

In pursuance of its powers under the Acts and Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

Applicant	DR GAVIN TROTMAN	Code Number	WOR P/2020/0794
Agent	DR GAVIN TROTMAN CHERRY TREE COTTAGE THE ORCHARD WORTHENBURY WREXHAM LL13 0BF	Date Received	10/11/2020
		Decision Date	05/03/2021

Town and Country Planning Act, 1990

Location of application

, FIELD ALONG, MULSFORD ROAD, WORTHENBURY, WREXHAM, , LL13 0AW

Description of application

NEWID DEFNYDD TIR I ARDAL DYDD GOFAL CWN A CHODI CYSGODFAN CAE PREN SYMUDOL / CHANGE OF USE OF LAND TO DOG DAYCARE AREA AND ERECTION OF MOVEABLE TIMBER FIELD SHELTER

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

E5	Employment in the countryside
EC5	Special Landscape Areas
EC6	Biodiversity Conservation
GDP1	Development objectives

Revision	Date	Description of Decision
0	05/03/2021	Planning permission issued
1	11/05/2021	Discharge of conditions 3 and 8 issued

Particulars of decision that permission be GRANTED

Subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered (Dwg No. 44/231120/02-

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revA 2 of 3, 1:2500 Location Plan, Dwg No. 44/231120/02 3 of 3) and as contained within the application documentation.

3. Prior to commencement of the relevant part of works, details/samples of all external facing and roofing materials to be used on the field shelter, as well as details of the skids/ method of fixing the field shelter to the floor, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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4. The boundary treatments for the fenced area shall be as specified on approved drawings Dwg No. 44/231120/02-revA 2 of 3 and Dwg No. 44/231120/02 3 of 3.

5. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network

6. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 40 metres to the north west and 2.4 metres x 43 metres to the south east measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

7. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any statutory instrument revoking and re-enacting that Order with or without amendment), no part of the premises shall be used except for the precise purposes described in the application plans and documents.

8. Prior to first use of the development hereby approved, a management scheme shall be submitted to and approved in writing by the LPA. The development shall be carried out in accordance with the approved details. The Management Scheme shall include details relating to:

- a) Booking system, including details of pick up and drop off system and 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;
- d) Right to refuse/remove any dog that displays excessive noise, aggressive, destructive or unreasonable behaviour;
- e) Reporting procedure of any site issues/incidents.

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9. No use of the development shall be made before 8:30am or after 5pm Monday to Friday and not at all on Saturdays, Sundays or Bank Holidays.
10. The maximum number of dogs on site at any one time shall not exceed 10.
10. No persons shall attend the site except for 1 no. staff member.
11. The vehicular parking and turning areas as shown on approved drawing(s) No(s). Dwg No. 44/231120/02 3 of 3 shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.
12. This permission shall not be for the benefit of the land but shall operate for the benefit of Dr Gavin Trotman and immediately on the discontinuance of his use of that land, the use shall cease and be permanently abandoned. The land shall be restored to its previous condition not later than one month after that date.
13. The parking area as shown on approved drawing Dwg No. 44/231120/02 3 of 3 shall be surfaced with MOT aggregate. No other part of the site shall be surfaced.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
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5. To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.
6. To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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7. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
8. To protect the living conditions of neighbouring properties in accordance with UDP Policy GDP1.
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11. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan
12. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
13. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.

Note(s) to applicant

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:

- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Planning & Regulatory Department on 01978 292040 for further advice and information.



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Officer Appointed for this purpose
Chief Officer Planning & Regulatory

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm