In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant Mr James Smith

Agent Mr Carl Hughes
The Foundry, 15 Yorke Street, Wrexham, United Kingdom, LL13 8LW

Reference P/2025/0329

Date Received 04/04/2025

Decision Date 17/09/2025

Town and Country Planning Act, 1990

Location of Application

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

Description of Application

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

In reaching this decision the Council has had regard to the following relevant policies: -

Development Plan Policies:

Future Wales Policy 20 - National Growth Area - Wrexham and Deeside

EC6 - Biodiversity Conservation
GDP 1- Development Objectives
PS1 - Broad Location of Development
PS2 - Broad Location of Development
PS 3 - Broad Location of Development
PS4 - Broad Location of Development
T8 - Parking

Revision	Date	Description of Decision
0	17/09/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

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1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
Amended ground floor plan MFC/PD/01
Amended first floor plan MFC/PD/02
Amended proposed site and location plan MFC/PD/05
Amended elevations MFC/PD/03
Existing site and location plan MFC/PD/04
Cycle Shelter plan MFC/PD/06

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on MFC/PD/03, proposed bat box plan and detailed within the amended Planning Statement have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. Prior to first use of the development the site shall be laid out in strict accordance with Amended proposed site and location plan ref: MFC/PD/05

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

2. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

3. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

4. In the interest of highway safety in accordance with Policy GDP1 of the Unitary Development Plan.

In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

Applicant Mr James Smith

Agent Mr Carl Hughes
The Foundry, 15 Yorke Street, Wrexham, United Kingdom, LL13 8LW

Reference P/2025/0329

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David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam
Chief Officer Economy and Planning, Wrexham County Borough Council

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council