

MEMORANDUM



From: Planning Control Manager

To: Head of Environment and Planning

Our Ref: EP/DC/P/2018/1060

Your Ref: KH/P/2018/1060

Date: 19th December 2018

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 336 509 16 Chester Road, Wrexham.

Development: Change of use of single detached garage to dog grooming business.

I refer to your consultation dated 18/12/2018 in respect of the above.

Access

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

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the existing access is adequate providing splays in excess of 2.4 x 33m in both directions although visibility is partially impeded by an existing lighting column on the northern side of the access.

Traffic Generation

I understand that the proposed business will only involve 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. However, maximum standards would not be required in this instance given the sustainable location of the property.

The existing driveway would appear capable of accommodating up to 3 cars and provide turning .

Operation of Business

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.

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. Jenny Grummert. After the need for the dog grooming business has ceased, the floor area shall return to a domestic use in relation to no. 16 Chester Road 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 cattery at number 16 Chester Road (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 10am or after 2pm.

Supplementary Notes

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

Peter Douthwaite

mn Planning Control Manager