

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

PUBLICITY AND CONSULTATION BEFORE APPLICATION FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D

(to be served on owners and occupiers of adjoining land and community consultees; and displayed by site notice on or near the location of the proposed development)

Purpose of this notice: This notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA and any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should take note that any comments submitted may be placed on a public file.

Proposed development at – Land East of Wrexham General Railway Station, Station Approach, Wrexham, LL11 2AA

I give notice that Wrexham Country Borough Council is intending to apply for planning permission for:

OUTLINE PLANNING APPLICATION FOR NEW COMMERCIAL OFFICE BUILDING, CREATION OF PUBLIC REALM AND LANDSCAPING, CONVERSION OF EXISTING BUILDINGS TO BREWERY, WITH ASSOCIATED MUSEUM AND TAPROOM/RESTAURANT, ACCESSIBILITY IMPROVEMENTS INCLUDING NEW HIGHWAY INFRASTRUCTURE AND PEDESTRIAN FOOTBRIDGE, INCLUDING PARKING FACILITIES AND COACH/TAXI DROP OFF, WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS.

You may inspect copies of the proposed application; the plans; and other supporting documents online at:

<https://spawforths.co.uk/consultations/wrexham-gateway-statutory-consultation/>

Or view hard copies in person at: Wrexham Library, Rhosddu Rd, Wrexham LL11 1AU

Anyone who wishes to make representations about this proposed development must write to the agent at: Spawforths, Junction 41 Business Court, East Ardsley, Wakefield WF3 2AB

Or direct emails to: patrick.stone@spawforths.co.uk

The consultation will commence on Wednesday 16th July 2025, running for the required 28-day period up until 14th August 2025.

By: Patrick Stone (on behalf of Spawforths)

Signed: 

Date: 15/07/2025