

PLANNING AND BACKGROUND STATEMENT.

Location.

The property is located on the well-established Davy Way which forms part of the Llay Industrial Estate., which has attracted substantial industrialists such as sharp and Magellan Aerospace, with a large number of regional and local occupiers.

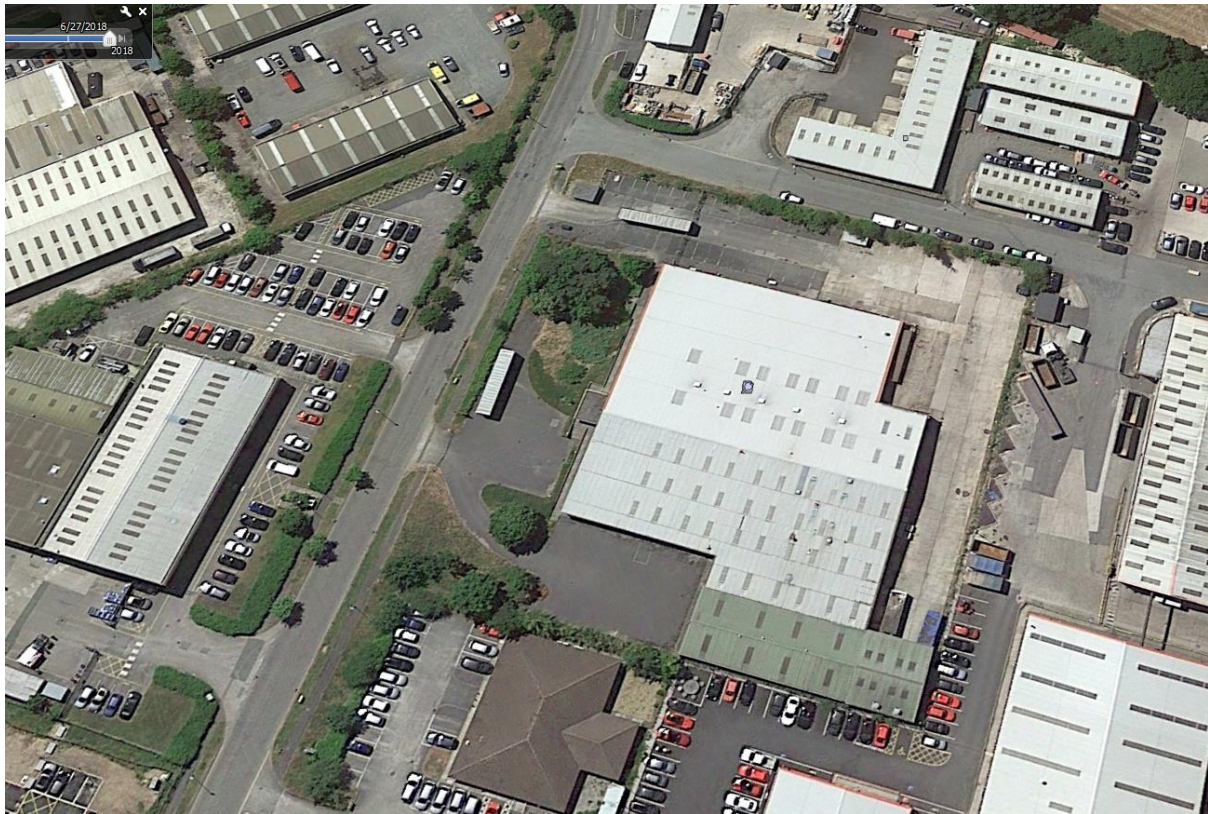
The industrial estate is close to the A483 and accessed via the adjacent B5102 and B5373, both of which are served by bus routes.

The Property.

The property comprises part of a detached industrial/office unit of steel portal frame construction with a mixture of profile metal sheet cladding and brick/blockwork to the elevations under a profile metal sheet roof. The application site is formerly part of the office area for the larger warehouse building.

The owner of the site purchased the property in 2013 and the tenant occupier went insolvent in Sept 2016. A short term tenant then occupied the unit but was evicted for fly tipping and following a clean-up operation the property.

The marketing of the property has continued with little or no interest shown in the building for office use over the last 12-18 months. The Google Earth snip below shows the vacant site and is dated the 27/6/18.



The agents (BA Commercial) marketing the premises have stated that there has been a rise in vacancy rates within the Wrexham office market and the annual take up rate is also dropping. It is worth noting that there are currently no offices under construction which clearly demonstrates the lack of demand for office accommodation in the area.

The Proposed Use

Carys House Day Nursery aims to provide an exceptional foundation for children from 0- 5 years, through high quality care and education. The nursery is purpose built and aims to provide up to 40 places for a range of children including individuals who access 30 hours funding through the Childcare Offer. The environment comprises of carefully chosen equipment and resources that create a welcoming atmosphere for the children;

whilst providing a balance of stimulation, challenge, curiosity and wonder at each stage of development. The highly qualified, experienced staff provide opportunities for the children to not only gain new skills but to practice, explore and develop those skills Carys House Day Nursery will operate under the Nursery Manager (Lauren Lawrence);

the setting operates under the regulations for Day Care in Wales set out by the CIW (Care Inspectorate Wales.) Carys House implements and adheres to a thorough set of policies and procedures to ensure that we operate in a legal and ethical manner at all time.

Carys House Day Nursery will be based on Llay Industrial Estate. This estate accounts for many businesses of all scales, including Magellan Aerospace and the North Wales Police Headquarters. In addition to this, the building of 360 new houses has commenced within 1 mile of the setting. The proximity of such large scale uses around the site will enable children to be taken to the nursery on foot and with less reliance on private transport modes. This will contribute to the success and longevity of Carys House Day Nursery.

Carys House Day Nursery aims to be open for service from January 2020.

The key objectives of Carys House Day Nursery over the coming three years in developing the childcare setting will be to:

- Establish the ethos of the setting
- Develop the environment and atmosphere of the setting
- Develop the staff team and relationships within this
- Work in partnership with the local community and parents to develop the amount of service users.

The building itself lends itself to the proposed use with single access, individual rooms and excellent outside space for the children.

The proposed front glazed extension will increase the light into the rooms and provide direct access on the secure garden/play areas.

Parking for both staff (6 spaces) and parents is both to the front and the side car parking areas.

Hours of operation are from 8am to 6pm Monday to Friday with parents dropping off/picking up children at a range of times and not all at once.