

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	MRS MENA CLIFFE	Code Number	ROS P/2022/1061
Agent	GLAMPITECT LTD 13 ST JOHNS ROAD EDINBURGH EH12 9RG	Date Received	20/12/2022
		Decision Date	16/02/2023

Town and Country Planning Act, 1990

Location of application

OAKMEAD, GOLLY, ROSSETT, WREXHAM. LL12 0AL

Description of application

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GLAMPIO / CHANGE OF USE OF LAND TO TOURIST ACCOMMODATION
AND ERECTION OF TWO GLAMPING 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
EC5	Special Landscape Areas
EC6	Biodiversity Conservation
GDP1	Development objectives
MW9	Protection of mineral resources
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	16/02/2023	Planning permission issued
1	27/7/2023	Discharge of conditions 5, 6 & 7. Application P/2023/0324

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.

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2. The development shall only be carried out in strict accordance with the details shown on the approved and amended drawing(s) and documents numbered and labelled as follows and contained within the application documentation.
 - Location Plan, Drawing No. 220324-01-01, Rev A, Dated 19.04.2022;
 - Aerial View, Drawing No. 220324-01-00, Rev A, Dated 19.04.2022;
 - Pod Elevations, Drawing No. 220324-01-05. Dated 19.04.2022;
 - Road and access plan, Drawing No. 220324-01-06, Rev A, Dated 19.04.2022;
 - Bicycle storage elevations, Drawing No. 220324-01-07, Dated 19.04.2022;
 - Recycling/waste storage elevations, Drawing No. 220324-01-08, Dated 19.04.2022;
 - Lighting plan, Drawing No. 220324-01-09, Rev A, Dated 19.04.2022;
 - Net Biodiversity Benefit Plan by Wildbanks Conservation, Dated December 2022;
 - Ecological Appraisal V1 by Wildbanks Conservation, Dated December 2022;
 - Landscape Plan by Wildbanks Conservation, Dated 01/12/2022;
 - Design and Access Statement by Glampitect;
 - Proposed drainage plan, Drawing No. 220324-01-04, Rev C, Dated 19.04.2022;
 - Visibility splay, Drawing No. 220324-01-10, Dated 19.04.2022;
 - Proposed site plan, Drawing No. 220324-01-02, Rev C, Dated 19.04.2022.
3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
4. The developer shall ensure that a suitably qualified archaeological contractor is present during all the ground reduction, for the pods, services and access for the application area so that an archaeological watching brief can be conducted. The archaeological watching brief must meet the standards laid down by the Chartered Institute for Archaeologists Standard and Guidance for archaeological watching briefs. A copy of the resulting report should be submitted to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust (41 Broad Street, Welshpool, Powys, SY21 7RR Email: neil.bayliss@cpat.org.uk Tel: 01938 553670). After approval by the Local Planning Authority, a copy of the report and resulting archive should also be sent to the Historic Environment

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Record Officer, Clwyd-Powys Archaeological Trust for inclusion in the regional Historic Environment Record.

Application Number : P/2023/0324 **Details Approved** : Written Scheme of Investigation for Archaeological Watching Brief, Aeon Archaeology. March 2023 v1.0 **Approved By** : Wrexham County Borough Council **Date** : 27/07/23

5. No development shall commence until a Great Crested Newt Method Statement detailing reasonable avoidance measures during construction has been submitted to and approved in writing by the Local Planning Authority. The Method Statement shall thereafter be carried out in accordance with the approved details.
Application Number : P/2023/0324 **Details Approved** : Great Crested Newt Reasonable Avoidance Method Statement, Wildbanks Conservation, **Approved By** : Wrexham County Borough Council **Date** : 27/07/23
6. No development, including site clearance, shall commence until a Biosecurity Risk Assessment, and Method Statement that considers invasive non-native species and specific diseases (e.g. Chytrid) has been submitted to and approved in writing by the Local Planning Authority. The risk assessment shall include measures to prevent the introduction of and where present control, removal or for the long-term management of invasive species both during construction and operation. The risk assessment shall consider landscaping and other related plans. The Biosecurity Risk Assessment shall thereafter be carried out in accordance with the approved details.
Application Number : P/2023/0324 **Details Approved** : Biosecurity Risk Assessment Wildbanks Conservation March 2023 **Approved By** : Wrexham County Borough Council **Date** : 27/07/23
7. Prior to the first occupation of the glamping pods hereby approved full details of the type and make of composting toilets and details of any additional composting requirements shall be submitted to and approved by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and shall be retained as such for the lifetime of the development.
Application Number : P/2023/0324 **Details Approved** : Cinderella Incineration Toilets **Approved By** : Wrexham County Borough Council **Date** : 27/07/23
8. The glamping pods shall only be used for holiday accommodation and at no time shall be used as a permanent dwelling.
9. Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. Proposed site plan, Drawing No. 220324-01-02, Rev C, Dated 19.04.2022.

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10. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 33 metres in both directions measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
11. Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.
12. There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

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.
4. To secure preservation by record of any archaeological remains which may be revealed during ground excavations for the consented development.
5. To ensure that an approved GCN Method Statement is implemented, which protects any GCN affected by the development.
6. To ensure that an approved Biosecurity Risk Assessment is implemented to secure measures to prevent or control the spread and effective management of any invasive non-native species and listed diseases at the site.
7. In the interests of nature conservation and biodiversity.
8. To ensure that the use is as proposed.
9. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
10. To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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11. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
12. In the interest of the free and safe movement of traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

The accuracy of the detailed plans and drawings forming part of the application documents hereby approved shall remain the responsibility of the applicant/developer.

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



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