

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 ANDREW MAJCHER	Code Number	CHI P/2021/0481
Agent	MR ANDREW MAJCHER CARAVAN AND MOTORHOME CLUB EAST GRINSTEAD HOUSE EAST GRINSTEAD RH19 1UA	Date Received	14/05/2021
		Decision Date	06/12/2021

Town and Country Planning Act, 1990

Location of application

LADY MARGARETS PARK, CHIRK CASTLE, CHIRK, LL14 5AA

Description of application

ADDASIADAU I'R MAES CARAFANAU PRESENNOL GAN GYNNWYS LLEINIAU NEWYDD, ADDASIADAU I LEINIAU PRESENNOL, BLOC TOILEDAU NEWYDD, LLEOEDD CAEEDIG, TANC DWR, MANNAU GWASANAETH, EHANGU'R FFORDD FEWNOL A RHWYSTRAU DIOGELWCH NEWYDD / ALTERATIONS TO EXISTING CARAVAN PARK INCLUDING NEW PITCHES, ALTERATIONS TO EXISTING PITCHES, NEW TOILET BLOCK, COMPOUNDS, WATER TANK, SERVICE POINTS, WIDENING OF INTERNAL ROAD AND NEW SECURITY BARRIERS

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
EC11	Archaeology
EC13	Surface water run-off
EC4	Hedgerows, Trees and Woodland
EC5	Special Landscape Areas
EC6	Biodiversity Conservation
GDP1	Development objectives
PS11	Biodiversity
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	06/12/2021	Planning permission issued

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

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Condition(s)

- The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
- The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered:
LMP-2021-OS-800 OS plan
LMP-2021-P-101 Proposed site plan Rev A
LMP-2021-P-201 Reception existing and proposed floor plans
LMP-2021-P-202 Reception existing and proposed elevations
LMP-2021-P-220 Tractor store
LMP-2021-P-301 Existing toilet block
LMP-2021-P-302 Proposed toilet block
LMP-2021-P-405 - Water point
LMP-2021-P-406 - Dog and Bike Wash
LMP-2021-P-407 - All weather pitch
LMP-2021-P-408 - Serviced Pitch
LMP-2021-P-409 - Standard Service Point
LMP-2021-P-410 - Palisade Fencing Details
LMP-2021-P-411 - Motor Van Waste Point
LMP-2021-P-412 Assist warden bathroom
LMP-2021-P-413 Accommodation unit
LMP-2021-P-414 Premium pitch
LMP-2021-S-100 Site as built
Thomas, C. (2021). Preliminary Ecological Appraisal - Lady Margaret's Park, Chirk, Wrexham. CSA Environmental. Unpublished Report No CSA/1992/05)
Anon. (2021). Great Crested Newt Non-Licensed Method Statement (Report Reference CSA/1992/07)
Anon. (2021). Biosecurity Risk Assessment for Lady Margaret's Park Caravan and Motorhome Site Chirk, Wrexham LL14 5AA
and as contained within the application documentation.
- No development shall commence until a site wide bat Conservation Plan has been submitted to and approved in writing by the Local Planning Authority. The Conservation Plan shall include, but not necessarily be limited to:
 - Build upon the principles outlined in the ecological report (Hughes, Thomas, C. (2021). Preliminary Ecological Appraisal - Lady Margaret's Park, Chirk, Wrexham. CSA Environmental. Unpublished Report No CSA/1992/05).
 - Details of bat avoidance, mitigation and compensation measures including plans.

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- Details of timing, phasing and duration of construction activities and conservation measures.
- Timetable for implementation and demonstrating that works are aligned with the proposed phasing of the development.
- Actions to be taken in the event that previously unidentified species of bat are found
- Persons responsible for implementing the works
- Ecological Compliance Audit, including key performance indicators.
- Further details concerning any external lighting scheme. This scheme to include plans illustrating features planned to be functionally used by bats for foraging/dispersal purposes.

The Conservation Plan shall be carried out in accordance with the approved details.

4. The development shall be carried out in strict accordance with the findings and recommendations contained within the Ecology Assessments as referred to in condition 2 above and approved as part of this application. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.

5. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.

6. This permission shall be strictly limited for the use of touring caravans/ camper vans and no static caravans or similar and no permanent structures shall be erected on the site other than those approved as part of the approved drawings.

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 that an approved species Conservation Plan is implemented, which protects bats affected by the development, in accordance with policy EC6 of the Wrexham Unitary Development Plan.
4. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

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5. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.

6. To minimise the impact on the Special Landscape Area, the approach to the AONB and the visitor experience of the World Heritage Site.

Note(s) to applicant

Your attention is drawn to Highway Supplementary Notes - 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.h
tm](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

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

All works relating to this development which are audible beyond the site boundary should be carried out only between 7.30 and 18.00 hrs Monday to Friday, and 08.00 to 14.00 hrs 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

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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 works outside of the specified times, permission to proceed may be sought by contacting Environmental Health and Housing Standards at: healthandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

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 the 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 292040 for further advice and information.

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

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292040 for further advice and information.

You are advised that a licence will be required in respect of this caravan in accordance with the Caravan Sites and Control of Development Act, 1960 and that you should contact the Council's Public Protection Officer in this connection.

The development is adjacent to a public right of way and the applicant should ensure that the footway is not interfered with. Further guidance can be obtained by contacting the Council's Rights of Way Officer on 01978 792761.

Natural Resources Wales advice

Pollution Prevention

During the construction phase you should take any precaution to prevent contamination of surface water drains and local watercourses. Oils and chemicals should be stored in bunded areas and spill kits should be readily available in case of accidental spillages.

For further guidance please refer to GPP 5 and PPG 6 at the following link:
<http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/>

Environmental Management

All works at the site must be carried out in accordance with PPG6: 'Working at construction and demolition sites' which are available on the following website:

<http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/>

The activity of importing waste into the site for use as, for example hardcore, must be registered with Natural Resources Wales as an exempt/permittable activity under the Environmental Permitting Regulations 2016. The developer should contact Natural Resources Wales to discuss the necessity for an exemption/permit for any material imported to and exported from the site.

If during construction/excavation works any contaminated material is revealed, then the movement of such material either on or off site should be done in consultation with Natural Resources Wales. Any waste excavation material or building waste generated in the course of the development must be disposed of satisfactorily and in accordance with Section 34 of the Environmental Protection Act 1990. Carriers transporting waste from the site must be registered waste carriers and movement of any Hazardous Waste from the site must be accompanied by Hazardous waste consignment notes.

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Waste produced during construction

Waste produced during the construction phase of your development must be dealt with appropriately and be in line with all relevant waste legislation including Duty of Care Regulations and Hazardous Waste Regulations. As part of your waste duty of care you must classify the waste produced:

- before it is collected, disposed of or recovered
- to identify the controls that apply to the movement of the waste
- to complete waste documents and records
- to identify suitably authorised waste management options
- to prevent harm to people and the environment.

Any waste removed from site will be subject to waste management controls.

The links below provide information on how to classify waste and register as a waste carrier or hazardous waste producer:

<https://naturalresources.wales/permits-and-permissions/waste/?lang=en>

<https://naturalresources.wales/permits-and-permissions/waste/waste-permits/?lang=en>

Further guidance can be found on the GOV website here:

<https://www.gov.uk/managing-your-waste-an-overview/duty-of-care>



Officer Appointed for this purpose
Chief Officer Planning & Regulatory

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