MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Sarah Duckworth
Our Ref:	ET/DC/DB/P/2026/0281	**Your Ref:**	P/2026/0281
Date:	31 July 2026		

Town and Country Planning Act 1990

PROPOSAL: NEWID DEFNYDD YR ADEILAD O FASNACHWYR PLYMIO I GYFLEUSTER I GŴN GAN GYNNWYS MAN DIOGEL YN YR AWYR AGORED A MAN GOLLWNG/CASGLU / CHANGE OF USE OF BUILDING FROM PLUMBERS MERCHANTS TO CANINE FACILITY INCLUDING SECURE OUTDOOR AREA AND DROP OFF/COLLECTION POINT

LOCATION: 18 RIVULET ROAD, WREXHAM, LL13 8DT

I refer to your consultation / email dated 19 June 2026 in respect of the above.

This application relates to a conversion of a small industrial unit from a unit used by a Plumbing and Heating contractor to a dog day care facility.

Prior to concluding a highways response, can the applicant confirm:

a) Proposed maximum dog numbers in a day
b) Proposed staff numbers
c) Proposals to encourage staff to use sustainable methods to go to work.
d) Is there a van that will be used to collect and return dogs.
e) The total number of parking spaces within the applicants control together with provision of cycle parking for staff.
f) Proposed for waste collection, Authority or Private Collection
g) Is the whole of the building proposed for this use?

On receipt of a response to the above the Local Highway Authority will be able to conclude a consultation response to the Local Planning Authority.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

KWEdwards
Contracts & Engineering Manager

On behalf of Chief Officer, Environment & Technical

Appendix

Highways Development Control Standard Advisory Note

In the interests of maintaining highway safety, and to avoid obstruction of the public highway (in contravention of the Highways Act), The Applicant is advised to coordinate with the highway authority at highwayroadworks@wrexham.gov.uk in advance of commencement of the development/works with respect to:

1. Skip, scaffolding, hoarding or A frame/signage (Permit required for these items, if on the public highway);
2. Use of a parking space for a set down/delivery area;
3. Record a dilapidation survey of the adjacent carriageway prior to commencement (to avoid being ask to repair damage by the Applicant whilst carrying out their works);
4. If any lane closure or obstruction of the highway is required for a crane or similar;
5. Protection against dust and debris blowing onto the public highway
6. Construction traffic parking locally avoiding nuisance to others;
7. If the Applicant's scope of work includes new apparatus in the highway, such as new mains services then a Section 50 licence will be required. *Insurances and demonstration of competency to carry out works in the public highway will be required.*
8. Lowering of kerbs or minor pavement alterations require Section 184 / 171 agreement. *Insurances and demonstration of competency to carry out works in the public highway will be required.*
9. A section 278 agreement works agreement is required for more significant alterations to the existing highway
10. Any temporary works affecting traffic lights, [pedestrian/cycle road crossings, or bus stops require pre-planning and permits;
11. For applications with a private driveway (either existing or proposed) connecting onto the public highway, the following conditions of approval apply:

    - No surface water from the applicants site should be allowed to drain onto the public highway,
    - The first 5m* minimum (for residential property) should be hard paved, avoiding gravel or loose chippings form spreading.
    - No gate should be built in a location where it would result in a car obstructing the highway whilst being unlocked, and it should not swing out and over a pavement or any other part of the highway.

    *The hard paved length and set back if required is subject to the applicants proposed vehicular length

The applicants should allow a minimum of 4 weeks' notice for any of the above standard requirements, and 6-8 weeks for lane closures & road closures (lead times may change without notice subject to workload and complexity). Any works involving Trunk roads should be coordinated separately and directly with the North & Mid Wales trunk Road Agency. For larger sites with a significant impact upon the highway, a Construction Traffic Management Plan will be required.