

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2019/0570 **Your Ref:** PF/P/2019/0570
Date: 15th August 2019

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 340 494 23 Nelson Street, Hightown, Wrexham.

Development: Change of use in part to Beauty Salon.

I refer to your consultation dated 02/08/2019 in respect of the above.

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

I understand that the existing property is 4 bedroomed. No off-street parking provision appears to be available at the property. I understand that the owner of the property and any visitors typically park in the on-street parking bays along Nelson Street.

I understand that the business operates on a strict appointment only basis with only one customer receiving treatment at any one time. The applicant typically accommodates between 5 to 10 customers per week between the hours of 9am – 5pm. I assume a number of customers will visit the site on foot. On this basis, I would have no objections to the proposed business on highway grounds

I would therefore recommend any permission include the following conditions:-

CONDITIONS

NONSTD PERMITTED USE

026R The beauty salon hereby approved shall only be operated by the owner, Mrs. Anna Szczepaniak. After the need for the beauty salon has ceased, the floor area shall return to a domestic use in relation to no. 23 Nelson Street 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 beauty salon at number 23 Nelson Street (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.

NONSTD OPERATING HOURS

026R No customers shall be permitted to the property before 09:00 or after 17:00.

Supplementary Notes

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

Peter D O'Shane

W Chief Officer, Environment & Technical