DESIGN AND ACCESS STATEMENT

Change of use of land to provide 7 no. residential Gypsy / Traveller pitches with the Erection of a Communal Utility Building On land adjacent to The Bungalow, Halton, Chirk (part retrospective)

Applicant: [redacted]

Trevor Mennell Planning
SEPTEMBER 2023

Site Location

Land adjacent to The Bungalow, Halton, Chirk, Wrexham LL14 5BG

Application

For the change of use of land to provide 7 no. residential gypsy pitches with the erection of a Communal Utility Building, Bio-Disc and improvement to existing access on land adjacent to The Bungalow, Halton, Chirk (part retrospective).

Introduction

This particular site has a long-recorded history with Wrexham Council LPA.

[redacted] onto the site in 2014 and made a retrospective planning application (P/2015/0225) in January 2015 which was refused by the Local Planning Authority. Following a planning appeal to the Welsh Office the application was approved with Conditions (Ref: APP/H6955/A/3166718 – Appendix A) on 13th June 2017.

As part of the Appeal Approval the Planning Inspector considered that certain conditions should be addressed in accordance with Circular 01/2014 and within his 'Decision' listed specific items 24 – 29 inclusive.

[redacted]

[redacted]

It is well known there is a national shortage of gypsy and traveller pitches and in particular in Wales. Wrexham Council has one managed site at Ruthin Road, with many inherent issues. The site also in the process of being decanted as it is overcrowded. There is minimal finance in Council budgets for the maintenance of sites and more so the creation of new ones, Government grants are being frozen with Councils now having to rely on privately owned sites.

The appeal process has been slow due to the pandemic and its restrictions to travellers and furthermore the NRW latest 'Habitats Regulations Assessment' and the catchment of the site to the River Dee.

My client's site has been caught up within these restrictions primarily with delays in dealing with the appeal. However, in order to overcome this issue my client has agreed to have a consultant carry out a Screening Exercise to satisfy the NRW concerns and request in the interests of the families on site who have now made the site their home for some nine years that the Council grant my client lifetime planning approval with conditions.