Kerry James Planning
chartered town planning consultancy

TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED)
PLANNING AND COMPULSORY PURCHASE ACT 2004

CHANGE OF USE FROM CLASS D2 TO MIXED USE COMPRISING VEHICLE STORAGE, SERVICING, BODYWORK REPAIRS, CAR PREPARATION, VALETING AND OFFICES (CLASS B2 AND B8), EXTERNAL AND INTERNAL ALTERATIONS, FORMER PARRYS RETAIL FURNITURE WAREHOUSE, MOLD ROAD TRADING ESTATE, GWERSYLLT, WREXHAM, LL11 4AQ

APPLICATION FOR APPROVAL OF DETAILS

ON BEHALF OF MR PHIL GARDNER

JUNE 2025

Ref: KJP/20/007

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INTRODUCTION

Kerry James Planning has been commissioned by Mr Phil Gardner of Steve Hopewell Holdings t/a Lindop Toyota to submit an application for the approval of details required by conditions 2 and 4 of P/2024/0082 for the change of use from Class D2 to mixed use comprising vehicle storage, servicing, bodywork repairs, car preparation, valeting and offices (Class B2 and B8), external and internal alterations, former Parrys retail furniture warehouse, Mold Road Trading Estate, Gwersyllt, Wrexham, LL11 4AQ.

CONDITIONS

Condition 2

Condition 2 states that "*The use hereby permitted shall be permanently ceased within 28 days of a failure to meet any one of the requirements set out in i) to iv) below:*
i) Within 12 weeks of the date of this decision details of a scheme of noise mitigation shall be submitted for the written approval of the Local Planning Authority. The scheme shall include full details of any measures and/or procedures to ensure the closing of the roller shutter doors following the entry or exit of any vehicle.
ii) If within 20 weeks of the date of this decision the Local Planning Authority refuse to approve the details or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Welsh Ministers
iii) If an appeal is made in pursuance of ii) above, that appeal shall have been finally determined and the submitted details shall have been approved by the Welsh Minsters;
iv) The scheme of noise mitigation shall implemented in full within 1 month from the date of approval in writing by the Local Planning Authority or, in the event of ii) and iii) above, by the Welsh Ministers.
The scheme of noise mitigation shall thereafter be adhered to for the lifetime of the development".

Reason:
"*In the interest of protecting residential amenity in accordance with Policy DM1 of the Local Development Plan*".

In accordance with Condition 2, a scheme of noise mitigation accompanies this application.

Condition 4

Condition 4 states that "*The use hereby permitted shall be permanently ceased within 28 days of a failure to meet any one of the requirements set out in i) to iv) below:*
i) Within 12 weeks of the date of this decision details of a scheme of on-site bicycle parking facilities shall submitted for the written approval of the Local Planning Authority;
ii) If within 20 weeks of the date of this decision the local planning authority refuse to approve the details or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Welsh Ministers;
iii) If an appeal is made in pursuance of ii) above, that appeal shall have been finally determined and the submitted details shall have been approved by the Welsh Minsters;
iv) The scheme of on-site bi-cycle parking shall be fully implemented in accordance with approved details within 12 weeks from the date of approval in writing by the Local Planning Authority or, in the event of ii) and iii) above, by the Welsh Ministers.
The on-site cycle parking facilities shall be permanently retained in accordance with the approved scheme and kept free of any obstruction, and made available solely for the parking of bicycles."

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

In accordance with Condition 4 it is proposed to install a semi vertical bike rack within the application site. The siting of the rack is shown on plans CR/PD/01 and KJP1. The rack would provide for the parking of 3 cycles. A detailed specification of the cycle rack accompanies the application. The rack would be fixed to an existing wall of the building and measure 1.22 metres wide by 1.1 metres deep by 1.85 metres high.