

MEMORANDUM



From: Chief Officer, Environment & Technical

To: Chief Officer Planning & Regulatory

Our Ref: ET/DC/P/2020/0457

Your Ref: MRJ/P/2020/0457

Date: 2nd October 2016

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 334 520 2 Stirling Avenue, Wrexham.

Development: Change of use of part of integral garage to provide beauty salon.

I refer to your consultation dated 24/08/2020 in respect of the above.

The proposed development site is located on Stirling Avenue which is an unclassified, residential road subject to a 30mph speed limit.

I assume that the existing property is at least 3 bed roomed for which 2 no. parking spaces would be considered acceptable. The existing dropped kerb access is 2.7m wide which provides access to 2 no parking spaces within the site frontage.

Based on LPGN 16 requirements (A1 Use), the proposed salon would require 1 additional space. This would avoid the need for clients to park on the adjoining highway.

If the application is to be supported, I would recommend that the existing dropped kerb access is widened across the frontage of the site (ie/ min 7.2m wide x 5m deep) to provide 3 no. off road parking spaces. Any obstructions to visibility along the site frontage shall be lowered to a maximum height of 1m above the adjoining carriageway level. This would allow 3 no. vehicles to access the site independently.

Conditions could also be imposed which require the business to operate by appointment only with only one customer / vehicle being allowed on site at any one time.

I would recommend that the applicant submits a suitably scaled layout plan indicating the above detail.

Supplementary Notes

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

Note to Applicant:

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 black ink, consisting of a series of loops and a long horizontal stroke extending to the right.

Chief Officer, Environment & Technical