

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0314 **Your Ref:** SJG/P/2020/0314
Date: 5th October 2020

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

Location: O. S Grid Ref: 343 528 7 Yarwood Drive, Wrexham.

Development: Conversion of garage to dog grooming salon.

I refer to your consultation / email dated 25/09/2020 including layout plan (Drg. No. 10460.02A.dsj rev A) in respect of the above.

Access

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

Parking and Turning Provision

I assume the property is 3 bedroomed which would normally require a maximum of 3 car spaces.

The existing driveway which comprises the entire site frontage would appear capable of accommodating up to 3 cars. However, the existing dropped kerb serving the property is only 2.7m wide. This would need to be widened for the full extent of the site frontage for which s.184 consent would be required.

Upon visiting the site on 07/08/2020, there would appear to be a large touring caravan parked on the driveway. I understand that this caravan will still be stored on the driveway if the application is to be supported and only 2 parking spaces would be available on the driveway to serve both the property and the proposed business which is considered inadequate. It would seem reasonable for the caravan to be accommodated elsewhere if the application was to be supported. If adequate / improved parking provision is not provided at the property then I would be unable to support this application.

The formation of the driveway across the whole site frontage has resulted in the existing street lighting column fronting the property being exposed to vehicles accessing the property/ (ie/ potential damage). The lighting column previously fronted the lawned area of the property. Left in this location, the existing column is more susceptible to damage. **I would therefore recommend that the applicant liaises with our Street Lighting Section (contact: Paul Rogers on Tel: 01978 729673) to discuss / agree the re-location of the existing column.** A plan indicating any revised location of the column would be considered useful.

Traffic Generation

I understand that the proposed business will typically involve 4 - 6 appointments per day which would equate to between 8 – 12 additional vehicle movements at the property. Some clients may choose to walk to the property.

Operation of Business

If the application is supported, I would recommend that the proposed dog grooming business operates on an appointment only basis with only one customer being permitted on site at any one time to avoid any issues in respect of parking. It may also be appropriate to limit the number of dogs that can be treated each day.

If the above issues can be addressed, I would recommend any permission includes the following conditions:-

CONDITIONS

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.

ZJ38 PAVEMENT CROSSING

026R Prior to first use of the development a pavement crossing to the site shall be constructed in strict accordance with a scheme which has been submitted and approved in writing by the Local Planning Authority.

NONSTD PERMITTED USE

026R The dog grooming business hereby approved shall only be operated by the owner, Mrs. Massey. After the need for the dog grooming business has ceased, the floor area shall return to a domestic use in relation to no. 7 Yarwood Drive 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 salon at number 7 Yarwood Drive (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.

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