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**TOWN AND COUNTRY PLANNING ACT 1990 SECTION 78 APPEAL AT
Unit 6, Ash Road North, Wrexham Industrial Estate, Wrexham, LL13 9UF**

COUNCIL'S STATEMENT OF CASE

PLANNING REF: P/2020/0795

PINS/PEDR REF: APP/H6955/A/21/3282603

1.0 THE SITE

1.1 The application site consists of a 408m² unit located between Coed Aben Road to the west and Ash Road North to the east. The unit is one of 4 served by an access from Ash Road North, containing 57 parking spaces shown on drawing 702.



SITE

2.0 PROPOSAL

1.2 The application is for change of use of the unit to be used as a gym/fitness facility for personal training.

3.0 LOCAL PLANNING POLICY

3.1 The site is within the settlement limits for Wrexham Industrial estate as set out in the Wrexham Unitary Development Plan, adopted February 2005. An extract of the Industrial Estate proposals map is attached as appendix 2.

3.2 UDP Policies GDP1 General Development Principles, E4 Employment Development, T8 Parking, PS2 Impacts of development and PS1 Settlement limits, are applicable.

3.3 The following supplementary planning guidance is also applicable:

LPGN16 Parking

3.4 Copies have been submitted with the appeal questionnaire.

4.0 PLANNING HISTORY

ABE 06199 Advance factory units Granted 10/4/1980

5.0 THE COUNCIL'S CASE

5.1 The use is appropriate to the area and is to operate as a pre-booked gym during times when the other units are not in use. However the parking provision at the site

has been assessed by the highway authority and found to be unacceptable given the limited provision and the proximity of two busy roads carrying a high volume of traffic including Heavy Goods vehicles.

5.2 In the light of the highway response attached it was considered that planning permission should be refused on highway safety grounds.

6.0 CONCLUSION

6. The Council therefore respectfully requests that the appeal be dismissed.

Appendices

- A. Unitary Development Plan extract
- B. Conditions
- C. Highway response