MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Sarah Duckworth
Our Ref:	ET/DC/DB/P/2026/0281 response 2	**Your Ref:**	P/2026/0281
Date:	26/08/2026		

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 re-consultation via email dated 17/08/2026 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.

For ease of reference the Questions with Answers (A) in italics are presented below:

a) Proposed maximum dog numbers in a day A: *12nr*
b) Proposed staff numbers. A: *3nr staff*
c) Proposals to encourage staff to use sustainable methods to go to work.
A: *As statement noting staff will be encouraged to use sustainable measures.*
d) Is there a van that will be used to collect and return dogs.
A: *There will be a business van based at the premises for business-related transport. There will not be a routine dog collection and drop-off service, as owners will drop off and collect their dogs from the unit*.
e) The total number of parking spaces within the applicants control together with provision of cycle parking for staff? A: *Approx 3-5 spaces available*
f) What measures are proposed for waste collection? Will Wrexham County Borough Council refuse collection be proposed? A: *Waste will be dealt with through an appropriate commercial waste collection service*
g) Is the whole of the building proposed for this use?
A*: Yes*

Conclusion:
12nr dogs maximum is noted, with 3nr staff supervising. From a Highways perspective the LHA have no comment to make on the numbers.

The applicant is required to demonstrate how they will encourage staff to use sustainable measures. This needs to be in the form of a Travel plan statement, which forms part of the approved supporting documentation, should the application be supported by the LPA.

The applicant is required to confirm they will provide secure cycle parking space (internal is deemed acceptable).

The applicant is required to clarify the exact number of car parking spaces available. Three is the minimum the LHA would deem acceptable for the nature of the business.

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.