

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	MISS LEANNE WESTHEAD	Code Number	LLA P/2022/1004
Agent	MISS LEANNE WESTHEAD 67 WATTS DYKE LLAY WREXHAM LL12 0RA	Date Received	17/10/2022
		Decision Date	11/01/2023

Town and Country Planning Act, 1990

Location of application

67, WATTS DYKE, LLAY, WREXHAM. LL12 0RA

Description of application

NEWID DEFNYDD ADEILAD ALLANOL MEWN I SALON TRIN GWALLT /
CHANGE OF USE OF OUTBUILDING TO HAIRDRESSING 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
PS1	Settlement limits
T8	Parking

Revision	Date	Description of Decision
0	11/01/2023	Planning permission issued

Particulars of decision that permission be GRANTED

Subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered and labelled as follows and as contained within the application documentation.
 - Map Data plan ref: ho/8033, dated 05 October 2021
 - Buy A Plan Ordnance Survey Plan showing parking, produced on 14th Nov 2022.
 - Photographs supplied by the applicant showing back view, right side, left side, front and right side.
 - Plan of garden to show measurements of shed (proposed work area).

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3. 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 nearside 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 nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
4. The hairdressing salon hereby approved shall only be used by the applicant, known as Miss Leanne Westhead, whilst she occupies/resides at the property. After the need for the hairdressing salon has ceased, or the applicant no longer resides at the property, the salon shall revert back to residential use ancillary to the main dwellinghouse and shall not be used for any other form of business premises or separate residential use.
5. The maximum number of customers on site at any one time attending the hairdressing salon shall not exceed one and all customer visits shall be on an appointment basis only.
6. Customers of the hairdressing salon hereby permitted shall only be admitted to the premises between the following hours:
10:00am to 16:00pm on Thursday and Friday
10:00am to 15:00pm on Saturday

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
3. To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
4. In the interests of highway safety and residential amenity in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. In the interests of highway safety and residential amenity in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
6. To ensure that the hairdressing salon is not used at a time which would be likely to cause nuisance or disturbance to nearby residents in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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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