MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Tyler Fox
Our Ref:	ET/DC/PP/P/2025/0787	**Your Ref:**	P/2025/0787
Date:	13/08/2026		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: NEWID DEFNYDD YR ADEILAD O SIED (STORFA DDOMESTIG) I SALON TRIN CŴN / CHANGE OF USE OF BUILDING FROM SHED (DOMESTIC STORAGE) TO DOG-GROOMING SALON

LOCATION: 9 CHEVIOT CLOSE, GWERSYLLT, WREXHAM, LL11 4UN

I refer to your consultation / email dated 29/07/2026 in respect of the above.

Access

The proposed development site is located on Cheviot Close which is an unclassified, residential road (cul de sac) subject to a 20mph speed limit.

Parking Provision

The existing 3 bed dwelling would require a maximum of 3 parking spaces in accordance with LPGN 16 maximum requirements.

The existing driveway appears capable of accommodating up to 3 cars which is considered adequate. However, the LHA recommends the following improvements to the access / driveway:-

- Extension of the existing dropped kerb crossing across the whole site frontage (s.184 / 171 consent required).
- Surfacing of driveway with hard bound materials (currently loose bound).
- Aco drain or similar installed across the access to intercept any private surface water run-off.

The LHA understands that the business will operate on a strict appointment only basis and will function allowing only one customer to visit the site at any one time. The LHA recommends the applicant advises customers visiting the site to park on the existing driveway. Providing appropriate conditions as indicated above controlling the operation of the business are included as part of any consent, the LHA would have no objections to the proposed business on highway grounds

Conclusion

In conclusion, the LHA recommends 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.

ZJ07 **ACCESS SURFACE (5 metres)**
043R Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

ZJ46 **NO PRIVATE SURFACE WATER RUN OFF**
026R No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

NONSTD **DROPPED KERB VEHICULAR CROSSING**
026R The existing dropped kerb vehicular crossing serving the site shall be extended across the
E05NA entire site frontage.

NONSTD **PERMITTED USE**
026R The dog grooming salon hereby approved shall only be operated by the owner, Mrs Zoe Burkhill. After the need for the dog grooming salon has ceased, the floor area shall return to a domestic use in relation to no. 9 Cheviot Close 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 salon at number no. 9 Cheviot Close (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, 2, 3, 4 & 5 of the supplementary notes.

Note to Applicant

E05NA **FOOTWAY CROSSING LICENCE**

A licence should be obtained (as required by section 184 / 171 of the Highways Act 1980) from the Highway Authority in order to lower the kerbline and cross the footpath at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.

Appendix

Highways Development Control Standard Advisory Note

In the interests of maintaining highway safety, and to avoid obstruction of the public highway (in contravention of the Highways Act), The Applicant is advised to coordinate with the highway authority at highwayroadworks@wrexham.gov.uk in advance of commencement of the development/works with respect to:

1. *Skip, scaffolding, hoarding or A frame/signage (Permit required for these items, if on the public highway);*
2. *Use of a parking space for a set down/delivery area;*
3. *Record a dilapidation survey of the adjacent carriageway prior to commencement (to avoid being ask to repair damage by the Applicant whilst carrying out their works);*
4. *If any lane closure or obstruction of the highway is required for a crane or similar;*
5. *Protection against dust and debris blowing onto the public highway*
6. *Construction traffic parking locally avoiding nuisance to others;*
7. *If the Applicant's scope of work includes new apparatus in the highway, such as new mains services then a Section 50 licence will be required. Insurances and demonstration of competency to carry out works in the public highway will be required.*
8. *Lowering of kerbs or minor pavement alterations require Section 184 / 171 agreement. Insurances and demonstration of competency to carry out works in the public highway will be required.*
9. *A section 278 agreement works agreement is required for more significant alterations to the existing highway*
10. *Any temporary works affecting traffic lights, [pedestrian/cycle road crossings, or bus stops require pre-planning and permits;*
11. *For applications with a private driveway (either existing or proposed) connecting onto the public highway, the following conditions of approval apply:*

    - *No surface water from the applicants site should be allowed to drain onto the public highway,*
    - *The first 5m* minimum (for residential property) should be hard paved, avoiding gravel or loose chippings form spreading.*
    - *No gate should be built in a location where it would result in a car obstructing the highway whilst being unlocked, and it should not swing out and over a pavement or any other part of the highway.*

    **The hard paved length and set back if required is subject to the applicants proposed vehicular length*

The applicants should allow a minimum of 4 weeks' notice for any of the above standard requirements, and 6-8 weeks for lane closures & road closures (lead times may change without notice subject to workload and complexity). Any works involving Trunk roads should be coordinated separately and directly with the North & Mid Wales trunk Road Agency. For larger sites with a significant impact upon the highway, a Construction Traffic Management Plan will be required.

KW Edwards

Contracts & Engineering Manager

On behalf of Chief Officer, Environment & Technical