

MEMORANDUM



From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2017/0320 **Your Ref:** PF/P/2017/0320
Date: 3rd May 2017

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 340 529 12 Ffordd Garmonydd, Wrexham.

Development: Erection of Cattery.

I refer to your consultation dated 27/04/2017 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. However, I would estimate typical vehicle speeds at being around 25mph given the geometry of the road.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 33m 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.

I assume that the existing property is 4 bedroomed for which a maximum of 3 no. parking spaces would normally be required. The existing dropped kerb access / driveway is 8.1m wide and appears capable of providing parking provision for at least 4 cars plus turning.

I understand that the business will operate on a strict appointment only basis and could easily function allowing only one customer to visit the site at any one time. I would recommend that the applicant advises customers visiting the site 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
035R**

PARKING AND MANOEUVRING TO BE KEPT CLEAR

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 cattery hereby approved shall only be operated by the owner, Mr. Anthony Murphy. After the need for the cattery has ceased, the floor area shall return to a domestic use in relation to no. 12 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 cattery at number 12 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 10am or after 2pm.

Supplementary Notes

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

peteroormwarte

pp Service Manager Environment