

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 GM AND DA WOOLLAM

Reference P/2023/0389

Agent ROGER PARRY & PARTNERS LLP
MR RICHARD CORBETT
The Estate Office
20 Salop Road
Oswestry
SY11 2NU

Date Received 26/05/2023

Decision Date 02/09/2024

Town and Country Planning Act, 1990

Location of Application

LAND OFF CHESTER ROAD, LAVISTER, ROSSETT, WREXHAM, LL12 0DF

Description of Application

NEWID DEFNYDD HEN GWRS GOLFF I BADOG CERDDED CŴN A'R HOLL
WAITH CYSYLLTIEDIG
CHANGE OF USE OF FORMER GOLF COURSE TO A DOG WALKING Paddock
AND ALL ASSOCIATED WORKS

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

Wrexham Local Development 2013 – 2028:

DM1- Development Management Considerations
NE3 -Trees, Woodlands and Hedgerows
SP14 - Natural Environment
SP6 - Green Wedge
T1 - Managing Transport Impacts
SP18 - Climate Change

Revision	Date	Description of Decision
0	02/09/2024	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):
Proposed Block Plan 77771/RJC/003 Rev A
Highway Plan 77771/RJC/004
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. Prior to first beneficial use of the development hereby approved, a Site Management Scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The Management Scheme shall include details relating to:
 - a) Booking system, with appropriate buffer between users, no use without appointment;
 - b) Maintenance of an appointment diary, that shall be made available for viewing by the local planning authority on request;
 - c) Site rules and how these will be communicated to site users;
 - d) Dogs must stay in the car until their appointment slot and/or the previous users have put dogs into their vehicles;
 - e) Right to refuse any dog or owner who displays excessive noise, aggressive, destructive or unreasonable behaviour;
 - f) Reporting procedure of any site issues/incidents;
 - g) Biosecurity measures;
 - h) provision of waste bins and waste management;
 - i) car parking.
 The development shall thereafter be operated in strict accordance with the Management Scheme as may be approved.
5. No development shall take place until a scheme of hard and soft landscaping has been submitted to and approved writing by the Local Planning Authority.

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6. Landscaping shall be undertaken in accordance with the scheme submitted and approved in connection with condition 5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting (November to March) and seeding seasons following the first use of the development (April to September). Any trees, hedgerows or plants which following the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
7. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any statutory instrument revoking and re-enacting that Order with or without amendment), no part of the premises shall be used except for the precise purposes described in the application.
8. The site shall not be used for dog exercising before 7am or after 9pm on any day.
9. The vehicular parking and turning areas as shown on the plans(s) numbered 77771/RJC/003 Rev A and 77771/RJC/004 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.
10. 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 10 metres behind the adjoining highway.

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11. Prior to first use of the development hereby permitted the vehicular access shall provide visibility splays of 2.4 metres x 43 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
12. Prior to first use of the development, the pavement crossing to the site shall be constructed / widened in accordance with Highway Authority adoptable standards.
13. Prior to first use of the development, the boundary treatments shall be implemented in strict accordance with proposed block plan 77771/RJC 003 Rev A and the welded mesh fencing shall only be coloured dark green
14. The development shall be carried out in strict accordance with the findings and recommendations contained within the Preliminary Ecology Report dated 08/08/2023, but Arbor Vitae Environment LTD. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.

Reason(s)

- 1 To comply with Section 91(3) of the Town and Country Planning Act, 1990.
- 2 To comply with Section 91(3) 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.

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- 4 To protect the amenities of the occupiers of nearby properties and in the interests of highway safety in accordance with Policies T1 and DM1 of the Wrexham Local 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 DM1, SP12 and SP14 of the Wrexham Local Development Plan.
- 6 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DM1, SP12 and SP14 of the Wrexham Local Development Plan.
- 7 To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.
- 8 To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.
- 9 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 DM1 and T1 of the Wrexham Local Development Plan
- 10 To ensure that no deleterious material is carried onto the highway, in the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.
- 11 To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy DM1 of the Wrexham Local Development Plan.

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- 12 In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.
- 13 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policy DM1 of the Wrexham Local Development Plan.
- 14 In order to protect wildlife interests in accordance with Policies DM1 and SP14, NE1 and NE2 of the Wrexham Local Development Plan.

David Fitzsimon

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam
Chief Officer Economy and Planning, Wrexham County Borough Council***

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

[Planning and building control | Wrexham County Borough Council](#)