

Applicant MS JAYNE THOMAS

Reference P/2023/0267

Decision Date 13/03/2025

Town and Country Planning Act, 1990

Location of Application

TANYGRAIG ISSA TY BRITH LANE MINERA WREXHAM LL11 3DW

Description of Application

NEWID DEFNYDD YSGUBOR A CHAEAU YN GYFLEUSTER GOFAL DYDD I GWN

CHANGE OF USE OF BARN AND FIELDS TO A DOGGY DAY CARE FACILITY.

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

National Policies and Technical Advice Notes (TAN):

TAN 11 : Noise

TAN 18 : Transport

TAN 20 : Planning and the Welsh Language

TAN 23 : Economic Development

TAN 24 : The Historic Environment

TAN 5 : Nature Conservation and Planning

TAN 6 : Planning for Sustainable Rural Communities

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations

EM4 - Employment Development Outside of Settlement Limits

MW1 - Minerals Safeguarding

NE1 - International and National Nature Conservation Designations

NE4 - Area of Outstanding Natural Beauty

NE6 - Waste Water Treatment and River Water Quality

SP8 - Economic Growth, Employment and Enterprise

SP11 - Transport and Accessibility

SP12 - Design Principles & Masterplanning Framework

SP14 - Natural Environment

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Decision Date 13/03/2025

SP15 - Historic and Cultural Environment
SP16 - Minerals Supply and Safeguarding
SP19 - Green Infrastructure
SP2 - Location of Development
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	13/03/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
 - Drawing TQRQM23105222023783 dated 15 Apr 2023;
 - Drawing TQRQM23106144047405 dated 16 Apr 2023;
 - Barn Floor Plan dated 18/4/2023;
 - Preliminary Ecological Appraisal and Preliminary Roost Assessment by Arbtech - Final version dated 09/01/2024.
2. Within three months from the date of this approval the measures to deliver net benefit for biodiversity (NBB) outlined in Table 7 of the Preliminary Ecological Appraisal and Preliminary Roost Assessment by Arbtech (Final version 09/01/2024), including hedgerow enhancement, shall be implemented in full. The measures shall thereafter be maintained for the lifetime of the development.
3. The use of the building and land within the site boundary for doggy day care purposes shall cease and be abandoned not later than five years from the date of this permission.
4. No use of the development shall be made before 09:00hrs or after 14:30hrs Monday to Friday. No part of the development shall be used on a Saturday, Sunday or Bank Holiday. The number of dogs accessing the site at one time shall not exceed 10.

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



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5. Customers are not permitted to visit the premises for the purposes of the dropping-off or collection of dogs.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.
3. To enable the Local Planning Authority to assess the impact of the proposal on the amenity of nearby residents, having regard to Policy DM1 of the Wrexham Local Development Plan.
4. To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.
5. To protect the amenities of the occupiers of nearby properties and in the interests of highway safety, in accordance with Policy DM1 of the Wrexham Local Development Plan.

A handwritten signature in black ink, appearing to be 'DF', written over a light blue horizontal line.

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](#)