

Statement to Accompany Application to Discharge Conditions for Change of Use of Agricultural Land to Caravan Site and Associated Works at Land at Chapel Farm, Whitewell, Whitchurch, Wrexham, SY13 3AL

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
- Planting & Ecological Enhancement Plan prepared by Zoe Adlington of Arborist & Ecological Services Ltd
- External Lighting Design Document
- Drawing 3083 D 01A

Condition 1 – Timescales for Implementation (Informative)

The requirement to commence with five years is noted and will be complied with.

Condition 2 – Approved Plans (Informative)

The requirement to work in accordance with the approved plans is noted and will be complied with.

Condition 3 – External Lighting (Pre-commencement)

Please refer to accompanying External Lighting Design Document, Drawing 3083 D 01A and notes contained within Planting & Ecological Enhancement Plan.

The lighting proposed is low level illuminated bollards to the circulation routes. The diagrams within the design document indicate that there will be no light spill out of the site boundaries.

The requirement to install and maintain the lighting in accordance with approved scheme is noted and will be complied with.

Condition 4 – Landscaping & Planting (3 months from commencement)

Please refer to Planting and Ecological Enhancement Plan and drawing 3083 D 01A which provide full details of the landscaping, planting and ecological enhancements.

Condition 5 – Implementation of Landscaping (Informative)

The requirement to work in accordance with the agreed timescales for implementing the landscaping scheme are noted and will be complied with.

Condition 6 – Retention of Landscaping (Informative)

The requirement to retain the landscaping is noted and will be complied with.

Condition 7 – Restriction on Numbers (Informative)

The requirements are noted and will be complied with.

Condition 8 – Permitted Development Rights (Informative)

The removal of permitted development rights is noted and will be complied with.

Condition 9 – Ecology (Informative)

The requirement to work in accordance with the recommendations contained within the Ecology Assessment are noted and will be complied with.

The recommendations in the assessment have been incorporated into the Ecological Enhancement Plan and are shown on drawing 3083 D 01.

Condition 10 – Visibility Splays (Prior to first use)

The requirement to form the agreed visibility splays prior to first use of the site is noted and will be complied with.

Condition 11 – Verge Crossing (Prior to first use)

The requirement to form a verge crossing constructed to Highway Authority adoptable standards is noted and will be complied with.

Please refer to notes on drawing 3083 D 01A.

Condition 12 – Vehicle Access (Prior to first use)

The requirement for the vehicle access to be surfaced in a hard bound material for the first 10m is noted and will be complied with.

Please refer to notes on drawing 3083 D 01A which indicate tarmac.

Condition 13 – Gates (Informative)

The requirement to set gates 10m back from the highway boundary is noted and will be complied with.

Please refer to notes on drawing 3083 D 01A.

Condition 14 – Width of Vehicle Access (Informative)

The requirement for the access to be a minimum of 5.5m wide is noted and will be complied with.

Please refer to notes on drawing 3083 D 01A.

Condition 15 – Implementation of Approved Drainage Scheme (Pre-occupation)

The requirements to implement and maintain the approved drainage scheme are noted and will be complied with.

Condition 16 – Amphibians (Informative)

The requirement to work in accordance with the Amphibian Method Statement is noted and will be complied with.

Condition 17 – Caravan Pitches (Informative)

The requirement to use the pitches for touring caravans providing holiday accommodation is noted and will be complied with.