In pursuance of its powers under the Acts an 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

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant Rhian Owen

Reference P/2024/1159

Agent Simon Smith
Missenden, Back Lane, Bomere Heath, Nr Shrewsbury, United Kingdom, SY4 3PH

Date Received 25/06/2024

Decision Date 01/04/2026

Town and Country Planning Act, 1990

Location of Application

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

Description of Application

NEWID DEFNYDD AC ESTYNIAD ADEILAD AR GYFER BRIDIO CŴN

CHANGE OF USE AND EXTENSION OF BUILDING FOR DOG BREEDING

In reaching this decision the Council has had regard to the following relevant policies: -

Development Plan Policies:

PS1 - Broad Location of Development
PS2 - Broad Location of Development
PS3 - Broad Location of Development
PS4 - Broad Location of Development
PS11 – Biodiversity
EC5 – Special Landscape Areas
EC6 – Biodiversity Conservation
GDP1 – General Principles
E5 – Employment in the Countryside
T8 - Parking

Revision	Date	Description of Decision
0	01/04/2026	Planning permission issued

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Agent Simon Smith
Missenden, Back Lane, Bomere Heath, Nr Shrewsbury, United Kingdom, SY4 3PH

Date Received 25/06/2024

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Particulars of decision: GRANTED subject to the following: -

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):

    - Block Plan received on 2nd February, 2026
    - Drainage Plan received on 2nd February, 2026
    - Parking Plan received on 2nd February, 2026
    - Proposed Elevation Plan dated 20th June 2025
    - Email dated 13th March 2026 from Applicant regarding Wastewater Collection
    - Noise Impact Assessment, carried out by James Flitton AMIOA, 28th February, 2026

2. No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development and thereafter permanently retained.

3. Within 3 months of the decision hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

4. Within two months of the date of this decision, the measures to deliver net benefit for biodiversity (NBB) as shown in The Green Infrastructure Statement received on 3rd February 2026 shall be implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

Reason(s)

In pursuance of its powers under the Acts an 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 Rhian Owen

Reference P/2024/1159

Agent Simon Smith
Missenden, Back
Lane, Bomere Heath,
Nr Shrewsbury, United
Kingdom, SY4 3PH

Date Received 25/06/2024

Decision Date 01/04/2026

1. To comply with Section 71ZA(2) of the Town and Country Planning Act, 1990.

2. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

3. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety in accordance with UDP policy GDP1.

4. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

Note(s) to applicant

The means of collection of the wastewater from the kennels shall comply with the advice set out in Section 3 of Guidance for Pollution Prevention 24 (Stables, Kennels and Catteries) gpp-24-final-2.pdf

It should be ensured that no wastewater is channelled into any surface water drains.

Ian Jones

Prif Swyddog Dros Dro Yr Economi a Chynllunio
Interim Chief Officer Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council