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	MICHAEL GORDON	**Code Number**	CHI P/2022/0066
Agent	MR MICHAEL GORDON RURAL SOLUTIONS LTD CANALSIDE HOUSE BREWERY LANE SKIPTON BD13 1DR	**Date Received**	22/10/2021
		Decision Date	16/10/2023

Town and Country Planning Act, 1990

Location of application

CARAVAN SITE LADY MARGARETS PARK, CHIRK, WREXHAM, LL14 5AA

Description of application

ESTYNIAD I SAFLE CARAFANAU PRESENNOL YN CYNNWYS LLEINIAU CARAFAN A FFORDD DARMAC, UNEDAU GLAMPIO, PEBYLL SAFFARI, MAES PARCIO, SIED STORIO DILLAD A LLWYBRAU'N CYSYLLTU A'R UNEDAU /
EXTENSION OF EXISTING CARAVAN SITE CONSISTING OF CARAVAN PITCHES WITH TARMAC ROAD, GLAMPING UNITS, SAFARI TENTS, CAR PARK, LINEN STORAGE SHED AND PATHS LINKING TO UNITS

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

CLF10	Touring caravan and camping sites
CLF9	Visitor accommodation outside settlement limits
EC11	Archaeology
EC13	Surface water run-off
EC4	Hedgerows, Trees and Woodland
EC5	Special Landscape Areas
EC6	Biodiversity Conservation
EC7	Conservation Areas
EC9	Listed buildings of special architectural or historic interest
GDP1	Development objectives
PS2	Development and the environment

Revision	Date	Description of Decision
0	16/10/2023	Planning permission issued
1	24/01/2024	P/2023/0836 - Non-material amendment

Particulars of decision that permission be GRANTED

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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.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered LMP-2021-S-180, LMP-2021-S-100, LMP-2023-P-115, LMP-2023-P-114, LMP OS, LMP-2023-P-600, and as contained within the application documentation, Design and Access Statement, Heritage Impact Assessment, Updated PEA and Tree Report

   S96 Non-material amendment Approved on: 24/01/2024
   Reference Number: P/2023/0836
   By: Wrexham County Borough Council
   Approved Amended Drawing Refs:LMP-2024- C-503, LMP-2024-C-504, LMP-2024-C-506, LMP-2024- C-507, LMP-2024-C-508, LMP-2024- C-509, LMP-2024-C-510, LMP-2024- C-469, LMP-2024-C-478, LMP-2024- C-100, LMP-2024-C-102

3. No part of the development shall commence until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with the Method Statement as is approved. The Method Statement shall include the following:
   a) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;
   b) A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted;
   c) A full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone, including any related sections and method for avoiding damage to retained trees;
   d) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;
   e) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;

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f) Method for protecting retained trees during demolition works;
g) Details of all proposed tree works, including felling and pruning.

4. Landscaping shall be undertaken in strict accordance with approved drawing no. LMP-2021-P-600 within three months of the first use of the development with the exception of soft landscaping which shall be carried out in the first planting season (November to March) or seeding season (April to September) following the first use. The landscaping scheme shall be retained thereafter.

5. The development shall be carried out in strict accordance with the findings and recommendations contained within the Ecology Assessment as carried out by Thomas, C and Kibble K (dated 2021) and updated PEA by CSA Environmental and dated August 2023 approved as part of this application. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.

6. No part of the development shall commence until details of the proposed Reasonable Avoidance Measures (RAMs) have been submitted to and approved in writing by the Local Planning Authority. The details shall include the following:
a) Details of a tool box talk on the identification and ecology of great crested newts to be made available to all construction staff employed on the project;
b) Details of an artificial amphibian hibernacula to be constructed adjacent to the site (Details of the design can be found in great crested newt mitigation guidelines - August 2001);
c) Details of a walk over survey of the site prior to commencement of development, and a destructive search (under the supervision of a licensed great crested newt handler) made of any potential great crested newt habitat (such as rubble piles or sheet materials that are on the site) on the site. Any amphibians found should be relocated to the artificial hibernacula;
d) Details of storage of material on pallets off the ground, and bulk materials which are to be delivered on site and used within the day of delivery.
e) Confirmation that excavated trenches will be covered over at the end of each working day with plywood and the edges sealed with sand or soil. Trenches are to be checked each morning for any amphibians. Any amphibians located are to be moved to the artificial hibernacula.
The development shall be carried out in strict accordance with the RAMs as are approved.

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7. The development hereby permitted shall not commence until a Biosecurity Risk Assessment has been submitted to an approved in writing by the Local Planning Authority. The risk assessment shall include measures for the long term management of invasive species during both construction and operation. The development shall thereafter be carried out in accordance with the approved Biosecurity Risk Assessment.

8. No external illumination shall be installed at the site until a lighting scheme has been submitted to and agreed in writing by the Local Planning Authority. Thereafter, no lighting shall be used on any external part of the development except in accordance with the approved lighting scheme.
9. Notwithstanding approved plans, no fences or other means of enclosure shall be erected along the southern boundary of the site other than in accordance with a scheme of boundary treatment that shall have first been submitted to and approved in writing by the Local Planning Authority. Any fence or means of enclosure shall thereafter be retained in strict accordance with the approved scheme.
10. Within three months of commencement of development a Landscape Management Plan shall be submitted for the written approval of the Local Planning Authority. Landscape management shall thereafter be undertaken in strict accordance with approved Landscape Management Plan.
11. The land subject to this permission shall be occupied for holiday purposes only and shall not be occupied as a person's sole or main place of residence. The owners/operators of the caravan park shall maintain an up-to-date register of the names of all occupiers of the units on the site, their duration of stay and their main home addresses and shall make the information available at all reasonable times, to the local planning authority.
12. No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul and surface water. The scheme shall also identify an existing connection point to the public sewerage network. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development.

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13. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.

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 work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s) in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
4. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
5. In order to protect wildlife interests, which are afforded special protection in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
6. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
7. To ensure that a Biosecurity Risk Assessment is implemented to secure measure to control the spread and effective management of non-native invasive species in accordance with Policy EC6 of the Unitary Development Plan.
8. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area and order to protect wildlife interests, which are afforded special protection in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
9. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
10. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area and in order to protect wildlife interests, which are afforded special protection in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

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11. To ensure the development is not used for permanent residential occupation in compliance the requirements of policies H5 and CLF10 of the Wrexham Unitary
12. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.

13. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.

Note(s) to applicant

The applicants attention is drawn to the comments received from the Canals and Rivers Trust, and advised to have specific regard to construction vibrations and the integrity of the Grade II* Listed Chirk Tunnel
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

Advisory Notes
The applicant is advised that some public sewers and lateral drains may not be recorded on our maps; some sewers were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

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The applicant may also need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication ""Sewers for Adoption""- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

In accordance with Planning Policy Wales (Edition 11) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm