# MEMORANDUM

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| **From:** | Chief Officer, Environment & Technical | **To:** | Chief Officer Economy & Planning |
| | | **FAO::** | Alan Wells |
| **Our Ref:** | ET/DC/MZ/P/2024/1159 | **Your Ref:** | P/2024/1159 |
| **Date:** | 03/12/2024 | | |

**TOWN AND COUNTRY PLANNING ACT 1990**

**PROPOSAL: NEWID DEFNYDD RHANNAU O ADEILAD AR GYFER BRIDIO CŴN / CHANGE OF USE OF SECTIONS OF BUILDING FOR DOG BREEDING**

**LOCATION: GRAIG Y CORN, RUTHIN ROAD, BWLCHGWYN, WREXHAM, LL11 5UR**

I refer to your consultation / email dated 31/07/2024 in respect of the above.

It is the LHA's understanding that the proposals are a retrospective application for a change of use of sections of a building for dog breeding.

The application states that the existing use is of a vehicle store, stabling, animal byre and dog breeding.

The submitted plans indicate that there are 26 kennels that form part of the proposals but there are no details provided in relation to the previously permitted use of the site, whether this is a new building or whether the building was previously approved for a different use. Clarification is required to ensure a full assessment of the proposals can be undertaken.

The floorspaces provided within the application form require clarification also as it is unclear whether this is new floorspace or what level of floorspace is subject to the change of use.

The submitted information states that there will be 3 full time equivalent staff for the proposed use.

No details have been provided in relation to existing or proposed cycle and car parking on the site which is required to be clarified and any proposed car and cycle parking provided for the use. There are no specific car and cycle parking standards set out in LPG No 16 for dog breeding.

No details relating to waste storage have been provided, however, it is considered that the proposed use is likely to generate low levels of waste.

The existing access to the site is from Graig Y Corn, a 20mph road. The access to the site is from a single vehicle width track with a couple of passing places located within the site. If the proposals constitute an intensification of the existing vehicular access then the LHA would recommend the

hard surfacing of the first 5m of the existing vehicular access and for the applicant to demonstrate visibility splays of 2.4m x 25m in either direction.

The LHA would request that the applicant provides clarification over the existing level of trips from the site for the permitted uses on the site and the likely trips for the dog breeding use.

At present there is insufficient information to make a full assessment of the proposals, therefore the applicant is requested to supply the required information detailed above.



On behalf of Chief Officer, Environment & Technical