

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
FAO Phil Forster

Our Ref: ET/DC/P/2019/0687 **Your Ref:** PF/P/2019/0687

Date: 10th September 2019

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

Location: O. S Grid Ref: 331 498 18 Ruabon Road, Wrexham.
Development: Change of use to a dog grooming salon.

I refer to your consultation dated 15/04/2015 in respect of the above.

The proposed development site is located on Ruabon Road which is a busy, classified road subject to a 30mph speed limit.

The development site does not appear to have any designated off-street parking provision. However, there are a number of limited waiting (8am – 6pm - limited waiting 30mins.) parking spaces / laybys along the frontage of the site, on the opposite side of Ruabon Road and around the corner along Ruthin Road.

I understand that the premises previously operated as an Accountancy Business (Class A2 Use) which could have potentially generated more parking demand than the proposed use. However, to limit any demand for on-street parking, it may be considered appropriate to include conditions that limit customer numbers permitted at the site at any one time and to allow the business on an appointment only basis.

I would therefore have no objections to the proposed development on highway grounds.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

Chief Officer, Environment & Technical