MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Sarah Hill
Our Ref:	ET/DC/PP/P/2025/0279	**Your Ref:**	P/2025/0279
Date:	06/05/2025		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: AMRYWIO AMODAU 2, 10 A 11 CANIATÂD CYNLLUNIO P/2020/0811 I DIWYGIO AMOD (DEFNYDD) / VARIATION OF CONDITIONS 2, 10 AND 11 OF PLANNING PERMISSION P/2020/0811 TO AMEND CONDITION (USAGE)

LOCATION: RACKERY FARM SHOP, CROESHOWELL, LLAY, WREXHAM, LL12 0NY

I refer to your consultation / email dated 26/03/2025 in respect of the above.

General

The proposed development comprises the change of use of a room (approx. 20m^2 gfa) within the existing farm shop to a hair / beauty salon. The salon proposes to operate on an appointment only basis with only one customer being on site at any one time.

Access

The proposed development site is accessed off the B5103 Straight Mie which is a classified road subject to a 40mph speed limit.

The existing access is 6.7m wide providing access to a 33 space car park serving the existing fram shop.

Parking & Turning Provision

The existing farm shop car park provides 33 spaces. The original application for the farm shop (ref: P/2020/0181) only required the provision of 21 spaces.

Based on LPGN 16 requirements, the proposed hair / beauty salon would require a maximum of 1 car space per 15m^2 gross floor space equating to a maximum requirement of 1 car space (20m^2 gfa).

A recent planning application (ref: P/2025/0299) for a dog walking / exercise area on land adjoining the farm shop recently obtained consent to allow one dog walker at any one time to use the facility.

The LHA understand that the hair / beauty salon will operate on an appointment only basis with only one customer being on site at any one time. On this basis, the original 33 space car park would be considered adequate to serve the proposed development

In conclusion, the LHA have no objections to the proposed development and recommend any permission includes the following conditions:-

CONDITIONS

ZJ41 **GENERAL LAYOUT**
026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. @@@

NONSTD **CUSTOMERS**
026R The maximum number of customers attending the hair / beauty salon at the premises shall not exceed one customer at any one time.

NONSTD **APPOINTMENTS**
026R The use hereby permitted shall be on an appointment basis only.



On behalf of Chief Officer, Environment & Technical