

MEMORANDUM



From: Ian Jones
Public Protection Service Manager

To:
Planning Control Manager

Our Ref:

Your Ref: P/2020/0887

Date: 21-04-23

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2020/0887, CAIA FARM OLD WREXHAM ROAD GRESFORD WREXHAM

CHANGE OF USE OF LAND FROM AGRICULTURAL TO SUI GENERIS (DOG EXERCISE / TRAINING AREA) IN RETROSPECT

The findings of the revised noise report ' RYECROFT MEADOW DOG WALKING FIELDS NOISE IMPACT ASSESSMENT' Report No: P21-513-R02v2 dated May 2022 are accepted. The report concludes:

4.11 To this extent it would not be appropriate to limit the number of attending on the basis of controlling noise, the barking of dogs is likely to be more sporadic than our assessment and under the direct control of the owners who have agreed to keep barking to a minimum. To address this, and hence minimise the likelihood that this would occur, it is recommended that a Noise Management Plan is required to be prepared by the operators, setting out the general measures to be adopted in the control and supervision of the dogs to ensure that barking is minimised. This requirement may be readily enforced by way of a suitably worded planning condition.

I therefore recommend the inclusion of the following condition:

The applicant shall develop and submit for approval in writing to the Local Planning Authority a suitable a Noise Action Plan detailing the measures to be adopted in the control and supervision of the dogs to ensure that barking is minimised. The Noise Action Plan shall, at a minimum, address the following:

- 1) Hours of operation
No use of the development shall be made before 7am or after 9pm Monday to Sunday
- 2) Numbers

The maximum number of dogs and their handlers attending the site shall not exceed ?? no. and ?? no. respectively, at any one time. For the avoidance of doubt, no other persons should attend the site except for ?? no. staff member.

3) Site management

Within 1 month of the date of this decision a management scheme for the dog exercise and training area shall be submitted to, and approved in writing by, the local planning authority. Once approved the management scheme shall be fully implemented within one month of the date of approval.

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.

p.p.



Ian Jones
Public Protection Service Manager