

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	MRS EMMA PRITCHARD	Code Number	WRA P/2020/0530
Agent	MRS EMMA PRITCHARD 85 FFORDD GARMONYDD WREXHAM LL12 8JE	Date Received	06/07/2020
		Decision Date	06/11/2020

Town and Country Planning Act, 1990

Location of application

, 85, FFORDD GARMONYDD, , WREXHAM, , LL12 8JE

Description of application

NEWID DEFNYDD YSTAFELL FWYTA I SALON GWALLT / CHANGE OF USE OF DINING ROOM TO HAIR SALON

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

GDP1 Development objectives

Revision	Date	Description of Decision
0	06/11/2020	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 1:500 Proposed Block Plan, 1:200 Block Plan, 1:100 Proposed Floor Plan 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 Mrs Emma Pritchard and immediately on the discontinuance of her 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.

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4. No use of the development shall be made before 09:30 or after 17:00 hours on any weekday and at no time on Saturdays, Sundays and Bank Holidays.

5. The development hereby approved shall operate by appointment only with only one appointment at a 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 protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
4. To ensure that the Hair Salon 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. In the interests of safeguarding residential amenities of neighbouring properties and to prevent overspill of parking on the adjacent highway.

Note(s) to applicant



Officer Appointed for this purpose
Chief Officer Planning & Regulatory

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