

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	MR PAUL DUNN COMMONWOOD FISHERY	Code Number	HOL P/2017/0409
Agent	LAMBE PLANNING & DESIGN LTD MR JONATHAN MOORE LAMBE THE GALERI VICTORIA DOCK CAERNARFON GWYNEDD LL54 5EE	Date Received	17/05/2017
		Decision Date	04/12/2017

Town and Country Planning Act, 1990

Location of application

COMMONWOOD FISHERY, BUCK ROAD, COMMONWOOD, HOLT, WREXHAM, LL13 9TF

Description of application

CHANGE OF USE FOR THE PROVISION OF HOLIDAY ACCOMMODATION ALLIED TO THE EXISTING FISHERY COMPRISING 8 HOLIDAY LODGES AND 12 TIMBER HOLIDAY PODS, CENTRAL FACILITIES LODGE AND RECEPTION / MANAGERS LODGE AND CONSTRUCTION OF FISHING LAKE

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

CLF9	Visitor accommodation outside settlement limits
EC4	Hedgerows, Trees and Woodland
GDP1	Development objectives
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	04/12/2017	Planning permission issued
1	31/07/2018	P/2018/0334 Approval of detail reserved by condition nos. 8, 9, 10 and 12
2	02/02/2021	P/2021/0001 Approval of details reserved by condition 7
3	29/12/2021	P/2021/1192 Approval of details reserved by condition 7

Particulars of decision that permission be GRANTED
Subject to the following:-

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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 CWF/2.1 dated 01.11.2016 and as contained within the application documentation.
3. No holiday lodges or holiday pods shall be used as a person's sole or main place of residence and shall be used for holiday purposes only.
4. The owners / operators of the site shall maintain an up-to-date register of the names of all owners / occupiers of individual holiday accommodation units on the site, dates of arrival and departure from the site and their main home addresses. The register shall be made available at all reasonable times for the inspection and copying by the Local Planning Authority for record keeping purposes.
5. The Reception and Manager's lodge shall only be used for the purposes of providing administration and overnight staff accommodation.
6. The use of the site as edged red as part of the planning permission shall be limited to 8 no. holiday lodges and 12 no. holiday pods.
7. Notwithstanding the provisions of the Caravan Sites and Control of Development Act 1960, prior to them being brought onto site details of the external appearance and the final position of any holiday lodges, holiday pods, central facilities building and manager's accommodation/reception shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the details as may be approved.

Date Approved: 02/02/2021

Reference Number: P/2021/0001

By: Wrexham County Borough Council

Approved Details: Location Plan, revised pod siting plan, Modulog Pods, Cabin Details L72716 as received 7/1/2021

Date Approved: 29/12/2021

Reference Number: P/2021/1192

By: Wrexham County Borough Council

Approved Details: Drawing LP1.1 and Documents received 20/12/2021

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8. No part of the development shall commence until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with the Method Statement as is approved. The Method Statement shall include the following:
- a) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;
 - b) A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted;
 - c) A full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone, including any related sections and method for avoiding damage to retained trees;
 - d) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;
 - e) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;
 - f) Method for protecting retained trees during demolition works;
 - g) Details of all proposed tree works, including felling and pruning.

Date Approved: 31/07/2018

Reference Number: P/2018/0334

By: Wrexham County Borough Council

Approved Details: Arboricultural Method Statement P.789.16.04

9. No part of the development shall commence until an updated Ecological Assessment (to include amphibian surveillance) in respect of great crested newts carried out by a qualified ecologist has been submitted to and approved in writing by the Local Planning Authority. The report shall include an Ecological Method Statement demonstrating any measures of protection, compensation and mitigation and demonstrate management of such measures in the long term. The recommendations as approved shall be implemented in strict accordance with timescales to be agreed before any part of the development commences on site.

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Date Approved: 31/07/2018

Reference Number: P/2018/0334

By: Wrexham County Borough Council

Approved Details: Ecological Method Statement of Ascerta dated February 2018 P.789.16.04 and Ecological Appraisal of Ascerta dated November 2016.

10. No development shall commence until a Biosecurity Risk Assessment has been carried out and approved in writing by the local planning authority. The development shall be carried out in accordance with any recommendations that may be made within the assessment which shall include timescales for their implementation.

Date Approved: 31/08/2018

Reference Number: P/2018/0334

By: Wrexham County Borough Council

Approved Details: Biosecurity Risk Assessment Ref: P.789.16 dated February 2018

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking or re-enacting that Order) no wall, fence, gate or other means of enclosure shall be erected within or around the site without the prior grant of planning permission by the Local Planning Authority.

12. A scheme of external lighting shall be submitted and approved in writing by the Local Planning Authority before any part of the development commences on site. The approved scheme shall be fully implemented prior to the first use of the development.

Date Approved: 31/07/2018

Reference Number: P/2018/0334

By: Wrexham County Borough Council

Approved Details: Lighting location plan CWF/2.1 and lighting specification pack of Lambe Planning & Design titled 'External Lighting Scheme'

Reason(s)

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1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To define the scope of the planning permission
3. The site lies outside any area where planning permission would normally be granted for residential development. The site is permitted for holiday purposes only in the interests of contributing to tourism and the local economy.
4. The site lies outside any area where planning permission would normally be granted for residential development. The site is permitted for holiday purposes only in the interests of contributing to tourism and the local economy.
5. The site lies outside any area where planning permission would normally be granted for residential development. The site is permitted for holiday purposes only in the interests of contributing to tourism and the local economy.
6. In order to define the terms of the planning permission in the interest of the amenity of the locality.
7. In order to define the terms of the planning permission in the interest of the amenity of the locality.
8. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s).
9. To protect great crested newts which would otherwise be harmed / lost by the development hereby permitted.
10. To protect great crested newts which would otherwise be harmed / lost by the development hereby permitted.
11. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
12. To protect the wider visual amenity of the rural area.



**Officer Appointed for this purpose
Head of Environment and Planning**

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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