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 Mrs Donna Lines

Reference P/2026/0281

Decision Date 24/09/2026

Town and Country Planning Act, 1990

Location of Application

18 RIVULET ROAD, WREXHAM, LL13 8DT

Description of Application

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

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

Development Plan Policies:

GDP 1- Development Objectives
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
T8 - Parking

Revision	Date	Description of Decision
0	24/09/2026	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

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2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
• Location Plan
• Proposed Site Plan
• Proposed Floor Plan
• Travel Plan Statement & Parking Details
• NOISE IMPACT ASSESSMENT REPORT Ref: P10365-R1-V1
• NOISE MANAGEMENT PLAN Ref: P10365-NMP1-V1
• Green Infrastructure Statement email dated 28/08/2026
• Net Biodiversity Benefit email dated 28/08/2026
• Details contained within the Application Form

3. Prior to first use, Net Biodiversity Measures as outlined within the email dated 28/08/2026 shall be implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. The facility is only to be open from 08:00 to 18:00, Monday to Friday. No drop-offs, pickups, or dog activities are allowed outside these hours or on weekends/Bank Holidays.

5. There can only be a maximum of 12 dogs at the facility at any one time.

6. All play and training must happen inside with doors and windows kept closed (except to go in and out). There is no outdoor play area, and outdoor time is strictly for short, supervised toilet breaks.

7. Prior to the first use of the development, the acoustic mitigation measures outlined in the Noise Impact Assessment shall be fully installed and thereafter retained in good working order for the lifetime of the facility.

8. The Noise Management Plan dated 31st August 2026 shall be fully implemented prior to first use and adhered to in perpetuity.

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9. The 5 designated on-site car parking spaces shall be provided prior to the commencement of the use and retained thereafter solely for that purpose.

10. Prior to the commencement of the use, the approved secure cycle parking arrangements shall be fully made available for staff use and retained thereafter.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

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

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

4. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

5. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

6. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

7. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

8. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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

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9. To provide for the parking of vehicles clear of the highway in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan.

10. To assist occupiers/users of the development to make sustainable transport choices in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

Ian Jones

Prif Swyddog, Economi a Chynllunio
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