

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Jenni Perkins
Our Ref:	ET/DC/DB/P/2023/0691Rev A Reconsult	Your Ref:	P/2023/0691
Date:	21/10/2024		

TOWN AND COUNTRY PLANNING ACT 1990

NEWID DEFNYDD ADEILAD O DDOSBARTH B2 (GWEITHDY GWAITH COED) I DDOSBARTH D2 (CAMPFA) / CHANGE OF USE OF BUILDING FROM CLASS B2 (JOINERY WORKSHOP) TO CLASS D2 (GYM)

RHONES JOINERY MOLD ROAD GWERSYLLT WREXHAM
Grid Ref: E 331997.65 N 353093.12

We note the application is a change of use of existing B2 Joinery Workshop and D2 Gym covering 480 m² and acknowledge receipt of the undated Highway Planning Services response to the local highway authority LHA consultation response 9th Nov 2023.

The comments regarding parking provision are accepted.

The LHA concerns regarding surface water runoff at the entrance remain unresolved, however, it is accepted that this issue is not relevant to this planning application which simply involves the gym relocating from one building to another on the same site.

There is more than adequate space available for disabled access and cyclists. Lockable cycle storage should be provided and shown on an updated drawing.

Conclusion

We have no objection to this application, but request the applicant provide some form of lockable cycle storage in accordance with LPG 16 and national active travel guidance.

On behalf of The Chief Officer, Environment & Technical