Planning Application Covering Letter

Re: Change of Use from Class B1 to Class D2

To whom it may concern,

Please find enclosed our planning application seeking permission for the change of use of the existing property from **Use Class B1** to **Use Class D2** to facilitate the operation of a yoga studio.

The property is currently vacant, and this proposal represents an opportunity to bring the building back into active use through a health and wellbeing-focused business that will provide a valuable service to the local community. The proposed use is considered to be an appropriate and positive addition to the area, encouraging physical and mental wellbeing while making productive use of an existing commercial premises.

The proposal involves a change of use only, with no significant alterations to the external appearance of the building and NO structural alterations. As such, the development will have minimal impact on the surrounding area.

The site already benefits from ample existing parking provision, which is considered sufficient to accommodate the anticipated level of visitors and staff without adversely affecting the local highway network or neighbouring properties.

We believe the proposal represents a sustainable reuse of an existing vacant building, supports local investment, and contributes positively to the vitality of the area. We respectfully request that the Local Planning Authority gives favourable consideration to this application.

Should you require any additional information in support of the application, please do not hesitate to contact us.

Yours faithfully,

[redacted]

[redacted]

Hotpod Yoga Wrexham