

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2022/0325 **Your Ref:** SJG/P/2022/0325
Date: 12th April 2022

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 337 523 48 Snowdon Drive, Wrexham.

Development: Change of use of single detached garage to dog grooming business.

I refer to your consultation / email dated 05/04/2022 in respect of the above.

Access

The proposed development site is located on Snowdon Drive 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 along this section.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 33m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the existing access is adequate providing splays in excess of 2.4 x 33m in both directions measured to the nearside edge of the adjoining highway.

Traffic Generation

I understand that the proposed business will only involve a maximum of 6 dogs per day which would equate to a maximum of 12 additional vehicle movements at the property assuming all clients arrive by car. Some clients may choose to walk to the property.

Parking and Turning Provision

I assume the property is 3 bedroomed which would normally require a maximum of 3 car spaces. However, maximum standards would not be required in this instance given the sustainable location of the property.

The existing driveway would appear capable of accommodating up to 3 cars although they would not all be independently accessible. .

Operation of Business

I would recommend that the proposed dog grooming business operates on an appointment only basis with only one customer being permitted on site at any one time with appointment times being staggered to avoid any issues in respect of parking. It may also be appropriate to limit the number of dogs that can be treated each day.

I would therefore recommend any permission include the following conditions:-

CONDITIONS

NONSTD PARKING TO BE KEPT CLEAR

035R The vehicular parking area as shown on approved drawing(s) No(s). -----shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of vehicles at all times.

NONSTD PERMITTED USE

026R The dog grooming business hereby approved shall only be operated by the owner, Mrs. Sally Edwards. After the need for the dog grooming business has ceased, the floor area shall return to a domestic use in relation to no. 48 Snowdon Drive 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/ CLIENTS

026R The maximum number of customers attending the dog grooming business at number 48 Snowdon Drive (The premises) shall not exceed one client at any one time with appointment times between clients being staggered to avoid the likelihood of parking on the adjoining highway. All clients must be advised to park on the driveway provided.

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, 3, 4 & 5 of the supplementary notes.



Chief Officer, Environment & Technical