

MEMORANDUM



From: Chief Officer Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0530 **Your Ref:** MRJ/P/2020/0530
Date: 4th November 2020

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 339 529 15 Ffordd Garmonydd, Wrexham.
Development: Change of use of dining room to hair salon.

I refer to your consultation dated 04/09/2020 in respect of the above.

The proposed development site is located on Ffordd Garmonydd 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.

Assuming speeds of 25mph, 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.

Visibility from the existing access is adequate in the northerly direction providing a splay in excess of 2.4 x 33m measured to the nearside edge of the adjoining highway. However, visibility in the southerly access is inadequate providing a splay of approximately 2.4 x 5m measured to the nearside edge of the adjoining highway. Visibility is impeded in this direction by the existing hedgerow. I understand that the applicant intends lowering this hedgerow to improve visibility in this direction.

I understand that the existing property is 3 / 4 bedroomed for which 2 no. parking spaces would be considered acceptable. The existing dropped kerb access / driveway is 2.7m wide which provides parking provision for up to 3 cars. I would recommend that the applicant widens the existing dropped kerbs / access to 4.5m to improve vehicular access. Section 184 consent would be required to carry out the works. The driveway would benefit from being surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway.

I understand that the business will operate on a strict appointment only basis with only one customer receiving treatment at any one time. Customers will be advised 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

ZJ15 VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 33 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ11 ACCESS WIDTH

039R The vehicular access hereby approved shall be a minimum width of 4.5 metres.

ZJ07 ACCESS SURFACE (5 metres)

043R Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R The vehicular parking and turning areas 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 and turning of vehicles at all times.

NONSTD PERMITTED USE

026R The hair salon hereby approved shall only be operated by the owner, Mrs. Emma Pritchard. After the need for the beauty salon has ceased, the floor area shall return to a domestic use in relation to no. 85 Ffordd Garmonydd 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 hair salon at number 85 Ffordd Garmonydd (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.

NONSTD OPERATING HOURS

026R No customers shall be permitted to the property before 09:30 or after 17:00.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 3, 4 & 5 of the supplementary notes.

E05NA

FOOTWAY CROSSING LICENCE

A licence should 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 at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.

A handwritten signature in blue ink, consisting of stylized, cursive letters that appear to be 'M' followed by a long horizontal stroke.

Chief Officer Environment & Technical