

17/2019/0698



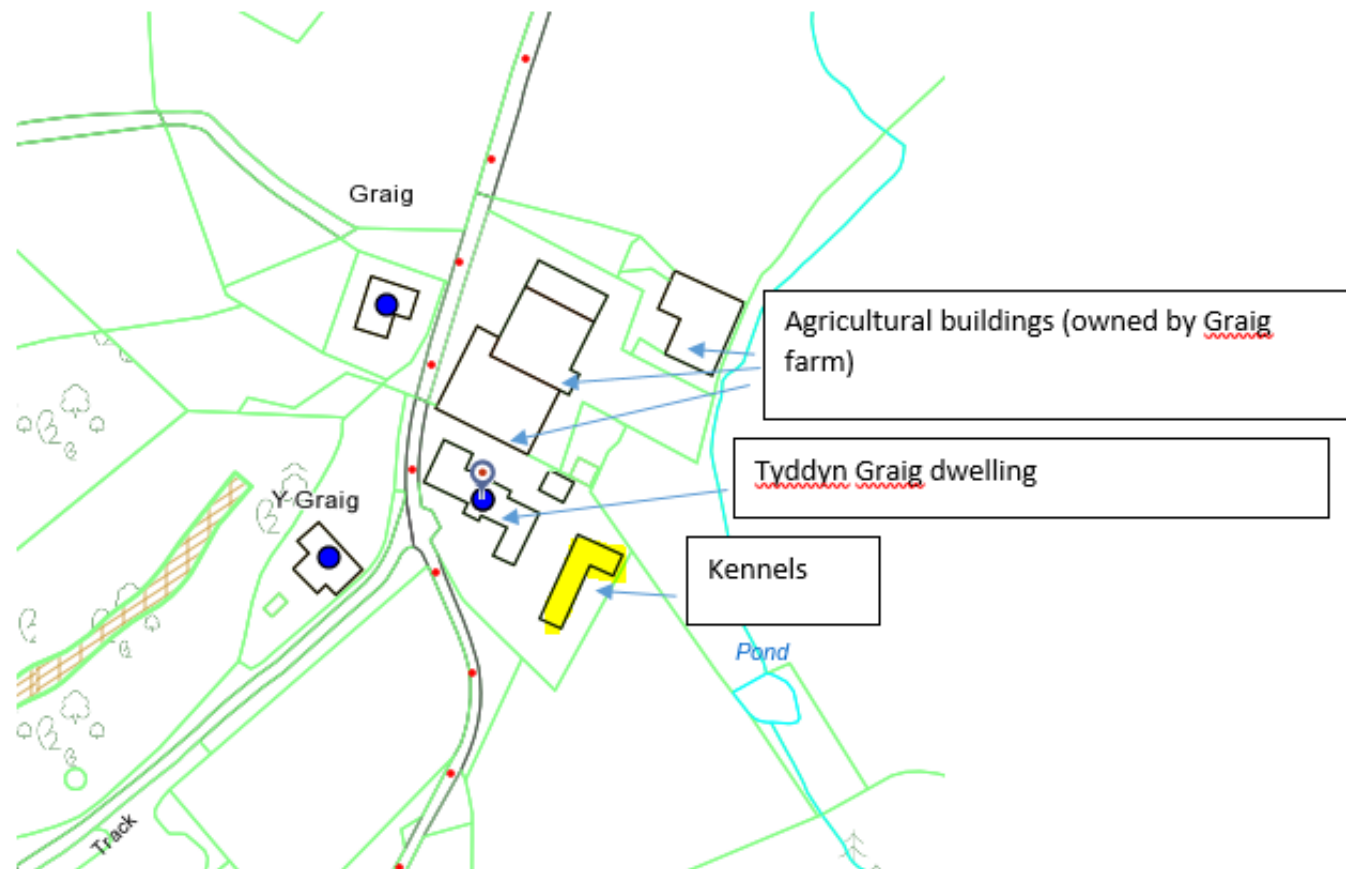
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Annotated site plan:



Key:

The kennels building is highlighted in yellow and is located within the curtilage of Tyddyn Graig dwelling.

Graig farmhouse (to the north-west) and Y Graig (to the west) are unrelated neighbouring properties.



Photo of rear elevation of kennel building from parking area to the side (north) of Tyddan Graig



Photo of side elevation of kennels building (Tyddyn Graig is stone house behind)



Photo of side and front elevation of kennels building



Photo from proposed external exercise area next to kennels building towards Y Graig (whitewash stone house)



Photo towards the site from Y Graig's garden wall



Graig farmhouse (photo taken from Tyddyn Graig driveway)

WARD : Llanarmon Yn Ial / Llandegla

WARD MEMBER(S): Cllr Martyn Holland

APPLICATION NO: 17/2019/0698/ PC

PROPOSAL: Continuation of use of land and retention of building in connection with dog kennel use (retrospective application)

LOCATION: Tyddyn Graig Llandegla Wrexham LL11 3BG

APPLICANT: Mr Jason Blackford

CONSTRAINTS: AONB

PUBLICITY UNDERTAKEN: Site Notice - No
Press Notice - No
Neighbour letters - Yes

REASON(S) APPLICATION REPORTED TO COMMITTEE:

Scheme of Delegation Part 2

- Recommendation to grant / approve – Town / Community Council objection
- Member request for referral to Committee

CONSULTATION RESPONSES:

LLANDEGLA COMMUNITY COUNCIL

Original response:

Llandegla Community Council objects to the subject planning application and plans for the following reasons:-

1. The application has a very pronounced visual impact on neighbouring properties.
2. Screening has not been provided onsite to protect neighbouring properties.
3. The building materials used on the building is not in keeping with the local area properties which lies within the "Area of Outstanding Natural Beauty" and therefore the correct building materials should be used.
4. There is noise pollution from the barking dogs.
5. The planning application does not comply with the Denbighshire County Council Local Development Plan Policy VOE2.
6. The applicant has made a mockery of the planning procedure by not supplying a legal planning application before building and business was in place, thus resulting in a retrospective planning application.

Re-consultation response:

Llandegla Community Council objects to the revised/additional information to the subject planning application and plans on the same grounds as per the Community Council's original remarks to the original planning application /plans as per the Community Council's email dated 5 July 2020 and therefore formally request that the planning application is determined by the County Council's Planning Committee.

Whilst writing the members of Llandegla Community Council feel that should the planning application be granted than the new boundary fencing at the location should be raised high enough to reduce the noise pollution caused by the dogs on location.

**CLWYDIAN RANGE AND DEE VALLEY AREA OF OUTSTANDING NATURAL BEAUTY
JOINT ADVISORY COMMITTEE**

Original consultation response:

"The Joint Committee deplores the retrospective nature of this application, which demonstrates a complete disregard for the planning system by the applicant. The building is excessive in scale, prominently sited and constructed of inappropriate materials. In its current form the

development detracts from the character and appearance of the AONB and the Joint Committee therefore objects to the application.

However, subject to the planning authority being satisfied that such development is acceptable in principle and will not unduly impact on the amenity of nearby properties, the committee might have raised no objection to a smaller, sympathetically designed development that is a better fit with its surroundings. In this context, the committee would suggest that the building should be scaled back (for example, by deleting pens 10-14 which will better contain the building behind the existing dwelling) and by reducing the extent of the exercise area. This would allow for more substantial landscaping than is currently shown to enclose the kennels area and break up views of the building/exercise area in the landscape. In addition, the more prominent elevations should be faced in traditionally finished natural local stone to match the dwelling and the remainder in naturally weathered timber cladding rather than concrete blockwork. Furthermore, the colour of the roof should be recessive to help integrate the building into its rural setting. No details of external lighting are shown, but the committee would suggest that this should be kept to the absolute minimum and further details should be submitted to ensure that it is designed and specified to conserve the AONB's dark sky and nocturnal wildlife. Finally, if permission were to be granted for a more appropriately designed scheme, the committee would recommend a condition be attached requiring the structures to be removed and the land reinstated should the use cease."

Re-consultation response:

The Joint Committee notes the amended plans and additional information but continues to deplore the retrospective nature of this application. The committee still considers the development to be excessive in scale and would favour a reduced scheme, but accepts that cladding the building in timber will improve its appearance. In this context, the specification of naturally weathered timber is favoured over a stained finish. The committee remains of the opinion that a much more comprehensive landscaping scheme is required over and above that currently shown. This should be designed to fully enclose the kennels area and break up views of the building/exercise area in the landscape. Further details of the proposed acoustic fencing are also required to ensure that it will not 'urbanise' the rural setting. The visual impact of the new fence could be mitigated by additional landscape planting.

NATURAL RESOURCES WALES

Original response:

No objection & provided the following advice:

Landscape:

Due to the scale and the location of the proposals, NRW consider that they are unlikely to significantly affect the purpose of the AONB. However, NRW would not rule out local landscape effects and recommend views of internal landscape advisor and the AONB committee are sought.

Foul Drainage:

The Applicant will need to apply for an Environmental Permit from NRW. It is important to note that a grant of planning permission does not guarantee that a permit will be granted.

Re-consultation response (following the publication of the River Dee SAC/phosphate guidance):

There is an increase to the discharge from this development with the added input of wash water from the kennels. So this will require a HRA.

For effluent (run off from cleaning kennels) it could go to the septic tank but would require a permit and treatment system would need to be suitable to cope with such an effluent (i.e. worming tablets/medication). The solid element should be disposed of via waste disposal methods (i.e. landfill).

With the above in mind, the applicant will need to make a permit application for the discharge that is taking place. It will not fall under the exemption that they already have registered.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –
Traffic, Parking and Road Safety
- Highways Officer – no objection.

Public Protection Officer

Original response:

Initially requested additional information on noise and management of dog waste.

Re-consultation response:

Following submission of additional info and amended plans, no objection subject to conditions being imposed requiring suitable acoustic fencing to also be installed on the western elevation of the exercise area to prevent potential noise breakout from the proposed kennels

Ecology Officer

Recommend that conditions are attached to ensure that there are no negative impacts on protected species or the nature conservation value of the site, and all reasonable steps have been taken to maintain and enhance biodiversity. Conditions should ensure:

- The new building contains provision for roosting bats and nesting birds.
- Planting list for the landscaping scheme is submitted for approval to ensure no Invasive Alien Species are proposed.

RESPONSE TO PUBLICITY:

Representations received from:

Phil Tidey, Y Graig, Llandegla

Summary of planning based representations:

Graig is situated directly opposite the slope upon which the proposed development is situated. Building has a very pronounced visual impact on our property and the lane passing between our properties.

Site is located within the AONB, more should be done to screen the property and hopefully reduce the barking which is inevitable with a kennels.

Would like to see additional native tree planting along the north western side of the fenced exercise area, continuing round the corner from the planting proposed to the south west.

The main construction material seems to be concrete blockwork, which presumably needs to still be rendered. If this is merely painted white it will stick out like the proverbial sore thumb.

Larch cladding or some other less visually intrusive material should be used to finish the walls.

EXPIRY DATE OF APPLICATION: 09/08/2020

EXTENSION OF TIME AGREED? Please insert date

REASONS FOR DELAY IN DECISION (where applicable):

- delay in receipt of key consultation response(s)
- additional information required from applicant (some still outstanding)
- re-consultations / further publicity necessary on amended plans and / or additional information

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The proposal is a retrospective application for the continuation of use of land and retention of building in connection with a dog kennel use, which is used in association with a dog breeding business.
- 1.1.2 The kennel building has been erected on raised ground within the residential curtilage to the rear of the Tyddyn Graig dwelling. Ground levels are approximately 4 metres above ground levels immediately adjacent to the dwelling.

- 1.1.3 The kennel building is a single storey pitched roof structure constructed with breeze block walls.
- 1.1.4 The elevation plan show the walls would be finished in treated redwood timber cladding with a natural finish.
- 1.1.5 Roofing material has not been specified in the application documents, however the roof appears to have been finished with grey slate effect flat profile roof tiles.
- 1.1.6 An external exercise area is adjacent to the kennels which would be enclosed by proposed tree planting along the south-western boundary, and a proposed 22 metre long, 1.5 metre high timber acoustic fence is proposed along the north-western boundary.
- 1.1.7 The embankment to the front of the kennel building is proposed to be seeded with native wild meadow planting and a blackthorn / hawthorn hedgerow is proposed along the track to the south of the site.
- 1.1.8 The application is supported by a noise assessment.

1.2 Description of site and surroundings

- 1.2.1 The site occupies raised ground to the rear of the Tyddyn Graig dwelling.
- 1.2.2 There is a neighbouring residential property, Graig, approximately 42 metres to the west.
- 1.2.3 Graig Farm dwelling is located 66 metres to the north-west, and there are farm buildings associated with Graig Farm to the north of the site.
- 1.2.4 The land to the east is sloping greenfield land, which rise up from the site, with woodland beyond.

1.3 Relevant planning constraints/considerations

- 1.3.1 Outside of development boundaries defined by the LDP.
- 1.3.2 Within the Clwydian Range and Dee Valley AONB.
- 1.3.3 Within the River Dee Special Area of Conservation (SAC) phosphate sensitive zone.

1.4 Relevant planning history

- 1.4.1 Conversion of redundant farm building granted in 2001 (now known as Tyddyn Graig).

1.5 Developments/changes since the original submission

- 1.5.1 Amended plans have been submitted which now show the walls of the building would be finished in timber cladding and to proposed additional planting and an acoustic fence.
- 1.5.2 A noise assessment report has also been submitted.
- 1.5.3 Applicant has confirmed waste would be collected by a waste management company for disposal off site.
- 1.5.4 The applicant has also confirmed that they would use between 60 to 100 litres of water each day for cleaning etc. Waste water from the kennel would be discharged to an septic tank which has sufficient capacity to take the increased washdown water.

1.6 Other relevant background information

- 1.6.1 Amended plans showing proposed external wall cladding and landscaping plans were requested to be submitted pre-determination, however they have been forthcoming.

1.6.2 Whilst it is preferential for details to be submitted pre-determination, Officers are of the opinion that such details can be subject to prescriptive conditions requiring details to be submitted for approval and implemented within specified timescales.

1.6.3 The Council's Licensing Officer has confirmed the applicants have a valid dog breeding licence.

2. DETAILS OF PLANNING HISTORY:

2.1 N17/2001/0123. Conversion of redundant farm building to one dwelling and installation of a new septic tank. Granted 12/07/2001

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

3.1 Local Policy/Guidance

Denbighshire Local Development Plan (adopted 4th June 2013):

Policy PSE5 – Rural economy

Policy VOE1 - Key areas of importance

Policy VOE2 – Area of Outstanding Natural Beauty and Area of Outstanding Beauty

Policy VOE5 – Conservation of natural resources

Supplementary Planning Guidance:

Supplementary Planning Guidance Note: Clwydian Range and Dee Valley Area of Outstanding Natural Beauty

Supplementary Planning Guidance Note: Conservation and Enhancement of Biodiversity

3.2 Government Policy / Guidance

Planning Policy Wales (Edition 11) February 2021

Development Control Manual November 2016

Future Wales – The National Plan 2040

Technical Advice Notes:

TAN 11 Noise (1997)

TAN 12 Design (2016)

4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Section 9.1.2 of the Development Management Manual (DMM) confirms the requirement that planning applications 'must be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise'. It advises that material considerations must be relevant to the regulation of the development and use of land in the public interest, and fairly and reasonably relate to the development concerned.

The DMM further states that material considerations can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment (Section 9.4).

The DMM has to be considered in conjunction with Planning Policy Wales, Edition 11 (February 2021) and other relevant legislation.

Denbighshire County Council declared a climate change and ecological emergency in July 2019. In October 2020 the Council approved an amendment of its Constitution so that all decisions of the Council now have regard to tackling climate and ecological change as well as having regard to the sustainable development principles and the well-being of future generations.

The Council aims to become a Net Carbon Zero Council and an Ecologically Positive Council by 31 March 2030. Its goal and priorities are set out in its Climate and Ecological Change Strategy 2021/22 to 2029/30. The actions, projects and priorities in the Strategy directly relate to council owned and controlled assets and services. One priority of the Strategy is to promote the existing policies within the Local Development Plan (LDP) 2006 to 2021 and Supplementary Planning

Guidance (SPG) which contribute to environmentally responsible development. In preparing these reports to determine planning applications we therefore highlight the LDP 2006 to 2021 and appropriate SPG. Applications that are determined in accordance with the LDP 2006 to 2021 are environmentally responsible developments.

Planning applications are assessed in accordance with statutory requirements including The Environment (Wales) Act 2016, national policy (Future Wales, PPW 11) and local policy (LDP 2006 to 2021) and therefore they are assessed with regard to tackling climate and ecological change which is a material consideration.

The following paragraphs in Section 4 of the report therefore refer to all statutory requirements, policies and material planning considerations which are considered to be of relevance to the proposal.

4.1 The main land use planning issues in relation to the application are considered to be:

- 4.1.1 Principle
- 4.1.2 Visual amenity / AONB
- 4.1.3 Residential amenity
- 4.1.4 Highways
- 4.1.5 Drainage (Phosphate Sensitive SAC Catchment Area)
- 4.1.6 Ecology

4.2 In relation to the main planning considerations:

4.2.1 Principle

Policy PSE 5 states that in order to help to sustain the rural economy, tourism and commercial development, including agricultural diversification, will be supported throughout the County subject to detailed criteria, which include making a significant contribution to sustainable development and recognising the special status of the Area of Outstanding Natural Beauty/Area of Outstanding Beauty

The proposal is for new commercial breeding kennels within the curtilage of the existing dwelling.

A business plan has been submitted with the application which states the business is a licensed dog breeding enterprise, and highlights the other local services that can benefit from the business.

The proposal is considered to be small in scale and there are no other buildings which could be converted.

Officers would note the impact on the setting of the AONB is dealt with separately below.

Having regard to the scale and nature of the proposal, Officers consider the principle is acceptable, subject to an assessment of impacts set out in the remainder of the report.

4.2.2 Visual amenity / AONB

The Development Management Manual advises at paragraph 9.4.3 that material considerations must be fairly and reasonably related to the development concerned, and can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment; and the effects of a development on, for example, health, public safety and crime. The visual amenity and landscape impacts of development should therefore be regarded as a potential material consideration.

Policy VOE 2 requires assessment of the impact of development within or affecting the AONB and AOB, and indicates that this should be resisted where it would cause

unacceptable harm to the character and appearance of the landscape and the reasons for designation.

The Community Council, the AONB Advisory Board and a residential neighbour have raised concerns on visual amenity grounds. NRW have raised no objection on grounds of protected landscape.

The kennels building as built has exposed breeze block walls and grey flat profile tiles to the roof.

The amended proposed elevation plans show walls would be clad in natural timber cladding.

Whilst the site is on elevated ground, Officers would note it is within the residential curtilage and is well related to the main dwelling and to the agricultural buildings within the adjacent farm complex.

Officers consider conditions can be imposed to ensure walls are finished in accordance with the plans submitted within a reasonable time frame, and to ensure landscaping and boundary treatments are also installed in an expedient timescale.

No details of external lighting are shown, and in the interests of protecting the character of the AONB, Officers would also propose that conditions are attached to control external lighting.

Having regard to the scale, siting and detailing of the proposal, subject to conditions being imposed, Officers consider the proposal would not adversely impact on visual amenity or harm the character of the protected landscape.

4.2.3 Residential amenity

The Development Management Manual advises at paragraph 9.4.3 that material considerations must be fairly and reasonably related to the development concerned, and can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment; and the effects of a development on, for example, health, public safety and crime. The residential amenity impacts of development should therefore be regarded as a potential material consideration.

The Community Council, the AONB Committee and a residential neighbour have raised concerns on residential amenity grounds as a result of noise from barking dogs.

Following submission of a noise assessment and provision of an acoustic fence along the north-west, the Public Protection Officer has raised no objection, subject to conditions to extend the acoustic fence along the south-west boundary of the external exercise area.

A noise assessment has been submitted which assesses the potential for noise from the kennels, principally from barking. The assessment takes into account that dogs would be within kennels during the night and only outdoors during the day. The assessment considers the noise impact to the surrounding area is minimal and further works to minimise the noise from the Dogs are not required.

A 1.5m high acoustic fence has however been proposed along the north-west side boundary of the outdoor exercise area. Officers consider conditions can be imposed to require the acoustic fence to also extend along the south-west boundary in accordance with the Public Protection Officers comments.

Officers therefore consider that, notwithstanding concerns raised, the noise levels from the proposal would not unacceptably impact on amenity of residential neighbours, and conditions can be imposed to secure acoustic fencing.

The proposal is not therefore considered to give rise to unacceptable adverse impact on residential amenity.

4.2.4 Highways

The Development Management Manual advises at paragraph 9.4.3 that material considerations must be fairly and reasonably related to the development concerned, and can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment; and the effects of a development on, for example, health, public safety and crime. The highway impacts of development should therefore be regarded as a potential material consideration.

Policy ASA 3 requires adequate parking spaces for cars and bicycles in connection with development proposals, and outlines considerations to be given to factors relevant to the application of standards. These policies reflect general principles set out in Planning Policy Wales (PPW 11) and TAN 18 – Transport, in support of sustainable development.

The Parking Standards in New Developments SPG sets out the maximum parking standards for new developments.

Highways Officers have raised no objection to the proposal

Visitors would be by appointment only, and cars can be parked off road within the site. Traffic generated with the business is likely to be low, and Officers do not consider the proposal poses any adverse impact on highway safety.

4.2.5 Drainage (Phosphate Sensitive SAC Catchment Area)

The site is located within the River Dee Phosphate Sensitive Special Area of Conservation (SAC) Catchment Area.

NRW have advised Habitats Regulations Assessment is required to be undertaken, but have not commented further on the acceptability of the proposal in terms of phosphate deposits. NRW have however advised that the septic tank will need a permit to accept wastewater from the kennels building as it would not be covered by the existing domestic exemption.

Solid foul waste would be disposed of via commercial waste collection for offsite disposal. Waste water from washing down the kennels would however be discharged to the existing septic tank which serves the dwelling.

The applicant has confirmed no more than 100 litres of wastewater would be discharged to the septic tank, and that the septic tank has sufficient capacity.

The Council has undertaken a Habitat Regulations Assessment and have concluded that, as only runoff from washing down the kennels would discharge to the septic tank, and no foul drainage or solid waste would be discharged to the septic tank, the proposal would not result in an increase in phosphate concentrations in the River Dee SAC.

However, for the avoidance of doubt, conditions would need to be imposed to restrict discharges to the septic tank.

Subject to conditions being imposed, the proposal would not significantly impact on the integrity of the River Dee Sac.

4.2.6 Ecology

Policy VOE 5 requires due assessment of potential impacts on protected species or designated sites of nature conservation, including mitigation proposals, and suggests that permission should not be granted where proposals are likely to cause significant harm to such interests.

This reflects policy and guidance in Planning Policy Wales (PPW 11) Section 6.4 'Biodiversity and Ecological Networks', current legislation and the Conservation and Enhancement of Biodiversity SPG, which stress the importance of the planning system in meeting biodiversity objectives through promoting approaches to development which create new opportunities to enhance biodiversity, prevent biodiversity losses, or compensate for losses where damage is unavoidable.

Planning Policy Wales (PPW 11) sets out that "planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means that development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity" (Section 6.4.5). PPW also draws attention to the contents of Section 6 of the Environment (Wales) Act 2016, which sets a duty on Local Planning Authorities to demonstrate they have taken all reasonable steps to maintain and enhance biodiversity in the exercise of their functions. It is important that biodiversity and resilience considerations are taken into account at an early stage when considering development proposals (Section 6.4.4).

NRW and Ecology Officer have raised no objection on ecology grounds, subject to conditions being imposed to control non-native invasive species and to secure ecological mitigation / enhancement.

The site plan shows native tree planting is proposed along the south-western boundary of the external exercise area, wild meadow planting is proposed on the verge to the front of the kennels and additional blackthorn / hawthorn hedging is proposed to the south, along the ridge adjacent to the track.

Additional native species planting would provide ecological enhancement, and conditions can be imposed to make it explicit that non-native invasive species should not be included in any planting.

Conditions can also be imposed to secure nesting bird and roosting bat provision.

Subject to conditions, the proposal would not adversely impact on ecological interests.

Other matters

Well – being of Future Generations (Wales) Act 2015

The Well-being of Future Generations (Wales) Act 2015 imposes a duty on the Council not only to carry out sustainable development, but also to take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. The Act sets a requirement to demonstrate in relation to each application determined, how the development complies with the Act.

The report on this application has taken into account the requirements of Section 3 'Well-being duties on public bodies' and Section 5 'The Sustainable Development Principles' of the Well-being of Future Generations (Wales) Act 2015. The recommendation is made in accordance with the Act's sustainable development principle through its contribution towards Welsh Governments well-being objective of supporting safe, cohesive and resilient communities. It is therefore considered that

there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.

5. SUMMARY AND CONCLUSIONS:

5.1 Notwithstanding the concerns raised by the Community Council and the AONB Advisory board, having regard to the nature, scale, siting and detailing of the kennel building, subject to the imposition of conditions, the proposal is considered to be acceptable and recommended for grant.

RECOMMENDATION: GRANT- subject to the following conditions:-

1. The development hereby permitted shall be carried out in strict accordance with details shown on the following submitted plans and documents unless specified as otherwise within any other condition pursuant to this permission
 - (i) Elevations (Drawing No. A300 Rev B) received 30 April 2021
 - (ii) Floor Plan (Drawing No. A102 Rev A) received 8 June 2020
 - (iii) Site Plan (Drawing No. A101 Rev C) received 24 May 2021
 - (iv) Location Plan received 8 June 2020
 - (v) Business Plan received 24 August 2020
 - (vi) Details of external wall cladding received 2 September 2020
 - (vii) Noise impact assessment (Soundteks dated 23/10/2020) received 29 April 2021
 - (viii) Cleaning water and septic tank details email sent 31/05/21 received 1 June 2020
2. The external walls of the building hereby approved shall be finished in timber cladding in accordance with the approved plans within 3 months of the date of this consent and shall be retained as approved at all times thereafter until otherwise agreed with the local planning authority.
3. The external finish of the roof of the building hereby approved shall be retained as a dark grey slate or slate effect tiled roof at all times unless otherwise agreed in writing with by the local planning authority.
4. The wooden fence board acoustic fencing shown along the north-western boundary of the external exercise area on the approved site plan shall be completed in accordance with the approved details within 3 months of the date of this consent and which shall be retained as approved at all times thereafter unless otherwise agreed in writing with the local planning authority.
5. Notwithstanding the approved plans, 1.5 metre high wooden fence board acoustic fencing shall also be installed along the south-western boundary of the external exercise area and which shall be sited behind the approved native species tree planting shown on the approved site plan. The fencing shall be completed within 3 months of the date of this consent and shall be retained at all times thereafter unless otherwise agreed in writing with the local planning authority.
6. No species listed on schedule 9 of the Wildlife and Countryside Act (1981), as amended, or species listed on the Invasive Alien Species of Union concern (EU Regulation 1143/2014 on invasive alien species) shall be included in the planting comprised in the approved details of landscaping.
7. All planting comprised in the approved details of landscaping shall be carried out no later than the first planting and seeding season following the date of this consent. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing.
8. The development hereby approved shall include provision for roosting bats and nesting birds, details of which shall be submitted to and approved in writing by the Local Planning Authority

within 6 months of the date of this consent. The details shall include the number, location and specification of these features which shall be shown on appropriate plans. The development shall proceed in strict accordance with the approved plan and details.

9. No external lighting shall be installed without the formal written approval of the Local Planning Authority to the detailing of the proposed lighting. The approved scheme shall be implemented strictly in accordance with the approved details.
10. Only waste water from washing down the kennel building hereby approved shall be permitted to discharge to the septic tank. No foul drainage or solid waste shall be discharged to the septic tank at any time.

The reasons for the conditions are:-

1. For the avoidance of doubt and to ensure a satisfactory standard of development.
2. In the interests of visual amenity and to preserve the character of the AONB.
3. In the interests of visual amenity and to preserve the character of the AONB.
4. In the interests of preventing noise breakout to protect residential amenity of neighbouring property.
5. In the interests of preventing noise breakout to protect residential amenity of neighbouring property.
6. In the interests of nature conservation.
7. In the interests of visual and residential amenity and to preserve the character of the AONB.
8. To protect the favourable conservation status of protected bat and bird species.
9. In the interest of the visual amenity of the Area of Outstanding Natural Beauty and nature conservation.
10. In the interests of protecting the integrity of the River Dee Special Area of Conservation.