
Justification Statement

**Stryt Yr Hwch Farm
Marchwiel
Wrexham
LL13 0YA**

Change of use of building from Class
B8(storage) to class D1 (dog day
care) and all associated works

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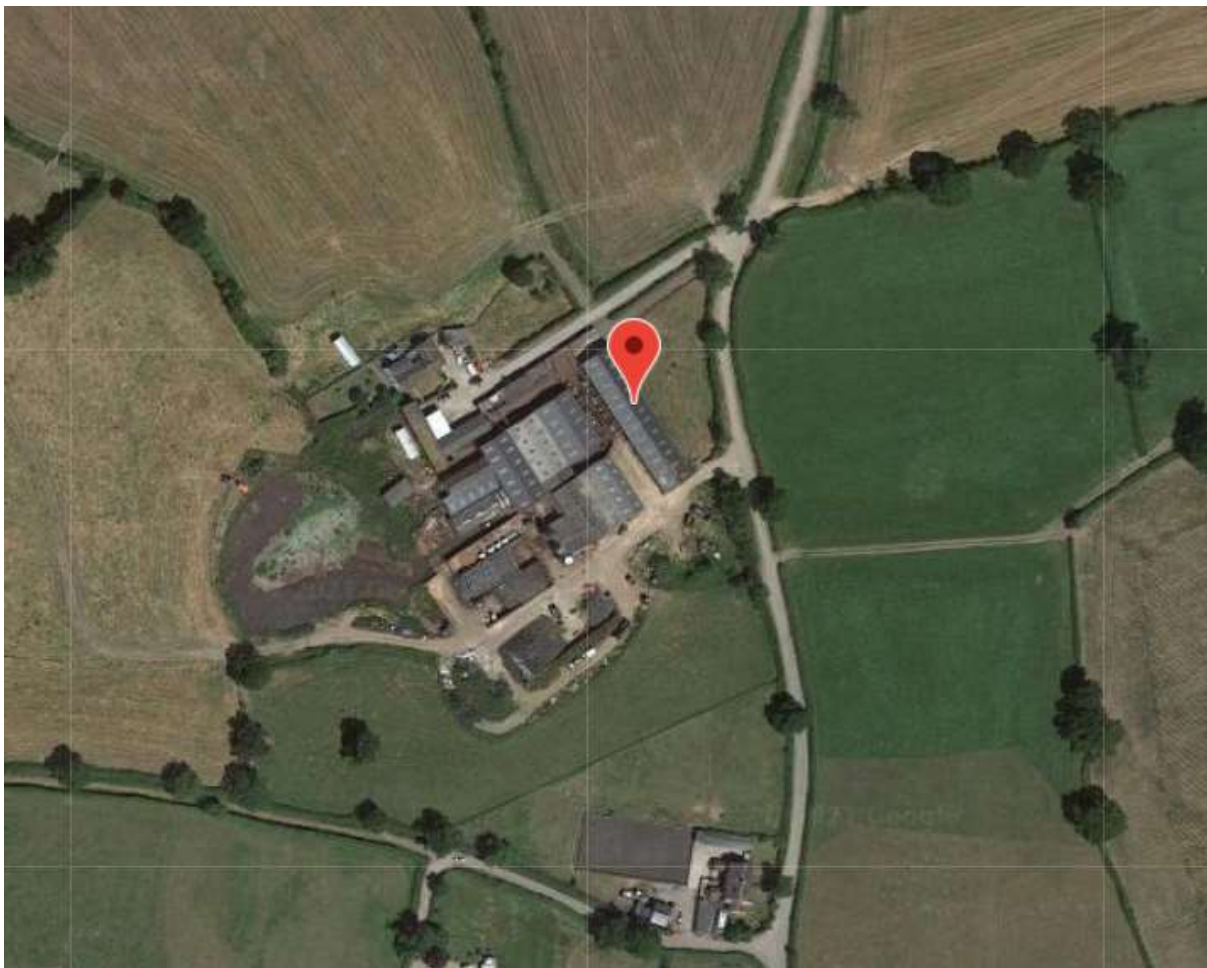
1.0 The Proposal

The proposal is a change of use of existing building from Class B8 (Storage) to D1 (dog day care) and all associated works at Stryt Yr Hwch Farm, Wrexham. The proposed business is to be a small, locally run business, creating a safe and secure natural area for dogs to be appropriately socialised under experienced supervision, to positively impact the local area and residents.

The design aims to ensure a balance between the two aims of the planning system – efficient economic development and protection of the landscape.

2.0 Assessment of the proposal

2.1 The Site



Stryt Yr Hwch Farm is the proposed site for this application and is located south of Wrexham. The southerly access will be utilised for the proposed use with suitable visibility

splay in both directions. The proposed building has previously been granted permission for caravan storage (P/2019/0645) and previous to this was used as cattle storage.

Stryt Yr Hwch is mainly surrounded by agricultural fields with 4 agricultural dwellings being located within 400m. Stryt yt Hwch is a working beef farm, the clients are looking to diversify their existing building to future proof the income of the farm.

The existing building measures 54.6mx12.42m, the building has concrete panels and Yorkshire boarding. The overall appearance of the building will remain the same. Internally the building will have an office area for staff and the remainder will be a large area for the dogs with temporary dividers to create separate zones depending on the dogs that are on site each day.

There is a paddock adjacent to the building, this will be used as a walking and outdoor play area for the dogs at their allotted times. The paddock will be fenced with agricultural fencing to ensure all dogs are safe and secure. The field will also be grazed by sheep over weekends and times the doggy day care isn't open to ensure the grass is grazed.

2.2 Ecology

The application will have no adverse effect on the site's ecology as the proposed change of use will not require alteration to the existing building.

A preliminary ecological appraisal has been completed on the existing building and this concluded there were no signs of any protected species and further survey work is not required.

2.3 Highways

The proposed development site is located on Marchwiel Hall Road which is a rural classified road subject to 60mph, however the estimated typical speed is around 30mph given the geometry of the road.

The proposal will utilise the southerly access to the farm, the access is 25m wide reducing to 5.5m at around 10m behind the adjoining highway. Visibility from the access is adequate providing splays in excess of 2.4x43m in both directions.

There are a number of possible routes leading to and from the proposed site. The road has adequate passing places and all routes.

All dogs will be collected by staff from the owners' houses and delivered to site, which will reduce the number of traffic movements significantly. Approval of this change of use will have no detrimental effect on the surrounding highways.

2.4 Noise

Noise is an important consideration and has influenced the business operations and design. As such, dogs will be limited to a maximum of 30 dogs per single day, this minimising potential noise generation. Only dogs that pass an initial consultation where behavioural traits are assessed and suitability is achieved, will be allowed to attend day-care. Any dog which displays unwanted persistent barking will not be allowed to attend.

A desk-based noise assessment has been commissioned as part of this application and concluded :

On the basis that the noise emissions from the proposed dog board kennel, with the implementation of the advised mitigation measures (Figure 3), will not adversely affect health and wellbeing (< NPSE LOAEL) and the Rating Levels will result in a BS4142 very low noise impact, we conclude that the proposed development is acceptable with regard to noise.

It is important to highlight that noise generation by dogs is primarily demonstrated when they are left isolated or alone and when they are under exercised and under stimulated , such as in a house while owners go out to work. Consequently, the extensive socialisation, exercise and high standard of care provided at the day-care under constant supervision will limit potential noise.

2.5 Outdoor Control/Waste

Dog waste will be picked up immediately and bagged into individual dog waste bags and transferred to a specific dog waste bin. The sealed bin will be double bagged before transferring to a waste bin which will be left out on the appropriate morning of waste collection.

3.0 Proposed Scheme and Business Operations

The proposed scheme is for the change of use of an existing building to be used as a doggy day care business. The business will offer the following services for up to a maximum of 30 dogs:

Proposed business routine:

- Collection of dogs from clients homes, approx. 8am – 10am
- Indoor and outdoor supervised play, stimulation and walk on site 10am-12pm
- Indoor rest 12pm-1.30pm
- Indoor and outdoor supervised play, stimulation and walk 1.30pm-3.30pm
- Dogs are cleaned and dropped back off at clients home 3.30pm-7pm

As outlined a maximum of 30 dogs per day would be on site from approximately 10am to 4pm, under constant supervision and provided with sufficient stimulation and rest.

The facility will be open Monday – Friday only. The business will operate on a collection and drop off service, where staff the clients vans will collect and drop off dogs direct from owners homes. The vans will use the existing vehicular access to the yard, thus traffic levels will not be effected in the local area nor will any building work be needed to develop the access.

The business will apply for Animal Boarding Establishments Licence from Wrexham Council. This adheres to the current Welsh legislation under the Animal Boarding Establishments Act 1963. In addition, the day care centre will adhere to all animal welfare legislations ensuring the highest of standard of care, health and safety is provided.

The proposed business to be located onsite is an established and award-winning doggy day care business with over 10 years of trading and insurance capacity of 30 dogs. The teams are K9 First Aid Trained and run their own company vans to ensure dogs are collected in suitable vehicles.

The need for safe and secure day-care for dogs is an essential to many dog owners, this has been further highlighted by COVID19 whereby dog ownership has been a significant growth.

As a result, there are a large number of dog owners with younger dogs that due to social restrictions have not been able to safely socialise. Allowing a dog day-care business to operate, providing a safe space for the dogs to socialise and be within human interaction all day will help to avoid stress to the dogs, as well as help them develop into appropriately sociable dogs within the local community.

4.0 Policy

The proposal is in line with Planning Policy Wales Edition 11 (page87), which states that the 'diversification can strengthen the rural economy and bring additional employment and prosperity to communities'. There will be minimal changes required to the building or land and the proposal will offer an exclusive space in the Wrexham area for dog owners. Planning Policy Wales also states 'local authorities should encourage the growth of self-employment and micro businesses in rural areas by adopting a supportive and flexible approach to home working and associated change of use applications', in line with this statement we would hope that WCBC would be supportive of the proposed change of use.

5.0 Conclusion

This statement outline a proposal which will help contribute positively to the rural economy, whilst maintaining the character and appearance of the local area. Careful consideration of the business design including limiting the number of dogs per day, ensuring dogs are collected and dropped on at their owners homes, using temporary partitions for indoor separations will help provide a beneficial service to the local community and wider borough.