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Our Ref: VH/KN0080/26

09 October 2026

Wrexham County Borough Council,
Planning Service
16 Lord Street
Wrexham
LL11 1LG

via Planning Portal

Dear Sir/Madam,

RE: Wrexham North Premier Inn, Chester Road, Gresford, Wrexham LL12 8PW
Application for Full Planning Permission
Planning Portal Ref. PP-15285853

Premier Inn Hotels Limited instructs us to submit a planning application in relation to its existing hotel at Wrexham North, Chester Road.

Specifically, the application proposes;

> *"Conversion of an existing hotel restaurant into additional hotel bedrooms and a reconfigured restaurant, together with alterations to the building and other associated works"*

The planning application has been submitted via the Planning Portal and, in addition to the completed application form and certificate, it is accompanied by the following drawings:

- Proposed Elevations – PI1270 AP06
- Existing Elevations – PI1270 AP05
- Proposed Floor Plans – PI1270 AP04
- Existing Floor Plans – PI1270 AP03
- Proposed Site Plan – PI1270 AP02
- Existing Site Plan – PI1270 AP01
- 16090-BKP-V1-XX-DR-S-5000 Drainage GA
- 16090-BKP-XX-XX-RP-C-0001 Ref. P01. Drainage Statement.
- Preliminary Ecological Appraisal and Preliminary Roost Assessment by Arbtech dated 1 June 2026
- Transport Statement by RGP Consulting Engineers Limited Ref.2026/9571/TS01

- Construction Management Plan by RGP Consulting Engineers Limited Ref. 2026/9571/CMP02;
- Coal Mining Risk Assessment dated 14 September 2026

This letter comprises the planning justification and forms part of the application; it should be considered alongside other submitted information when making the determination.

Introduction

This application is submitted in relation to the Premier Inn Hotel on Chester Road, Gresford and seeks planning permission for external alterations to the existing restaurant building to facilitate additional hotel bedrooms and a reconfigured restaurant. No changes are proposed to the car park.

Site and Surroundings

The application site currently consists of a Premier Inn hotel with a separate restaurant building and associated car park and landscaping; the restaurant has now ceased trading. There are several trees across the site, some of which are covered by Tree Preservation Orders, none will be impacted by the proposals.

The existing hotel is a modern, two-storey building, finished in red brick with grey roof tiles. There are some rendered elements. The former restaurant building is finished in grey render, is mainly two storeys, with some single-storey elements and a dual-pitched roof. There is an entrance canopy on the southern elevation.

The site lies to the north of Chester Road and to the south of the Collier Park training facility associated with Wrexham Football Club. Vehicular access is gained via Chester Road, and there are several trees across the site.

Gresford lies approximately 500 metres to the north of the site, with the area to the south being mainly open land. Wrexham town centre is approximately 3.5 kn to the south.

Proposal

The Applicant has identified a specific need to deliver additional bedrooms at this site; at the same time, the existing hotel restaurant has shown a continued shortfall in demand. Accordingly, food and beverage provision for guests will be provided in a modified format and configuration within the existing restaurant building.

The applicant therefore seeks to reconfigure the hotel bedroom and restaurant offer on the site to ensure its success and future viability. In order to allow for this, external alterations are required and proposed.

The restaurant element of the existing building will be condensed into the north-eastern section of the ground floor, and the remainder of the building will be converted to provide additional hotel

bedrooms - 7 on the ground floor and 6 on the first floor. Overall, the reconfiguration will result in a 13-room uplift on the site; an increase from 60 to 73 rooms.

The converted building will form part of the existing hotel and will operate and be managed as one entity, utilising all existing internal operational infrastructure.

The car park currently consists of 112 spaces; this will not be altered as part of the development.

The external alterations are limited to the installation of several windows along with the infilling of several others. For clarity, the proposed external alterations can be summarised as follows;

- South Facing Elevation
    - Former side entrance to be infilled and replaced by window.
    - Minor changes to existing window to east of former side entrance,
    - Minor changes to the window under the small canopy roof.
- East Facing Elevation
    - Installation of two windows at first floor level
    - Infilling of three windows at ground floor
- North Facing Elevation
    - No changes proposed
- West Facing Elevation
    - Infilling of three windows
    - Reconfiguration of window to the west of the main entrance.

Materials will match existing.

Planning History

The following relevant planning history has been identified

- **P/2014/0537** Extension to Existing Hotel to Provide Additional 22 Bedrooms and Associated Alterations to Existing Car Park.
  Approved December 2014

- **P/2000/1005** Extension to provide new internal play area and dining
  Refused February 2001

No further relevant planning history could be immediately identified; the original planning permission for the restaurant or hotel cannot be identified via a search of the Council website.

Designations

The site falls within Flood Zone 1 and, as such, the application site is not considered to be at risk of flooding.

The site is located within a designated Green Barrier (Policy EC1) as shown on the adopted Proposals Map.

Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states: "*if regard is to be had to the development plan for the purposes of any determination to be made under the Planning Act, the determination must be made in accordance with the plan, unless material considerations indicate otherwise*." Any issue that relates to the use and development of land is capable of being a material planning consideration; this includes Government statements of planning policy.

The development plan applicable to the application site consists of the Future Wales: The National Plan 2040 and the Wrexham Unitary Development Plan (UDP) 1996–201.

National Policy - Future Wales: The National Plan 2040

Future Wales: The National Plan 2040 was published in 2021 and is the national development framework, setting the direction and strategy for development within Wales. It is a spatial plan, setting the direction for where infrastructure investment and development should take place.

Policy 1 – Where Wales will grow – This policy notes that Wrexham forms part of one of the three national growth areas. The policy states that '*there will be growth in employment and housing opportunities and investment in infrastructure.*' In these areas.

Policy 20 is concerned specifically with the Wrexham and Deeside National Growth Area. It notes that the area *will be the main focus for growth and investment in the North region*. And that the area is the main centre within the region for population, employment and services.

Local Policy – Core Strategy

Policy CLF9 (Visitor Accommodation outside Settlement Limits) states that '*Visitor accommodation outside settlement limits will only be permitted through the conversion of existing buildings and by extensions to existing serviced and self-serviced accommodation*'

Policy PS2 states that 'Development must not materially detrimentally affect countryside, landscape/townscape character, open space, or the quality of the natural environment.'

Policy T8 is concerned with transport and car parking, it states that *'Development granted planning permission will be required to provide vehicle parking spaces either on site or nearby, in accordance with the Council's current parking standards.*

Policy EC1 is concerned with development within Green Barriers and states that, '*development will only be granted planning permission if it is for agriculture, forestry, essential facilities for outdoor sport and recreation, cemeteries and other uses of land which maintain the openness of the Green Barrier and do not conflict with the purpose of including land within it.'*

Planning Considerations

Premier Inn has identified significant demand for additional budget hotel accommodation in this location. The proposed extension, providing extra bedrooms, would help to meet this site-specific demand.

The key issues to consider when determining this application are the principle of development, transport and car parking, and general development management issues these are addressed below.

Principle of Development

The principle of hotel bedrooms on this site is fully established by the granting of permission for the original hotel as well as the granting of permission for the previous extension. In 2014, permission was granted for a 22-bedroom extension.

In this regard, the principle is fully established for hotel use on this site.

Use Class

The planning history of the site contains no restrictions that would prevent this reorganisation of the internal layout or food and beverage offer.

Car Parking

A Transport Statement, prepared by RGP, fully explores the parking provision on site as well as the wider transport issues. In summary, the site currently houses car parking spaces for 112 cars. This number will not be altered by the proposal post-development, as the site will offer 112 car parking spaces to serve 73 hotel rooms.

A parking demand assessment is included within the Transport Statement at Appendix B. This assessment demonstrates that the car park will operate well within capacity post development.

The Transport Statement concludes that proposed car parking capacity is sufficient to cater to all parking demands and that it complies with all relevant policies and standards. Premier Inn is well versed in providing sufficient car parking at its many locations across its portfolio, and this site is no exception.

Construction Management Plan

The application is supported by a Construction Management Plan (CMP), this document has been prepared by RGP and is designed to provide an overview of arrangements for construction on site.

Coal Mining Risk

The application is supported by a Coal Mining Riak Assessment (CMRA). This report concludes that the risk of shallow mineworkings being present beneath the site is considered to be low and that no mitigation is required.

Ecology

A Preliminary Ecological Appraisal and Preliminary Roost Assessment has been conducted and the report is submitted in support of this application. A site survey was undertaken on 1 June 2026 by a suitably qualified person, and the results are summarised within the submitted report.

The report notes that there are four statutory designations within 2km of the site, along with four additional national network sites within 10km. The report concludes that no direct impacts on these designated sites will occur as a result of the development.

The report further notes that whilst the site falls within the impact zone of the Vicarage Moss SSSI, the proposed development type is not listed as high risk.

With regard to onsite habitats, the report concludes that 'no *direct impacts to any notable habitats will occur as a result of the of the proposed development'*

The report notes that the proposed conversion building was surveyed and that no evidence of roosting bats was identified. Full findings are contained within the report.

Findings and recommendations relating to Invasive / Non-native species, Habitats, Invertebrates, Bats, Birds, Reptiles, Amphibians[redacted], Riparian Animals, Hazel Dormouse and inertebrates are all summarised within the report.

Amenity

The proposed extension is a logical and appropriate use of the land in this location; it will not impact the amenity of any neighbouring land uses.

Drainage

A full drainage strategy is included with this application.

Planning Assessment

The proposed development at this high-performing hotel seeks to make efficient use of land within the hotel site. The hotel is currently operating at capacity, and to address this demand for additional rooms, the applicant seeks to utilise the land available to them and within their control, whilst utilising existing operational infrastructure.

The hotel falls within a Green Barrier; however, the relevant policy allows for development that maintains the openness of the Green Barrer and does not conflict with the purpose of including land within it. As this proposal represents the conversion of an existing building, it will not impact the openness of the Green Barrier and is therefore compliant with the requirements of this designation and accompanying policy.

Policy CLF9, which is concerned with visitor accommodation outside of settlement limits, directly supports a development of this nature as it specifically allows for the conversion of existing buildings for visitor accommodation.

The proposal complies with all relevant policy and represents minor changes in order to facilitate internal layout changes.

Conclusion

This proposal is fully compliant both national and local policy in relation to economic growth and sustainable development. This development offers an opportunity for both economic and sustainable development in a well-established and highly suitable location.

Considering all the above and in line with Future Wales: The National Plan 2040 along with all relevant local policies, we urge that planning permission be granted without delay.

I trust that the information supplied is sufficient to enable the application to be registered and progressed. However, if you require any additional information or you have any queries, then please do not hesitate to contact me.

Yours faithfully,

[redacted]

Vicky Harper MSc MRTPI
Senior Planner

[redacted]