Project Ref. 1084/PJS

New Office Building on land adjacent to

Sunnyside, Rhosrobin Road, Rhosrobin, Wrexham. LL11 4PG.

Planning Justification Statement

The Business

Daleside Veterinary Group operates from 4 different sites and offers services for pet and farm customers. The practice situated in Rhosrobin currently has approximately 7,500 clients. With 6,800 being small animal clients, 3,800 of these small animal clients are active clients who have visited the practice in the last 12 months. The practice sees around 50 small animal clients per day, who are visiting for appointments, drop ins to collect medication, and emergencies. The farm veterinary service is delivered out on our client's farms, and the upstairs space at Rhosrobin is currently used as office space and storage for the farm department. Farm clients no longer visit the practice as since COVID the practice has moved to online payment of farm accounts and expanded their well-received drug delivery service.

The farm vets spend the majority of their workday off site on farms but, when they do return to the practice to restock and carry out administrative work, they currently make use of the carpark at Sunnyside due to the limited client parking at the main Rhosrobin building.

There are 65 members of staff working for Daleside Veterinary Group, 28 are full time and mainly share their hours working at the two main sites, one of these being the Rhosrobin premises. There would be approximately 12 members of staff present at any one time at the Rhosrobin practice plus 5 farm vets working off site and returning in-between visits. The opening hours are 8.30am – 7pm on Monday to Friday and 8.30pm – 1pm on Saturdays. Daleside Veterinary Group are already experiencing increased demand for their small animal services and anticipate further growth in this sector due to the growing population of Wrexham, and the multiple new housing developments in the immediate local area. They hope to relocate the farm department and utilise the whole building at their Rhosrobin site to provide small animal veterinary services by converting the current farm office/storage space upstairs to clinical space. This would allow for expansion of the business to meet the already stretched provision of veterinary appointments in the locality and facilitate the employment of an additional vet and nurse.

The Proposal

The proposed new farm animal administration office and store would be sited at the staff car park situated on the block of land adjacent to Sunnyside, Rhosrobin, Wrexham – see drawing no. 1084/1. This block of land measures approximately 970m2 and is currently undeveloped land to the rear with the front section of the site currently set out as the staff car park accommodating 10 parking spaces; 5 which front the main boundary, and another 5 situated to the middle of the site, leaving a central circulation with 90 degree turning space. The land is suitable as it is situated close to a current highway and the existing veterinary practice at Main Road, Rhosrobin, Wrexham – see attached location plan showing both sites. The current staff carpark area has been utilised daily since 2016 and there have been no issues or complaints to our knowledge.

The new office/store space would be solely used for farm animal department office space and storage of medicines and equipment. The administration team currently park on this site as do the farm vets when attending the current practice, so it would not involve any additional vehicle movements apart from one daily medicines delivery which is currently at approximately 8.30am. There would be no need for public or clients to attend the office building. The proposed single-storey level access building would facilitate the easier handling of delivery tote boxes (which are currently having to be carried upstairs) and improve the accessibility for staff – one of whom has accessibility issues. It would also provide a larger storage area for greater stock holding which would allow us to maintain a more consistent supply of medicines to our farm clients during the many supplies issues the veterinary medicine industry have faced over the last few years. Having the necessary medicines available to treat animals is vital for the health and welfare of those animals under our care.

Google Maps

Rhosrobin

Daleside Veterinary Group, Rhosrobin, Wrexham.



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