

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Amy Brittain
Our Ref:	ET/DC/P/2023/0267	Your Ref:	P/2023/0267
Date:	13 th November 2023		

TOWN AND COUNTRY PLANNING ACT 1990

NEWID DEFNYDD YSGUBOR A CHAEAU YN GYFLEUSTER GOFAL DYDD I GWN/CHANGE OF USE OF BARN AND FIELDS TO A DOGGY DAY CARE FACILITY.

TANYGRAIG ISSA TY BRITH LANE MINERA WREXHAM

Grid Ref: E 326609 N 351488

I refer to your consultation / email dated 10/07/2023 in respect of the above.

Ty Brith Lane is an unclassified road along which I would consider 20mph as a maximum reasonable speed. Existing traffic flows are low and visibility at the site entrance is good. Visibility at the junction of Ty Brith Lane and the B5426 is also good.

Within the original application form we note section 3 description refers to there being potentially 10 dogs / day Monday to Friday. However, Section 19 – Hours of opening suggest Tuesday and Thursday only between 8 am and 3 pm significantly less.

If the Mon to Friday is correct, and if owners deliver their dogs individually, then there is potential for 10 trips plus deliveries and staff in the morning and the same in the afternoon, each spread over an hour or so we would assume. Can the applicant confirm that this is the case? If spread over an hour or so, we would not anticipate there being any concern with the traffic flows and the ability of the roads to accommodate this traffic.

Parking – to enable us to support this application we would seek confirmation that the applicant will provide

- a) 5 number car parking spaces as a minimum to cater for overlap of customers dropping off / and collecting and 2 staff vehicles.
- b) A turning point to ensure vehicles and enter and leave the site in a forward gear.
- c) The first 5m of the entrance should be hard surfaced in tarmac concrete or similar bound material. Loose gravel or unfinished grass, soil or similar is not accepted.
- d) Drainage to ensure no surface water from the site runs onto the public highway.
- e) Any gate should be kept a minimum of 5m back. (We note this is the case on site)

Finally, we note the applicant proposes to exercise the dogs in fields. We would not support walking up to 10 dogs in the highway along the highway without any footpaths.

Subject to the above being confirmed and/or conditioned, we have no objection to this proposal from a highway perspective.

Supplementary Notes

We refer to the following Standard Highways Guidance note for information / reference.

A handwritten signature in dark ink, appearing to read 'R. Kelly', is positioned above the title of the signatory.

Chief Officer, Environment & Technical