

Design and Access Statement for the replacement of existing Utility building for a new Utility structure - to Caravan Site and Associated Works at Chapel Farm, Whitewell, Whitchurch, Wrexham, SY13 3AL

Original Planning Consent Ref: P/2021/0640

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

- Wrexham County Borough Council Decision Notice P/2021/0640
- Arboricultural & Ecological Appraisals prepared by Salopian Consultancy
- Drainage calculations produced by Sumner Consultancy
- Drawing 3083 D 20, 21 & 22

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 consent included the use of an existing timber outbuilding for use as a utility block. The structure has been assessed and to upgrade it to enable it to function correctly and be thermally efficient and a quality facility that visitors are happy to use, has meant that the existing structure cannot fulfil this role.

This application

The proposal is to replace on the same site with associated external works, the existing timber outbuilding with a new purpose-built structure that will have solar panels with batteries to provide most of the power to run the facility as it will be insulated and timber clad so it has a field structure appearance as the existing structure does, and therefore will not be out of place in its setting as it will match what is being removed. The facility will provide a toilet rest room facility along with an office/store, and Utility. The drainage facility was part of the previous application but was sized for 4 wc's, 4 wash basins, 4 showers and washing machine. This specification led to the reduction of touring vans allowed on the site to 5 at any one time on the eight pitches. There is no requirement to provide wash room facilities on a site below 10 pitches, but it helps attract visitors and improving the viability so the full eight pitches are required. The facilities are being reduced to one single person access facility containing one WC, one basin and a Shower/bath. In the utility there will be a washing machine and a sink. The majority of the visitors will use their own facilities and can empty into the Elson cesspit. This will reduce the outfall to the ground to 0.8m³/Day below the 2m³/Day which is currently permissible on the consent. A variation of condition 7 application will be made to revise the numbers of tourers allowed on the site.

The ecological and arboricultural report has been updated and reviewed in light of these proposals and is attached to this application.

Conclusion

This application is to replace an existing structure with a purpose-built structure for the same purpose that will be far more fuel efficient and sustainable for its lifespan. It will also limit the number of sanitary facilities as this effect directly the numbers of tourers allowed on the site due to the discharge rate. The facility has been designed to provide a limited facility to still attract visitors but to be mindful of the effects of the discharge could have on the phosphate levels into Bala Lake. The discharge rate will now be 0.8m³/Day instead of the 2m³/Day allowed currently.