

Wrexham County Borough Council
Planning Service
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Dear Sir/Madam

NON-MATERIAL AMENDMENT - LADY MARGARET'S PARK CARAVAN AND MOTORHOME CLUB CAMPSITE

Further to the approval of planning permission P/2022/0066 on the 16 October 2023, please find enclosed an application for non-material amendment under s.96a of the Town and Country Planning Act 1990 (as amended).

We enclose the following supporting documents:

- A completed application form
- LMP-2024-C-102 - Revised layout plan
- LMP-2024-C-469 - Gas Compound Details
- LMP-2024-C-478 - Trolley Store
- LMP-2024-C-503 - Safari Lux Retreat
- LMP-2024-C-504 - Woody 2
- LMP-2024-C-506 - Woody 3 ramped
- LMP-2024-C-507 - Modpod 7.8
- LMP-2024-C-508 - Modpod 7.8 ramped
- LMP-2024-C-509 - Modpod 10
- LMP-2024-C-510 - Modpod 10 ramped

The planning application fee has also been paid via the Planning Portal.

The changes to the approved plans involve the following:

- An amendment to the type of safari tents being offered
- An amendment to the location of the gas compound and change from underground to overground tanks
- 1 Omnipod 'Piccolo' to be replaced with Modpod 7.8 (ramped)
- Amendment to the location of the service layby
- A new trolley store
- Relocation of the 2 way EV charger

As a s.96A application, the main issue in respect of this application is to determine if the proposed changes are:

(a) non-material and do not require the submission of an application for planning permission by reason that they:

- (i) do not in themselves constitute development, or
- (ii) are considered to be so trivial or inconsequential that they may be regarded as de minimis, that is legally of no consequence, and that planning permission is not required; or

(b) are materially different from the permitted development and require the submission of an application for planning permission.

Assessment of the proposed changes

Permission was granted for 15 x units comprising 12 x pods and 3 x safari tents. We wish to revise the safari tent offering to comprise the following models:

- 1 x Lux Retreat
- 1 x Woody Lodge 2
- 1 x Woody Lodge 3

The description of development does not specify the models however the changes do affect the footprint and therefore appearance of the units. The floor area for the Woody Lodge 2 (54m²) is marginally smaller than the approved Lux Retreat (55m²) with the Woody Lodge 3 (65m²) marginally larger than the approved Lux Retreat. These changes are not materially different from the original permission.

Of the 12 x pods, we also wish to replace 1 x Omnipod Piccolo with 1 x Modpod 7.8 cabin. The change to the appearance would be minor.

The new trolley store is just to the south of the accessible parking space shown on plan. It would measure 1.2m x 2m and have a single pitched roof measuring 0.7m at its highest point. A store of such proportions would have no bearing on the acceptability of the scheme.

The relocated gas compound would be screened by a 1.8m high green chain link fence. The layby would be centred to this compound. Although visible, considering the scale of the scheme, the change would be de minimis.

It is also proposed to reposition the EV charger within the car-park. This is non-material.

Summary

The proposed alterations are considered to be non-material in nature and as per s.96a of the Town and Country Planning Act 1990 (as amended), do not have an effect which is materially different from the extant planning permission. As such, we look forward to receiving confirmation in writing that the above non-material amendment is acceptable within 28 days, but should you have any comments or questions, please do not hesitate to contact me.

Yours faithfully,

Natalie Rowland BSc MSc MRTPI
Planning Manager