

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	J P AND P HUGHES	Code Number	LLA P/2021/0260
Agent	BOB DEWEY PLANNING MR B DEWEY THE GABLES LLANFYNYDD WREXHAM LL11 5HG	Date Received	16/03/2021
		Decision Date	12/10/2023

Town and Country Planning Act, 1990

Location of application

CROESHOWELL, LLAY, WREXHAM, LL12 0NY

Description of application

DEFNYDDIO TIR AR GYFER SAFLE 6 POD CAMPIO / USE OF LAND FOR SITING OF 6 CAMPING PODS

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

CLF10	Touring caravan and camping sites
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives
MW9	Protection of mineral resources
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	12/10/2023	Planning permission issued

Particulars of decision that permission be 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.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered:
CH/PD/08 Location Plan
CH/PD/01 Pod 1 Floor plans and elevations

Applicant	J P AND P HUGHES	Code	LLA P/2021/0260
Agent	BOB DEWEY PLANNING MR B DEWEY THE GABLES LLANFYNYDD WREXHAM LL11 5HG	Number Date Received	16/03/2021
		Decision Date	12/10/2023

CH/PD/02 Pod 2 Floor plan and elevations
CH/PD/03 Pod 3 Floor plan and elevations
CH/PD/05E Proposed Site Plan including drainage scheme
CH/PD/06 Proposed Sections
CH/PD/07 proposed Sections

3. No facing or roofing materials shall be used other than those detailed on the application form.
4. The development shall be carried out in accordance with Section 4 of the ELM Associates Protected Species Survey, Great Crested Newt RAM's and Biodiversity Net Gain dated 16 September 2021.
5. The camping pods subject to this permission shall be occupied for holiday purposes only and shall not be occupied as a person's sole or main place of residence. The owners/operators of the site shall maintain an up-to-date register of the names of all occupiers of the units on the site, their duration of stay and their main home addresses and shall make the information available at all reasonable times, to the local planning authority.
6. The vehicular parking area as shown on approved drawing number CH/PD/05E shall be fully laid out, surfaced and drained prior to first use of the development. This parking area shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of motor vehicles at all times.
7. Within three months of commencement of development a scheme of soft landscaping, to include measures for Net Benefit for Biodiversity, shall be submitted for the written approval of the Local Planning Authority. The scheme shall include a timescale for implementation and long term management and maintenance. Soft landscaping and measures for Net Benefit for Biodiversity shall thereafter be undertaken and thereafter managed and maintained in accordance with the approved scheme.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.

Applicant	J P AND P HUGHES	Code	LLA P/2021/0260
Agent	BOB DEWEY PLANNING MR B DEWEY THE GABLES LLANFYNYDD WREXHAM LL11 5HG	Number Date Received	16/03/2021
		Decision Date	12/10/2023

4. In order to protect wildlife interests, which are afforded special protection in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
5. To ensure the development is not used for permanent residential occupation in compliance the requirements of policies H5 and CLF10 of the Wrexham Unitary Development Plan.
6. To provide for the parking of vehicles clear of the highway in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan
7. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan and In order to protect wildlife interests, which are afforded special protection in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan and to ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 11.

Note(s) to applicant

Your attention is drawn to Highway Supplementary Notes - Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm

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;
- 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 Planning & Regulatory Department on 01978 292040 for further advice and information.

Applicant	J P AND P HUGHES	Code	LLA P/2021/0260
Agent	BOB DEWEY PLANNING MR B DEWEY THE GABLES LLANFYNYDD WREXHAM LL11 5HG	Number Date Received	16/03/2021
		Decision Date	12/10/2023

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. For further information and advice regarding construction noise please contact the Council's Housing and Public Protection Department on 01978 315300.

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage:

https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning

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

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm