MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Jenni Perkins
Our Ref:	ET/DC/PP/P/2025/0626	**Your Ref:**	P/2025/0652
Date:	12/11/2025		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: NEWID DEFNYDD ADEILAD O DDOSBARTH D2 (CAMPFA) I DDEFNYDD CYMYSG DOSBARTH B2 (DIWYDIANNOL) A B1 (SWYDDFA) / CHANGE OF USE OF BUILDING FROM CLASS D2 (GYM) TO MIXED USE CLASS B2 (INDUSTRIAL) AND B1 (OFFICE)

LOCATION: UNIT A2, REDWITHER BUSINESS PARK, ABBEY CLOSE, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9XG

I refer to your consultation / email dated 10/11/2025 in respect of the above.

Access

The development site is located on Abbey Road which is an unclassified road subject to a 30mph speed limit. Abbey Road is one of the main arterial routes serving Wrexham Industrial Estate providing access to a significant volume of HGVs and cars.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets. Visibility from the existing access serving the site onto Abbey Road is adequate providing splays in excess of the above requirements.

Parking and Turning Provision

Previous planning consent ref: P/2021/0241 was granted on 07/05/2021 for the above site to be converted from Class B2 use to Class D2 (Gym Use).

The previous development site comprised 219m^2 gfa. Based on LPGN 16 requirements the existing unit required a maximum of 4 spaces in accordance with Class B2 Use. The proposed clinic / gym at that time required a maximum of 15 spaces in accordance with Class D2 Use.

The proposed development (and previous business) only appeared to have 2 parking spaces at the front and an informal parking space at the rear in front of the roller shutters as indicated by the submitted plan. Although the business had very limited parking provision, it was intended to operate on an appointment only basis with only 2 clients being permitted on site at any one time. Planning consent was granted with the above condition included.

The current application comprises a total of 247m^2 gfa (ie/ 45.2m^2 gfa - Class B1 Use & 201.4m^2 gfa Class B2 Use). Based on LPGN 16 requirements the proposed Class B1 use would require a maximum of 2 spaces and Class B2 use a maximum of 4 spaces equating to a total maximum requirement of 6 spaces.

The revised layout plan indicates that the proposed unit only has 2 parking spaces. The applicant has indicated that 2 staff will be employed at the business and any visitors would be by appointment only.

Given the above and limited parking at the site, **if the application is supported it may be considered reasonable to include a condition that prevents any clients / customers from visiting the site and granting any consent as a personal permission.**

Cycle Parking / Shelter

The LHA recommend that the applicant liaises with our Strategic Transport Manager – Gwen Thomas on Tel: 01978 729667 (or email: gwen.thomas@wrexham.gov.uk) in respect of any specific requirements for the proposed development that may be required under the Active Travel Act Guidance / LPGN 16. Any such requirements should be referenced / indicated on a revised layout.

Further details will be required in relation to cycle parking / storage to accord with the minimum cycle parking standards set out in LPGN 16. The applicant has indicated that 1 cycle space will be provided (2m x 0.75m) within the building itself. However, no plan indicating this detail (with annotated dimensions) has been provided. **The Local Highway Authority (LHA) request a suitably scaled plan indicating all proposed cycle parking / storage provision** (including annotated dimensions).

Conclusion

In conclusion, the LHA request the following information:-

- Cycle Parking / Shelter

  Further details will be required in relation to cycle parking / storage to accord with the minimum cycle parking standards set out in LPGN 16 / Active Travel Guidance. **The Local Highway Authority (LHA) request a suitably scaled plan indicating all proposed cycle parking / storage provision** (including annotated dimensions).



On behalf of Chief Officer, Environment & Technical