

MEMORANDUM

From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2017/0381 **Your Ref:** PF/P/2017/0381
Date: 13th June 2017

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 340 499 26 Benjamin Road, Wrexham.

Development: Change of use of front living room to nail and beauty salon.

I refer to your consultation dated 15/05/2017 in respect of the above.

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

In terms of parking provision at the proposed development site, I comment as follows:-

There would appear to be a significant level of on-street parking along Benjamin Road as the majority of properties do not provide off road parking. I assume that the existing property is 2 / 3 bedroom for which normally 2 spaces would be required. The existing property appears to have no off-road parking provision and the occupants have to park their cars on the road which is not ideal.

The proposed nail and beauty salon has the potential to attract additional vehicles which would also have to park on the highway. However, providing that the business operates on a strict appointment only basis and functions allowing only one customer to visit the site at any one time, 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 nail and beauty salon hereby approved shall only be operated by the owner, Ms. Anna Szczepaniak.. After the need for the nail and beauty salon has ceased, the floor area shall return to a domestic use in relation to no. 26 Benjamin 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 nail and beauty salon at number 26 Benjamin Road (The premises) shall not exceed one customer at any one time.

NONSTD APPOINTMENTS

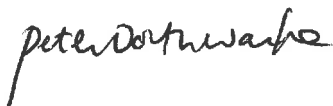
026R The use hereby permitted shall be on an appointment basis only.

NONSTD OPERATING HOURS

026R No customers shall be permitted to the property before 9am or after 5pm.

Supplementary Notes

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



 Service Manager Environment