PADELWORX

Pre-Application Consultation Report

Prepared under Section 61Z of the Town and Country Planning Act 1990 and the Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Site address	Unit 31, Miners Road, Llay Industrial Estate, Llay, Wrexham, LL12 0PJ
Applicant / trading name	Barwise Holdings Ltd t/a Padel Worx
Proposed development	Demolition of existing industrial buildings and erection of one detached leisure building (Use Class D2) and one detached storage/distribution building (Use Class B8), with associated parking and servicing areas.
Local planning authority	Wrexham County Borough Council
Planning reference	P/2026/0445
Consultation period	30 July 2026 – 27 August 2026 (28 days)
Report date	28 August 2026

1. Introduction

This Pre-Application Consultation (PAC) Report has been prepared by Barwise Holdings Ltd, trading as Padel Worx ("Padel Worx"), to accompany a planning application to Wrexham County Borough Council ("the Council") for the redevelopment of Unit 31, Miners Road, Llay Industrial Estate, Llay, Wrexham, LL12 0PJ.

The proposed development comprises 'major development' for the purposes of the Planning (Wales) Act 2015, and statutory pre-application consultation was therefore required under Section 61Z of the Town and Country Planning Act 1990 ("the Act") and Part 1A of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 ("the DMPWO"), prior to submission of the application.

This report sets out how the statutory consultation requirements have been met, describes the consultation activities undertaken (including non-statutory activities carried out in addition to the minimum requirements), summarises the issues raised by consultees and members of the public, and explains how these have been considered.

2. The Proposed Development

The application seeks planning permission for:

> *"Demolition of existing industrial buildings and erection of one detached leisure building (Use Class D2) and one detached storage/distribution building (Use Class B8), with associated parking and servicing areas."*

The proposed leisure building will provide a purpose-built indoor padel facility comprising five double courts and one single court, together with a café/social area, changing rooms and sauna, a warm-up/cool-down zone, and a viewing gallery. This wording is consistent across the site notice, the pre-application consultation materials and the planning application documents.

3. Statutory Basis for Consultation

Section 61Z of the Act requires developers proposing major development to carry out pre-application consultation before submitting a planning application. Further provision is contained in Part 1A of the DMPWO and in the Welsh Government's 'New development management procedures' letter (February 2016) and 'Pre-application Community Consultation: Best Practice Guidance for Developers' (December 2021).

The statutory process requires the developer to:

- Make draft planning application documents available for viewing;
- Notify the relevant community consultees and specialist consultees;
- Display a site notice, and notify adjoining owners and occupiers;
- Provide a minimum 28-day consultation period; and
- Report on how the consultation was undertaken and how comments received have been considered, in this PAC Report.

4. Consultation Strategy and Activities

A single-phased statutory consultation was considered proportionate to the scale and nature of the scheme, supplemented by additional non-statutory publicity to maximise awareness across the village of Llay, reflecting the guidance that developers should go beyond the statutory minimum where practicable.

4.1 Community Consultees

In accordance with the requirement to consult each Community Council in whose area the development would be situated, and each Councillor representing the relevant electoral ward, Padel Worx notified Llay Community Council and the relevant ward councillor(s) by email at the start of the consultation period, providing details of the proposal and how to respond.

4.2 Adjoining Owners and Occupiers

Copies of the site notice were provided directly to the owners/occupiers of neighbouring commercial premises adjoining the application site at Llay Industrial Estate.

4.3 Site Notice

A bilingual (English/Welsh) site notice, containing the information required by Schedule 1B of the DMPWO, was displayed at the site for the duration of the statutory 28-day consultation period. The site notice identified the proposed development description, explained how to view the draft application documents, and set out how to submit comments (by email to support@padelworx.co.uk or by post).

4.4 Specialist Consultees – Natural Resources Wales

Given the site's location and the requirement identified in the Council's invalidation letter of 22 July 2026 for a Flood Consequences Assessment (FCA) to accompany the application, Natural Resources Wales (NRW) were formally notified in writing as a specialist consultee under Schedule 4 of the DMPWO, in addition to the standard community consultation described above. NRW have logged this enquiry under reference CAS-317413-K9F1.

NRW were provided with the proposed development description and draft site information, and were specifically asked to advise on the following two matters ahead of the FCA being commissioned:

- Any scoping advice NRW are able to offer at this pre-application stage regarding the required scope and methodology for the Flood Consequences Assessment for this site; and
- Confirmation of the site's flood zone designation and any known constraints (fluvial, surface water, or other) that should inform the FCA.

This early engagement reflects the best practice guidance recommendation that developers seek to obtain a response from specialist consultees in advance of submitting a planning application, given the advantages this offers in terms of project certainty. As of the date of this report, NRW's response is awaited.

4.5 Additional Non-Statutory Publicity

To ensure the widest possible awareness across the local community, and consistent with Welsh Government best practice guidance, Padel Worx hand-delivered approximately 2,000 bilingual (English/Welsh) double-sided leaflets to residential properties across Llay. The leaflet set out the proposal in plain, non-technical language, explained why it mattered locally, and directed residents to the consultation website and email address for further information and comments.

4.6 Consultation Website and Application Documents

Draft planning application documents, plans and supporting information were made available throughout the consultation period at padelworx.co.uk/planning, allowing consultees to view the proposals online at any time and download the relevant documents.

4.7 Consultation Period

The statutory consultation period ran for 28 days, from 31 July 2026 to 28 August 2026, satisfying the minimum period required under the DMPWO.

5. Responses Received

5.1 Overview

A total of 30 responses were received from members of the public during the consultation period, submitted via the consultation email address (support@padelworx.co.uk). All 30 responses expressed support for the proposed development. No objections and no specialist consultee concerns were received.

A breakdown of the themes raised across the 30 responses is set out below (responses could, and in a number of cases did, raise more than one theme):

Theme	Responses raising this theme
General support for the principle of a padel facility in Llay	24
Health, wellbeing and fitness benefits	9
Lack of existing leisure/sports facilities in the local area	7
Family interest / suitability for children and older residents	5
Suggestions on future programming (e.g. beginner-friendly sessions)	1
Objections to the proposal	0

5.2 Representative Comments Received

A representative selection of the comments received is reproduced below. In accordance with data protection requirements, names, addresses and other identifying details have been redacted.

> *"I just wanted to say that it's really exciting you're bringing a court to Llay. I just wanted to put a suggestion out there for ideas of sessions. I am a beginner and love to play but find it really hard to just join a random game as I struggle with anxiety. It would be great to have social sessions that are just for individuals to come along and join in if possible."*
>
> *"I have received your flyer through my door. My wife and 2 children (aged 12 and 14) think it is an excellent proposal that would be most welcome in the Llay area. At the moment there is not much to get excited about in Llay, but this would be a boost to the whole area. We really hope the proposal gets the nod and hope to see the new building soon."*
>
> *"Hi, I am all for this idea! Padel in Llay – what an amazing thing to add to our village! It's going to be popular. All for it!"*
>
> *"I would fully support the proposal of the new padel courts within the village of Llay. I think there is a huge market for this up and coming, sport-crazy village within Wrexham."*
>
> *"I hugely support any new local sport facilities... would also like to try Padel. I'm 55 and played plenty of racquet sports in my younger days, so would love this as part of a fitness/weight loss activity."*
>
> *"As a resident of Llay I have received your leaflet reference the proposed new home for Padel in Llay. Having lived in Spain for seven years prior to moving to Llay in 2023, I am fully aware of the benefits that this sport can bring. Whether you are young or old, a mixture between squash and tennis, it's played at a pace conducive to those participating. I believe that the introduction of this facility will assist in improving the health of those taking part, in terms of health and wellbeing. I strongly support this venture and look forward to it coming to fruition."*
>
> *"We have received your leaflet regarding the above and are happy & looking forward to this facility being provided near our new home in Llay."*
>
> *"I think it is a great idea, anything to do with sports in the area should be welcomed."*

The remaining responses (22 of the 30 received) expressed similar sentiments of general support for the principle of the development.

6. Consideration of Issues Raised

As no objections, technical concerns or planning-related issues were raised during the consultation, no amendments to the proposed development description, site layout or design have been made as a result of this consultation exercise.

One respondent, who identified as a beginner player and described experiencing anxiety around joining unfamiliar group games, suggested that the club consider offering beginner-friendly or informal 'drop-in' social sessions for individuals to join without needing to arrange a game in advance.

This suggestion relates to the future operational programming of the facility rather than to a matter capable of being addressed through the planning application itself. It has nonetheless been welcomed by the applicant and will be fed into the proposed programme of coaching and social sessions at the facility, reflecting Padel Worx's intention to make the club accessible to the local community and welcoming to players of all abilities and confidence levels.

7. Conclusion

The pre-application consultation was carried out in accordance with the statutory requirements of Section 61Z of the Act and Part 1A of the DMPWO, and was supplemented by additional non-statutory engagement – in particular the wider leaflet distribution across Llay – to maximise community awareness and participation, consistent with Welsh Government best practice guidance.

The consultation demonstrated a high level of community support for the proposed development. Of the 30 responses received, all 30 expressed support for the proposal, with no objections raised. The applicant is satisfied that the consultation has been proportionate to the scale and nature of the development and has provided a meaningful and accessible opportunity for the local community to engage with, and comment on, the proposals ahead of formal submission of the planning application.

Natural Resources Wales has separately been notified and consulted as a specialist consultee in respect of flood risk (NRW ref. CAS-317413-K9F1), and has been asked to provide scoping advice for the Flood Consequences Assessment and to confirm the site's flood zone designation.

Appendix A: Compliance Checklist

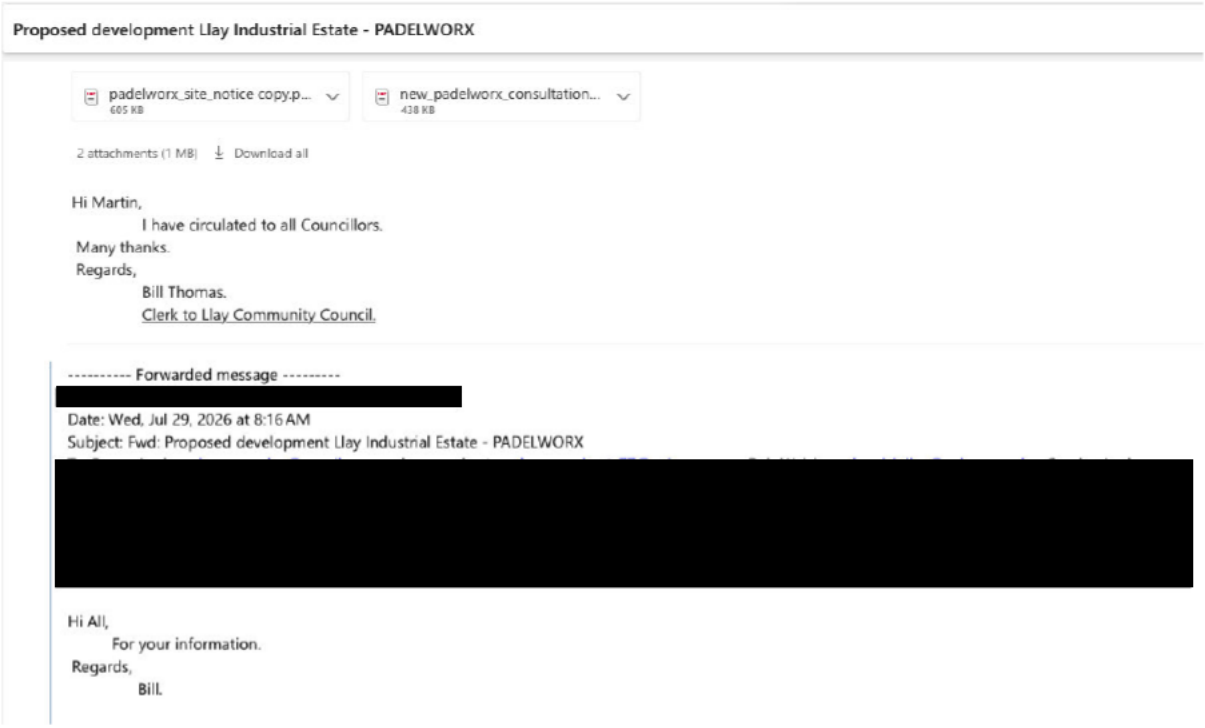
The following checklist, based on Annex 1 of the Welsh Government's best practice guidance, confirms how the statutory pre-application consultation requirements have been met.

Task	Status
Community consultees (Community Council and ward councillor(s)) identified and notified	Complete
Specialist consultee (Natural Resources Wales) notified in writing, incl. FCA scoping request	Complete
Adjoining owners/occupiers notified with copy of site notice	Complete
Bilingual (English/Welsh) site notice displayed at the site for no less than 28 days	Complete
Draft application documents made available online for no less than 28 days	Complete
Statutory consultation period ran for a minimum of 28 days	Complete
Contact details (email and postal address) provided for representations	Complete
Additional non-statutory publicity undertaken (2,000 leaflets distributed across Llay)	Complete
Summary of issues raised and how addressed included in PAC Report	Complete
Response awaited from specialist consultee (Natural Resources Wales) – ref. CAS-317413-K9F1	Pending
Personal/identifying details redacted from responses reported	Complete

Note: Natural Resources Wales has been identified and notified as the relevant specialist consultee under Schedule 4 of the DMPWO in respect of flood risk (see Section 4.4; NRW reference CAS-317413-K9F1). Their response, once received, will be appended to this report or reported as an addendum ahead of submission. Any further specialist consultees relevant to this application should be confirmed with the case officer.

Appendix B: Evidence of Notification to Community Consultees

The screenshot below evidences that the proposal was circulated by Llay Community Council to all Councillors, forwarded on behalf of Padel Worx by the Clerk to Llay Community Council (Bill Thomas), on 29 July 2026, ahead of the start of the statutory consultation period. Councillor email addresses have not been redacted from this evidence as they are published, professional contact details rather than personal information.



Proposed development Llay Industrial Estate - PADELWORX

padelworx_site_notice copy.p... 605 KB | new_padelworx_consultation... 438 KB

2 attachments (1 MB) Download all

Hi Martin,
I have circulated to all Councillors.
Many thanks.
Regards,
Bill Thomas.
Clerk to Llay Community Council.

---------- Forwarded message ---------
[redacted]
Date: Wed, Jul 29, 2026 at 8:16 AM
Subject: Fwd: Proposed development Llay Industrial Estate - PADELWORX
[redacted]

Hi All,
For your information.
Regards,
Bill.

Evidence of notification to Llay Community Council and ward councillors, 29 July 2026

Appendix C: Site Notice

The bilingual (English/Welsh) statutory site notice displayed at the application site for the duration of the consultation period, and issued to adjoining owners/occupiers and community consultees, is reproduced below.



Planning ref: P/2026/0445

SITE NOTICE
HYSBYSIAD SAFLE

Town and Country Planning Act 1990, Section 61Z · Town and Country Planning (Development Management Procedure) (Wales) Order 2012 · **Schedule 1B**: Publicity and Consultation before Applying for Planning Permission — Notice under Articles 2C and 2D
Deddf Cynllunio Gwlad a Thref 1990, Adran 61Z · Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012 · **Atodlen 1B**: Cyhoeddusrwydd ac Ymgynghori cyn Gwneud Cais am Ganiatâd Cynllunio — Hysbysiad o dan Erthyglau 2C a 2D

PROPOSED DEVELOPMENT AT / DATBLYGIAD ARFAETHEDIG YN:
UNIT 31, MINERS ROAD, LLAY INDUSTRIAL ESTATE, LLAY, WREXHAM, LL12 0PJ

EN — *Notice is given that Padel Worx [full trading / legal name] intends to apply to Wrexham County Borough Council for planning permission for: "Demolition of existing industrial buildings and erection of one detached leisure building (Use Class D2) and one detached storage / distribution building (Use Class B8), with associated parking and servicing areas."*

CY — *Rhoddir hysbysiad bod Padel Worx [enw masnachu / cyfreithiol llawn] yn bwriadu gwneud cais i Gyngor Bwrdeistref Sirol Wrecsam am ganiatâd cynllunio ar gyfer: "Dymchwel adeiladau diwydiannol presennol a chodi un adeilad hamdden ar wahân (Dosbarth Defnydd D2) ac un adeilad storio / dosbarthu ar wahân (Dosbarth Defnydd B8), gyda pharcio ac ardaloedd gwasanaethu cysylltiedig."*

ENGLISH

This notice provides an opportunity to comment directly to the developer on the proposals **before** a planning application is submitted to Wrexham County Borough Council. Any subsequent planning application will be publicised by the Council in the usual way.

Commenting now will not prejudice your ability to make representations to the Council on any related planning application. Please note that any comments you submit may be placed on the public file.

VIEW THE DRAFT APPLICATION

You may inspect the draft planning application documents, including the plans and supporting information, online at https://padelworx.co.uk/planning

HAVE YOUR SAY

Anyone wishing to make representations about this proposed development should write to us by the closing date shown below:
By email: **support@padelworx.co.uk**
By post: Creative 7, Miners Road, LLay Industrial Est, LL120PJ

CYMRAEG

Mae'r hysbysiad hwn yn rhoi cyfle i chi wneud sylwadau'n uniongyrchol i'r datblygwr ar y cynigion **cyn** cyflwyno cais cynllunio i Gyngor Bwrdeistref Sirol Wrecsam. Bydd unrhyw gais cynllunio dilynol yn cael ei gyhoeddi gan y Cyngor yn y modd arferol.

Ni fydd gwneud sylwadau nawr yn amharu ar eich gallu i wneud sylwadau i'r Cyngor ar unrhyw gais cynllunio cysylltiedig. Sylwer y gall unrhyw sylwadau a gyflwynwch gael eu rhoi ar y ffeil gyhoeddus.

GWELD Y CAIS DRAFFT

Gallwch archwilio dogfennau'r cais cynllunio drafft, gan gynnwys y cynlluniau a'r wybodaeth ategol, ar-lein yn https://padelworx.co.uk/planning

DYWEDWCH EICH DWEUD

Dylai unrhyw un sy'n dymuno gwneud sylwadau am y datblygiad arfaethedig hwn ysgrifennu atom erbyn y dyddiad cau isod: Trwy e-bost: **support@padelworx.co.uk**
Trwy'r post: Creative 7, Miners Road, LLay Industrial Est, LL120PJ

DATE DISPLAYED / DYDDIAD ARDDANGOS

PLEASE RESPOND BY / YMATEBWCH ERBYN

Signed, on behalf of Padel Worx / Llofnodwyd, ar ran Padel Worx

31/07/28-28/08/26

Planning ref
P/2026/0445

Comments received may be summarised, without personal details, in the Pre-Application Consultation Report submitted to Wrexham County Borough Council

Site notice (planning ref. P/2026/0445)

Appendix D: Consultation Leaflet

The bilingual (English/Welsh) double-sided consultation leaflet, hand-delivered to approximately 2,000 residential properties across Llay, is reproduced below – the English side followed by the Welsh side.

English



Consultation leaflet – English side

Cymraeg (Welsh)



Consultation leaflet – Welsh side