Blueprint Architectural Services Ltd
Office 3K4, Redwither Tower, Redwither Business Park, Wrexham. LL13 9XT
Tel: 01978 356500
design@blueprintarchitectural.com
www.blueprintarchitectural.com

Planning Statement



Statement prepared for:

Siting of shipping containers for use as part of Gym, and increased parking provision of existing established business, Powerzone Gym, Rivulet Road, Wrexham, LL13 8DT

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1.0 Brief

1.1 This planning statement was produced by Blueprint Architectural Services on behalf of Mr Cain Wynne, owner and proprietor of Powerzone Gym.

1.2 The gym is an established business in the city and has been supporting the community for over 20 years.

1.3 The application put before you is submitted following works that have been completed to improve the facilities at the Gym.

1.4 Following receipt of the letter reference: ENF/2024/0298 our client set about employing blueprint to regularise the work that has been completed.

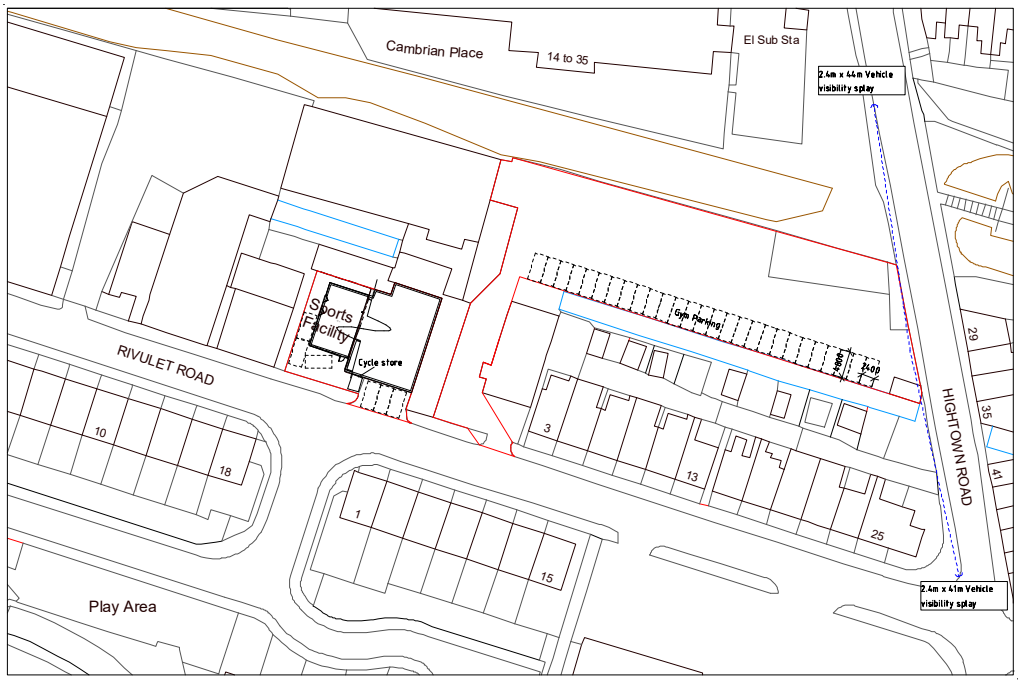


1. Photos of Sited Containers

2. Access including movement to and from the site.

2.1 The property is located on Rivulet Road, which is just on the outskirts of the City centre. The unit is located within a nucleus of other industrial/commercial units access off Rivulet Road.

2.2 The site is easily accessible by car with ample parking provided in the location noted on the supporting Site Plan. The site also has Cycle storage to promote members to travel by bicycle rather than car.



2. Site Plan

2.3 With the city centre a few minutes' walk from the site, many members walk to the site as opposed to drive.

2.4 Should members that do not have the use of a private vehicle the site is easily accessible by the excellent public transport provided to the city centre to the main bus stop located on King Street, many destinations are available such as Llangollen, Oswestry, Chester & Mold.



3. Wrexham General Station

2.5 There are 2 train stations present in Wrexham, Wrexham General and Wrexham Central only a few minutes' walk from each other this public transport service provides direct links from Wrexham to Chester, Shrewsbury, Cardiff, Holyhead and Bidston. As the railway network is national, City's such as Manchester, London,

Liverpool are accessible with one or 2 changes at stations such as Shrewsbury, Chester and Crewe.

2.6 Parking provision is more than adequate for the gym, although not controllable generally 3 parking spaces on street are available to the Gym with 3 spaces located to the frontage of the unit. 3 spaces are also available to the side of the unit which are utilized by staff members, within the larger parking area up to 27 spaces can be utilized by the Gym as they are available.

3.0 Economic Context

3.1 The provision of additional floor space will enable the gym to compete with other establishments in the area. Offering varied equipment, the Gym can retain its members and avoid losing customers to competitors.

3.2 The siting of containers to produce the increased floorspace is a cost-effective way for a local business to enhance its facilities, as the gym is owned and run by local people its vital this business is supported in growth and expansion to retain its employees.

3.3 The business owner has always sought to support the locals and ensure their amenities aren't affected by the operations of the gym.

4.0 Appearance

4.1 The appearance of the containers has a minimal effect on the street scene with a large boundary wall fronting the site. The containers are screened from the main highway.

4.2 Due to the unit and the adjacent units being industrial in nature the siting of the containers is something that is to be expected in the area, and does not look out of the ordinary.

4.3 Being a light grey colour they do not stand out as a blue or green container would in this location, consideration was given prior to their siting to ensure the effect was minimised. In our opinion the containers provide a positive contribution to the site on a yard that could be used as an open air storage space.

5.0 Conclusion

5.1 As documented within sections above parking provision for the site is ample, with many members able to access the site on foot and by bicycle.

5.2 Although not acknowledged by the enforcement notice, application no: P/2016/0713 documented the provision of parking spaces as illustrated on the site plan supporting this application.

5.3 The retention of this valued business in the city centre assists with mental health struggles, provides members with some structure and allows them to prosper in the local economy and personal lives.

5.4 This established business should be fully supported by the local authority to allow the business owner to provide a service for local people. We feel this application should be looked favourably upon and granted permission.

Document prepared by:
Dafydd Edwards ACIOB
Senior Architectural Technician
On behalf of Blueprint Architectural Services