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 Nick Jones

Reference P/2025/0626

Decision Date 13/11/2025

Town and Country Planning Act, 1990

Location of Application

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

Description of Application

NEWID DEFNYDD ADEILAD O DDOSBARTH D2 (CAMPFA) I DDEFNYDD CYMYSG DOSBARTH B8 (STORFA) A B1 (SWYDDFA)

CHANGE OF USE OF BUILDING FROM CLASS D2 (GYM) TO MIXED USE CLASS B8 (STORAGE) AND B1 (OFFICE)

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

Development Plan Policies:

E4 - Employment Development (of Unannotated Land) within Settlements
EC6 - Biodiversity Conservation
GDP 1- Development Objectives
PS1 - Broad Location of Development
PS2 - Broad Location of Development
PS 3 - Broad Location of Development
T8 - Parking

Revision	Date	Description of Decision
0	13/11/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

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Condition(s)

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):
Parking Provision statement dated 7th November 2025
Floor plan
Site plan

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown in the submitted Green Infrastructure Statement & Biodiversity Enhancement dated 14th October 2025 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. The building shall be used solely for purposes falling within Use Classes B1 and B8 of the Town and Country Planning (Use Classes Order) (As Amended) and shall not be used for any purpose which involves the sale of goods or services to, or access by, the general public, without the prior written consent of the Local Planning Authority

Reason(s)

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

2. To comply with Section 71ZA(2) 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.

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4. To ensure adequate parking provision in the interest of Highway safety and in accordance with Policy GDP1 of the Wrexham Unitary Development Plan

Ian Jones

Prif Swyddog Dros Dro Yr Economi a Chynllunio
Interim Chief Officer Economy and Planning

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