

Sharon Williams

Orange.

From: GERAINT LEWIS <geraintlewisassociatesltd@gmail.com>
Sent: 07 June 2022 14:40
To: [REDACTED]
Subject: Fwd: PLANNING APPLICATION VALIDATION REQUEST
Attachments: CLAYS CARAVAN PARK SEPTIC TANK SPEC.pdf

[REDACTED]
Annwyl [REDACTED],

Further to your letter of the 13th April to the Planning Department of Wrexham Council Ref no. CAS-185429-W1X9 in which matters relating to Drainage issues were raised.

From the Email forwarded to the Planning Department on the 28th April, it has been clarified that no changes to the existing Drainage discharge facilities are proposed and that the Septic Tank as installed was Approved and Inspected by Wrexham Council Building Control.

The Extension of the Facilities and amenities are being installed to improve the Caravan and Camping experience for those using the Park whereby the same number of users can enjoy additional facilities to reduce waiting times for Showers etc.

The Water in the Stream at the site which is a very considerable distance (some 100m) from the Reception and Facilities Building has been tested for Phosphates with the results passed onto Wrexham Planning for consideration.

The Stream and Lake Water have been tested by Wrexham Council themselves who have confirmed there are no adverse levels of pollutants in either.
Phosphate levels are low at present and the intended Extension will not alter these levels.

The Septic Tank serving the Existing and Extended building is not new which is contrary to the details of the NRW Letter and should be revised and corrected for the avoidance of doubt.
Similarly in the NRW letter, the Extension to the Facilities and Amenities are to serve the same number of Caravan Park occupiers as per that presently existing. Again the assertion of additional numbers and occupants requires correcting for clarity.

Given the additional information on the Drainage arrangements I note that the NRW would have no objection to the proposal therefore trust that you can notify the Planning Department of the same which will allow the proposal to be positively determined. Should anything further be required, could you contact my office by telephone to discuss the proposal and to ensure that all requirements have been met.

kind regards,

Geaint Lewis
Geraint Lewis Associates Ltd

[REDACTED]
----- Forwarded message -----

From: GERAINT LEWIS <geraintlewisassociatesltd@gmail.com>
Date: Thu, 28 Apr 2022 at 16:28

Subject: Re: PLANNING APPLICATION VALIDATION REQUEST

[REDACTED]

Dear [REDACTED] and [REDACTED]

Further to your request for additional information to validate the Application, please find attached details of the Existing Septic Tank that presently serves the existing Caravan Park, its Reception building and Toilet Block accommodation.

As has been previously confirmed the population of the Caravan Park will not be altering as a result of allowing for Touring Caravans as opposed to Tenters. The Toilet Block Extension submitted as another Application is for improvements to the existing facilities and not to accommodate additional Caravan and Campers but attempting to improve the existing facilities.

The spel 400 Series Septic Tank installation was duly designed to meet the seasonal differences in the Caravan Park,s usage which will be at very low numbers from late Autumn until Spring and rising to full capacity in Spring and over the Summer months.

Details of the Septic Tank and its allied soakaway system were submitted as a Building Regulations Application to Wrexham Council Building Control for Approval under the Building Regulations. I trust that these documents and Approval can be made available to yourselves in house and that Building Control can confirm that the Septic Tank and Soakaway have been duly inspected and Approved as being suitable ancompliant.

Can you please confirm that the Drainage issues raised by yourselves to facilitate Validation can now be confirmed as being acceptable.

regards,

Geraint Lewis
Geraint Lewis Associates Ltd

On Fri, 22 Apr 2022 at 10:37, [REDACTED]

CLAYS CARAVAN PARK, BRYN ESTYN ROAD, WREXHAM

[REDACTED]

I refer to your recently submitted application for the above and wish to inform you the following information is required to validate the application:

- The application form refers to the Agent's letter which has not been included/received.
- The Planning Officers response to the Pre-application advice (attached) said that a Planning Design and Access Statement was a validation requirement along with an Ecological Survey.
- Details of the existing drainage system.

done into

Susan Davies

From: GERAINT LEWIS <geraintlewisassociatesltd@gmail.com>
Sent: 28 April 2022 16:29
To: [REDACTED]
Subject: Re: PLANNING APPLICATION VALIDATION REQUEST
Attachments: CLAYS CARAVAN PARK SEPTIC TANK SPEC.pdf

Dear [REDACTED] and [REDACTED]

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Geraint Lewis
Geraint Lewis Associates Ltd

[REDACTED]

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