

ANDREW MAJCHER
CARAVAN AND MOTORHOME CLUB
By email

Your Ref/Eich Cyf	ENQ/2021 /0225
Our Ref/Ein Cyf	13/08/2021
Date/Dyddiad	Simon Greenland
Ask for/Gofynner am	01978 298783
Direct Dial/Rhif Union	simon.greenland@wrexham.gov.uk
E-mail/E-bost	

Dear Sir,

Town and Country Planning Act 1990

**EXTENSION OF EXISTING CARAVAN SITE CONSISTING OF CARAVAN PITCHES
WITH TARMAC ROAD, GLAMPING UNITS, SAFARI TENTS, CAR PARK, LINEN
STORAGE SHED AND PATHS LINKING TO UNITS
LADY MARGARETS CAMC SITE , CHIRK, WREXHAM.**

I refer to the enquiry for this proposal.

Planning Policies and designations

The site is outside settlement limits, within the World heritage Site buffer, the Canal buffer, Low risk Coal consultation area, Special Landscape Area, adjoins a public footpath, adjoins Chirk Conservation Area, and also adjoins an SSSI, AONB, and a Historic park and garden.

The following policies of the Wrexham Unitary Development Plan are relevant:
GDP1 General Development Principles, PS2 impacts of development, EC4 trees hedgerows and woodlands, EC5 Special Landscape Areas, EC6 Biodiversity, EC7 Conservation Areas EC9 Listed Buildings (one in the northern part of main site) EC11 Archaeology, EC13 Surface water run-off, PS2 impacts of development, CLF9 visitor accommodation and CLF10 Touring caravan and camping sites.

The following Local Planning Guidance Notes are relevant:
7 landscape, 16 Parking, 17 Trees, 32 Biodiversity, 33 World heritage Site.

These documents are available on our website:
<https://www.wrexham.gov.uk/service/planning-application-guidance/development-plans-and-other-planning-policy>

A new Local Plan is in preparation and may proceed to adoption in 2022.

Planning History

P/2013/0733 Development of extension land to existing site to provide new tarmacadam roads, 47 all weather hardstanding pitches, service points, new toilet block, associated services including distribution of mains water and foul drainage and new planting. Granted 29/12/2014 (lapsed)

P/2021/0481 Extension to existing site (current)

EIA Screening

The request for screening for Environmental Impacts as a schedule 2 development is being considered, and a separate response will be issued.

Validation requirements

The requirements will be similar to the two recent applications and will include:

Plans of proposals and site

Drainage report

Ecology report

Heritage assessment (see attached comments from Cadw)

Tree report

Landscape scheme

Planning statement

Town Council

Chirk Town Council, Parish Hall, Holyhead Road, Chirk, Wrexham, LL14 5NA. Clerk: chirk.towncouncil@btinternet.com 01691 772596

Principle of the development

The development of new caravan sites with a Special Landscape Area and AONB would be contrary to policies EC5 and CLF10. However, as an extension of an existing site where planning permission for a similar development has been granted recently, it is considered that the principle could be acceptable subject to consideration of detailed issues as set out below.

Access

The existing access would be used. There was reference to an emergency access to the north in the previous application. Comments have been requested from the highway authority and will be forwarded.

Heritage

Please refer to attached comments from Cadw and the Canal and Rivers Trust.



Plan showing designations

The Conservation Officer advises:

In terms of the application, I am not opposed to the site as there is a need to increase touring caravan pitches and other types of visitor accommodation in order to serve the World Heritage Site. As an expansion of the existing site which seems to be well shielded from the conservation area this is likely a good location for this kind of provision.

In order to support it at planning stage I would like to see the impact of the site on the historic assets and areas clearly addressed in the application. I would also want to see adequate screening, preferably planting rather than fencing, from the Station road as this is the main view into/out of the conservation area.

Clwyd-Powys Archaeological Trust advise:

Information held within the Historic Environment Record indicates that there are currently no recorded archaeological sites within the application area. The field slopes to the southeast above the Ceiriog Valley and there was a former Victorian railway cutting on the eastern boundary, which appears to be entirely avoided by the proposed layout. Early OS mapping indicates no unrecorded sites in this area. The NRW Lidar data shows an entirely flat surface and perhaps evidence that the field has been significantly altered by ground reduction and levelling in the past. Aerial imagery does not indicate any unrecorded sites. Overall, the potential for unrecorded archaeology in the plot seems low.

In terms of designated sites, the plot lies within the Pontcysyllte World Heritage Site Buffer Zone and Cadw must therefore be consulted for their comments on any appropriate Heritage Impact Assessment that they may require. The scheduled (SM DE175)

Pontcysyllte Aqueduct and Canal passes underground to the east in the Chirk Tunnel and there would be no direct or setting impacts to this section because it lies underground. The scheduled Chirk Aqueduct (SM DE 175) is located to the southeast, but is well screened from any setting impacts by existing foliage around the edge of the application area and by the higher structure of the Grade II* listed Railway Viaduct over the Ceiriog Valley on its west side.

The Chirk Castle Grade I registered park and garden to the west appears to be generally well buffered by intervening foliage and natural surface topography which slopes to the southeast. Cadw should in any case be consulted for their comments on potential setting impacts.

The Built Heritage Conservation Officer will need to advise whether a Heritage Impact Assessment (including a Setting Impact Assessment) is required for the Grade II* listed Ceiriog Railway Viaduct and perhaps the Grade II listed Whitewalls house to the east. In general, it seems likely that these features will be well screened by existing foliage on the southern and eastern boundaries of the development area.

In terms of non-designated archaeology significant impacts are not predicted and EIA would not be triggered. The consultees for designated sites will have to address any potential EIA requirement for those sites.

Ecology

Please refer to the attached response from Natural Resources Wales.

Trees

A tree report will be required under the terms of adopted Local Planning Guidance Note 17.

Drainage

Please refer to attached comments from NRW.

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

Public Protection advice

1. Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:

Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;

Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of such a notice can result in prosecution;

Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Planning & Regulatory Department on 01978 292 040 for further advice and information.

2. The Applicant is advised that under the Environmental Protection Act 1990, dust from construction and/or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Planning & Regulatory Department on 01978 292 040 for further advice and information.
3. All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60 Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

The applicant must adhere to the times given above wherever possible. If, however, there are urgent or unavoidable circumstances requiring work outside of the specified times, permission to proceed may be sought by contacting Environmental Health & Housing Standards at healthandhousing@wrexham.gov.uk or 01978 292 040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

4. The applicant is advised that subject to planning permission being granted, prior to use the applicant/site owner may need to apply for a Caravan Site licence / variation under the Caravan Sites and Control of Development Act 1960. The applicant is therefore advised to contact the Council's Environmental Health and Housing Standards team for advice, healthandhousing@wrexham.gov.uk or call 01978 292040

Conclusion

The proposal would require careful consideration of planning issues as set out above but the principle is likely to be acceptable in view of the well screened nature of the site and the previous permission.

These comments are made without prejudice to any formal decisions of the Local Planning Authority.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'L. J. G.', written in a cursive style.

Prif Swyddog Cynllunio a Rheoleiddio/Chief Officer Planning and Regulatory