Planning Service
16 Lord Street
Wrexham LL11 1LG

Telephone: 01978 298994
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wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Y Gwasanaeth Cynllunio
16 Stryt yr Arglwydd
Wrecsam LL11 1LG

Llinell Gymorth: 01978 298994
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Application for Planning Permission

Town and Country Planning Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Middle Sontley Farm

Address Line 1

Lane From Hafod Y Bwch To Old Sontney Cottages

Address Line 2

Middle Sontley

Town/city

Wrexham

Postcode

LL13 0YP

Description of site location (must be completed if postcode is not known)

Easting (x)

332302

Northing (y)

346818

Description

Applicant Details

Name/Company

Title

Miss

First name

Hayley

Surname

Roberts

Company Name

The Wild Dog

Address

Address line 1

Middle Sontley Farm

Address line 2

Sontley

Address line 3

Town/City

Wrexham

Country

Wales

Postcode

LL13 0YP

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

***** REDACTED ******

Email address

***** REDACTED ******

Site Area

What is the site area?

417.00

Scale

Sq. metres

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

◯ Yes
⊘ No

Description of the Proposal

Description

Please describe the proposed development including any change of use

I am applying for this application for the Change of Use on an existing barn within the land of Middle Sontley Farm. The application barn will be utilised as a dedicated facility for The Wild Dog Daycare, a professional dog daycare facility with a groomers included. The facility will provide a safe, structured and engaging environment for dogs during the day while their owners are at work or otherwise occupied. This will be a controlled space conducted by qualified handlers with extensive experience in canine care. The facility will accommodate a manageable number of dogs per day, 30 at maximum, ensuring high quality supervision, safety and enrichment. We are currently licensed with Wrexham council for dog boarding and will be looking at altering the licence in conjunction with the local licensing requirements for a dog daycare. The barn will have no alterations to the structure of the building externally, internally the area will be subdivided by studded timber walls to create a waiting/reception area, groomers, individual kennels for downtime during the day, and exercise pens. No machinery will be installed. The operating hours proposed are, 08:00-17:30 to accommodate owners' work schedules. The change of use will allow to provide a high quality structured, and safe environment for canine care. The facility is designed to operate in a way that minimises noise and ensures all safety to all animals and staff whilst enhancing the local community by offering a professional pet service.

Has the work or change of use already started?

⊘ Yes
◯ No

If yes, please state the date when the work or change of use started (date must be pre-application submission)

31/07/2024

Has the work or change of use been completed?

◯ Yes
⊘ No

Existing Use

Please describe the current use of the site

The barn has been used for agricultural purposes, primarily serving as storage and a shelter for farming related activities. Historically the barn accommodated livestock housing, feed storage and the storage of general farming equipment, supporting the broader agricultural operations on the farm. The structure was designed to provide protection for livestock, storing hay, animal feed and machinery. The agricultural known use, is still active and would also still be required for a limited section used for the care and housing of the small amount of remaining animals. The proposed change of use has been designed to ensure the agricultural function can continue without any disruption.

Is the site currently vacant?

◯ Yes
⊘ No

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

◯ Yes
⊘ No

A proposed use that would be particularly vulnerable to the presence of contamination

◯ Yes
⊘ No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

◯ Yes
⊘ No

Materials

Does the proposed development require any materials to be used in the build?

⊘ Yes
◯ No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material)

Type:
Walls

Existing materials and finishes:

Proposed materials and finishes:
subdivided walls made from studded timber to divide the current floor space

Type:
Other

Other (please specify):
Wooden pallets for play areas

Existing materials and finishes:

Proposed materials and finishes:
Wooden pallets will be used to separate the play/exercise areas for the dogs.

Type:
Other

Other (please specify):
Artificial grass

Existing materials and finishes:

Proposed materials and finishes:
Artificial grass lay on top of concrete to create a safer flooring for dogs, this is not attached or glued down, just placed on top and can be removed.

Type:
Doors

Existing materials and finishes:
Double wooden door

Proposed materials and finishes:
UPVC double glazed door.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

Site plan
Kennels and play area 5D design
Reception and groomers 5D design
Floor plan of proposed design internally
Change of Use Proposal

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

- [ ] Yes
- [x] No

Are there any new public roads to be provided within the site?

◯ Yes
⊘ No

Are there any new public rights of way to be provided within or adjacent to the site?

◯ Yes
⊘ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

◯ Yes
⊘ No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

Vehicle Parking

Is vehicle parking relevant to this proposal?

⊘ Yes
◯ No

Please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.

Trees and Hedges

Are there trees or hedges on the proposed development site?

◯ Yes
⊘ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

◯ Yes
⊘ No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

Assessment of Flood Risk

Is the site within an area at risk of flooding?

◯ Yes
⊘ No

Refer to the Welsh Government's Development Advice Maps website.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

◯ Yes
⊘ No

Will the proposal increase the flood risk elsewhere?

◯ Yes
⊘ No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' Statutory SuDS Standards. SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

- [x] Sustainable drainage system
- [ ] Existing water course
- [ ] Soakaway
- [ ] Main sewer
- [ ] Pond/lake

Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- ○ Yes, on the development site
- ○ Yes, on land adjacent to or near the proposed development
- ⊘ No

b) Designated sites, important habitats or other biodiversity features

- ○ Yes, on the development site
- ○ Yes, on land adjacent to or near the proposed development
- ⊘ No

c) Features of geological conservation importance

- ○ Yes, on the development site
- ○ Yes, on land adjacent to or near the proposed development
- ⊘ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- [ ] Mains sewer
- [x] Septic tank
- [ ] Package treatment plant
- [ ] Cess pit
- [ ] Other
- [ ] Unknown

Are you proposing to connect to the existing drainage system?

- ◯ Yes
- ⊘ No
- ◯ Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

- ⊘ Yes
- ◯ No

If Yes, please provide details:

> We will store all waste in a large black bin whilst on site, which will then be disposed of with a waste management company. We are in contact with Ash waste services, currently looking at the best possible way to dispose of any waste.

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ⊘ Yes
- ◯ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

> Yes, this proposal will require a waste management service which we are currently dealing with to source the best possible way to dispose of our waste. The main waste we will have on our site is dog waste.

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ◯ Yes
- ⊘ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

- ⊘ Yes
- ◯ No

If you have answered Yes to the question above please add details in the following table:

Use Class:
Other

Existing gross internal floorspace (square metres) (a):
417

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):
0

Total gross internal floorspace proposed (including change of use) (square metres) (c):
417

Net additional gross internal floorspace following development (square metres) (d = c - b):
417

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross internal floorspace proposed (including change of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - b)
	417	0	417	417

Loss or gain of rooms

Employment

Will the proposed development require the employment of any staff?

- [x] Yes
- [ ] No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

0

Part-time

0

Total full-time equivalent

0.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

4

Part-time

0

Total full-time equivalent

Hours of Opening

Are Hours of Opening relevant to this proposal?

- [x] Yes
- [ ] No

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:
B1 - Business

Unknown:
Yes

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- [ ] Yes
- [x] No

Is the proposal for a waste management development?

- [ ] Yes
- [x] No

Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

- [ ] Yes
- [x] No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- [ ] Yes
- [x] No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- [x] Yes
- [ ] No

If Yes, please provide details

Yes, we have consulted our neighbours and the local community regarding our proposal for change of use. We have engaged with them throughout the planning stage, and explained our plans to gather any feedback. The response has been positive, with neighbours expressing support and local residents appreciating the opportunity to use the daycare's facilities.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ◯ Yes
- ⊘ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ◯ The agent
- ⊘ The applicant
- ◯ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- ⊘ Yes
- ◯ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Date (must be pre-application submission)

10/03/2025

Details of the pre-application advice received

Mr Evans attended the site due to an enquiry about the dog daycare from a member of the public. Mr Evans advised the site would require change of use, due to the new purpose of the building. He advised the work which has been carried out does not require planning permission, as we have not altered the structure of the barn.

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

◯ Yes
⊘ No

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

◯ Yes
⊘ No

If No, can you give appropriate notice to ALL the other owners?

⊘ Yes
◯ No

Certificate of Ownership - Certificate B

I certify/the applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:
***** REDACTED ******

House name:
Middle Sontley Farm

Number:

Suffix:

Address line 1:
Middle Sontley Farm

Address Line 2:
Sontley

Town/City:
Wrexham

Postcode:
LL13 0YP

Date notice served (DD/MM/YYYY):
28/11/2023

Person Family Name:

Person Role

⊘ The Applicant
◯ The Agent

Title

Miss

First Name

Hayley

Surname

Roberts

Declaration Date

28/11/2023

☑ Declaration made

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

◯ (A) None of the land to which the application relates is, or is part of an agricultural holding

⊘ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Agricultural Tenant

Name of Agricultural Tenant:
***** REDACTED ******

House name:
Middle Sontley Farm

Number:

Suffix:

Address line 1:
Middle Sontley Farm

Address Line 2:
Sontley

Town/City:
Wrexham

Postcode:
LL13 0YP

Date notice served (DD/MM/YYYY):
28/11/2023

Person Family Name:

Person Role

⊘ The Applicant

◯ The Agent

Title

Miss

First Name

Hayley

Surname

Roberts

Declaration Date

28/11/2023

☑ Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Hayley Roberts

Date

24/03/2025