

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

|                  |                                                                             |                                 |                 |
|------------------|-----------------------------------------------------------------------------|---------------------------------|-----------------|
| <b>Applicant</b> | MRS ANNA SZCZEPANIAK                                                        | <b>Code</b>                     | WRO P/2022/0945 |
| <b>Agent</b>     | MRS ANNA SZCZEPANIAK<br>23 NELSON STREET<br>HIGHTOWN<br>WREXHAM<br>LL13 7YD | <b>No<br/>Date<br/>Received</b> | 02/11/2022      |
|                  |                                                                             | <b>Decision<br/>Date</b>        | 04/01/2023      |

**Town and Country Planning Act, 1990**  
**Section 73**

**Location of application**

23, NELSON STREET, HIGHTOWN, WREXHAM. LL13 7YD

**Description of application**

YMLACIO AMOD 1 CAIS P/2020/0664 I GANIATAU I BARHAU I  
DDEFNYDDIO'R YSTAFELL FEL SALON HARDDWCH / RELAXATION OF  
CONDITION 1 OF P/2020/0664 TO ALLOW CONTINUED USE OF ROOM  
FOR BEAUTY 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          |
| PS2  | Development and the environment |
| T8   | Parking                         |

| Revision | Date       | Description of Decision    |
|----------|------------|----------------------------|
| 0        | 04/01/2023 | 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 drawings approved as part of planning permission ref: P/2019/0570.
2. The beauty salon hereby approved shall only be used by the applicant, known as Mrs Anna Szczepaniak, whilst she occupies/resides at the property. After the need for the beauty salon has ceased, or the applicant no longer resides at the property, the salon shall revert back to residential use and incorporated into the main dwellinghouse and shall not be used for any other form of business premises or separate residential use.

|                  |                                                                             |                      |                   |
|------------------|-----------------------------------------------------------------------------|----------------------|-------------------|
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| <b>Agent</b>     | MRS ANNA SZCZEPANIAK<br>23 NELSON STREET<br>HIGHTOWN<br>WREXHAM<br>LL13 7YD | <b>Date Received</b> | 02/11/2022        |
|                  |                                                                             | <b>Decision Date</b> | 04/01/2023        |

3. The maximum number of customers on site at any one time attending the beauty salon shall not exceed one and all customer visits shall be on an appointment basis only.

### Reason(s)

1. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
2. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
3. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the 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](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)