

Proposal

Request to retrospectively change the classification of land from agricultural to sui generis to enable us to continue running a dog exercise area. Additionally, the proposal of a new dog exercise area and decommissioning of an existing dog walking exercise area with existing planning permission (P/2020/021). This document will detail how we operate the service.

The proposal is in line with the Planning Policy Wales Edition 10 (page 86), which states that “diversification can strengthen the rural economy and bring additional employment and prosperity to communities.” There will be minimal changes required to the land, and this proposal will continue to offer an exclusive space in the Wrexham area for dog owners. Planning Policy Wales also states “local authorities should encourage the growth of self-employment and micro businesses in rural areas by adopting a supportive and flexible approach to home working and associated change of use applications”, in line with this statement we would hope that WCBC would be supportive of the proposed change of use.

Location and Site Description

The land which is the subject of this application is located in Wrexham, off the Old Wrexham Road in Gresford. The land that is in retrospective is approximately 1.41 hectares and fenced around the entire perimeter with 6ft wire fencing. There is a 6ft fence along the centre of the land which splits the land into two separate areas. There are two gates per area, one is a pedestrian gate and the other is larger meaning tractors can access for maintenance purposes. There is parking around the corner from the fields on hardstanding near existing barns. There is plenty of room for multiple vehicles to park and turn. All gates are shut before any dog is allowed off-lead. The vehicle/maintenance access gates are padlocked.

The land for the proposed development is approximately 2 hectares and will be fenced around the perimeter with 6ft wire fencing. There will be an airlock-type system where owners can drive into the field through a vehicle gate and park on hardstanding. They can then release their dog(s) directly from their vehicles into this enclosed private parking space. To enter the field they will proceed through another gate.

The services can be booked within daylight hours seven days a week. 7am-8pm Monday-Friday and 7am-8pm on Saturday, Sunday and bank holidays. These times relate to summer usage and will shorten throughout winter months to 8am-4pm Monday-Friday and 8am-4pm Saturday, Sunday and bank holidays.

Business and Services Description

Ryecroft Meadow is an established activity area for dogs. The facility provides a variety of areas where dogs can be exercised off-lead under the supervision of their owners. The facility is used for training dogs with fewer distractions, dogs with little or no recall, injured dogs who need more control, rehabilitation, anxious dogs, elderly dogs, deaf dogs and owners/dogs who want space away from other owners/dogs.

Along with “The Meadow” (the field to be decommissioned, as per the site plan, which will be replaced by the proposed site), “Hillside” and “Agility” offer private spaces for owners to run their dogs. All three can be booked individually. Hillside and Agility can also be booked together (at the same time).

The slots for these areas “Hillside and Agility” in comparison to our previous application for “The Meadow” are 50 minutes and primarily are used by individual dogs and their owners one at a time. There is at least a 10-minute gap between each slot. At no time are users’ dogs unattended or unsupervised on the land and all dogs are on a lead outside the fields.

Services include:

- Exclusive use *50 minutes*
 - The primary service offered allows owners to book a field for their dog(s) only.
 - The agility area offers the same service, however, there is Kennel Club standard equipment within the space and is for dogs 10 months+ only (for private use).
- Socialisation sessions *1 hour*
 - These sessions are offered to provide a controlled and positive environment whereby dogs can play/socialise.
 - At all play sessions, there is a minimum requirement of 1 handler per 2 dogs.
 - There is a staff member present at each play session who must be canine first aid trained.
- Training *1-3 hours*
 - Training sessions and workshops may be offered in either area by qualified instructors.

All fields require booking in advance for all service types.

Dog waste bags and waste bins are provided at the facility.

Highways

As per our other application for the site that uses the same entrance, several slots are booked off daily for maintenance/private use. See below for alterations carried out.

COVID-19:

We have hand sanitiser and disinfectant offered at our gateways. We have rules in place regarding who can come along to private sessions and all socialisation/training sessions are pre-booked with users maintaining distance and there is a limit on the number of people and dogs who can attend as there would be prior to Covid. We continue to follow rules set out by the Welsh Government.

