SUPPLEMENTARY HIGHWAYS STATEMENT

Proposed New Extension to Existing Building
Padelpoint, Magnet, Felin Puleston, Wrexham, LL13 7RF
Planning Application Ref: P/2026/0468

1. Introduction

This supplementary statement has been prepared in response to the Local Highway Authority consultation comments dated 3 August 2026 in relation to planning application P/2026/0468. The statement should be read alongside the Proposed Site, Access & Parking Plan, Drawing No. 410/PCF/PL/107, which provides additional information relating to the use of the proposed extension, car parking, accessible parking, vehicle manoeuvring, cycle parking and waste/recycling arrangements.

2. Proposed Use

The main building is to operate as a padel tennis facility comprising three courts.
For the purposes of Wrexham County Borough Council Local Planning Guidance Note 16 (LPGN 16 – Parking Standards), the development falls within the D2 Assembly and Leisure category, which includes leisure and sports centres.
The proposed extension of approximately 35m² provides an ancillary social/seating area for users of the padel tennis facility.
The social area will not operate as a separate or independent use and is intended for customers already attending the site to use the padel facilities. It will therefore not create a separate destination or independent source of visitor demand.

3. Car Parking Provision

The site plan provides a total of 33 car parking spaces, comprising:

- 30 visitor/staff spaces
- 3 accessible spaces

The Local Highway Authority has considered the likely operation of the three padel courts, including overlapping bookings and staff attendance, and indicated that parking provision for approximately 26 vehicles would appear reasonable.
The revised proposal provides 33 spaces in total, therefore exceeding the level of parking provision identified by the Local Highway Authority as reasonable for the anticipated operation of the facility.

The parking layout has been arranged to provide sufficient parking for visitors and staff whilst avoiding unnecessarily covering the wider site with additional parking where there is no identified operational requirement to do so.
All parking spaces will be clearly marked with white lining and the existing car parking area will be retained/provided with a hard-bound surface in accordance with LPGN 16.

4. Accessible Parking
3 accessible parking spaces are provided in addition to the 30 visitor/staff spaces, giving an overall provision of 33 spaces.
The accessible spaces are located close to the principal entrance to the facility.
Each accessible bay provides an overall width of 3.6m, incorporating the associated 1.2m access zone, and will be clearly marked for accessible use.

5. Vehicle Access and Manoeuvring
The existing vehicular access serving the site from the A5152 Ruabon Road will be retained.
The Local Highway Authority has confirmed that the existing access provides visibility in excess of the required 2.4m × 120m splays in both directions, subject to the continued maintenance of the existing hedgerow.
The revised site plan demonstrates adequate internal vehicle circulation and manoeuvring.
Indicative swept paths have been shown for a typical car to demonstrate that vehicles can access, manoeuvre and turn within the site.

6. Cycle Parking
LPGN 16 requires cycle parking for D2 Assembly and Leisure uses at a rate of 1 cycle space per 150m² gross floor area.
Based on the approximately 900m² facility, provision is therefore made for 6 cycle spaces.
The revised plan provides:

- 3 Sheffield cycle stands accommodating 6 bicycles.

The cycle parking is positioned close to the principal entrance in a convenient and well-overlooked location and will be provided with weather protection/cover.
This provides secure cycle parking in accordance with LPGN 16 and Active Travel principles.

7. Waste and Recycling
A dedicated waste and recycling storage area is identified on the revised site plan.
Provision is shown for approximately 2–3 dedicated waste/recycling bins, with the final bin types and capacities to suit the operational requirements of the facility.
Waste and recycling will be managed and collected by a private waste contractor.

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The storage area has been positioned so that it does not obstruct customer parking or general vehicle circulation.
An indicative swept path for a private waste collection vehicle is shown on the revised plan, demonstrating that an appropriate vehicle can enter the site, manoeuvre and turn within the site before exiting.
Final waste collection arrangements and bin capacities will be agreed between the operator and their appointed private waste contractor.

8. Landscaping
The plan retains the provision for approximately 25m² of native wildflower planting within the application boundary, in accordance with the previously approved P/2025/0935 scheme.
The proposed parking arrangements have been designed to provide the required operational parking whilst avoiding unnecessary additional areas of hardstanding.

9. Summary
This information has been prepared to respond directly to the matters raised by the Local Highway Authority.

The proposal now demonstrates:

- clarification of the development as D2 Assembly and Leisure for the purposes of LPGN 16;
- confirmation that the proposed social/seating area is ancillary to the padel tennis facility and will not operate independently;
- 33 car parking spaces, comprising 30 visitor/staff spaces and 3 accessible spaces;
- accessible parking located close to the principal entrance;
- suitable internal vehicle circulation and turning;
- 6 secure and covered cycle parking spaces;
- a dedicated waste and recycling storage area;
- suitable access and turning for a private waste collection vehicle; and
- retention of the previously proposed native wildflower planting.

It is therefore considered that the revised drawing and supplementary information adequately address the matters raised within the Local Highway Authority consultation response.