MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Sharon Holman
Our Ref:	ET/DC/PP/P/2026/0164	**Your Ref:**	P/2026/0164
Date:	29/04/2026		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: NEWID DEFNYDD YSTAFELLOEDD ATEGOL O FEWN CYFLEUSTER CAMPFA O DDOSBARTH D2 (CAMPFA) I DDOSBARTH D1 (TRINIAETHAU CHWARAEON A CHEIROPRACTEG) / CHANGE OF USE OF ANCILLARY ROOMS WITHIN GYM FACILITY FROM CLASS D2 (GYM) TO CLASS D1 (SPORTS THERAPY) AND CHIROPRACTIC TREATMENTS)

LOCATION: UNIT 5, PANDY BUSINESS PARK, PANDY, WREXHAM, LL11 2UD

I refer to your consultation / email dated 13/04/2026 in respect of the above.

Access

The proposed development site is located on Plas Acton Road which is a classified road subject to a 30mph speed limit.

Any proposed / existing access would normally require 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 onto Plas Acton Road serving the existing industrial estate is adequate providing splays in excess of 2.4 x 43m in both directions.

The existing access serving the business park is approximately 9.7m wide and surfaced with hard bound materials and is considered adequate to serve the proposed development.

Parking & Turning Provision

The existing Class D2 gym (338m^{2}gfa) previously required a maximum of 23 spaces. It was previously considered that sufficient parking was available at the business park to support the development.

It is now proposed to reduce the overall gross floor area of the gym and associated rooms with an element of Class D1 use (ie/ sports therapy & chiropractic treatment use). This would equate to the following:

Remaining Class D2 Gym Use – 175m^2 gfa

Requires a maximum of 12 spaces in accordance with LPGN 16 max stds.

Proposed Class D1 Sports Therapy Use – 163m^2 gfa

Requires a maximum of 9 spaces in accordance with LPGN 16 max stds.

The proposed development equates to an overall required parking demand – maximum of 21 spaces. The proposed development results in a reduced parking demand when compared with the previously permitted use and is therefore considered acceptable.

Public Footpaths

Public Footpath No.21 - Gwersyllt passes through Business Park and should not be interfered with. The LHA recommend that the applicant liaise with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.

The LHA therefore have no objections to the proposed development and recommend any permission include 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. **----------.**

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

Note to Applicant:

Public Footpath No.21 - Gwersyllt passes through the development site and should not be interfered with. The LHA recommends that the applicant liaises with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

Appendix

Highways Development Control Standard Advisory Note

In the interests of maintaining highway safety, and to avoid obstruction of the public highway (in contravention of the Highways Act), The Applicant is advised to coordinate with the highway authority at highwayroadworks@wrexham.gov.uk in advance of commencement of the development/works with respect to:

1. *Skip, scaffolding, hoarding or A frame/signage (Permit required for these items, if on the public highway);*
2. *Use of a parking space for a set down/delivery area;*
3. *Record a dilapidation survey of the adjacent carriageway prior to commencement (to avoid being ask to repair damage by the Applicant whilst carrying out their works);*
4. *If any lane closure or obstruction of the highway is required for a crane or similar;*
5. *Protection against dust and debris blowing onto the public highway*
6. *Construction traffic parking locally avoiding nuisance to others;*
7. *If the Applicant's scope of work includes new apparatus in the highway, such as new mains services then a Section 50 licence will be required. Insurances and demonstration of competency to carry out works in the public highway will be required.*
8. *Lowering of kerbs or minor pavement alterations require Section 184 / 171 agreement. Insurances and demonstration of competency to carry out works in the public highway will be required.*
9. *A section 278 agreement works agreement is required for more significant alterations to the existing highway*
10. *Any temporary works affecting traffic lights, [pedestrian/cycle road crossings, or bus stops require pre-planning and permits;*
11. *For applications with a private driveway (either existing or proposed) connecting onto the public highway, the following conditions of approval apply:*

    - *No surface water from the applicants site should be allowed to drain onto the public highway,*
    - *The first 5m* minimum (for residential property) should be hard paved, avoiding gravel or loose chippings form spreading.*
    - *No gate should be built in a location where it would result in a car obstructing the highway whilst being unlocked, and it should not swing out and over a pavement or any other part of the highway.*

    **The hard paved length and set back if required is subject to the applicants proposed vehicular length*

The applicants should allow a minimum of 4 weeks' notice for any of the above standard requirements, and 6-8 weeks for lane closures & road closures (lead times may change without notice subject to workload and complexity). Any works involving Trunk roads should be coordinated separately and directly with the North & Mid Wales trunk Road Agency. For larger sites with a significant impact upon the highway, a Construction Traffic Management Plan will be required.

KW Edwards

Contracts & Engineering Manager

On behalf of Chief Officer, Environment & Technical