

Reasoned Statement for the Variation of Condition 7 of planning consent ref P/2021/0640 dated 3rd July 2023- for Caravan Site and Associated Works at Chapel Farm, Whitewell, Whitchurch, Wrexham, SY13 3AL

This statement is to be read in conjunction with the following documents:

- Wrexham County Borough Council Decision Notice P/2021/0640
- Officers report to committee date 11th May 2021
- Drawing 719-21-15C
- Calculation for Discharge Rates original with consent and revised

History

Planning ref P/2021/0640 was granted on the 3rd July 2023 for the change of use of Agricultural land to a caravan site with associated external works. The application was for 8 pitches, parking and use of an existing structure for a utility building.

This Variation of Condition application for Condition 7 is for the following reasons:

1. The Community Council supported the application but had reservations on the number of pitches and suggested 6 in lieu of 8, the reason for reducing the number was not given or any justification for the statement detailed.
2. The Highways officer raised no objections to the application with access and low traffic flows acceptable, and concluded that it would be difficult to justify a refusal of the application.
3. The ecology officer raised the restriction to 5 due to not harming Bala Lake SAC
4. NRW raised no objections as long as there were no more than 5 caravans.

Current consent and Proposal

Under condition 7 there is a limit to the number of caravans to 5 and the people within them to 4 persons. This was based on a calculation for discharging foul waste from 4no toilets, 4 wash basins, 4 showers a sink and a washing machine, with the maximum permissible discharge of 2m³/day.

To fit the above accommodation into the current Utility building and make each facility individual access to each is not possible within the floor area.

There is a viability reason that all 8 pitches need to be achieved to support the business, and as the only reason for lowering the number of visitors to the site to 5 caravans was the amount of discharge from the proposed number of sanitary facilities. The variation is to reduce greatly the number of sanitary facilities, so that this will reduce the discharge as each van will use their own facilities for which there is a cesspit installed to take the blue waste and thus enabling the pitches to be increased back to 8 but the discharge not to increase in fact it will reduce the discharge below 2m³/day.

Conclusion

It is understood that a greater discharge could harm Bala Lake SAC, and this variation would reduce the discharge levels to 0.8m³/day as there would only be limited facilities as shown on the submitted calculations not exceeding the 2m³ discharge rate allowed, so allowing the 8 pitches to be utilised.