

In pursuance of its powers under the Acts and 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



Applicant ANDREW BLAKE

Reference P/2024/0210

Agent MS ALICE PEARSON
CANOPY AND STARS
Canopy and Stars,
Merchants House,
Wapping Road,
Redcliff, Bristol, BS1
4RW

Date Received 15/03/2024

Decision Date 25/10/2024

Town and Country Planning Act, 1990

Location of Application

GRONWEN FARM GARTH ROAD GARTH LLANGOLLEN WREXHAM LL20 7UY

Description of Application

NEWID DEFNYDD TIR I SAFLE GLAMPIO (CODI 2 GABAN DROS DRO) GYDA GWAITH TIRLUNIO A PHARCIO CYSYLLTIEDIG / CHANGE OF USE OF LAND TO GLAMPING SITE (ERECTION OF 2 NO TEMPORARY HUTS) WITH ASSOCIATED LANDSCAPING AND PARKING

In reaching this decision the Council has had regard to the following relevant policies: -

National Policies and Technical Advice Notes (TAN):

TAN 12 : Design

TAN 13 : Tourism

TAN 18 : Transport

TAN 24 : The Historic Environment

TAN 5 : Nature Conservation and Planning

TAN 6 : Planning for Sustainable Rural Communities

Wrexham Local Development 2013 – 2028:

BE1 - Pontcysyllte Aqueduct and Canal World Heritage Site

DM1 - Development Management Considerations

EM5 - Visitor Accommodation Outside Settlement Limits

NE1 - International and National Nature Conservation Designations

NE3 - Trees, Woodlands and Hedgerows

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NE4 - Area of Outstanding Natural Beauty
NE6 - Waste Water Treatment and River Water Quality
SP8 - Economic Growth, Employment and Enterprise
SP11 - Transport and Accessibility
SP12 - Design Principles & Masterplanning Framework
SP13 - Health and Wellbeing
SP14 - Natural Environment
SP15 - Historic and Cultural Environment
SP19 - Green Infrastructure
SP2 - Location of Development
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	25/10/2024	Planning permission issued

Particulars of decision : GRANTED 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.

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2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
 - Drawing GRO-P-P01;
 - Drawing GRO-P-002 Revision D dated 24/10/2024;
 - Floor Plans and Elevations - Drawing no XX-XX, Sheet 01;
 - Drawing GRO-P-P04 Revision B dated 25/07/2024;
 - Drawing GRO-P-131;
 - Phase 1 Ecological Survey (Extended) by Heritage Environmental Contractors;
 - Ensign Domestic Sewage Treatment Plants document;
 - Standon Brook Bicycle Storage document;
 - Terram Geocell Specification, Design and Installation Guidance document
3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown in the Phase 1 Ecological Survey (Extended) by Heritage Environmental Contractors and on Drawing GRO-P-002 dated 13/02/2024 contained within that document have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.
4. The development shall be occupied as holiday accommodation only and shall not be occupied as a person's sole or main place of residence. An up to date register shall be kept for the holiday accommodation hereby permitted and be made available for inspection by the local planning authority upon request. The register shall contain details of the names of all of the occupiers of the accommodation, their main home addresses and their date of arrival and departure from the accommodation.

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5. Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 10 metres behind the adjoining highway.
6. Prior to first use of the development a verge crossing to the site shall be constructed in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.
7. Prior to first use of the development on-site bicycle parking facilities shall be provided in strict accordance with the approved plans and details. The facilities shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of bicycles.
8. No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development and thereafter permanently retained.
9. Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. GRO-P-002 Revision D and GRO-P-P04 Revision B.

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10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any Order revoking and re-enacting that Order with or without modification), no gates shall be placed across the access within 10 metres of the highway boundary.
11. The development shall be carried out in strict accordance with the findings and recommendations contained within the Phase 1 Ecological Survey (Extended) by Heritage Environmental Contractors. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.
12. No external illumination within the site shall take place before a lighting scheme has been submitted to and agreed in writing by the Local Planning Authority. The lighting scheme shall be installed and operated in accordance with the approved details. No other lighting shall be used on any external part of the development.
13. If the development hereby approved ceases to be viable or is abandoned, the glamping pods and any associated infrastructure shall be removed and a scheme of restoration submitted within three months to the Local Planning Authority for approval in writing. Thereafter, the site shall be restored within six months in accordance with the approved scheme.

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Reason(s)

- 1 To comply with Section 91(3) of the Town and Country Planning Act, 1990.
- 2 To comply with Section 91(3) of the Town and Country Planning Act, 1990.
- 3 To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.
- 4 The erection of permanent residential development in this location may not be considered acceptable, having regard to Policies SP2 and NE4 of the Wrexham Local Development Plan.
- 5 To ensure that no deleterious material is carried onto the highway, in the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.
- 6 In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.

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- 7 To assist occupiers/users of the development to make sustainable transport choices in accordance with Policy DM1 of the Wrexham Local Development Plan.
- 8 In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.
- 9 In the interests of highway safety, having regard to Policy DM1 of the Wrexham Local Development Plan.
- 10 In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.
- 11 In order to protect wildlife interests in accordance with Policies DM1 and SP14, NE1 and NE2 of the Wrexham Local Development Plan.
- 12 In order to ensure protection of the nearby AONB and protected species in accordance with Policies SP14 and NE4 of the Wrexham Local Development Plan.
- 13 In the interests of the significance of the World Heritage Site and the visual impact of the nearby AONB, having regard to Policies NE4 and BE1 of the Wrexham Local Development Plan.

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Note(s) to applicant

All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60 Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

The applicant must adhere to the times given above wherever possible. If, however, there are urgent or unavoidable circumstances requiring work outside of the specified times, permission to proceed may be sought by contacting Environmental Health & Housing Standards at healthandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:

- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;

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- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;

- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

The Applicant is advised that under the dust from construction and / or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated, and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

The drainage field serving the development should remain a minimum distance of 50m from any other discharge to ground.

Public Right Of Way No. 20 – Llangollen Rural is located in close proximity to the proposed access and runs through the development site. This and any other nearby Public Rights of Way should not be obstructed or diverted at any time.

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerbline and cross the verge at the new access position. Further guidance can be obtained from the

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Highways Department of Wrexham County Borough Council on telephone 01978 729670.

A handwritten signature in black ink, appearing to be 'DF', written over a light blue horizontal line.

David Fitzsimon

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam
Chief Officer Economy and Planning, Wrexham County Borough Council***

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

[Planning and building control | Wrexham County Borough Council](#)