

Here is our statement for a proposed change of use on Flat 1A Brook Street, Wrexham, LL137LL which is currently a domestic bedsit to a commercial shop/tattoo studio.

The flat is currently empty having been vacated back in February. With this particular area of Wrexham dominated at nighttime with bars and clubs the flat has had somewhat of a chequered tenant history. It is clearly a difficult place to settle domestically due to the disruption at night and particularly at weekends.

Our proposal is upon completion of necessary safety and aesthetic work to rent out the premises to a tattooist.

The tattoo studio we feel would compliment the surrounding day time businesses which include barber shops, hairdressers, beauticians and tanning salons. The area is currently under further development with new apartments having recently been built and still being built within walking distance of the town yet sufficiently far enough away from the night life so therefore the flat would not be missed.

The proposed tattoo studio would provide opportunity for employment not only as an exciting new adventure for the tenant but to also employ a young apprentice. The studio would have its own access off the pavement on Brook Street. Car parking is provided via the nearby St Giles car park. The refuse from the studio would be stored inside at ground floor with all relevant waste suitably and appropriately disposed of.

This is currently one of Wrexham's thriving commercial areas and the studio would surely compliment it.