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Cyfeirnod / Reference: Clays Wrexham

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Dyddiad / Date: 17th November 2023

Planning Department.
Wrexham County Borough Council,
Guildhall,
Wrexham.

F.a.o. Ms Sharon Holman.

Dear Ms Holman,

Re- Proposed Extension to Caravan Park by Fourteen Tourer Pitches at Clays Caravan Park, Bryn Estyn Road, Wrexham. Ref no. P/2023/ 0596.

With reference to the above Application currently under consideration.

Having viewed the online observations made by Consultees, I would wish to respond namely:-

1. Highways Department.

Public Footpath PROW no. 4 that runs alongside the proposed development has previously been fenced and screened off from the development site. Presently the Hedging planted by the Applicant are high and afford no views of the development site from the Footpath.

The roadway forming the Path route has been kept clear by the Applicant and is unobstructed for users at present and will remain so in future.

2. Dwr Cymru.

The Pitches proposed for the Fourteen Tours are finished in crushed stone which allows free drainage of surface water in the vicinity of the pitches therefore a sustainable Drainage solution has been achieved.

3. Natural Resources Wales

The comments raised by NRW appear to be out of context with that actually proposed in this Application and should have been considered against the existing development and those recently Approved upon which NRW have been consulted.

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Continued 2:-

- a. There is no Foul Drainage proposed from the Tourers and waste produced is taken in the individual Caravan,s sealed container to the Effluent Disposal point that is currently located at the nearby Amenities Building which has recently gained Approval for it,s extension of Amenities and Facilities and also as consulted upon by NRW.
- b. The Ecological Impact Assessment prepared by Ms Susan Worsfold forms part of the Application submissions and is to be utilized to Condition any Ecological matters that WCBC considers appropriate.
- c. The issue of Foul Drainage is dealt with in point a. above. There is no additional Foul Water created as the site is presently used for Camping with the number of persons in the Tents being less than that in the proposed Touring Site therefore there is an effective reduction of Foul Water created and not an increase in the foul discharge from the site as intimated by NRW. There is therefore no effect upon the SAC and as confirmed NRW accept that they would therefore not object to the proposal.

It is noted that no Officer from the Planning Department appears to have attended on site to view the development proposal to date nor any Site Notice placed, however the Applicant would welcome such an inspection to be undertaken to ensure that as the Case Officer, you can fully appreciate the benefits of the site in terms of screening and it,s current usage in tandem with the other parts of the Caravan Park.

I trust that the foregoing information is of assistance in positively determining this Application, however, please do not hesitate to contact myself as Agent should anything further be required.

Kind regards,

Geraint Lewis
Geraint Lewis Associates Ltd