

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO::	Amy Brittain
Our Ref:	ET/DC/P/2023/0719	Your Ref:	P/2023/0719
Date:			

TOWN AND COUNTRY PLANNING ACT 1990

NEWID DEFNYDD O GAREJ I SALON HARDDWCH / CHANGE OF USE FROM GARAGE TO BEAUTY SALON

13 WINDSOR ROAD NEW BROUGHTON WREXHAM

Grid Ref: E 331134.55 N 351348.96

I refer to your consultation / email dated 07/11/2023 in respect of the above.

We have again reviewed the application further to receipt of the agent's communication 29th January 2024 responding to our previous email dated 15th December 2023.

Parking

We are unable to support this application on the basis that it fails to comply with LPGN16e covering parking requirements within the County.

Ordinarily a dwelling of this nature would be required to provide 2 car parking spaces, and an additional space would be required for a business use such as this. The on road parking to the front cannot be considered allocated to this property.

The business use single space could only be accepted on the basis that the applicants confirms that the customer appointments (where they arrived by car) will be staggered with say 10 minutes gap between. Should an additional space be made available, or the LPA/WCBC Council are minded to grant permission regardless, then we would recommend clear signage and prior notification to customers of the location of the parking be provided and assured, to prevent neighbour's spaces being used.

Access and traffic:

Whilst the existing access is quite narrow and of substandard construction, it's falls outside the adopted highway and therefore responsibility.

The visibility splays onto the 20 mph classified highway are greater than 25 meters in both directions with a setback of 2.4 meters comma and are therefore compliant.

Additional traffic generation in and out of this access is considered to be less than 5% after allowing for the garage and neighbors traffic. This is therefore of no concern.

Summary

To enable highways to support the application, an additional car park space would need to be provided, and some method of highlighting the space available for business use to customers. This could be in the form of signage and prior notification or direction to customers.

Without the above, highways are unable to support this application.

A handwritten signature in black ink, appearing to read 'D. Kelly', is positioned above the title.

Chief Officer, Environment & Technical