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 Gavin Rogers

Reference P/2026/0164

Agent Mr Gavin Rogers
Unit 5 Pandy
BusinessPark, Plas
acton lane, Pandy,
Wrexham, United
Kingdom, LL11 2UD

Date Received 13/03/2026

Decision Date 07/05/2026

Town and Country Planning Act, 1990

Location of Application

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

Description of Application

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)

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

Development Plan Policies:

E5 - Employment in the Countryside
EC6 - Biodiversity Conservation
GDP 1- Development Objectives
PS2 - Broad Location of Development
T8 - Parking

Revision	Date	Description of Decision
0	07/05/2026	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

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant Mr Gavin Rogers

Reference P/2026/0164

Agent Mr Gavin Rogers
Unit 5 Pandy
BusinessPark, Plas
acton lane, Pandy,
Wrexham, United
Kingdom, LL11 2UD

Date Received 13/03/2026

Decision Date 07/05/2026

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 approved drawing reference: RPM-GYM-MEZZ Floor Plans and as contained within the application documentation.

3. The proposed net benefit for biodiversity (NBB) detailed within approved GIS document referenced: GREEN INFRASTRUCTURE STATEMENT & NET BIODIVERSITY BENEFIT FORM, Appendix 1, Prepared by Gavin Rogers and Dated 06/05/2026, shall be fully implemented prior to the first beneficial use of the development and shall be retained thereafter for the lifetime of the development.

4. The rating level of any noise generated by reason of this development shall not exceed the pre-existing background level at any time. The noise levels shall be determined at nearby noise sensitive premises, and measurements and assessment shall be made in accordance with BS4142:2014 Methods for Rating and Assessing Industrial and Commercial Sound.

5. The vehicular parking area as approved in connection with planning permission reference: P/2024/0188 shall be kept free of any obstruction, and made available solely for the parking of motor vehicles at all times.

6. The secure bicycle storage / parking spaces provided in connection with planning permission reference: P/2024/0188 shall be permanently retained and kept free of any obstruction, and made available solely for the parking of bicycles at all times.

7. No additional land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly.

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 Gavin Rogers

Reference P/2026/0164

Agent Mr Gavin Rogers
Unit 5 Pandy
BusinessPark, Plas
acton lane, Pandy,
Wrexham, United
Kingdom, LL11 2UD

Date Received 13/03/2026

Decision Date 07/05/2026

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 Policy 9 of Future Wales and Paragraph 6.4.5 of Planning Policy Wales (Edition 12).

4. To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.

5. To provide for the parking of vehicles clear of the highway in accordance with Policies DM1 and T1 of the Wrexham Local Development Plan.

6. To provide for the parking of vehicles clear of the highway in accordance with Policies DM1 and T1 of the Wrexham Local Development Plan.

7. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policy DM1 of the Wrexham Local Development Plan.

Note(s) to applicant

All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

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 Gavin Rogers

Reference P/2026/0164

Agent Mr Gavin Rogers
Unit 5 Pandy
BusinessPark, Plas
acton lane, Pandy,
Wrexham, United
Kingdom, LL11 2UD

Date Received 13/03/2026

Decision Date 07/05/2026

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60 Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

The applicant must adhere to the times given above wherever possible. If, however, there are urgent or unavoidable circumstances requiring work outside of the specified times, permission to proceed may be sought by contacting Environmental Health & Housing Standards at healthandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:
- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

The Applicant is advised that under the dust from construction and / or demolition activities can be judged to be causing a statutory nuisance to neighbouring

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 Gavin Rogers

Reference P/2026/0164

Agent Mr Gavin Rogers
Unit 5 Pandy
BusinessPark, Plas
acton lane, Pandy,
Wrexham, United
Kingdom, LL11 2UD

Date Received 13/03/2026

Decision Date 07/05/2026

properties. A legal notice can be served requiring that any dust nuisance is abated, and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

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