

Statement to accompany the planning application to change the use class of Ryecroft Meadow, Old Wrexham Road, Gresford, Wrexham, LL12 8UA.

Proposal

Request to retrospectively change the classification of land from agricultural to sui generis to enable us to continue running a dog exercise area. This document will detail how we operate the service.

The proposal is in line with the Planning Policy Wales Edition 10 (page 86), which states that “diversification can strengthen the rural economy and bring additional employment and prosperity to communities.” There will be minimal changes required to the land, and this proposal will continue to 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. In addition, the noise report, the sole ground for initial refusal, shows that there is no detrimental impact on the surrounding community, local amenity or the environment (see Environmental Noise Survey Ryecroft Meadow.pdf).

Location and Site Description

The field which is the subject of this application is located in Wrexham, off the Old Wrexham Road in Gresford. The field is approximately four acres and fenced around the entire perimeter with wire stock fencing. There will be one gate for field users to access the field and one or two further access gates for private/maintenance use. There is an existing area of hardstanding providing parking outside of the field on the farmyard. There are five designated parking spaces on the farmyard. There is also room for extra vehicles in addition to the designated spaces on the farmyard. No vehicles are permitted to park inside the field and all gates are shut before any dog is allowed off-lead.

There are no proposed changes to the parking area and possible changes to the field fencing in the future. This would involve replacing the existing 4-5ft stock wire fencing to 6ft fencing with chain link, deer or equine type wire. Any new fencing will be put in the same place as the current fencing. A new gateway has been proposed and is marked on the site plan, existing gateways will stay for maintenance use only or be fenced off.

The services can be booked within daylight hours seven days a week. 7am-7pm Monday-Friday and 8am-6pm on Saturday, Sunday and bank holidays. These times relate to summer usage and will shorten throughout winter months to 8am-4pm Monday-Friday and 8am-4pm Saturday, Sunday and bank holidays. The field is closed on Christmas Day, Boxing Day and New Year's Day.

Noise

Our previous application was refused solely on the grounds of noise. The dogs all have exercise, company and stimulation within the field which addresses the main causes of barking (lack of stimulation/separation/anxiety/boredom may trigger barking). In addition, there is already a certain level of background noise from existing businesses and their associated traffic. Please find attached a noise report that has been carried out at the site, in support of this application, which shows that the day time noise levels within the garden area of surrounding dwellings are between NOAEL (No observed adverse effect) and LOAEL (Low observed adverse effect).

Business and Services Description

Ryecroft Meadow is an established activity field for dogs. The field provides a large area where dogs can be exercised off-lead under the supervision of their owners. The field is used for training dogs with fewer distractions, dogs with little or no recall, injured dogs who need more control, rehabilitation, anxious dogs, elderly dogs, deaf dogs and owners/dogs who want space away from other owners/dogs.

Primarily, the slots for the field are approximately 30-50 minutes and primarily are used by individual dogs and their owners one at a time. There is at least a 10-minute gap between each slot. At no time are the field users dogs unattended or unsupervised on the land and all dogs are on a lead outside the field.

Services include:

- Exclusive use (Max 8-10 dogs)
 - The primary service offered allows owners to book the field for their dog(s) only.
- Socialisation sessions (Max 14 dogs on average 8 dogs)
 - These sessions are offered to provide a controlled environment whereby dogs can play/socialise. This is extremely important for a dog's development, not only to meet other dogs but to have positive interactions whilst doing so.
 - At all play sessions, there is a minimum requirement of 1 handler per 2 dogs.
 - There is a staff member present at each play session who must be canine first aid trained.
- Training (Max 6-8 dogs)
 - Training sessions and workshops will be offered at the field by qualified instructors for small classes only.

Dog waste bags and a waste bin are provided at the field. All waste is removed into a septic tank.

Similar Businesses (facilities for dog exercise)

Name	Location	Local authority	Website
Meadows View	Northop	Flintshire	http://www.meadowviewdogs.co.uk/
Early Paws	Sutton Weaver	Cheshire West and Chester	https://www.earlypaws.co.uk/
Dogs Go	Neston	Cheshire West and Chester	https://www.dogsgo.co.uk/