LSBUD
SAFE DIGGING FOR ALL
Enquiry Confirmation
LSBUD Ref: 42575891
Date of enquiry: 11/08/2026
Time of enquiry: 13:26
Enquirer
Enquiry Details
Site Map
Affected LSBUD members
(LSBUD Members who have assets registered on LSBUD within the vicinity of your search area.)
Do not proceed until all Members listed below have confirmed that your works can continue.


LSBUD
SAFE DIGGING FOR ALL
Enquiry Confirmation
LSBUD Ref: 42575891
Date of enquiry: 11/08/2026
Time of enquiry: 13:26
Important notices
List of not affected LSBUD members
(LSBUD Members who do not have assets registered on the LSBUD service within the vicinity of your search area.)


LSBUD
SAFE DIGGING FOR ALL
Enquiry Confirmation
LSBUD Ref: 42575891
Date of enquiry: 11/08/2026
Time of enquiry: 13:26
Non-LSBUD members (Asset owners not registered on LSBUD)
(The following Non-LSBUD Members may have assets in your search area. It is YOUR RESPONSIBILITY to contact them before proceeding.
Please be aware this list is not exhaustive and it is your responsibility to identify and contact all asset owners within your search area.)





Email: initiativesdesign@gmail.com

© Initiatives (Design) Ltd, PMCL License No: 100064548.
48 High Street, Weaverham, Northwich, Cheshire CW8 3HB
www.initiativesdesign.com

1:200

Initiatives Design
Tel: +44(0)1606 851904

PROPOSED PART CHANGE OF USE
OF THE EXISTING UPPER 1ST, 2ND & 3RD FLOORS FROM OFFICES (USE CLASS B1)
TO 36 x 1 BED RESIDENTIAL STUDIOS (USE CLASS C3)

Regent House, Regent Street, Wrexham LL11 1PR

The Proposal

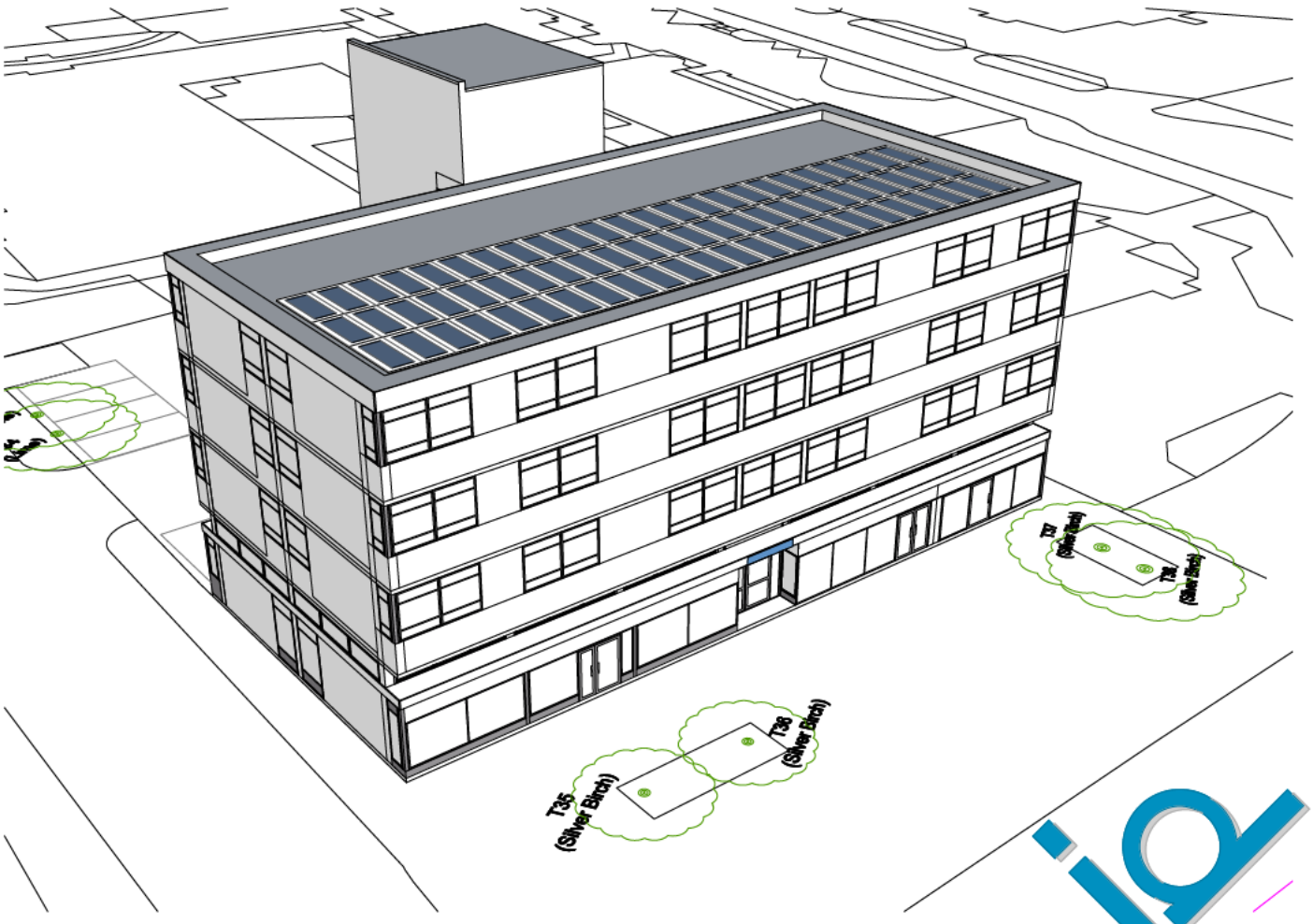
The proposal is to convert the existing upper 1st, 2nd and 3rd floors to 36 x 1 Bed Residential Studios. The scheme could also be used for Student Accommodation. This will give the building a new lease of life, bring back into use the vacant areas, provide a bright future and help bring more people into the Town Centre.

The proposal considered to be efficient sustainable development, which will provide a high standard of design and amenity for all future occupiers.

Each 1 Bed open-plan Studio will include:

- A bed,
- Sitting area,
- Kitchenette and sink,
- Ensuite with shower, WC and Wash Hand Basin,
- Dining Table,
- Wardrobe/Storage space.

Proposed 3D Sketch of completed conversion



© Initiatives (Design) Ltd, PMCL License No: 100064548.

48 High Street, Weaverham, Northwich, Cheshire CW8 3HB
www.initiativesdesign.com
Email: initiativesdesign@gmail.com
Tel: +44(0)1606 851904
Initiatives Design

PROPOSED PART CHANGE OF USE
OF THE EXISTING UPPER 1ST, 2ND & 3RD FLOORS FROM OFFICES (USE CLASS B1)
TO 36 x 1 BED RESIDENTIAL STUDIOS (USE CLASS C3)

Regent House, Regent Street, Wrexham LL11 1PR

The Proposal Continued..

This planning application is also accompanied by the following:-

- Planning Application Drawings:-
  - Existing Site Location Plan
  - Existing Site Block Plan
  - Existing Floor Plans
  - Existing Elevations
  - Proposed Floor Plans
  - Proposed Elevations
  - Proposed Site Block Plan
  - Car Park Avilability Plans
  - Flood Risk Information
- Design, Access and Submission Statement (Inc Marketing Evidence),
- Drainage Statement,
- Ecology Preliminary Ecological Appraisal and Bat Roost Assessment,
- Environmental Noise Assessment,
- Fire Engineering Report,
- Wrexham County Borough Council Building Control - Feasibility Review & Fire Safety Compliance Letter,
- Site Wide Waste Management Plan (SWMP),
- CIL Form 1 - Additional Information.

This proposal continues the Applicants well established and successful models for residential studios. These other schemes have demonstrated strong market performance, consistently full occupancy, very positive Tenant feedback and currently have a waiting list. This provides clear evidence of a sustained demand for this type of high-quality, well-managed, low cost rental accommodation.

The proposed internal layouts have been designed in order to optimise functionality, circulation, internal amenity space. This size and design allows maximisation of the number of deliverable units, keeps the refurbishment cost per unit low, thus a lower rental amount for its target residents, ensures the schemes viability and helps contribute to local housing supply.

The internal layout achieves a high-quality functional living environment which is supported by:-

- Well-proportioned internal layouts,
- Private bathroom and kitchen facilities in each studio,
- Abundant natural light and ventilation,
- Robust sound insulation, safety, and management arrangements,
- Active management and maintenance will also ensure long-term quality, safety and security.

This Proposal also:

- Supports affordable entry-level rental options,
- Promotes efficient use of land and good design,
- Will deliver residential studios responsive to local needs and demand,
- Supports the delivery of well-designed, low-cost accommodation in a sustainable Town Centre location.

These proposed studios will provide a high quality living environment that aligns with both Local and National Policy aims. Combined with the scheme's high quality design and proven operational success will deliver accommodation that is attractive, comfortable, affordable, well-managed, and well-suited to its target residents.

© Initiatives (Design) Ltd, PMCL License No: 100064548.
48 High Street, Weaverham, Northwich, Cheshire CW8 3HB
www.initiativesdesign.com
Email: initiativesdesign@gmail.com
Initiatives Design
Tel: +44(0)1606 851904

PROPOSED PART CHANGE OF USE
OF THE EXISTING UPPER 1ST, 2ND & 3RD FLOORS FROM OFFICES (USE CLASS B1)
TO 36 x 1 BED RESIDENTIAL STUDIOS (USE CLASS C3)

Regent House, Regent Street, Wrexham LL11 1PR

The Design & Review Process

- **The Process:** the design has undergone a rigorous process of review that included four steps: the assessment, involvement, evaluation, and re-design. Early engagement of the Fire Engineers along with Wrexham County Borough Council Building Control Department have resulted in an internal layout that complies with the Fire Building Regulations.
- **Use:** the existing use is a mix of a restaurant and takeaways on the ground floor and offices on the upper floors. The proposal is for Part Change of Use of the upper 1st, 2nd and 3rd floors from Offices to 36 1 Bed Residential Studios whilst the ground floor units will remain as existing.
- **Amount:** This is a refurbishment proposal and therefore no additional floorspace is proposed.
- **Layout:** The internal layouts of the upper floors has been re-designed as all 1 Bed Studios to replace the current offices. The overall layout of each floor has been designed around the existing structural columns. The size of each studio has been designed to keep the rentals low cost and affordable.
- **Scale:** There is no change to the scale of or size of the buildings height, width, or length.
- **Landscaping:** There is no landscaping proposed as part of this planning application.
- **Appearance:** The buildings elevation appearance will slightly change with the introduction of new brickwork to accommodate the bathrooms for each individual Studio.
- **Solar PV Panels:** The proposal will introduce solar PV Panels to the roof to help reduce carbon emissions.

When assessed against the Local and National Policies as a whole, taking into account the details of the scheme and the material planning considerations, the proposal is considered sustainable development with a presumption in favour.



Email: initiativesdesign@gmail.com

© Initiatives (Design) Ltd, PMCL License No: 100064548.
48 High Street, Weaverham, Northwich, Cheshire CW8 3HB
www.initiativesdesign.com

Initiatives Design

Tel: +44(0)1606 851904

PROPOSED PART CHANGE OF USE
OF THE EXISTING UPPER 1ST, 2ND & 3RD FLOORS FROM OFFICES (USE CLASS B1)
TO 36 x 1 BED RESIDENTIAL STUDIOS (USE CLASS C3)

Regent House, Regent Street, Wrexham LL11 1PR

Existing & Proposed Parking Arrangements

Local Planning Guidance Note 16 Parking Standards states that for changes of use of existing buildings / sites, proposals will be judged on their own merits.

The existing parking arrangements comprise of a car park to the rear of the building accessed off Caxton Place. The total current capacity of the car park is 27 spaces, which was increased from 24 spaces following a redesign under historical application P/2018/0093. The Existing swept path turning arrangements can accommodate a service or delivery vehicle which was previously accepted under historical consents.

Relocating the existing bin store as part of the proposal for Fire Regulations will reduce the total number of parking spaces by 1 to 26. Therefore depending on the specific time of day, and day of the week, the car park availability will range from a minimum of 14 spaces (during peak opening hours) up to the full 26 spaces (outside peak hours). A detailed drawing has also been submitted with the application that shows the existing and proposed parking arrangements.

Sustainability and Location: The proposed development occupies a highly sustainable, brownfield town centre site that perfectly aligns with the core principles of both national and local planning frameworks.

Vehicular and Transport Links: This proposal aligns with the sustainability and placemaking objectives of both Local and National planning policies.

Welsh National Policy: Future Wales 2040 and Planning Policy Wales (PPW) state a "Town Centre First" approach and the creation of sustainable, high-density, "Active Travel" communities.

Planning Policy Wales (PPW): actively encourages the repurposing of vacant or underutilised upper floors above commercial premises for residential use. By providing high-density accommodation in a central location, the proposal eliminates the need for private vehicle ownership, minimises carbon emissions from commuting, and directly supports the national decarbonisation agenda.

Wrexham Town Centre Masterplan: This strategy focuses housing and employment within the city to strengthen its role as a key regional hub. The Town Centre Masterplan identifies the need to diversify the town centre away from a reliance on pure retail, advocating for a mixed-use model where upper-floor residential development brings footfall, vibrancy, and a nighttime economy back to the streets.

TAN 18 (Transport) - Active Travel Hierarchy: Located directly on Regent Street, the site benefits from immediate, level pedestrian access to Wrexham's central amenities and primary public transport networks. Consequently, the scheme is presented as a highly sustainable, with potential as a car-free development. Actively promoting zero-emission commuting, the design incorporates secure, covered cycle storage within the building footprint.

Onsite Car Park: While the location promotes car-free living, an on site car park is available providing essential infrastructure for residents, visitors and deliveries.

Nearby Public Car Parks: This Town Centre location also provides for extensive public parking surrounding the site, including:-

- **NCP Wrexham General Car Park.**
- **Island Green Car Park**
- **APCOA General**
- **Lord Street Blue Badge Car Park**


LOCAL PLANNING GUIDANCE NOTE NO 16

Parking Standards

16

PARKING STANDARDS



Email: initiativesdesign@gmail.com

© Initiatives (Design) Ltd, PMCL License No: 100064548.
48 High Street, Weaverham, Northwich, Cheshire CW8 3HB
www.initiativesdesign.com

Initiatives Design

Tel: +44(0)1606 851904

PROPOSED PART CHANGE OF USE
OF THE EXISTING UPPER 1ST, 2ND & 3RD FLOORS FROM OFFICES (USE CLASS B1)
TO 36 x 1 BED RESIDENTIAL STUDIOS (USE CLASS C3)

Regent House, Regent Street, Wrexham LL11 1PR

Public Transport. Active Travel & Access to Services

The site offers unparalleled access to regional and local transit, promoting a zero-car or car-light development including:-

- **Rail:** Wrexham General and Wrexham Central Stations are both within a short walking distance, providing vital regional and national rail connectivity.
- **Bus:** Wrexham Central Bus Station. Located virtually on the doorstep, the main interchange provides comprehensive local routing, ensuring complete accessibility without a car.
- **Active Travel:** Pedestrianised zones. Regent Street's central location means all daily needs can be met on foot, fulfilling LDP goals to minimise the need to travel.

Access to Education: The site is within close proximity to the University:-

- **Wrexham University (Plas Coch Campus):** is located a brief, safe walk from Regent Street.

Essential Amenities & Council Services: This sustainable location provides immediate access to daily operational needs, Regent House is surrounded by civic and health infrastructure, including:

- **Healthcare:** St George's Crescent Surgery and Plas Y Bryn Medical Centre are within immediate walking distance for GP registration. Wrexham Maelor Hospital (including its 24/7 Emergency Department) provides comprehensive regional healthcare nearby.
- **Postal Services:** The Royal Mail Delivery Office is located directly on Regent Street, supported by the main Wrexham Post Office on Hope Street for banking and international mail.
- **Civic & Study Spaces:** Wrexham Library is minutes away, providing essential quiet study areas, free internet, and council resources.

Retail, Food, and Daily Conveniences: This location provides complete self-sufficiency within a 10-minute walking radius, supporting local independent businesses, including:-

- **Supermarkets & Convenience:** Co-op Food, Londis and Bargain Store provide access to groceries and essentials.
- **Large Retail:** Island Green Retail Park is easily walkable for clothing, homeware, and grocery needs.
- **Local Markets:** The historic Butchers Market, General Market, and Wrexham Artisan Market provide affordable, locally sourced produce and goods.

Sport, Recreation, and Leisure: Mental and physical well-being is a crucial consideration, the site offers immediate access to premier facilities including:-

- **Green Space:** Bellevue Park (an expansive, scenic park) located just to the south, providing essential outdoor recreation space.
- **Fitness:** Waterworld Leisure & Activity Centre (swimming pool and gym), located minutes from the site.
- **Hospitality & Socialising:** The site sits in the heart of Wrexham's evening economy. Venues like The Elihu Yale (JD Wetherspoon, directly on Regent St), The Fat Boar, Nags Head, and Plas Coch offer walkable social spaces that will benefit from the increased footfall generated by the development.

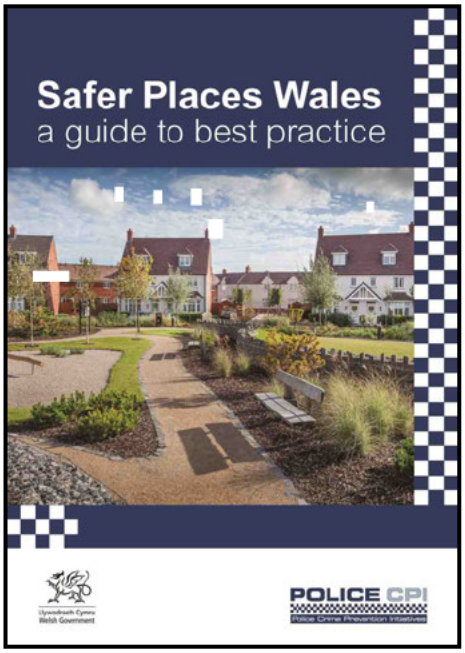


This proposal represents a highly efficient change of use of an existing building. By locating residential studios adjacent to major transport, retail, and social hubs, the development satisfies every metric of sustainable placemaking outlined National Policy and Local Policy.

© Initiatives (Design) Ltd, PMCL License No: 100064548.
48 High Street, Weaverham, Northwich, Cheshire CW8 3HB
www.initiativesdesign.com
Email: initiativesdesign@gmail.com
Tel: +44(0)1606 851904
Initiatives Design

Safer Places Wales & Designing Out Crime

The Safer Places Wales guide provides a comprehensive framework for reducing crime through strategic urban design and placemaking. Developed as a collaboration between the Government and police authorities.



The guide outlines seven key design attributes

1. Access and Movement;
2. Structure;
3. Surveillance;
4. Ownership;
5. Physical protection;
6. Activity;
7. Management and Maintenance.

The guide also emphasises that early collaboration between developers, planners, and police officers is essential to integrate security features seamlessly without creating a "fortress-like" environment. By prioritising natural surveillance and well-defined routes, the guidance aims to discourage criminal activity while promoting active travel and community well-being.

Wrexham County Borough Council Local Planning Guidance Note No.24 outlines strategies for reducing crime through architectural design in residential, commercial, and public spaces. The guidance emphasises four primary principles:



1) creating defensible spaces,
2) fostering territoriality,
3) maximizing natural surveillance,
4) maintaining high building security standards.

Practical advice includes using thorny landscaping to deter intruders, positioning windows to overlook streets, and avoiding hidden pathways or dark recesses. By implementing these environmental controls, the proposal aims to lower the fear of crime and improve the overall quality of life for residents. Visual comparisons of "good" and "poor" layouts illustrate how site orientation and boundary treatments can either prevent or facilitate illegal activity.

© Initiatives (Design) Ltd, PMCL License No: 100064548.

48 High Street, Weaverham, Northwich, Cheshire CW8 3HB
www.initiativesdesign.com

Initiatives Design

Email: initiativesdesign@gmail.com

Tel: +44(0)1606 851904

Security & CCTV

The Closed-Circuit Television (CCTV) system will be upgraded to monitor communal outside area and studio entrances. The system will be an integral tool for enhancing security, ensuring safety, aiding in property management, and providing peace of mind to all tenants.

The CCTV System will include:-

- Cameras
- Video capture of footage from the various areas
- Management monitor to display any footage captured by the cameras
- Recording device that stores footage for future reference
- Control unit to allow management of the cameras

The CCTV System will be used for:-

Security

Deterrence; The presence of cameras to deter criminal activities such as burglary, vandalism, and trespassing.

Evidence; In case of an incident, recorded footage can serve as crucial evidence for law enforcement and insurance claims.

Monitoring; Continuous or scheduled monitoring of entrances, common areas, and parking to help ensure the safety of residents.

Safety

Emergency Response; CCTV systems can assist in quickly identifying and responding to emergencies such as fires, medical emergencies, or accidents.

Resident Safety; Ensuring that only authorised individuals have access to the premises.

Property Management

Maintenance; Help monitoring the condition of the property and identifying maintenance issues.

Regulations Compliance; Ensures adherence to safety and security regulations.

Assurance

Peace of Mind; Enhances the feeling of safety and security among residents, contributing to their overall well-being.

Accountability; Help in holding tenants and visitors accountable for their actions.

© Initiatives (Design) Ltd, PMCL License No: 100064548.

48 High Street, Weaverham, Northwich, Cheshire CW8 3HB
www.initiativesdesign.com

Initiatives Design

Email: initiativesdesign@gmail.com

Tel: +44(0)1606 851904

Door Entry System

A new door entry security system will be installed as part of the refurbishment to control access to the outside communal area and each flat. This will enhance security and ensure that only authorised individuals can gain entry.

The door entry security system will provide a vital function in maintaining the safety, security, and convenience of residents. By controlling and monitoring access, the system will help protect against unauthorised entry and provide peace of mind to those living in the building.

The system will comprise of:-

- Keypad Entry Panel/fobs for entering
- Intercoms for voice communication between visitors and residents
- Video cameras for visual identification
- Electric locks installed on doors unlocking only when the correct credentials are provided
- Control Panel/Management Software that manages the access control devices, stores access logs, and allows administrators to configure settings

The Door Entry System will be used for:-

Enhanced Security

Controlled Access; to restrict entry to authorised individuals, preventing unauthorised access and potential intruders.

Identification; Visitors must identify themselves through intercom before being granted access, adding a layer of verification.

Resident Safety

Monitoring; The entry systems will allow tenants to verify who is at the door before granting entry, reducing the risk of allowing in unwanted visitors.

Emergency Features; The system will include emergency communication options.

Convenience

Ease of Access; Tenants can use access cards or personal identification numbers for easy entry without the need for traditional keys.

Assurance

Sense of Security; Enhances the overall sense of security among residents, contributing to a more comfortable living environment.

Accountability; Help in holding tenants and visitors accountable for their actions.

Attractive Feature; Adds to the desirability of the property.

Compliance; To meet legal and insurance requirements for building security.

© Initiatives (Design) Ltd, PMCL License No: 100064548.

48 High Street, Weaverham, Northwich, Cheshire CW8 3HB
www.initiativesdesign.com

Initiatives Design

Email: initiativesdesign@gmail.com

Tel: +44(0)1606 851904

PROPOSED PART CHANGE OF USE
OF THE EXISTING UPPER 1ST, 2ND & 3RD FLOORS FROM OFFICES (USE CLASS B1)
TO 36 x 1 BED RESIDENTIAL STUDIOS (USE CLASS C3)

Regent House, Regent Street, Wrexham LL11 1PR

Inclusive Access

The applicant is fundamentally committed to the principles of inclusive design, aligning fully with the requirements of the Equality Act 2010, Planning Policy Wales (PPW), and Technical Advice Note (TAN) 12: Design.

The applicant's approach dictates that the built environment must be barrier-free, intuitive, and welcoming. The core ethos of this development is to ensure that all residents and visitors regardless of physical disability, age, neurodiversity, ethnicity, or social background can access, use, and enjoy the building safely, independently, and with dignity. The proposal actively avoids segregation; there will be no secondary or "lesser" routes for disabled users. All residents will occupy the space on strictly equal terms.

Physical Accessibility and Safe Movement

The repurposing of Regent House leverages the building's existing accessible infrastructure to provide high-quality accommodation that caters to all mobility requirements:

- **Level Access & Internal Lift:** The building benefits from step-free, level access at the primary entrance. Crucially, an internal lift services all upper floors (1st, 2nd, and 3rd). This ensures wheelchair users, individuals with temporary mobility issues, or those carrying heavy items can move seamlessly from the street to their individual studios without encountering physical barriers.

- **Fully Accessible Design:** Corridors, communal areas, and the studios themselves are designed to be fully accessible for wheelchair users, providing ample turning circles and compliant doorway widths, ensuring independent living for disabled users.

- **Private Car Park:** While the site strongly promotes car-free, active travel, the retention of the private car park is a major accessibility asset. It provides the capacity for dedicated, secure blue-badge parking bays directly adjacent to the building. It also facilitates safe, step-free drop-off and pick-up zones, essential for residents with mobility constraints or those utilising accessible transport services.

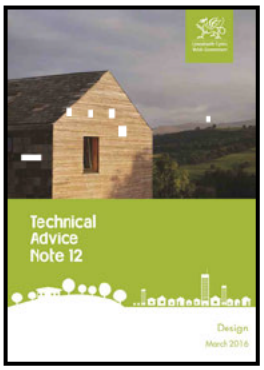
Social Inclusion and Equal Terms

Inclusive access extends beyond physical mobility; it requires creating a space where diverse demographic groups feel safe, represented, and welcome.

- **Social-Economic Inclusion:** By providing purpose-built studios precisely at the transport hub of Wrexham (bus and rail), the proposal ensures that residents from all social and economic backgrounds particularly those who cannot afford or choose not to own a private vehicle have equal, unhindered access to education and town-centre amenities.

- **Safety and Security for All:** The design prioritises natural surveillance, secure access control systems, and well-lit communal routes from the private car park and main entrance to the individual flats. This "Secure by Design" approach guarantees that all residents—irrespective of age, gender, or ethnicity feel safe entering and navigating the building at all hours, supporting diverse scheduling needs.

- **A Unified Community Space:** The spatial arrangement ensures all demographic groups share the exact same primary entrance, lift infrastructure, and transit routes. This eliminates any spatial hierarchy or "back door" treatments, fostering a cohesive, integrated community where every resident occupies the building on equal terms.





© Initiatives (Design) Ltd, PMCL License No: 100064548.
48 High Street, Weaverham, Northwich, Cheshire CW8 3HB
www.initiativesdesign.com
Email: initiativesdesign@gmail.com
Tel: +44(0)1606 851904
Initiatives Design

Environmental Sustainability, Energy Efficiency & Climate Resilience

The development will protect local environmental quality, safeguard residential amenity, and support national decarbonisation targets in accordance with Welsh planning policy.

EIA Screening Context: Given the site area (0.1685 Hectares) and the quantum of development (36 studios), this proposal does not constitute Schedule 1 or Schedule 2 development under the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations. A statutory Environmental Statement is therefore not required. However, this bespoke statement has been prepared to demonstrate comprehensive environmental willingness to the Local Planning Authority.

Ecology and Biodiversity: While the development consists of an entirely internal conversion of an existing building with no external landscaping footprint, a Preliminary Ecological Appraisal (PEA) and Preliminary Roost Assessment (PRA) has been submitted with the application.

Acoustic Insulation (TAN 11) and Ventilation: This proposal will comply with the noise protections required for residential development in mixed-use town center locations. The development will integrate high-specification acoustic materials to prevent airborne and impact noise transfer. A detailed Environmental Noise Assessment has been submitted with the application. The building will be fitted with mechanically acoustically treated ventilation (such as MVHR). This will provide a continuous supply of clean, filtered air to the studios without exposing residents to external noise or street-level particulates.

Odour Mitigation: The existing extraction and ventilation flues utilised by the ground-floor restaurant and takeaway will be retained and inspected. This will ensure all commercial cooking exhausts discharge safely preventing any cooking odours or commercial particulates from entering the residential windows or intake vents of the new studios.

Embodied Carbon and Building Retention: This proposal will comply with Planning Policy Wales (PPW) which prioritises the re-use of existing structures and transition to a low-carbon economy. By proposing an internal change of use rather than a demolition and rebuild, the project preserves the massive embodied carbon of the existing building envelope. This prevents significant greenhouse gas emissions associated with manufacturing and transporting new structural steel or concrete.

Operational Energy: The development will integrate sustainable passive design principles to minimise energy demand. The studios will incorporate high-performance insulation, energy-efficient LED lighting, thermostatically controlled heating.

Solar PV Panels: The proposal will introduce solar PV Panels to the roof to help further reduce carbon emissions.

© Initiatives (Design) Ltd, PMCL License No: 100064548.
48 High Street, Weaverham, Northwich, Cheshire CW8 3HB
www.initiativesdesign.com
Email: initiativesdesign@gmail.com
Tel: +44(0)1606 851904
Initiatives Design

PROPOSED PART CHANGE OF USE
OF THE EXISTING UPPER 1ST, 2ND & 3RD FLOORS FROM OFFICES (USE CLASS B1)
TO 36 x 1 BED RESIDENTIAL STUDIOS (USE CLASS C3)

Regent House, Regent Street, Wrexham LL11 1PR

Coal Mining Risk Exemption

Wrexham has a rich history of coal mining and much of the town falls within the Coal Authority's "Development High Risk Area," the Coal Authority's official guidance states that certain types of development are exempt from requiring a formal risk assessment.

The primary exemption is for **"Change of Use" applications that do not involve any new groundworks, excavations, or foundation alterations.**

This proposal is an internal refurbishment of the 1st, 2nd, and 3rd floors.

While it is acknowledged that Wrexham lies within a historical coal mining region, this application is completely exempt from the requirement to submit a formal Coal Mining Risk Assessment (CMRA).

The proposal complies entirely with the Coal Authority's exemption criteria based on the following:-

- **No Groundworks or Excavations:** The proposal is strictly for the internal conversion and fit-out of the existing 1st, 2nd, and 3rd floors. No groundworks, earthworks, or excavations are proposed.
- **No Foundation Alterations:** The development utilises the existing building envelope and structural frame. There are no extensions to the building footprint and no alterations or additions to the existing foundations.
- **No Increased Structural Loading:** The conversion will not impose any detrimental new structural loading on the underlying geology.
- **Upper Floor Containment:** The main ground floor remains an operational commercial space and forms no part of this application. Consequently, there is minimal intersection between the proposed residential development and the ground level, eliminating any risk related to historical coal mine subsidence or ground gas emissions.

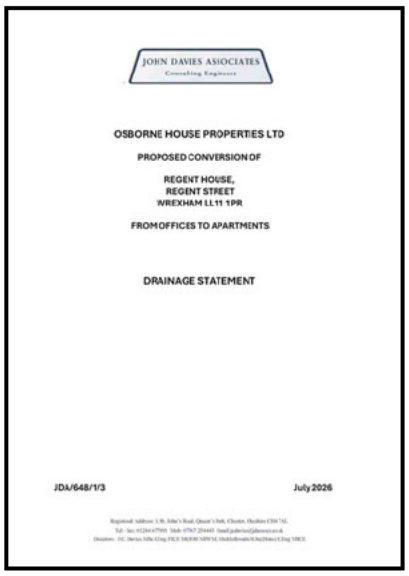
© Initiatives (Design) Ltd, PMCL License No: 100064548.
48 High Street, Weaverham, Northwich, Cheshire CW8 3HB
www.initiativesdesign.com
Email: initiativesdesign@gmail.com
Tel: +44(0)1606 851904
Initiatives Design

PROPOSED PART CHANGE OF USE
OF THE EXISTING UPPER 1ST, 2ND & 3RD FLOORS FROM OFFICES (USE CLASS B1)
TO 36 x 1 BED RESIDENTIAL STUDIOS (USE CLASS C3)

Regent House, Regent Street, Wrexham LL11 1PR

Drainage & Flood Risk

The drainage statement prepared by John Davies Associates evaluates the infrastructure needs for converting Regent House from offices into residential studios. The report concludes that the existing foul water system possesses sufficient capacity to handle the new residential studios without requiring upgrades. Furthermore, because the building's physical footprint and external surfaces will remain unchanged, the current stormwater management system requires no modifications. Detailed technical calculations are included to support the application.


JOHN DAVIES ASSOCIATES
Consulting Engineers

OSBORNE HOUSE PROPERTIES LTD

PROPOSED CONVERSION OF

REGENT HOUSE,
REGENT STREET
WREXHAM LL11 1PR

FROM OFFICES TO APARTMENTS

DRAINAGE STATEMENT

JDA/648/1/3 July 2026


Planning Policy Wales

Technical Advice Note 15
Development, flooding and coastal erosion

Flood Risk Vulnerability: The site is not in a Flood Zone within Wrexham Town Centre. The proposal complies with Technical Advice Note (TAN) 15 regarding flood vulnerability.

Planning Policy Wales & TAN 15 (Development and Flood Risk): Ensuring development is directed away from flood risk areas and does not exacerbate flooding elsewhere.

Protection of Life and Property: By locating the residential studio on the 1st, 2nd, and 3rd floors, all residential sleeping accommodation is significantly elevated above the ground level. This provides safeguard against any improbable localised surface water flooding.

Off-site Flood Risk: Because the existing impermeable area remains exactly the same and all construction is contained internally, the development will not displace flood water, will not impede flood flow paths, and will not increase the risk of flooding to any neighboring properties or the public highway.

Welsh Ministers' Statutory Standards for Sustainable Drainage Systems: Adhering to the core principles and Standards are applicable to an existing building conversion.

The Sustainable Drainage Systems (SuDS) and Flood Consequences: The surface water and drainage will be managed sustainably, safely ensuring no increased flood risk to the site or surrounding third-party properties.

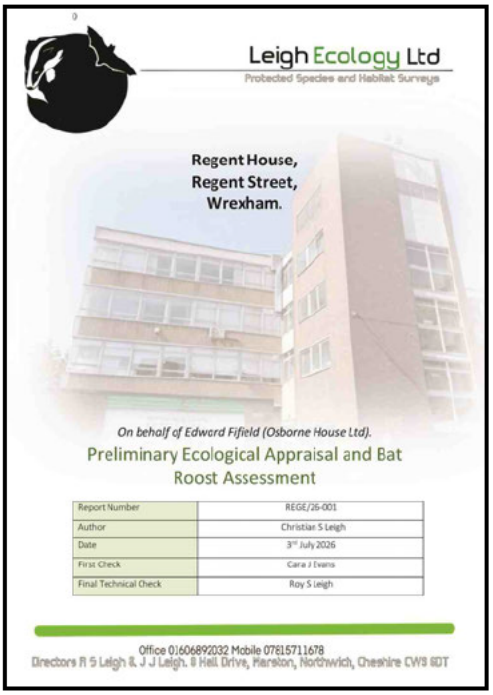
This proposal consists of an internal strip-out and refurbishment of the upper floors of an existing building. There is no proposed extension to the building and zero increase in the impermeable area of the site. Consequently, the baseline surface water runoff rate and volume will remain unchanged.

© Initiatives (Design) Ltd, PMCL License No: 100064548.
48 High Street, Weaverham, Northwich, Cheshire CW8 3HB
www.initiativesdesign.com
Email: initiativesdesign@gmail.com
Tel: +44(0)1606 851904
Initiatives Design

PROPOSED PART CHANGE OF USE
OF THE EXISTING UPPER 1ST, 2ND & 3RD FLOORS FROM OFFICES (USE CLASS B1)
TO 36 x 1 BED RESIDENTIAL STUDIOS (USE CLASS C3)

Regent House, Regent Street, Wrexham LL11 1PR

Ecology PEA and PRA Reports





The Preliminary Ecological Appraisal and Bat Roost Assessment submitted with the application was conducted by Leigh Ecology to support of the application.

- The building was found to have negligible potential for roosting bats due to its well-maintained condition and urban location, though the report did confirm breeding Herring Gulls on the flat roof. Beyond this, the building offers unsuitable nesting habitat for most bird species.
- While the site includes mature trees and hard-standing areas, it lacks suitable habitats for great crested newts, [redacted] or other notable invertebrates.
- The assessment concludes that the development is unlikely to face major ecological constraints, provided that any installation of solar panels on the roof avoid the bird nesting season to comply with legal protections.
- Overall, the report confirms that the proposal can proceed without any further specialised wildlife surveys.

Net Benefit for Biodiversity (NBB) & Ecological Enhancement The development will actively introduce biodiversity enhancements to the existing urban envelope. This will be achieved through the installation of integrated bat roosting boxes and/or nesting bricks on the upper, undisturbed external elevations of the building. This will ensure the provision of vital urban habitats where none currently exist, directly supporting local ecological networks.

© Initiatives (Design) Ltd, PMCL License No: 100064548.
48 High Street, Weaverham, Northwich, Cheshire CW8 3HB
www.initiativesdesign.com
Email: initiativesdesign@gmail.com
Tel: +44(0)1606 851904
Initiatives Design

PROPOSED PART CHANGE OF USE
OF THE EXISTING UPPER 1ST, 2ND & 3RD FLOORS FROM OFFICES (USE CLASS B1)
TO 36 x 1 BED RESIDENTIAL STUDIOS (USE CLASS C3)

Regent House, Regent Street, Wrexham LL11 1PR

Sound The Environmental Noise Assessment


Philip Dunbavin Acoustics Ltd
3 Bridgewater Court
Barnbank Lane
Lymm
WA13 0ES

PDA ACOUSTIC CONSULTANTS

ENVIRO..MENT. .. NOI: ASSESSMENT

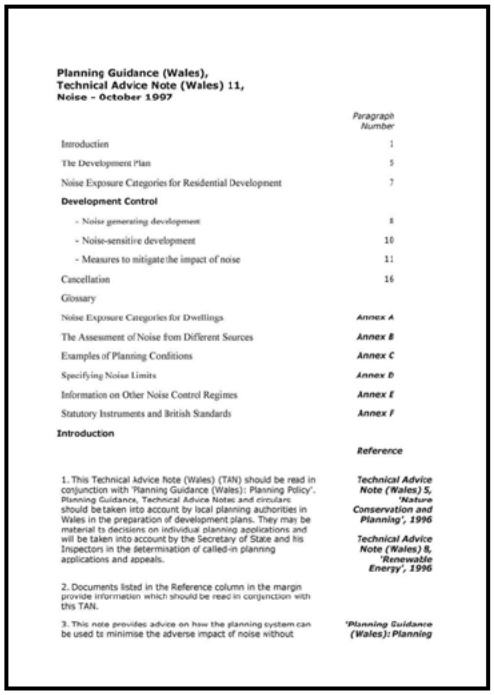
PROPOSED CHANGE OF U : RESIDENTIAL DEVELOPMENT,
REGENT HOUSE, REGENT . /REET, WREXHAM, LL11 1PR

REPORT REFERENCE NO. J006290-9094-LK-02

AUGUST 2026

Tel: 01925 759380 Email: enquiries@pdaltd.com Web: www.pdaltd.com

CHAS CQMS ConstructionLine ANC


Planning Guidance (Wales),
Technical Advice Note (Wales) 11,
Noise - October 1997

	Paragraph Number
Introduction	1
The Development Plan	5
Noise Exposure Categories for Residential Development	7
Development Control	
- Noise generating development	8
- Noise-sensitive development	10
- Measures to mitigate the impact of noise	11
Cancellation	16
Glossary	
Noise Exposure Categories for Dwellings	*Annex A*
The Assessment of Noise from Different Sources	*Annex B*
Examples of Planning Conditions	*Annex C*
Specifying Noise Limits	*Annex D*
Information on Other Noise Control Regimes	*Annex E*
Statutory Instruments and British Standards	*Annex F*

Introduction

	Reference
1. This Technical Advice Note (Wales) (TAN) should be read in conjunction with 'Planning Guidance (Wales): Planning Policy'. Planning Guidance, Technical Advice Notes and circulars should be taken into account by local planning authorities in Wales in the preparation of development plans. They may be material to decisions on individual planning applications and will be taken into account by the Secretary of State and his Inspectors in the determination of called-in planning applications and appeals.	*Technical Advice Note (Wales) 5, 'Nature Conservation and Planning', 1996* *Technical Advice Note (Wales) 8, 'Renewable Energy', 1996*
2. Documents listed in the Reference column in the margin provide information which should be read in conjunction with this TAN.	
3. This note provides advice on how the planning system can be used to minimise the adverse impact of noise without	*'Planning Guidance (Wales): Planning*

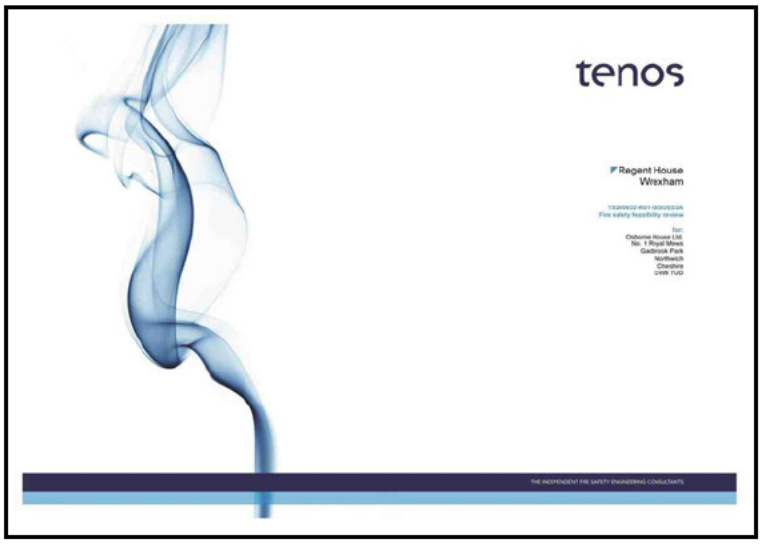
The Environmental Noise Assessment prepared by Philip Dunbavin Acoustics evaluates the suitability of converting Regent House from offices into 36 residential studios. The study examines the acoustic impact of the surrounding area, including nearby commercial units and road traffic, to ensure the site meets planning policies and technical standards. By conducting a noise survey and utilising acoustic modelling, it was determined that the location falls within NEC Category B, meaning development is acceptable if appropriate mitigation measures are implemented. Consequently, the report provides specific requirements for glazing, ventilation, and building facades to maintain comfortable internal sound levels for future residents. The report concludes that the proposed conversion is viable, as standard sound insulation will sufficiently protect living spaces from both external noise and the existing ground-floor uses.

© Initiatives (Design) Ltd, PMCL License No: 100064548.
48 High Street, Weaverham, Northwich, Cheshire CW8 3HB
www.initiativesdesign.com
Email: initiativesdesign@gmail.com
Tel: +44(0)1606 851904
Initiatives Design

PROPOSED PART CHANGE OF USE
OF THE EXISTING UPPER 1ST, 2ND & 3RD FLOORS FROM OFFICES (USE CLASS B1)
TO 36 x 1 BED RESIDENTIAL STUDIOS (USE CLASS C3)

Regent House, Regent Street, Wrexham LL11 1PR

Fire Safety Feasibility Review



The fire safety feasibility review prepared by Tenos Fire Engineering evaluates the proposal using BS 9991:2024 Design Code in conjunction with Wrexham County Borough Council Building Control Department.

The proposal will incorporate automatic fire suppression systems, enhanced smoke ventilation and fire-resistant construction.

The report outlines specific mitigation strategies, such as automatic opening vents and maintaining the existing dry riser to ensure the project aligns with the Welsh Building Regulations.

Ultimately, the review serves as a preliminary framework to ensure the feasibility of the proposal at the planning stage, prior to the formal Building Regulations submission.

From: Dave Miller
Sent: 11 August 2026
To: Initiatives Design

Subject: Proposed Part Change of Use to Residential Studios
Regent House, Regent Street, Wrexham LL111PR

Good Morning Russell,

I wish to confirm that W[illegible]xham C[illegible]nty Borc[illegible]h Council Building Control have reviewed the fire safety feasibility review and fire safety p[illegible]posals fc[illegible]ne above scheme and can confirm that subject to a future full plans Building Regulations application the proposals will comply with Part B of the Building Regulations.

Should you wish to discuss further then please d[illegible]t hesitate to get in touch.

Regards,
[redacted]

Dave Miller
Rheolwr Technegol Rheoli Adeiladu Dosbarth 4 / Class 4 Building Control Technical Manager
Arolygydd Adeiladu Arbenigol Dosbarth 3 G-H / Class 3 G-H Specialist Building Inspector
Economi a Chynllunio / Economy and Planning

[redacted]
Cyngor Bwrdeistref Sirol Wrecsam, Stryt y Lampint, Wrecsam LL11 1AR
Wrexham County Borough Council, Lambpit Street, Wrexham LL11 1AR
wrecsam.gov.uk | wrexham.gov.uk
twitter.com/cbswrecsam | twitter.com/wrexhamcbc
facebook.com/cyngorwrecsam | facebook.com/wrexhamcouncil

CAIS DINAS DIWYLLIANT Y DU
WRECSAM2029
UK CITY OF CULTURE BID

CEFNOGWCH Y CAIS
BACK THE BID
wrecsam 2029 cymru / wrecsam2029 wales
Ymunwch â'n rhestr bostio / Join our mailing list
Cysylltwch gyda ni / Connect with us

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

© Initiatives (Design) Ltd, PMCL License No: 100064548.
48 High Street, Weaverham, Northwich, Cheshire CW8 3HB
www.initiativesdesign.com
Email: initiativesdesign@gmail.com
Initiatives Design
Tel: +44(0)1606 851904