

MEMORANDUM



From:	Planning Control Manager	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2018/0467	Your Ref:	PF/P/2018/0467
Date:	12 th June 2018		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 343 517 42 Ffordd Jarvis, Wrexham.

Development: Change of use of part of integral garage to dog grooming salon (in retrospect).

I refer to your consultation dated 11/06/2018 in respect of the above.

The proposed development site is located on Ffordd Jarvis 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.

I assume that the existing property is 3 bedroomed for which a maximum of 3 no. parking spaces would normally be required. The existing dropped kerb access / driveway appears capable of providing parking provision for up to 3 cars.

To avoid any issues with on-street parking, I would recommend that the business operates on a strict appointment only basis, allowing only one customer to visit the site at any one time. I would recommend that the applicant advises customers visiting the site to park on the existing driveway. On this basis, I would have no objections to the proposed business on highway grounds

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

CONDITIONS

NONSTD PARKING

035R Any customers visiting the site shall park on the driveway clear of the public highway.

NONSTD PERMITTED USE

026R The dog grooming salon hereby approved shall only be operated by the owner, Miss Amy White. After the need for the dog grooming salon has ceased, the floor area shall return to a domestic use in relation to no. 42 Ffordd Jarvis 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

026R The maximum number of customers attending the dog grooming salon at number 42 Ffordd Jarvis (The premises) shall not exceed one customer at any one time.

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.

Peter Douthwaite

np. Planning Control Manager