

PP-11202851

Planning Service
16 Lord Street
Wrexham LL11 1LG

Telephone: 01978 298994
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Y Gwasanaeth Cynllunio
16 Stryt yr Arglwydd
Wreccsam LL11 1LG

Llinell Gymorth: 01978 298994
E-bost: planning@wrexham.gov.uk
Gwe: www.wrexham.gov.uk/planning

Application for Planning Permission

Town and Country Planning Act 1990

P2023/0596

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Clays Caravan Park

Address Line 1

Bryn Estyn Road

Address Line 2

Town/city

Wrexham

Postcode

LL13 9UB

Description of site location (must be completed if postcode is not known)

Easting (x)

337189

Northing (y)

351261

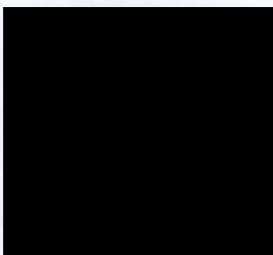
Description

Applicant Details

Name/Company

Reference: PP-11202851

Title



Four horizontal input fields for title details.

Company Name

CLAYS CARAVAN AND TOURING PARK

Address

Address line 1

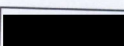


Input field for address line 1.

Address line 2

Input field for address line 2.

Address line 3



Input field for address line 3.

Town/City



Input field for town/city.

Country



Input field for country.

Postcode



Input field for postcode.

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number



Three horizontal input fields for contact details.

Agent Details

Name/Company

Reference: PP-11202851

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JONES1B

Title

MR

First name

GERAINT

Surname

LEWIS

Company Name

GERAINT LEWIS ASSOCIATES LTD

Address

Address line 1

BRYN RHEDYN

Address line 2

LLANELLYD

Address line 3

Town/City

DOLGELLAU

Country

United Kingdom

Postcode

LL40 2SU

Contact Details

Primary number

7901710177

Secondary number

Email address

geraintlewisassociatesltd@gmail.com

Site Area

What is the site area?

0.27

Scale

Hectares

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

- ☐ Yes
☒ No

Description of the Proposal

Description

Please describe the proposed development including any change of use

FORMATION OF PARKING BAYS FOR FOURTEEN TOURER CARAVANS ON EXISTING FIELD USED AS PART OF CLAYS CARAVAN AND LEISURE PARK
BAYS TO BE FORMED BY CUT AND FILL METHOD TO MINIMISE ENGINEERING AND SITE LEVELLING WORK ABOVE AND BELOW THE CURRENT FIELD LEVEL
TOURING BAYS WILL BE FORMED OF CRUSHED STONE AGGREGATE TO FACILITATE DRAINAGE AND INCORPORATE ROOT PROTECTION SYSTEMS WHERE BAYS ARE IN RELATIVE PROXIMITY TO THE TREES PLANTED AROUND THE BOUNDARY OF THE FIELD. ALL TREES AROUND THE FIELD,S BOUNDARIES ARE TO BE PROTECTED AND RETAINED.

Has the work or change of use already started?

- ☐ Yes
☒ No

Existing Use

Please describe the current use of the site

RECREATIONAL FIELD USED AS PART OF THE CARAVAN AND LEISURE PARK

Is the site currently vacant?

- ☐ Yes
☒ No

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

- ☐ Yes
☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☐ Yes
☒ No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

- ☐ Yes
☒ No

Materials

Does the proposed development require any materials to be used in the build?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material)

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

EXISTING NATIVE SPECIES TREES PLANTED BY APPLICANT TO ALL BOUNDARIES TO PROVIDE SCREENING AND NOISE ATTENUATION

Proposed materials and finishes:

ADDITIONAL PLANTING OF SIMILAR NATIVE SPECIES TREES AROUND BOUNDARIES TO THICKEN UP ANY GAPS TO THE BOUNDARIES TO PROVIDE IMPROVED SCREENING AND NOISE ATTENUATION

Type:

Vehicle access and hard standing

Existing materials and finishes:

LOCAL AGGREGATE STONE AND HARDCORE TO THE EXISTING ACCESS WITH GRASSED AREA TO FIELD

Proposed materials and finishes:

TOPSOIL AND SUBSOIL EXCAVATED TO CREATE TOURING BAYS RETAINED FOR RE LEVELLING IN CUT AND FILL AND LANDSCAPING HARDSTANDING TO TOURER BAYS CREATED USING LOCAL AGGREGATE STONE WITH ROOT PROTECTION SYSTEMS USED TO RETAIN AGGREGATE IN SITU. ACCESS TO BE EXCAVATED TO FORM TRACK TO TOURING BAYS USING LOCAL AGGREGATE FREE DRAINING CRUSHED STONE.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☒ Yes
☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

DRAWINGS REFERENCED K.2/19

LOCATION PLAN FOR SITE

CONTOUR PLAN

SITE PLAN SHOWING TOURER BAYS

CROSS SECTION PLAN OF SITE SHOWING CUT AND FILL FORMATION

TREE REPORT BY ARBORICULTURIST

TREE CONSTRAINTS PLAN BY ARBORICULTURIST

AGENT S LETTER REGARDING PROPOSAL

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Are there any new public roads to be provided within the site?

- ☐ Yes
☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes
☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☐ Yes
☒ No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

Vehicle Parking

Is vehicle parking relevant to this proposal?

- ☒ Yes
☐ No

Please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☒ Yes
☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☒ Yes
☐ No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

Assessment of Flood Risk

Is the site within an area at risk of flooding?

- ☐ Yes
☒ No

[Refer to the Welsh Government's Development Advice Maps website.](#)

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' [Statutory SuDS Standards](#). SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

- ☒ Sustainable drainage system
- ☐ Existing water course
- ☒ Soakaway
- ☐ Main sewer
- ☐ Pond/lake

Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer
- ☐ Septic tank
- ☐ Package treatment plant
- ☐ Cess pit
- ☒ Other
- ☐ Unknown

Other

EXISTING SEWAGE TREATMENT PLANT SERVING THE CARAVAN PARK

Are you proposing to connect to the existing drainage system?

- ☐ Yes
☒ No
☐ Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

- ☒ Yes
☐ No

If Yes, please provide details:

WASTE AND RECYCLABLE WASTE STORAGE BINS LOCATED ON SITE

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☐ Yes
☒ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

- ☐ Yes
☒ No

Employment

Will the proposed development require the employment of any staff?

- ☒ Yes
☐ No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

2

Part-time

1

Total full-time equivalent

2.50

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

3

Part-time

1

Total full-time equivalent

3.50

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☐ Yes
☒ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes
☒ No

Is the proposal for a waste management development?

- ☐ Yes
☒ No

Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

- ☐ Yes
☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
☒ No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

MS

First Name

MARED

Surname

REES-JONES

Reference

ENQ/2019 / 0213

Date (must be pre-application submission)

02/09/2019

Details of the pre-application advice received

Reference: PP-11202851

OFFICER WAS OF THE OPINION THAT TREES TO THE SITE BOUNDARY WOULD BE AFFECTED. THE REPORT FROM THE ARBORICULTURIST PROVES THIS IS NOT THE CASE.
NO. OF PITCHES FOR TOURERS REDUCED FROM 16 TO 14
SITE IS WELL SCREENED WITH ADDITIONAL PLANTING PROPOSED TO FURTHER SCREEN ANY PERCEIVED VISUAL IMPACT FROM THE PUBLIC FOOTPATH.
OFFICER CONFIRMS SITE WITHIN GREEN BARRIER HOWEVER THE EXISTING CARAVAN PARK IS WITHIN THE GREEN BARRIER AS IS THE VISUALLY APPARENT LANDFILL SITE ON ADJOINING LAND. ACCEPTED THAT NO NEW BUILDINGS ARE PROPOSED THEREFORE WITH THE MINIMAL SITE EXCAVATION WORK AND ADDITIONAL PLANTING FOR SCREENING TO THE SITE BOUNDARIES VISUAL IMPACT OF THE PROPOSAL IS WHOLLY NEGATED.
APPLICANT TO PROVIDE DETAILS IN A PLANNING STATEMENT OF HOW THE CARAVAN PARK IS RUN BY MEMBERS OF THE FAMILY AND FORMS PART OF THE DIVERSIFICATION OF THE FARM BUSINESS.

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

- ☐ Yes
☒ No

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- ☒ Yes
☐ No

Certificate of Ownership - Certificate A

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person Role

- ☐ The Applicant
☒ The Agent

Title

MR

First Name

GERAINT

Surname

LEWIS

Declaration Date

19/04/2022

☒ Declaration made

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- ☒ (A) None of the land to which the application relates is, or is part of an agricultural holding
- ☐ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

MR

First Name

GERAINT

Surname

LEWIS

Declaration Date

19/04/2022

☒ Declaration made

Declaration

I / We hereby apply for Full planning permission as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

GERAINT LEWIS

Date

20/04/2022

Reference: PP-11202851