

MEMORANDUM



From: Planning Control Manager

To: Chief Officer Planning & Regulatory

Our Ref: PR/DC/P/2019/0298

Your Ref: KH/P/2019/0298

Date: 1st May 2019

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 417 400 7 Oakwood Park, Penley, Wrexham.

Development: Change of use of 1 no. garage to dog grooming business.

I refer to your consultation dated 18/04/2019 in respect of the above.

Access

The proposed development site is located on Oakwood Park which is an unclassified, residential road subject to a 30mph speed limit. However, I would estimate typical speeds at being around 20mph given the geometry of the road.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the existing access / driveway is adequate providing splays in excess of 2.4 x 25m in both directions.

Traffic Generation

I understand that the proposed business will only involve typically 2 - 3 dogs per day which would equate to a maximum of 6 additional vehicle movements at the property. Some clients may choose to walk to the property.

Parking and Turning Provision

I assume the property is 4 bedroomed which would require a maximum of 3 car spaces plus turning as it fronts a classified road.

The existing driveway would appear capable of accommodating up to 7 cars.

Operation of Business

I understand that the proposed dog grooming business will operate on an appointment only basis with only one customer being permitted on site at any one time. It may also be appropriate to limit the number of dogs that can be treated each day.

I would therefore recommend any permission include 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.

NONSTD PERMITTED USE

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

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mm Planning Control Manager