

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	MRS CLAIRE HARPER	Code Number	LLA P/2023/0807
Agent	MRS CLAIRE HARPER 34 FFORDD GRYFFYDD LLAY WREXHAM LL12 0RT	Date Received	04/10/2023
		Decision Date	23/02/2024

Town and Country Planning Act, 1990

Location of application

34 FFORDD GRYFFYDD, LLAY, WREXHAM, LL12 0RT

Description of application

NEWID DEFNYDD ADEILAD O DDOSBARTH C5 (GAREJ DDOMESTIG) I DDOSBARTH B1 ((SALON YMBINCIO CWN) / CHANGE OF USE OF BUILDING FROM CLASS C5 (DOMESTIC GARAGE) TO CLASS B1 (DOG GROOMING SALON) (IN RETROSPECT)

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Local Development Plan which are as follows:-

DM1	Development Management Considerations
NE6	Waste Water Treatment and River Water Quality
SP2	Location of Development
T1	Managing Transport Impacts

Revision	Date	Description of Decision
0	23/02/2024	Planning permission issued

Particulars of decision that permission be GRANTED
Subject to the following:-

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 6960/010 and 6960/001, and as contained within the application documentation.

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34 Ffordd Gryffydd
Llay

WREXHAM **Decision Date** 23/02/2024
LL12 0RT

2. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
3. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.
4. The vehicular parking areas as shown on approved drawing number 6960/001 shall be fully laid out, surfaced and drained prior to first use of the development. The parking areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of motor vehicles at all times.
5. The rating level of any noise generated by reason of this development shall not exceed the pre-existing background level at any time. The noise levels shall be determined at nearby noise sensitive premises, and measurements and assessment shall be made in accordance with BS4142:2014 Methods for Rating and Assessing Industrial and Commercial Sound.
6. This permission shall not be for the benefit of the land but shall operate only for the benefit of the occupiers of the dwelling known as 34 Ffordd Gryffydd, Llay, Wrexham.
7. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any statutory instrument revoking and re-enacting that Order with or without amendment), no part of the application floorspace shall be used except for the precise purposes described in the application plans and documents, as a commercial dog grooming facility. Should the use for dog grooming cease, the premises shall only be used for domestic purposes ancillary to 34 Ffordd Gryffydd, Llay, Wrexham.
8. No use of the development shall be made before 09.00 hours or after 17.30 hours on any weekday and at no other time including Saturdays, Sundays or Bank Holidays.
9. The maximum number of dogs attending the dog grooming facility hereby approved shall not exceed one at any one time, and there shall be a minimum of 10 minutes break between one appointment and the next where no dog will be attending the dog grooming facility.
10. The maximum number of staff attending the dog grooming facility hereby approved shall not exceed one staff member at any one time.

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Reason(s)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
2. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policy DM1 of the Wrexham Local Development Plan.
3. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policy DM1 of the Wrexham Local Development Plan.
4. To provide for the parking of vehicles clear of the highway in accordance with Policies DM1 and T1 of the Wrexham Local Development Plan
5. To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.
6. The premises are closely adjoined by residential properties and it is considered necessary to strictly control the nature and intensity of the use of the premises in the interests of the amenities of the area and in accordance with Policy DM1 of the Wrexham Local Development Plan.
7. The premises are closely adjoined by residential properties and it is considered necessary to strictly control the nature and intensity of the use of the premises in the interests of the amenities of the area and in accordance with Policy DM1 of the Wrexham Local Development Plan.
8. To ensure that the premises is not used at a time which would be likely to cause nuisance or disturbance to nearby residents in accordance with Policy DM1 of the Wrexham Local Development Plan.
9. To ensure the provision of adequate parking of vehicles clear of the highway in accordance with Policies DM1 and T1 of the Wrexham Local Development Plan.
10. To ensure the provision of adequate parking of vehicles clear of the highway in accordance with Policies DM1 and T1 of the Wrexham Local Development Plan.

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Note(s) to applicant

Detailed advice has been issued by Natural Resources Wales (NRW) which is available on the Council's planning applications website.



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm