

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2019/0656 **Your Ref:** MRJ/P/2019/0656
Date: 16th September 2019

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 415 392 6 Oak Avenue, Penley, Wrexham.

Development: Erection of summerhouse for use as dog grooming parlour.

I refer to your consultation dated 30/08/2019 in respect of the above.

The proposed development site is located on Oak Avenue which is an unclassified, residential road (cul de sac) subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 20mph given the geometry of the road.

I understand that the existing property is 2 bedroomed for which a maximum of 2 no. parking spaces would normally be required. The existing dropped kerb access / driveway is 2.1m wide and appears capable of providing parking provision for at least 3 cars alongside the property (garage excluded) and 2 cars at the front of the property.

Access to the parking spaces at the front would benefit from widening of the existing dropped kerb access for which s.184 consent would be required. The provision of hard bound paving at the front of the property would also be beneficial.

It may be considered appropriate to ensure the business operates on a strict appointment only basis allowing only one customer to visit the site at any one time. I would recommend that the applicant advises customers visiting the site 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 condition:-

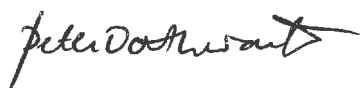
CONDITION

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.

Supplementary Notes

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

A handwritten signature in black ink, appearing to read "Peter Doherty". The signature is fluid and cursive, with a long horizontal stroke at the end.

her Chief Officer, Environment & Technical