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 Mrs Sarah Toner

Reference P/2025/0935

Decision Date 30/06/2026

Town and Country Planning Act, 1990

Location of Application

MAGNET, FELIN PULESTON, WREXHAM, LL13 7RF

Description of Application

NEWID DEFNYDD ADEILAD O DDOSBARTH B8 (WARWS) I DDOSBARTH D2 (CYFLEUSTER CWRT PADEL)

CHANGE OF USE OF BUILDING FROM CLASS B8 (WAREHOUSE) TO CLASS D2 (PADEL COURT FACILITY)

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

Development Plan Policies:

GDP 1- Development Objectives
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS8 - Transport

Revision	Date	Description of Decision
0	30/06/2026	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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1. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): 1) Accompanying Site Block Plan - 410/PCF/PL/102 - dated Jan 2025, 2) Accompanying Site Location Plan - 410/PCF/PL/101 - Rev A - dated Jan 2025, 3) Proposed Floor Plan - 410/PCF/PL/003 - Rev A - dated Jan 2026, 4) Proposed Elevations Plan - 410/PCF/PL/004 - Rev 4 - dated Jan 2026 and 5) Accompanying Application Form.

2. Within three months of this decision the measures to deliver net benefit for biodiversity (NBB) shown on the Net Biodiversity Benefit and Green Infrastructure Statement and the Biodiversity Enhancement Plan - dated June 2025 - 410/PCF/PL/106 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

3. The padel court(s) hereby approved shall be used for indoor sporting use only. No outdoor padel play, external courts, external training areas, or external sporting activities associated with the development shall take place at any time. All padel activity must be fully contained within the building envelope.

4. No surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.

Reason(s)

1. To comply with Section 71ZA(2) of the Town and Country Planning Act, 1990.

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

3. To safeguard the amenities of nearby residents by preventing noise, light spill, and extended-hour disturbance to ensure accordance with Policy GPD1 of the Unitary Development Plan.

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4. 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 GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

In accordance with Planning Policy Wales (Edition 12) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e., a drain which extends beyond the connecting property boundary) or via a new sewer (i.e., serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

As of 7th January 2019, this proposed development may be subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. As highlighted in these standards, the developer is required to explore and fully exhaust all surface water drainage options in accordance with a hierarchy preferring infiltration (PL2) and, where infiltration is not possible, disposal to a surface water body (PL3), in liaison with the Lead Local Flood Authority and/or Natural Resources Wales, or surface water sewer or highway drain (PL4) in liaison with the riparian owner and/or Local Highways Authority.

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Ian Jones

Prif Swyddog, Economi a Chynllunio
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