

Gwalia Fields

OVERTON, WREXHAM, LL13 0LG

Change of use of land to dog walking field

1025-02-DOC-01

Design & Access Statement





Discharge of Conditions

4. Within 1 month of the date of first use of the development hereby approved, a management scheme for the dog exercise and training area shall be submitted to and approved in writing by the local planning authority. Once approved the management scheme shall be fully implemented within one month of the date of approval. The Management Scheme shall include details relating to:

- a) Booking system, with appropriate buffer between users, no use without appointment;
- b) Maintenance of an appointment diary, that shall be made available for viewing by the local planning authority on request;
- c) Site rules and how these will be communicated to site users;
- d) Dogs must stay in the car until their appointment slot and/or the previous users have put dogs into their vehicles;
- e) Right to refuse any dog or owner who displays excessive noise, aggressive, destructive or unreasonable behaviour;
- f) Reporting procedure of any site issues/incidents; and
- g) Biosecurity measures.

The Management Scheme will be submitted within 1 month of the date of approval to the local planning authority and will include details relating to all points mentioned within condition number 4.

The proposal will involve customers booking 30 minute sessions (with the option of booking for longer sessions) using 'Booksy', an online booking system for them to use the dog walking field. Only customers who have made a prior booking will be able to use the field with the possibility to provide reoccurring bookings to dog trainers & walkers.

The Maintenance of an appointment diary will be available for viewing by the local planning authority upon request.

Site rules will be available on the website and also by the main entrance to the site.

The booking system will restrict customers so that only customers with a maximum of 6 dogs may use the facility at any one time. The use will therefore be extremely limited and remain at a very low density.

The users will be advised that dogs must stay in the car until their appointment slot or that the previous users have put dogs into their vehicles.

This service will particularly appeal to those owners who have dogs which may be nervous / antisocial, have poor recall, a disability or may be an area for initial puppy training away from other dogs

Dog or owner who displays excessive noise, aggressive, destructive or unreasonable behaviour will be refused to attend the session.

Any issues and incidents can be reported on the website.

Dog waste bins will be placed by this access, within the perimeter of the fence and will be emptied twice weekly by the applicants. The waste will then be collected by a licensed waste contractor.

12. Within six months of the first use of the development hedgerow shall be planted on the site boundaries in strict accordance with a scheme which shall be submitted to and approved in writing by the Local Planning Authority.

Within six months of the first use of the development, hedgerows of 1m height will be planted on the site boundaries in strict accordance with a scheme which will be submitted for approval to the Local Planning Authority.





13. Within one month of commencement of development, a scheme of Net Biodiversity Benefit (NBB) shall be submitted to and approved in writing by the Local Planning Authority. The approved NBB scheme shall be fully implemented on site within one month of the date of approval of the details.

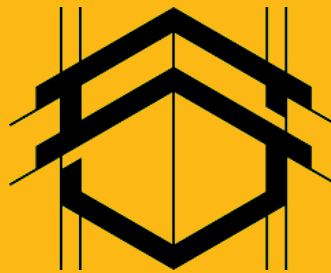
Within one month of commencement of development, a scheme of Net Biodiversity Benefit (NBB) will be submitted for approval to the Local Planning Authority. The approved NBB scheme will be fully implemented on-site within one month of the date of its approval of the details.

Perimeter hedgerows to be added to enhance biodiversity.

There will be no permanent development on this site as a consequence of this change of use, other than the introduction of agricultural fencing, and a small temporary shelter.

It also is a sustainable source for rural leisure developments, focusing on the need for safe, outdoor exercise areas for dog owners and walkers, while simultaneously respecting the character of the surrounding countryside.

There will be no agility training taking place on the site requiring equipment being fixed in place and therefore no build required.



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to this project please contact:
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