MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Jenni Perkins
Our Ref:	ET/DC/PP/P/2025/0329 Res (2)	**Your Ref:**	P/2025/0329
Date:	16/09/2025		

TOWN AND COUNTRY PLANNING ACT 1990

NEWID DEFNYDD ADEILAD O DDOSBARTH B1 (DIWYDIANNIOL) I DDOSBARTH D2 (GYM CYHOEDDUS) / CHANGE OF USE OF BUILDING FROM B1 (INDUSTRIAL) TO D2 (PUBLIC GYM)

MERITOR FITNESS CLUB, MERITOR HOUSE, RACKERY LANE, LLAY, WREXHAM, LL12 0PB

I refer to your consultation / email dated 01/09/2025 in respect of the above.

General

The proposed development comprises a change of use from an industrial unit to a Class D2 - Gym

Access

The proposed development site is located on an existing business park utilizing a shared access serving a small number of existing businesses.

The proposed development site accesses onto Rackery Lane which is a classified road subject to a 40mph speed limit. Based on typical speeds of 40mph, any proposed / existing access would require visibility splays of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway in accordance with Tan 18. Visibility from the existing access onto Rackery Lane is adequate providing splays in excess of 2.4 x 120m in both directions measured to the nearside edge.

The existing access serving the business park is approximately 7.3m wide and surfaced with hard bound materials and is considered adequate to serve the proposed development.

Footway Provision

The industrial estate has no existing footway provision leading into the site off Rackery Lane and the existing / proposed business would benefit from such provision. However, the industrial estate has served a number of businesses off this private access road for several years without such provision and it may not be considered justifiable to request such provision as part of this development.

Parking & Turning Provision

The proposed gym would come under LPGN 16 - D2 Use which requires a maximum of 1 car space per 15m^2gfa. Based on a gross floor area of 700m^2 ,the proposed gym would require a maximum of 47 spaces. The revised layout plan (Drg. No. MFC/PD/05) received on 01/09/2025 indicates the provision of 53 parking spaces which is considered adequate.

Cycle Parking / Shelters

LPGN 16 recommends a minimum of 1 cycle space per 150 m² gross floor space is provided. All cycle parking areas should be located in well lit areas that are overlooked from the building they serve and/or from other buildings in the area. The proposed cycle parking / shelter provision indicated on the revised layout plan is considered adequate.

Traffic Generation

No details of existing / proposed daily traffic generation in respect of the existing / proposed businesses has been provided. Although the proposed gym has the potential to generate a significant number of daily vehicle movements, the previous industrial unit is also likely to have generated a significant number of daily vehicle movements.

The LHA have no objections to the proposed development and recommend any permission includes the following condition:-

CONDITION

ZJ41 **GENERAL LAYOUT**
026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. @@@



On behalf of Chief Officer, Environment & Technical