

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

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLE 2D

(to be served on specialist consultees, as defined by article 2(1) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Purpose of this notice: This notice comprises a formal request for pre-application consultation response under Article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

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

I give notice that The Wrexham County 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.

A copy of the proposed application; plans; and other supporting documents can be viewed online at: <https://spawforths.co.uk/consultations/wrexham-gateway-statutory-consultation/>

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to Patrick.stone@spawforths.co.uk no later than 14th August 2025.

By: Patrick Stone (on behalf of Spawforths)

Signed: 

Date: 15/07/2025