

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	MR & MRS D MASSEY	Code Number	WRA P/2020/0314
Agent	D S JONES AND CO MR STEVE JONES 26 PROSPECT DRIVE COEDPOETH WREXHAM LL11 3PE	Date Received	05/06/2020
		Decision Date	12/10/2020

Town and Country Planning Act, 1990

Location of application

7, YARWOOD DRIVE, WREXHAM, LL13 9UJ

Description of application

TROSI GAREJ YN SALON YMBINCIO CWN / CONVERSION OF GARAGE TO DOG GROOMING SALON

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

E4	Employment development within settlements
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	12/10/2020	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) numbered:
10460.01 Location Plan
10460.02A proposed site plan
10460.03 Existing plans and elevations

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10460.04 proposed plans and elevations

and as contained within the application documentation.

3. This permission shall not be for the benefit of the land but shall operate for the benefit of Mr and Mrs D M Massey and immediately on the discontinuance of their 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 09:00 or after 18:00 hours on any weekday, before 09:00 or after 14:00 on a Saturday, and at no time on a Sunday or Bank Holiday.

5. No part of the development shall commence until a scheme of noise insulation and attenuation measures has been submitted to and approved in writing by the Local Planning Authority. The measures as are approved shall be fully implemented in strict accordance with the scheme prior to first occupation / use of the development and shall thereafter be retained as such.

6. The vehicular parking and turning areas as shown on approved drawing(s) No(s). 10460.02A 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 and turning of motor vehicles at all times.

7. Prior to first use of development, a pavement crossing to the site shall be constructed in strict accordance with Highway Authority adoptable standards.

8. The maximum number of customers attending the salon shall not exceed one customer at any time

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. To safeguard the amenities of the area and to retain control over future uses.
4. To ensure that the premises 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.

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6. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan
7. In the interests of pedestrian safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
8. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 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.htm

A licence must be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerbline and cross the footpath in connection with condition no. 7. Further guidance can be obtained from the Highway Authority of Wrexham County Borough Council on telephone 01978 729670.

The applicant is advised to contact the Street Lighting officer of the highway authority 01978 729673 to arrange for the re-location of the lighting column, to avoid damage from vehicles or caravans.

All works relating to this development which are audible beyond the site boundary should be carried out only between 7.30 and 18.00 hrs Monday to Friday, and 08.00 to 14.00 hrs on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60, Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant should adhere to the times given above wherever possible. For

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further information and advice regarding construction noise please contact the Council's Housing and Public Protection Department on 01978 315300.

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:

- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Environment and Planning Department on 01978 315300 for further advice and information.



Officer Appointed for this purpose
Chief Officer Planning & Regulatory

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