
Justification Statement

**17 Rhos Berse Road
Coedpoeth
Wrexham
LL11 3BT**

Change of use of existing
domestic garage to doggy day
care and all associated works

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1.0 The Proposal

The proposal is for a change of use of an existing garage to a doggy day care building and all associated works. The proposed business is to be a small, locally run business creating safe and secure natural area for dogs to be appropriately socialised under experience and supervision, this will positively impact the local area. The proposal is on land at 17 Rhos Berse, Coedpoeth.

The application site forms part of 17 Rhos Berse lying to the east of the dwelling and adjacent to Rhos Berse Road . 17 Rhos Berse is a private dwelling with 4.5 acres of land along with a detached garage.

The proposed site will be accessed through the existing entrance to the dwelling off Rhos Berse Road with appropriate visibility in both directions. The change of use will have no detrimental effect of the surrounding areas.

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

The change of use will allow the client to work from home while utilising existing facilities on site ensuring. The change of use will provide a much needed service to the area and will create a full time job to a local person.

The applicants have identified a demand for this use through social media interest generated on local Facebook pages and the request for more exclusive and private facilities in light of social distancing and COVID-19

2.0 Assessment of the proposal

2.1 The Site



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Externally the building will remain the same, internally dog bays will be introduced to ensure the dogs are secure and separated when required.

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 keep the existing agricultural fencing to ensure all dogs are safe and secure.

As part of this application Arbor Vitae were commissioned to undertake a Preliminary Ecological Appraisal in order to assess the impact of the development on habitats and protected species. Their report concluded that the proposed development would have no detrimental effect to wildlife or the surrounding ecology.

2.3 Highways

The proposal will have minimal impact on highways as the site will be accessed by an existing access with appropriate visibility in both directions. The proposed change of use will allow the client to open a doggy day care business at their home.

All dogs will be collected in the morning from their owner's home and dropped off in the evening back to the owner's home. The pickups and drop offs will be done by the client, this will ensure there will be no increased traffic movements to the site.

The doggy day car will operate from 9am to 5pm Monday to Friday
The supporting plans show the site can achieve the appropriate visibility and show adequate parking. The clients have allocated 2 parking spaces to be associated with the dog facility.

2.4 Noise

Noise is an important consideration and has had influences the business operations and design. As such, dogs will be limited to a maximum of 10 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.

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 by a specialist licensed waste collector.

There are existing toilet facilities in the building, this is connected to the existing septic tank for the property.

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 10 dogs:

An example of the 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-6pm

A maximum of 10 dogs per day would be on site from approximately 9am to 5pm, under constant supervisions 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 a staff van will collect and drop off dogs direct from owners homes. The van 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.

In addition, the day care centre will adhere to all animal welfare legislations ensuing the highest of standard of care, health and safety is provided.

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.

Dog theft has dramatically soared during the pandemic, as the nation's lockdowns resulted in a growing demand for puppies. Between March and August 2020, The Kennel Club saw a 161% rise in puppy searches via its website, compared with the same period in 2019 and the price for sought after breeds has skyrocketed. With targeted dogs stolen to be sold on, bred from or held for ransom, DogLost witnessed dog theft increase by 250% last year. The proposal will be secure paddocks with CCTV where the owners can always see their dog, there will also be a booking system and unauthorised visitors will not be allowed on site.

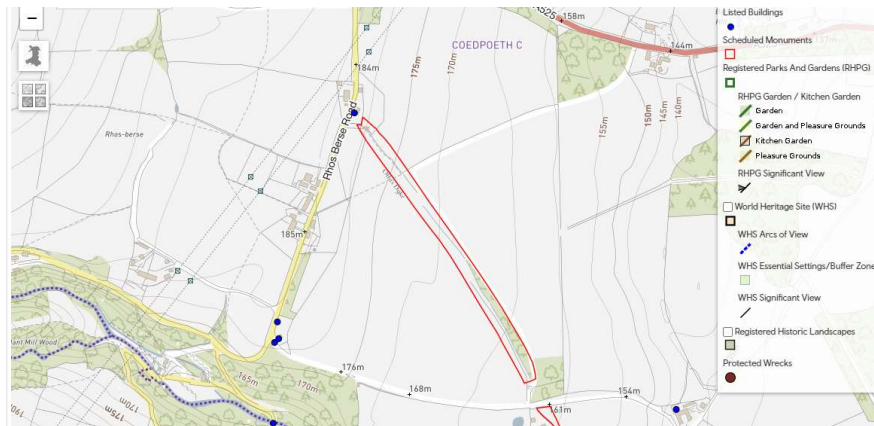
5.0 Cultural Heritage Assessment

Legislation relating to archaeology and to scheduled ancient monuments is contained in the Ancient Monuments and Archaeological Areas Act 1979.

Legislation regarding buildings of special architectural or historic interest is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990.

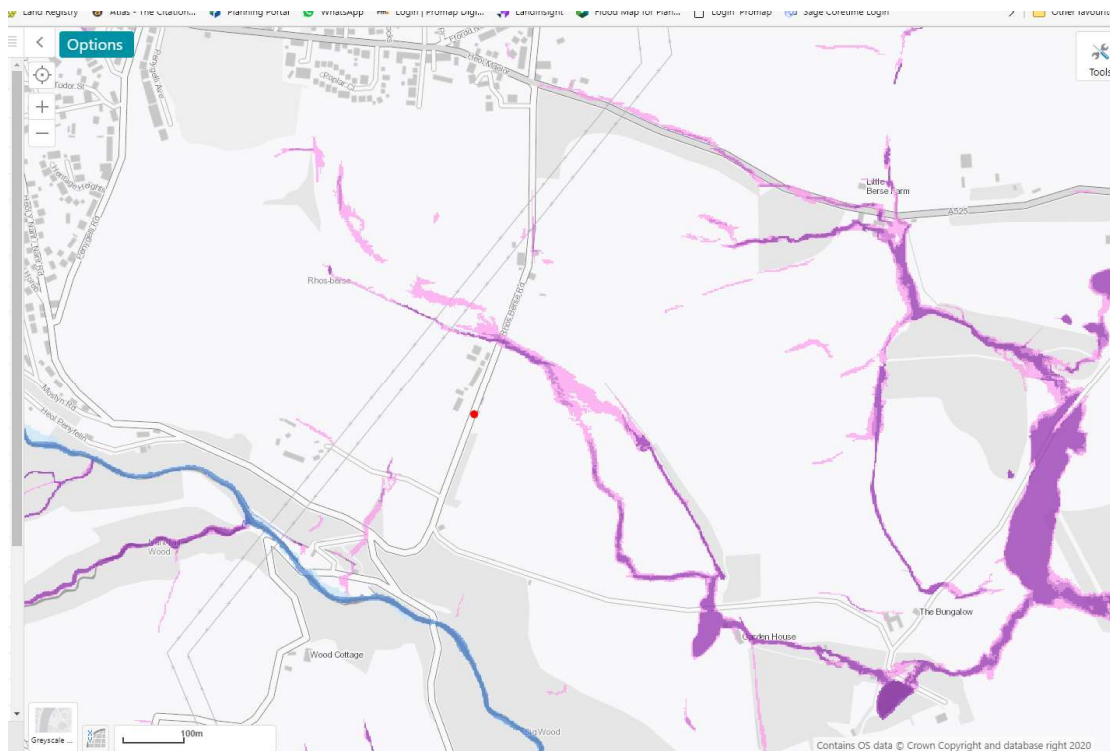
Section 66 of the 1990 Act is of relevance in that it states that special regard must be given by the decision maker in the exercise of planning functions to the desirability of preserving a listed building and its setting. Section 72 of the 1990 Act provides protection for the character and appearance of conservation areas.

There are no known designated cultural heritage assets located within the site application boundary. Therefore, there will be no predicted direct impacts arising from the proposed development on designated cultural heritage receptors. The wall running along side Rhos Berse Road and the application site is Grade II Listed (ref number 16456) however the proposal will have no effect of the listed wall.



5.0 Flood Risk

The site is located outside the NRW's Flood area.



6.0 Footpaths

There is a footpath located within the site however the clients will ensure the proposed fencing is placed to the north and south of the footpath to ensure there will be no obstruction to the right of way.



7.0 Policy Context

Analysis of Planning Policy against 17 Rhos Berse proposal.

The purpose of this section is to provide an overview of how the proposed change of use of land at 17 Rhos Berse 'fits' with the National, Regional and Local agricultural policy and legislative framework.

This section is structured around the hierarchical policy framework of:

- National agricultural strategy and planning policy guidance

- Local development plans.

This section concludes with an overview of the proposed development in the context of the key policy messages.

National Planning Policy

Planning Policy Wales (Edition 11 February 2021) – Chapter 7 Supporting the Economy

7.1.1 For planning purposes the Welsh Government defines economic development as development of land and buildings for activities that generate wealth, jobs and incomes. Economic land uses include the traditional employment land uses (offices, research and development, industry and warehousing), as well as uses such as retail, tourism, and public services. The construction and energy sectors are also important to the economy and are sensitive to planning policies.

7.1.2 It is essential that the planning system considers, and makes provision for, the needs of the entire economy and not just those uses defined under parts B1-B8 of the Town and Country Planning Use Classes Order. Particular policies on other economic sectors are also found elsewhere in Planning Policy Wales: in relation to Retail and Town Centres (Chapter

10); Tourism, Sport and Recreation (Chapter 11) and Infrastructure and Services (Chapter 12).

7.1.3 The planning system should support economic and employment growth alongside social and environmental considerations within the context of sustainable development. To this end, the planning system, including planning policies, should aim to ensure that the growth of output and employment in Wales as a whole is not constrained by a shortage of land for economic uses. Local planning authorities should aim to facilitate the provision of sufficient land required by the market, except where there are good reasons to the contrary. In addition, wherever possible local planning authorities should seek to guide and control economic development to facilitate regeneration and promote social and environmental sustainability. In so doing, they should aim to:

- co-ordinate development with infrastructure provision;
- support national, regional, and local economic policies and strategies;
- align jobs and services with housing, wherever possible, so as to reduce the need for travel, especially by car;
- promote the re-use of previously developed, vacant and underused land; and
- deliver physical regeneration and employment opportunities to disadvantaged communities.

7.3.3 Local planning authorities should adopt a positive approach to development associated with farm diversification in rural areas, irrespective of whether farms are served by public transport. While initial consideration should be given to adapting existing farm buildings, the provision of a sensitively designed new building on a working farm within existing farm complexes may be appropriate where a conversion opportunity does not exist.

Local planning authorities should adopt a constructive approach towards agricultural development proposals, especially those which are designed to meet the needs of changing farming practices or are necessary to achieve compliance with new environmental, hygiene or welfare legislation. In addition they should adopt a positive approach to the conversion of rural buildings for business re-use.

7.5 Development Plans and the economy should:

- Include policies encouraging farm diversification and new rural development opportunities.

Technical Advice Note (TAN) 6 – Planning for Sustainable Rural Communities (2010)

3.1.2 Planning authorities should support the diversification of the rural economy as a way to provide local employment opportunities, increase local economic prosperity and minimise the need to travel for employment.

Technical Advice Note (TAN) 6

Paragraph 25 under Development Related to Farm Diversification states the following:

'Small on-farm operations such as food and timber processing and food packing, together with services (e.g. workshop facilities, equipment hire and maintenance) to other farms, sports and recreation services, and the production of non-food crops and renewable energy, should be encouraged. Local planning authorities should, however consider the nature and scale of activity that would be appropriate.'

Wrexham Unitary Development Plan 1996-2011

Policy E5 Employment in the Countryside

7.11 New development in the countryside which would result in a loss of visual quality and landscape character and adversely affect agriculture will be resisted. However, in some rural areas there is a need to provide employment, prevent the loss of services, and maintain a viable and balanced community. Small businesses, often start-ups, which are financially constrained, can operate from low cost accommodation thereby providing employment opportunities for local rural communities. The re-use and adaptation of existing vacant or underused buildings in the countryside can provide such opportunities providing proposals do not conflict with the interests of local residents, the quality of the local environment, and providing satisfactory access and parking can be provided.

The proposal will not have an effect of the surrounding landscape and will be a benefit to the local area while allowing the clients to receive an income from the land within their ownership

8.0 Conclusion

The proposal is for a change of use of an existing garage to a doggy day car building, this will allow the client to work from home while providing an essential service to the local community.

There would be no adverse impact on neighbouring properties as a result of the proposal and satisfactory parking will be provided on site. The access to the development would not compromise highway safety. The design and form of the development would be in character with the area which is open and rural in appearance.

The proposed change of use will not effect any footpath or ancient monuments and is not located in the NRW's flood zone.

The proposal complies with policy E5 of the local planning guidance along planning policy Wales 11 and TAN 6 of the National Planning Policy.

It is considered the proposal will have no adverse effect on the surrounding landscape, we therefore politely request the application is approved.