

Change of use of the former Magnet Showroom to Gym (D2 Leisure Use)

Unit 1, Former Magnet Premises, Felin Puleston, Wrexham, Wrexham , LL13
7RF

Supporting Planning Statement

Prepared by:

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1.1. Introduction

- 1.2. This application seeks planning permission for the planning permission for a change of use of the above referenced premises from its former retail use as a Kitchen Showroom to a Commercial Gym in a D2 Planning Use.

2. Site Description & Background

- 2.1. The application site forms part of a wider light industrial/retail area in the Felin Puleston area. The site lies within the Wrexham Settlement of the Unitary Development Plan (UDP). It is therefore a suitable location and premises for this proposed use.
- 2.2. The site is accessed off the A5152 and has ample parking space for any potential future customers and staff.
- 2.3. The building itself is large warehouse with a brick reception area to the front. The building will be utilised as shown on the proposed layout plan.
- 2.4. The site has been vacant for 6 months, this proposal would represent a sustainable use for the building that would serve the local community and those working in the area.
- 2.5. The applicant is a local Personal Trainer and he is aware that there is a demand for a facility such as this in the area, especially since the closure of 'Simply Gyms' where he used to be employed.

3. Proposal

- 3.1. The proposal, therefore, is to formally change the use of the land identified to on the location plan to the D2 Leisure Use.
- 3.2. The gym would be operated on a commercial basis, the opening hours and staff numbers are detailed within the application form.
- 3.3. As can be seen from the associated drawings/plans, the internal layout of the gym will be altered to allow for the sectioning of various elements of the gym. This will be done through partition walls and internal changes only.
- 3.4. There are no external changes proposed.
- 3.5. As there is no new built development proposed, no SUDS assessment is required.

4. Policy Context

- 4.1. Planning Policy Wales (PPW) states that the 'planning system provides for a presumption in favour of sustainable development', in the case of making planning decision, this would mean granting planning permission for any development that is deemed sustainable. The proposed development is for a leisure facility within the Wrexham settlement. PPW states that leisure development such as the proposed use here, should be located in sustainable locations. The application site is in a sustainable location by virtue of its proximity to the town centre and it is identified in the local plan (UDP) as being within the Wrexham settlement.
- 4.2. The use of this currently vacant building will undoubtedly have a positive impact on the environmental, social and economic wellbeing of the area, in line with the principles of the PPW in terms of delivering sustainable development.
- 4.3. The change of use makes use of a vacant site in a suitable area for this type of facility i.e. within the Settlement of Wrexham as identified in the UDP. The change of use is therefore sustainable by virtue of the fact that it provides jobs and makes use of a suitable site without the need for any additional development. The change of use is therefore supported by the broad aims of PPW.
- 4.4. No additional built development is proposed, therefore the development will not result in any additional flood risk or surface water run off.
- 4.5. In terms of local policy, relevant policies from the Wrexham Unitary Development Plan (UDP) have been identified and are addressed below.
- 4.6. The site is within the main settlement of Wrexham, within the UDP. Policy PS1 states that all new development for community and employment facilities should be located within settlements, to ensure that they are sustainable. This application site is located within the Wrexham settlement and is therefore deemed to be a sustainable location and compliant with Policy PS1 of the UDP.
- 4.7. The UDP Policy GDP1 refers to the standards and requirements that must be met by all new developments. It is assessed against the proposals below:

Policy GDP1 All new development should:-

a) Ensure that built development in its scale, design and layout, and in its use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.

No new built development is proposed.

b) Take account of personal and community safety and security in the design and layout of development and public / private spaces.

The access is as existing, and the proposed layout has been formulated to facilitate the proposed use and building regulations ensure that all members of the community can safely access and use the site.

c) Make the best use of design techniques, siting and orientation in order to conserve energy and water resources.

No new built development or design is proposed.

d) Ensure safe and convenient pedestrian and vehicular access to and from development sites, both on site and in the nearby locality.

The pedestrian and vehicular access will remain as existing and are suitable for the proposed use.

e) Ensure that built development is located where it has convenient access to public transport facilities, and is well related to pedestrian and cycle routes wherever possible.

The site is within the Wrexham settlement and is well related to all public transport, pedestrian and cycle routes,

f) Ensure the safety and amenity of the public and safeguard the environment from the adverse effects of pollution of water, land or air, hazards from industry and quarrying, and associated noise, odour or vibration arising from development.

No new built development is proposed, therefore there will no impact in terms of pollution of water, land or air. There will be some noise associated with the use, but the opening hours and distance away from residential receptors ensures that there will be no negative impact in terms of noise emanating from the facility.

g) Secure public services (e.g. gas, water, electricity) to development at minimum public cost. h) Safeguard sites and areas of nature conservation and wildlife interest, and to provide new habitats where there is an unavoidable loss of existing habitats and areas of wildlife interest.

The site is an already developed site, therefore there will be no impact on existing habitats or wildlife. The property is already connected to all services.

i) Ensure that development does not result in, or is subject to, flooding, soil erosion, landslides or contamination, either on or off the site.

No new built development is proposed, therefore the proposals will not result in any of the above.

j) Have regard to the need to safeguard those areas that possess a strong Welsh cultural and/or linguistic identity from development that could harm this identity.

The use of the site will not have any impact on areas of strong welsh cultural identity or linguistic identity, it is merely a change of use of an existing commercial property in an area surrounded by similar uses.

k) Secure the development of sustainable communities, through the promotion of the economic, social and environmental well-being of the area.

The use of this vacant building to provide a gym/leisure use will undoubtedly secure the development of sustainable communities. It will provide the area with a gym facility, where there is currently none. This will improve the social and economic well-being of the area.

4.8. The proposal accords with all the requirements of Policy GDP1 of the UDP.

5. Conclusion

5.1. This supporting statement has demonstrated the proposed use of the site as a gym facility is acceptable and compliant with all relevant national and local planning policy.

5.2. For the reasons set out within this statement, it is therefore respectfully requested that planning permission be granted.