Access Statement
Unit N2, Bryn Business Centre, Bryn Lane, Wrexham Industrial Estate, LL13 9UT
Application Details
Location: Unit N2, Bryn Business Centre, Bryn Lane, Wrexham Industrial Estate, LL13 9UT.
Type: Change of use: B1 to D2.
Name of Applicant: Mr Tim Andrew Jones & Bethan Jaine Jones
Name of Owner: Paramount Construction (Property Group) Limited, 181 Bury New Road, Manchester M25 9ND
Planning Application: PP-15076050

Purpose
Unit N2 will be leased in order to provide a functional hot yoga facility on Wrexham Industrial Estate. The target market for the facility will be the work force of the industrial estate. The facility will provide 1 hour fitness classes at set times throughout the day. There will be an online booking system used to control the number of attendees to any class.

Site, Access and Movement
The site is currently vacant and was last used as an office with B1 class of use. The location is 3 miles east of Wrexham city centre in the eastern side of Wrexham Industrial Estate. There are several other industrial units located on Bryn Business Centre which is surrounded by a chain link fence. The access to the units is via two separate lanes into the car park for the centre. Eight parking spaces outside of the unit have been allocated for Unit N2 (seven of which are standard packing spaces measured at 4.8m x 2.5m. Allowance has been made for one accessible parking space measuring at 4.8m x 3.6m in accordance with LHA). The property also has use of the main communal parking spaces.

There are several buses with regular access to the estate from Wrexham City Centre and good cycle routes from the surrounding areas. A footpath from Bryn Lane leads down to the front of the unit ensuring good pedestrian access.

The Unit could operate between the hours of 06:00 to 21:00 Monday to Saturday and 07:00 to 14:00 Sundays and Bank Holidays. However, the peak times the unit will be used are anticipated from 07:00–12:00 and from 1730–1930. If the unit was at maximum capacity according to fire regulations '*Code of Practice for Fire Safety in the design, management and use of buildings*' during these times the site would naturally be empty, meaning that it would not cause any disruption to any other units or block access to/from the site.

Access and egress to the building is through the car park outside of the unit on Bryn Business Centre. The entrance leads directly into the main hall where the gym will be located. To the right of the entrance there is a small 'reception'/welcoming area for teachers to greet students. The left hand side, there is a hallway with access to toilets and changing rooms for males and females. The entrance is intended to act as the fire exit.
Currently there is no disabled access to the Unit. There is no plans to make such changes.
No changes will be made to any of the structures aforementioned.

Environmental Sustainability
The unit is connected to mains electricity supply. The power supply will not be utilised outside of working hours. Energy efficient systems will be employed to help improve the economy of the unit. Disposal of waste will be by local waste collection services and recycling will be organised within the facility.
Flood Risk
The site falls within Zone A as defined under the Development Advice Maps in TAN 15 (2004) – Development Flood Risk. As it is Change of Use and there is no proposed change to the unit, there is no change to the flood risk and therefore no increase of Flood Risk.