

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer, Environment & Technical
		FAO:	Gwyn Humphreys
Our Ref:	ET/DC/MM/ENQ/2023/0068	Your Ref:	ENQ/2023/0068
Date:	30 August 2023		

Bryntirion, Ruthin Road, Bwlchgywn, Wrexham, LL11 5UU
Proposed Renovation of Existing Farm Buildings to Accommodation and Addition of Temporary Structure Cabins, Change of Use of Part of Plot to Camping Grounds

Further to your email / consultation dated 27/03/2023 in respect of the above, I comment as follows:-

The proposal is for a change of use of disused farm outbuildings to a holiday cottage accommodation (325sqm) and a change of use of part of the site to accommodate temporary structures that will be camping pods / cabins (0.40 Ha). The existing dwelling at the site is to remain.

Site Access

The site is currently accessed from A525 Ruthin Road, a classified road subject to a 40mph speed limit. There are two existing accesses to the site: one to the west of the site that serves the existing dwelling, and another to the east that serves the existing outbuildings.

The planning enquiry includes two options for the location of the proposed camping area for the camping pods/ cabins within the site and as such two options for how visitors will access the site.

Proposed Site Plan Phase 02-Option 01 LL115-004 illustrates that a new site access will be introduced west of the existing site access used by the dwelling, to gain access to a guest parking area and a camping area located directly behind the site buildings and parking area. Proposed Site Plan Phase 02-Option 01 LL15-005 illustrates a second option where the proposed camping area is located within the north-eastern extents of the site, away from the site buildings. A new site access is proposed east of the existing site access that serves the outbuildings, that will provide access to a guest car park.

It is difficult to assess which proposed site access is the preferred option without viewing the visibility splay of each site access. For the Full Planning Application, a visibility splay of the proposed site access, as set out in Section B4 of TAN18, is required for review with a vehicle swept path for the largest vehicle expected to use the site. Confirmation regarding waste refuge collections and access for refuge vehicles is also required.

Parking

For a Full Planning Application, the applicant is required to demonstrate that the level of parking proposed is appropriate for demand and in line with WCBC's parking standards, as set out in Local Planning Guidance Note 16. A plan should be provided to illustrate the parking arrangement, number of parking spaces that will be provided and turning space for vehicles to be able to exit the site in a forward gear.

Traffic Generation

Details regarding the number of camping pods/ cabins to be provided for the Full Planning enquiry, as such it is not known what the traffic generation will be for the Full Planning application, the applicant is required to provide information regarding the occupancy of the site, when fully occupied. The planning enquiry stipulates that the camp area will be for the temporary structures (camping pods / cabins) therefore, it is assumed the site will not be occupied by tents or touring caravans. The applicant is to clarify if this is not the case.

Sustainable Transport Options

The closest settlement, Bwlchgwyn, is approximately 1 mile from the site on foot, providing some amenities such as a pub, bakery, and village hall. There are no footways or street lighting on the A525 between the site and Bwlchgwyn, which limits the scope for travel by sustainable modes, and could also pose safety concerns. There are a pair of bus stops to the west of the site entrance, however, it is unclear whether these are currently served by buses. It is recommended that the applicant provides further information regarding sustainable transport options to access the site. The applicant may wish to liaise with Wrexham's Active Travel Officer, Gwen Thomas, to understand active travel / sustainable travel options for the site, including provision of cycle parking.

Road Safety

No information regarding personal injury collisions (PICs) has been provided for the local highway network. It is recommended that the applicant provides this as part of the Full Planning Application.

Conclusion

For a Full Planning Application, the following information is required for review:

- Visibility Splay of the proposed site access to be used by visitors to the holiday cottage and camp site (for camping pods/ cabins);
- Vehicle swept path of the proposed site access;
- Confirmation of refuse collection arrangements;
- A layout plan of the proposed site car parking, including the total number of spaces to be provided and cycle parking facilities;
- Information regarding active travel / sustainable travel options to the site; and
- Information regarding Road Safety PICs within the vicinity of the site.



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