MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Sarah Brett
Our Ref:	ET/DC/DB/P/2024/1159	**Your Ref:**	P/2024/1159
Date:	16/01/2025		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: NEWID DEFNYDD RHANNAU O ADEILAD AR GYFER BRIDIO CŴN / CHANGE OF USE OF SECTIONS OF BUILDING FOR DOG BREEDING

LOCATION: GRAIG Y CORN, RUTHIN ROAD, BWLCHGWYN, WREXHAM, LL11 5UR

I refer to your re-consultation / email dated 17/11/2025 following the original consultation 31/07/2024 in respect of the above.

It is the LHA's understanding that the proposals are a retrospective application for a change of use of sections of a building for dog breeding.

The application states that the existing use is of a vehicle store, stabling, animal byre and dog breeding.

The submitted plans indicate that there are 26 kennels that form part of the proposals, however the applicant has confirmed this application refers to 14nr kennels only. The applicant has confirmed the previous use was a redundant farm building.

The floorspaces provided within the application form has been clarified as 9.4m x 17m = 159.8m2 relating to this change of use There is an outside canopy of 36m2.

Are there any existing uses of other areas of the site other than a single residential dwelling? Is there an access through for agricultural purposes?

The submitted information states that there will be 3 full time equivalent staff for the proposed use, but this has been clarified as 3 part time 2 of which live on site. It is not envisaged that there will be significant traffic generated as a result of staff.

The applicant's response states the plan will be amended to provide bike and car parking. The LHA acknowledges that there seems to be adequate space for turning and parking of vehicles available on the site, but have not received any plans setting the same out, nor where cycle parking in accordance with LPG16 will be. Should the application be successful, **can the LPA include a suitably worded condition that this should be provided on a plan submitted for approval within say 1 month of the decision date (as a retrospective application). Alternatively, if a plan is provided prior to decision, the LHA can comment/approve.**

There are no specific car and cycle parking standards set out in LPG No 16 for dog breeding.

The applicant has confirmed that a private arrangement for waste removal will be implemented. **Can the applicant confirm the waste private waste collection firm will be utilizing vehicles capable of accessing the entrance and lane, and with the ability to turn within the site to be able to enter and leave in a forward gear?**

The existing access to the site is from Graig Y Corn, a 20mph road. The access to the site is from a single vehicle width track with a couple of passing places located within the site. The applicant has confirmed that they will hard surface the first 5m of the private driveway from the edge of the adopted pavement. This surfacing should consider rainwater run-off, providing and maintaining an aco drain to prevent private surface water (and gravel/debris) from running onto the highway. Should the LPA be minded to approve this application, **can a suitably worded condition be applied requesting the surfacing be carried out, incorporating drainage provision within 2 months of the decision date? Alternatively, the LHA are happy to meet the applicant to agree the setting out and exten of works required in advance of a decision.**
Given that the loose gravel spilling onto the tarmac footpath at the entrance has been ground into the surface, causing damage, the LHA request the applicant includes for re-surfacing the footpath in tarmac when constructing the 5m hard surfacing, which can be conditioned if preferred.

Visibility splays of 2.4m x 25m in both directions are currently available, although they may slightly overlap 3rd party land, ordinarily requiring separate agreements with neighbouring properties to avoid any obstructions equal or greater than 1m in height. However, given that the likely 8th percentile speed passing the site entrance is likely to be less than the 20mph speed limit, and that the access is an existing and established access, the entrance visibility is deemed to be acceptable, subject to the improvements being implemented above.

In the absence of any other listed or defined uses on the site, **can the LPA confirm that should there be other uses of the land proposed, other than the existing residential use and occasional agricultural through traffic, then a separate planning application would be required?**

At present there is insufficient information to make a full assessment of the proposals, therefore the applicant is requested to supply the required information detailed above.

KWEdwards

Contracts & Engineering Manager

On behalf of Chief Officer, Environment & Technical