

MEMORANDUM



From: Planning Control Manager

To: Head of Environment and Planning

Our Ref: EP/DC/P/2019/0258

Your Ref: PF/P/2019/0258

Date: 8th April 2019

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 336 509 18 Clarke Road, Wrexham.

Development: Use of domestic garage as dog grooming salon (in retrospect).

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

Access

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

Traffic Generation

I understand that the proposed business will only involve up to 4 dogs per day which would equate to a maximum of 8 additional vehicle movements at the property. Some clients may choose to walk to the property.

Parking and Turning Provision

I assume the property is 3 bedroomed which would require a maximum of 3 car spaces. However, maximum standards would not be required in this instance given the sustainable location of the property.

Even though a caravan appears to be stored at the property, the existing driveway would appear capable of accommodating up to 3 cars.

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 assume a condition will be imposed in respect of permitted operating hours.

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. Julie Goodall. After the need for the dog grooming business has ceased, the floor area shall return to a domestic use in relation to no. 18 Clarke 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

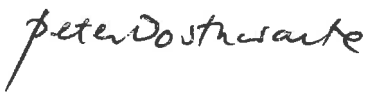
026R The maximum number of customers attending the dog grooming business at number 18 Clarke Road (The premises) shall not exceed one customer at any one time.

NONSTD APPOINTMENTS

026R The use hereby permitted shall be on an appointment basis only.

Supplementary Notes

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



 Planning Control Manager