

In pursuance of its powers under the Acts and Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application



Applicant	HANNAH WHITEHOUSE	Code Number	LLA P/2021/0147
Agent	STEVE JONES 26 PROSPECT DRIVE COEDPOETH WREXHAM LL11 3PE	Date Received	15/02/2021
		Decision Date	22/06/2021

Town and Country Planning Act, 1990

Location of application

IVY COTTAGE, SINGRETT HILL, LLAY, WREXHAM, LL12 0NS

Description of application

NEWIDD DEFNYDDIO I GWN YN TALU SALON (YM YMDDEOL) / CHANGE OF USE TO DOG GROOMING SALON (IN RETROSPECT)

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

E5	Employment in the countryside
EC4	Hedgerows, Trees and Woodland
GDP1	Development objectives
T8	Parking

Revision	Date	Description of Decision
0	22/06/2021	Planning permission issued

Particulars of decision that permission be GRANTED Subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered, 10102.02B.DSJ, 10102.03.dsj (Feb 2020), 10102.04.dsj (date: April 2021) and as contained within the application documentation.
3. The use hereby permitted shall not be open to customers other than between the hours of:
(a) [9am - 6pm] Mondays - Fridays

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(b) [9am - 1pm] Saturdays

4. No use of the building for the purposes hereby granted permission shall be made until the vehicular access has been completed in strict accordance with the details submitted within plan 10102.04.dsj (date April 2021) unless otherwise agreed in writing by the Local Planning Authority.
5. Within six months of the first use of the development and should the tree identified on plan, 10102.04.dsj (date: April 2021) be removed, trees and shrubs shall be planted on the site in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.
6. No animal waste shall be disposed of directly or indirectly to the public sewerage system.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
3. To safeguard neighbour amenity in accordance with Council policy GDP1 of the Wrexham UDP
4. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
6. To protect the health and safety of existing residents and ensure no detriment to the environment

Note(s) to applicant

Welsh Water Advisory Notes:

Under no circumstances should dog faeces be disposed of to the wastewater network since it presents serious risks to public health at large. The proposed development site is crossed by public sewers with the approximate position being marked on the attached Statutory Public Sewer Record. The positions shall be accurately located, marked out on site before works commence and no operational development shall be carried out within a specified easement zone either side of the centreline of the public sewers. The applicant is advised to contact Welsh Water to discuss. The applicant

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may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication ""Sewers for Adoption""- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.



Officer Appointed for this purpose
Chief Officer Planning & Regulatory

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm