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 Wilson

Reference P/2026/0390

Agent Miss Lucy Back
Sworders Agricultural,
Suite 12, Swallow
Court, Devonshire
Gate, Tiverton, EX16
7EJ

Date Received 17/06/2026

Decision Date 11/09/2026

Town and Country Planning Act, 1990

Location of Application

UNIT 26, PENLEY INDUSTRIAL ESTATE, PENLEY, WREXHAM, LL13 0LQ

Description of Application

NEWID DEFNYDD ADEILAD O DDOSBARTH B1 (UNEDAU DIWYDIANNOL YSGAFN) I DDOSBARTH D2 (CAMPFA)

CHANGE OF USE OF BUILDING FROM CLASS B1 (LIGHT INDUSTRIAL) TO CLASS D2 (GYM)

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

Development Plan Policies:

EC14 - Protection of Controlled Waters
GDP 1- Development Objectives
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
T8 - Parking

Revision	Date	Description of Decision
0	11/09/2026	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

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

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2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
• SITE AND LOCATION PLAN 226277-PL-026 Rev B
• Planning Statement Sworders June 2026
• GREEN INFRASTRUCTURE STATEMENT dated 25 August 2026
• Details contained within the Application Form

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on SITE AND LOCATION PLAN 226277-PL-026 Rev B have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. The vehicular parking and turning areas as shown on approved drawing: SITE AND LOCATION PLAN 226277-PL-026 Rev B shall be surfaced, drained and marked out with white lining materials prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction and made available solely for the parking and turning of vehicles at all times.

5. Prior to first use of the development on-site bicycle parking facilities including appropriate shelter shall be provided in strict accordance with a scheme that shall have first been submitted to and approved in writing by the Local Planning Authority. The facilities shall thereafter be permanently retained and kept free of any obstruction and made available solely for the parking of bicycles.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

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 Wilson

Reference P/2026/0390

Agent Miss Lucy Back
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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 paragraph 6.4.5 of Planning Policy Wales 12.

4. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan.

5. To assist occupiers/users of the development to make sustainable transport choices in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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