

In pursuance of its powers under the Acts and 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 BETHAN CLARK	Code Number	LLA P/2023/0335
Agent	MRS BETHAN CLARK 5 LINDLEY GARDENS LLAY WREXHAM LL12 0QS	Date Received	28/03/2023
		Decision Date	24/07/2023

Town and Country Planning Act, 1990

Location of application

5 LINDLEY GARDENS, LLAY, WREXHAM, LL12 0QS

Description of application

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EWINEDD / CHANGE OF USE OF OUTBUILDING TO BEAUTY AND NAIL
SALON

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

GDP1 Development objectives
T8 Parking

Revision	Date	Description of Decision
0	24/07/2023	Planning permission issued

Particulars of decision that permission be GRANTED

Subject to the following:-

Condition(s)

1. The use as permitted shall cease and be abandoned before 31 July 2024.
2. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
3. 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.

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4. The salon hereby approved shall be operated on an appointment basis only.
5. The operating hours of the use hereby permitted shall be restricted to:
Monday - Friday 9:00 hours - 18:00 hours
Saturdays 10:00 hours - 15:00 hours
Sundays and Bank Holidays - No operation.

Reason(s)

1. In the interests of residential amenity and highway safety in accordance with policy GDP1 of the Wrexham Unitary Development Plan.
2. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
3. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
4. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. In the interests of protecting adjacent living conditions in accordance with Policy GDP1 of the adopted Wrexham Unitary Development Plan.



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