Supporting Statement for Planning Application: Change of Use – Unit T4, Tower Close, Wrexham Industrial Estate, LL13 9WB

This statement is submitted in support of a planning application for the change of use of Unit T4, Tower Close, Wrexham Industrial Estate, LL13 9WB, from Use Class B2 (General Industrial) to Use Class D2 (Assembly and Leisure).

The application is made by **The Engine Works Ltd**, a group fitness training facility currently operating from Unit A2, Abbey Close, Wrexham Industrial Estate, LL13 9XG (already current Wrexham Council tenants) – located approximately 500 metres from the proposed new premises. Following discussions with Wrexham Council (contact: Katie Gresty), a mutual agreement has been reached in which the current tenants (Conren Resin Flooring Ltd) of Unit T4 will relocate to Unit A2, which better suits their operational requirements. This will allow The Engine Works to relocate to Unit T4, which is more appropriate for our long-term use.

Our business model is based on scheduled, instructor-led group fitness classes. As such, our operating hours are fixed, and our facility is not open for unscheduled public access. All members are required to book onto specific class times in advance (generally limited to 12 per class), allowing us to manage and monitor attendance levels throughout the day. This provides significantly greater control over footfall and parking requirements compared to traditional commercial gyms, where member attendance is unscheduled and unregulated.

Our operating hours will remain unchanged in the new location and are as follows:

Monday-Friday – 05:30-9:00 / 16:30-19:30

Saturday – 07:30-10:30

Sunday - Closed

The parking bays allocated on site are communal and shared between Unit T4 and the neighbouring unit occupied by Mulberry Blinds. There are approximately 17 spaces. To our knowledge, Mulberry Blinds primarily operate outside of our stated operating hours with a small amount of crossover and only appear to use 2 to 3 of these spaces. Therefore, the increased footfall at Unit T4 is unlikely to adversely affect the neighbouring business.

No physical alterations are proposed as part of this application. The unit’s existing structure and external boundaries will remain entirely as they are. Given the unit location is within Wrexham Industrial Estate, to our knowledge there is no Green Infrastructure.

The change in use will simply allow us to continue operating in a new space more suitable for our activities.

We believe the proposed change of use will have minimal impact on the surrounding area, while supporting the continued development and diversification of the Wrexham Industrial Estate. It also enables a practical and beneficial relocation for both ourselves, the current occupants of Unit T4, and Wrexham Council.

We respectfully request that planning permission be granted to allow The Engine Works to continue its operations at Unit T4 under Use Class D2.