

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 SALLY EDWARDS	Code Number	WRR P/2022/0325
Agent	MRS SALLY EDWARDS 48 SNOWDON DRIVE WREXHAM LL11 2YA	Date Received	18/03/2022
		Decision Date	24/05/2022

Town and Country Planning Act, 1990

Location of application

48, SNOWDON DRIVE, WREXHAM, LL11 2YA

Description of application

NEWID DEFNYDD GAREJ I FUSNESS GWASTRODI CWN / CHANGE OF USE OF GARAGE TO DOG GROOMING BUSINESS

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

EC13	Surface water run-off
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	24/05/2022	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) received 5/4/2022 and as contained within the application documentation.. For the avoidance of doubt the area of the property to be used for business purposes is shown in red on the plan below,
3. This permission shall not be for the benefit of the land but shall operate for the benefit of Mrs Sally Edwards and immediately on the discontinuance of

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her use of that land, the use shall cease and be permanently abandoned. The land shall be restored to its previous condition not later than one month after that date.

4. No use of the development for dog grooming shall be made before 08:30 or after 18:00 hours on any weekday, 08:30 to 14:00 on a Saturday, and at no time on a Sunday or Bank Holiday.
5. The maximum number of customers attending the salon shall not exceed one customer at any time
6. No animal waste shall be disposed of directly or indirectly to the public sewerage system
7. The vehicular parking area as shown on approved drawing shall be permanently retained and kept free of any obstruction, and made available solely for the parking of motor vehicles at all times.

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. This is a non-standard reason
4. To ensure that the 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.
5. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
6. To protect the health and safety of existing residents and ensure no detriment to the environment
7. To provide for the parking of vehicles clear of the highway in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan

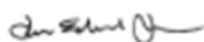
Note(s) to applicant

Your attention is drawn to Highway Supplementary Notes - 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.h
tm](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)

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Detailed advice has been issued by Natural Resources Wales (NRW) which is available on the Council's planning applications website.



Ian Jones

Prif Swyddog Cynllunio a Rheoleiddio Dros Dro

Interim Chief Officer Planning & Regulatory

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