

Design and Access Statement

Change of land use to Sui Generis and erection of moveable timber field stable and fenced area for dog daycare.

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1. Summary of the Proposal

This statement is to support a planning application for the partial change of land use, to *Suis Generis* for a small rural dog daycare business. The proposed development (approx. 0.17 acres) sits within 11 acres of a recent woodland plantation and grassland. The proposal includes erection of a wire fenced paddock area (20m x 35m) and moveable timber field shelter/stable on skids (3.6m x 10.8m), all out of public visibility. The proposed business is to be a small, family 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.

2.0 Application Site and Surrounding Areas

2.1. Application Site

The proposed site for this application is located on the North side of Mulsford Lane, Worthenbury. The existing access is approximately 80m East of the nearest house on Mulsford Lane out of Worthenbury. The proposed development site (moveable field stable and wire fencing) will be located in the North Eastern corner of this land, approximately 300m from the nearest house in Worthenbury.

The land has been planted with native British trees forming a woodland with open, unimproved grassland. Prior to this, the land was improved grassland with dairy cattle grazing.

2.2 Surrounding Areas

North: Natural woodland and open farmland indefinitely.

East: Open farmland with the nearest settlement >1km away.

South: Open farmland with the nearest settlement >1km away.

West: Natural woodland, to the nearest property in Worthenbury at approximately 300m.

Figure 1. Aerial image of proposed site location for fencing and moveable field stable and surrounding areas (proposed site location highlighted red rectangle). Red X denotes location of photograph on page 11 showing no visibility from Mulsford land onto the land.



Figure 2. Photo of the proposed site location which is currently unused grassland.



3.0 Proposed Scheme and Business Operations

3.1. Proposed Scheme

The proposed scheme is for a partial change of land use, and erection of a moveable timber field stable on skids for a dog daycare business. The business will offer the following services up to a maximum of 10 dogs.

Proposed business routine:

- Collection of dogs from clients' homes, approx. 08:30 – 10:00.
- Indoor and outdoor supervised play, stimulation, and walk 10:00 - 12:00.
- Indoor rest 12:00 – 13:30.
- Indoor and outdoor supervised play, stimulation and walk 13:30 – 15:30.
- Dogs are cleaned and dropped off back home 15:30 – 17:00.

As outlined, a maximum of 10 dogs per day would be on the site, from approximately 10:00 – 16:00, under constant supervision, and provided with sufficient stimulation and rest.

The facility will be open Monday – Friday only. The business will operate a collection and drop-off service, where the single member of staff will collect and drop-off of dogs direct from the clients' homes. The single vehicle will use existing vehicular access to the land, thus, traffic levels will not be affected in the local area, nor will any building work be needed to develop an access point. MOT aggregate will be laid onto currently unused grassland directly onto the topsoil, creating a hardstanding area for our one business vehicle to park. The business will apply for an Animal Boarding Establishments Licence from Wrexham County Borough Council. This adheres to the current Welsh legislation under the Animal Boarding Establishments Act 1963. In addition, I will adhere to the Animal Welfare England October 2018 legislation, ensuring the highest standard of care, health and safety is provided. Market research within the local borough via leaflets and online questionnaires provided an overwhelmingly positive response to the proposed business, highlighting the benefits it would bring to local dog owners. The need for a safe and secure daycare for dogs has been further highlighted by COVID-19, whereby dog ownership has seen a significant growth. As a result there are a large number of dog owners with young puppies, who due to social restrictions have not been able to safely socialise their dogs. Allowing a dog daycare business to operate, providing a safe space for the dogs to socialise and be with human interaction all day will help to avoid stress to the dogs, as well as help them develop into appropriately socialised dogs within the local community.

4.0. Design and Appearance

4.1. Fenced Area

- A fenced paddock area, 35m x 20m, will be created in the North East corner of the land. An agricultural wire fence (1.8m height) with wooden posts will be used, in keeping with the local area, given its agricultural design. Wooden posts will be spaced at 4m intervals to maintain an open and natural look. Two timber gates (2.4m wide) will be used for access into the fenced area. The wire fencing will use 2.5mm intermediate and vertical stay wires, spaced with 15cm vertical gaps (see Figure 3). The grass will be left natural, ensuring it fits with the local environment.

Figure 3. Example wire fencing attached to rounded fence posts spaced at 4m intervals.



4.2. Moveable Timber Field Stable

- A moveable timber field stable (3.6m x 10.8m) on skids will be placed within this fenced area, to provide dogs a sheltered, safe covered area. This agricultural stable was chosen following advice from the pre-planning application, due to its agricultural look, which would fit within the landscaped area. Further, given its moveable nature and design on skids, the building will not need any ground structural works (e.g., no concrete for structural support), it will sit as a temporary-style structure on the grass. The site location was chosen as I can utilise existing access, there are no trees, and the timber stable and fenced area will not be visible from any public space, given the dense hedgerow and woodland within and surrounding the land (see section 2.2.).
- The indoor floorplan will remain open, and mobile partitions will be used. The indoor area will have a communal rest area for dog beds. Shelving will store general equipment (dog leads, toys etc.)

Figure 4. Drawings of proposed moveable timber field stable (see site plan and drawings PDF uploaded).

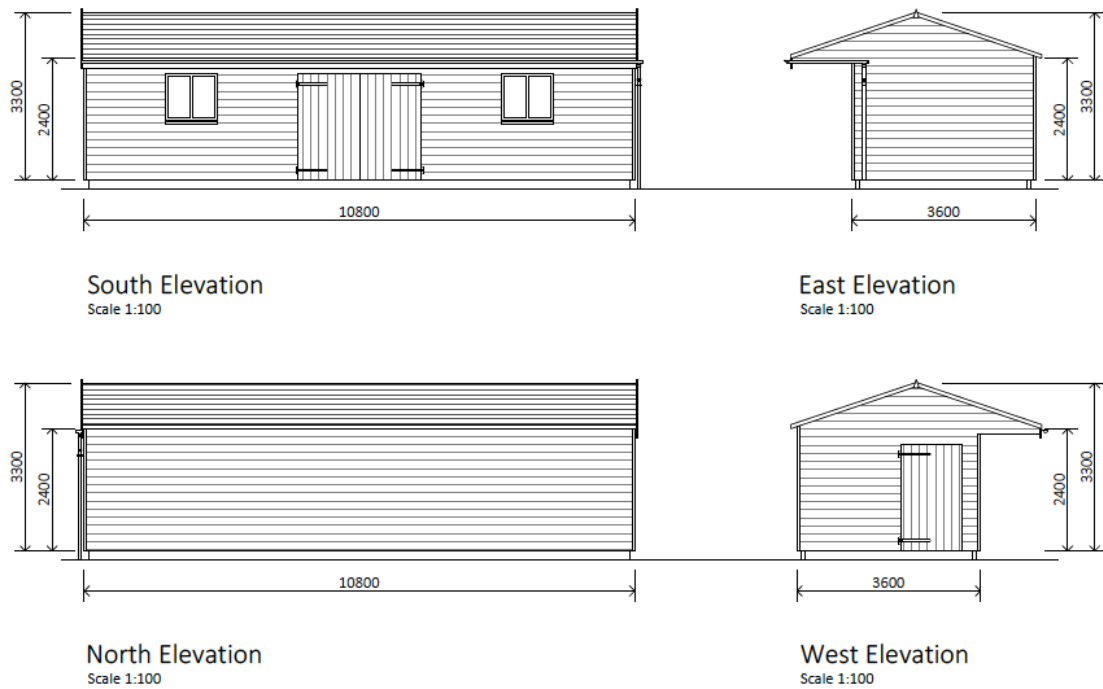


Figure 5. Example of a moveable field stable.



4.3. Access

- Existing access (see Figures 6 and 7) will be used from Mulsford Lane, which is a raised MOT aggregate track (6m width), which has substantial drainage, and has been grassed for a natural aesthetic look (case number - P/2018/0664). The entrance from Mulsford Lane is approx. 20m in width, providing extensive area for access and visibility splays. Due to the business operating a collection and drop-off service for all dogs, only one vehicle will utilise this access (the single staff member), once in the morning (approximately 09:30) and once in the afternoon (approximately 15:30/16:00), therefore it is not expected to impact the highways. A 10m x 10m area will be laid with MOT aggregate for the single business vehicle to park and turn. This is accessed from the end of the access track through a 7m non-gated entrance on the neighbouring field which is currently unused. The aggregate will be laid directly onto the existing topsoil. Dogs will then be walked on lead via an existing grassed walkway on the North perimeter and enter the fenced site location with moveable stable via a 2400mm timber gate.

Figure 6. Proposed access to land, with existing MOT aggregate track with drainage.



Figure 7. Proposed access to land, with existing MOT aggregate track with drainage. Image showing the track which has been grassed for a natural appearance.



4.4. External boundaries

- The land has existing hedgerows along Mulsford lane (approximately 2-3m depth, and approximately 2-4m height), which is the only border accessible to the public. As such, there is no visibility onto the land for the general public. The North and East facing boundaries have existing hedgerows and fencing, and would have no visible impact. The land between the proposed fenced site area facing West has a semi-mature woodland growing, with trees currently at 15-20ft in height. This ensures that there is no visibility onto the land from any public space.
- No structural groundwork, excavations or connections to utilities are proposed.

4.5. Noise

- Noise is an important consideration and has influenced the business operations and design. As such, dogs will be limited to 10 dogs per single day, thus, 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

daycare. Any dog which displays unwanted persistent barking will not be allowed to attend. Please see acoustic report which was conducted November 2020 which demonstrates that potential noise disruption will remain below background noise measured in the local area. The acoustic report concludes, “it is considered that the proposed facility will likely have a low impact”.

- It is important to highlight that noise generation by dogs is primarily demonstrated when dogs 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 daycare, under constant supervision will limit potential noise.
- Dr Gavin Trotman, the full-time member of staff, has extensive experience handling dogs personally and working with Guide Dogs UK. Dr Gavin Trotman has obtained DEFRA accredited qualifications in dog welfare, handling and running of a day care facility. Together, these factors limit potential noise disruption.

4.6. Odour Control / Dog Waste Disposal

- Dog waste will be picked up immediately and bagged into individual dog waste bags and transferred to a specific waste bin. This sealed bin will be double bagged before transferring to a 240L waste bin which will be left out on the appropriate morning of waste collection (organised via email with a Business Support Officer - Wrexham Council Trade Waste).

5.0. Pre-planning Application Advice

Pre-planning advice was sought for this proposal. Assigned officer: Mared Rees-Jones. An initial proposal was submitted earlier this year, and following the advice provided and several detailed consultations with the planning officer, the pre-planning application was altered and re-submitted. The initial proposal was substantially reduced, including no longer using a permanent building with concrete groundworks and the location was moved. Responses received from the officer (and discussion with the officer's manager) on 25/09/2020 were supportive of the re-submitted proposed application, which is the current application. A summary of the planning officers appraisal of the proposal as follows:

Principle of development was overall supported.

Visual Impact was considered relatively limited and comparable to visual impact of typical land-use in the local area. The site area has no public visibility.

Highway Safety - existing accessibility and visibility splays were considered acceptable.

Trees - proposal considered to have no impact on trees.

Ecology – Given the small scale nature of the proposal it was not considered a significant issue.

Residential – Noise was highlighted as a consideration. As such, an acoustic report has been conducted as part of this application. In addition details of odour control due to dog waste should be commented on (see section 4.6.).

Overall working together with the planning officer, the application was seen positively.

6.0. Conclusion

This statement outlines 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 to 10 per day, using a moveable timber stable negating the need for structural groundwork, as well as running a collection and drop-off service, limiting potential traffic disruption, will help provide a beneficial service to the local community and wider borough.

I hope you view this application positively, and feel free to contact me if you require further information.

6.0. Additional Figures.

Additional Figure 1. View across the land demonstrating the semi-mature native woodland between the proposed site area and Worthenbury.



Additional Figure 2. View from Mulford Lane of hedgerow bordering land showing lack of visibility from the only perimeter with public access.

