

# MEMORANDUM

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|-----------------|----------------------------------------|------------------|-------------------------------------|
| <b>From:</b>    | Chief Officer, Environment & Technical | <b>To:</b>       | Chief Officer Planning & Regulatory |
|                 |                                        | <b>FAO:</b>      | Sarah Hill                          |
| <b>Our Ref:</b> | ET/DC/PP/P/2022/1004                   | <b>Your Ref:</b> | P/2022/1004                         |
| <b>Date:</b>    | 13/12/2022                             |                  |                                     |

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## TOWN AND COUNTRY PLANNING ACT 1990

### NEWID DEFNYDD ADEILAD ALLANOL MEWN I SALON TRIN GWALLT / CHANGE OF USE OF OUTBUILDING TO HAIRDRESSING SALON

67 WATTS DYKE LLAY WREXHAM  
Grid Ref: E 332931.85 N 355439.07

I refer to your consultation / email dated 02/12/2022 in respect of the above.

The proposed development site is located on Ffordd Garmonydd which is an unclassified, residential road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph given the geometry of the road.

Assuming speeds of 25mph, any proposed / existing access would normally be required to provide visibility splays of 2.0 x 33m in both directions measured to the nearside edge of the adjoining highway.

Visibility from the existing 3.5m wide access is adequate providing splays in excess of 2.0 x 33m in both directions measured to the nearside edge of the adjoining highway.

I understand that the existing property is 3 bedroomed for which a maximum of 3 no. parking spaces would normally be required. There would appear to be space for at least 4 cars on the existing driveway at the front and alongside the property.

I understand that the business will operate on a strict appointment only basis with only one customer receiving treatment at any one time. On this basis, I would have no objections to the proposed business on highway grounds.

I would therefore recommend any permission include 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. @@@

**ZJ15        VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)**

038R        Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.0 metres x 33 metres in both directions measured to the near side edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the near side edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

**NONSTD    PERMITTED USE**

026R        The hair salon hereby approved shall only be operated by the owner, Miss Leanne Westhead. After the need for the beauty salon has ceased, the floor area shall return to a domestic use in relation to no. 67 Watts Dyke and shall not be used for the benefit of any other business use unless otherwise agreed by the approval of a separate planning application to that effect.

**NONSTD    CUSTOMERS**

026R        The maximum number of customers attending the hair salon at number 67 Watts Dyke (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.

## Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

Chief Officer, Environment & Technical