

Statement

Having read the Pre-Planning response letter thoroughly I understand the concerns regarding parking and want not to obstruct any highways due to parking for our facility. I would hope that the statement below will give a much clearer detail of the business use and remove any concerns regarding such issues.

Although I have described our proposal as a gym/fitness facility, it is not a gym in the normal sense. The proposed business is for group personal training. The facility will be laid out as such with workout bays. The members will be required to book onto a class through an app and once a class is full no further members will be able to join or have access to the facility. This is for a number of reasons such as health and safety, most importantly to preserve the quality of coaching and member experience whilst also considering parking arrangements and the other businesses on the site.

The team up app is already used all over the world for similar business models such as Crossfit of which our business will be of a similar model. It makes the business very easy to manage and control the amount of traffic in and out of the facility at any time throughout operating hours. The maximum weekday class size will only be 12-14 members dependant on facility layout and time of class.

Our core class times will be 06:00-07:00, 07:00-08:00, 17:30-18:30, 18:30-19:30, 19:30-20:30 as these are seen as the most popular training times for fitness facilities throughout the UK.

This co-insides with the closing hours of the other onsite businesses and therefore frees up significant parking space through the communal parking areas shown on the site plan, additional to the 7 spaces directly in front of our building. I have spoken to the adjoining site property owners who have no current objections. We also have the additional support of other local businesses such as A&B Air Systems located directly across the road who have offered us additional parking if required outside normal working hours (i.e evenings and weekends)

We do however hope to run 3-4 classes and personal training throughout the day which may suit shift workers. This will however be capped at 7 parking spaces directly in front of our owned building and available communal areas until which point we can possibly negotiate a rental of space if required from another nearby local business. Daytime classes will however be adequately spaced with a minimum spacing of 30minutes to reduce any onsite disruption from traffic to and from the facility. Again this is easily managed through the booking App. Realistically all industry evidence also suggests that the facility will be quiet throughout daytime working hours meaning it is also quite unlikely that any class during this time would become full, therefore causing no parking issues.

Weekend classes again will not cause issue as the majority of businesses are closed and as previously mentioned we have been offered additional parking if required on top of our own and the communal areas. Industry evidence also suggests that weekends are not peak times and it is more likely than on any other days that members will share lifts due to the unnecessary need to rush to or from work etc.

In the pre-planning response letter it states a tyre depot and car repair workshop onsite. The tyre depot is our current business, which will cease trading prior to commencement of this proposed business.

Members will also be encouraged to share vehicles to and from the facility and there will be adequate space inside to house multiple bicycles if required.

This business model is intended to create a close knit community based business who not only have a love for health and fitness but also respect the community and those around them.

I feel there are multiple benefits to this proposal including the obvious mental and physical benefits to members from the Wrexham area, the incentive/encouragement for young people to engage in physical activity/training as well as the sport of fitness (there will be young person discounts available), the employment opportunities for young people through coaching and Personal Training roles as well as the potential future growth of the business which could eventually expand to bigger premises providing future opportunities.

I hope this provides a little more detail on the proposal and provides a satisfactory explanation regarding any potential concerns.

Should you require any further information in the meantime, please do not hesitate to contact me.

Kind Regards

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