

MEMORANDUM



From: Service Manager Environment

To: Head of Community Well-being and Development

Our Ref: EP/DC/PP/2017/0266

Your Ref: MR/P/2017/0266

Date: 4th April 2017

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 339 529 15 Ffordd Garmonydd, Wrexham.

Development: Change of use of garage to beauty salon (in retrospect).

I refer to your consultation dated 04/04/2017 in respect of the above.

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

I understand that the existing property is 4 bedroomed for which 2 no. parking spaces would be considered acceptable. The existing dropped kerb access / driveway is 9.1m wide which provides parking provision for up to 3 cars.

I understand that the business operates on a strict appointment only basis with only one customer receiving treatment at any one time. Customers will be advised to park on the existing driveway. On this basis, I would have no objections to the proposed business on highway grounds

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

CONDITION

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 beauty salon hereby approved shall only be operated by the owner, Mrs. Emma Jones. After the need for the beauty salon has ceased, the floor area shall return to a domestic use in relation to no. 15 Ffordd Garmonydd 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 15 Ffordd Garmonydd (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 09:30 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 Downward

PM Service Manager Environment