In pursuance of its powers under the Acts an 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

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant Mrs Zoe Burkhill

Reference P/2025/0787

Decision Date 08/09/2026

Town and Country Planning Act, 1990

Location of Application

9 CHEVIOT CLOSE, GWERSYLLT, WREXHAM, LL11 4UN

Description of Application

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

In reaching this decision the Council has had regard to the following relevant policies: -

Development Plan Policies:

GDP 1- Development Objectives
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
T8 - Parking

Revision	Date	Description of Decision
0	08/09/2026	Planning permission issued

Particulars of decision : 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.

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2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): PP-14404521v5, CS-DGS-001, Supporting Statement – Dog Grooming Salon (Garden Outbuilding) 9 cheviot close, LL11 4UN, 249660

3. No part of the development shall commence until a plan to provide net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped has been submitted to, and approved in writing by, the Local Planning Authority. The measures shall be implemented in full, prior to first occupation / use of the development, and thereafter maintained for the lifetime of the development.

4. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.

5. 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.

6. The vehicular access(es) hereby approved shall take the form of a dropped vehicular crossing.

7. The vehicular parking and turning areas as shown on the plans(s) numbered PP-14404521v5, CS-DGS-001, Supporting Statement – Dog Grooming Salon (Garden Outbuilding) 9 cheviot close, LL11 4UN, 249660 shall be fully laid out, surfaced and drained prior to first use of the development. This area shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of vehicles at all times.

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Applicant Mrs Zoe Burkhill

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8. 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.

9. 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.

10. Customers are not permitted on the premises outside of the hours of 9am to 5pm Monday to Friday. Customers are not permitted on the premises on a Saturday, Sunday or Bank Holiday.

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 ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

4. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

5. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

In pursuance of its powers under the Acts an 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

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6. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

7. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan.

8. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

9. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

10. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Ian Jones

Prif Swyddog, Economi a Chynllunio
Chief Officer, Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council