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
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant MR NICHOLAS WHITCOMBE

Reference P/2024/0231

Decision Date 03/02/2025

Town and Country Planning Act, 1990

Location of Application

UNITS 27 - 29 ABENBURY WAY WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9UZ

Description of Application

NEWID DEFNYDD ADEILAD O UNEDAU DIWYDIANNOL I GAMPFA
CHANGE OF USE OF BUILDING FROM INDUSTRIAL UNITS TO GYM

In reaching this decision the Council has had regard to the following relevant policies: -

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
EM1 - Protection of Existing Employment Land
EM2 - Provision of Supporting Facilities for Employees in Business, Industrial and Warehousing Developments
NE1 - International and National Nature Conservation Designations
NE2 - Local Designations for Nature Conservation and Geological Importance
NE6 - Waste Water Treatment and River Water Quality
SP9 - Wrexham Industrial Estate
SP11 - Transport and Accessibility
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment
SP19 - Green Infrastructure
SP2 - Location of Development
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	03/02/2025	PLANNING PERMISSION ISSUED
1	09/04/2025	DISCHARGE OF CONDITION 4 (CONSTRUCTION TRAFFIC MANAGEMENT PLAN) OF PLANNING PERMISSION P/2024/0231 **(P/2025/0179)**
2	09/04/2025	DISCHARGE OF CONDITION 3 (BIODIVERSITY) OF PLANNING PERMISSION P/2024/0231 **(P/2025/0181)**

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Particulars of decision : GRANTED subject to the following:-

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Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

2. The development shall only be carried out in strict accordance with the details shown on the following plan:
   - Car Park Arrangement Ref: P24052-001C Rev C

3. No part of the development shall commence until a plan to provide net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped has been submitted to, and approved in writing by, the Local Planning Authority. The measures shall be implemented in full, prior to first occupation / use of the development, and thereafter maintained for the lifetime of the development.

   Condition 3 Discharged on 09/04/2025 (P/2025/0181)

4 No development shall commence, including any works of demolition, until a Construction Traffic Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved statement shall be adhered to throughout the construction period.

   Condition 4 Discharged on 09/04/2025 (P/2025/0179)

5. Prior to first use of the development, secure on-site cycle and motorcycle parking facilities shall be provided in strict accordance with a scheme that shall have first been submitted to, and approved in writing by, the Local Planning Authority. The facilities shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the secure parking of cycles and motorcycles in connection with the development.

6. Prior to first beneficial use of the premises, a Car Parking Management Plan shall be submitted to, and approved in writing by, the Local Planning Authority. The approved plan shall thereafter be adhered to for the life of the development.

Applicant MR NICHOLAS WHITCOMBE

Reference P/2024/0231

Decision Date 03/02/2025

7. Prior to first use of the development the footways, parking and turning facilities shown on plan ref: Car Park Arrangement Ref: P24052-001C Rev C shall be fully laid out, surfaced and drained. The facilities as approved shall thereafter be permanently retained and kept free of any obstruction, and made available solely for these purposes only.

8. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

2. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

3. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

4. In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.

5. To assist occupiers/users of the development to make sustainable transport choices in accordance with Policy DM1 of the Wrexham Local Development Plan.

6. In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.

7. To provide for pedestrian movement and parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies DM1 and T1 of the Wrexham Local Development Plan

Applicant MR NICHOLAS WHITCOMBE

Reference P/2024/0231

Decision Date 03/02/2025

8. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policy DM1 of the Wrexham Local Development Plan.

Note(s) to applicant

In line with the Welsh Government's decarbonisation targets, Welsh Government published the Electric Vehicle Charging Strategy, setting out its plans for charging electric cars and vans in Wales. In the interest of supporting and encouraging low emission vehicles, in the interest of air quality enhancement, and to comply with the aims and objectives of the Electric Vehicle Charging Strategy, we encourage the provision of electric vehicle charge points and recommend the following minimum standard for numbers and power output:· One Standard Electric Vehicle Charging Point providing a continuous supply of at least 16A (3.5kW) for at least 10% of parking spaces;
· A Standard Electric Vehicle Charging Point is one which is capable of providing a continuous supply of at least 16A (3.5kW) and up to 32A (7kW). The higher output is more likely to be futureproof;
· The electrical supply of the final installation should allow the charging equipment to operate at full rated capacity;
· The installation must comply with all applicable electrical requirements in force at the time of installation.

Detailed advice has been issued by Natural Resources Wales which is available on the Council's planning applications website.

You are advised that building work which involves work on an existing wall shared with another property, building on the boundary with a neighbouring property or excavating near a neighbouring building may require the separate consent of the neighbour under the provisions of the Party Wall Act. If you require further information or advice please contact the Building Control Section on 01978 298884.

The permission hereby granted does not authorise encroachment upon, or interference with, the adjoining property.

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 MR NICHOLAS WHITCOMBE

Reference P/2024/0231

Decision Date 03/02/2025



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam
Chief Officer Economy and Planning, Wrexham County Borough Council

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council