

Susan Davies

From: Sharon Holman
Sent: 25 January 2022 16:25
To: planning_admin
Subject: FW: FW: P/2021/0640 CARAVEN SITE - LAND BETWEEN HOLLY COTTAGE AND CHAPEL FARM, WHITEWELL
Attachments: Chapel Farm Access Assessment Issue 2 January 2022 2021.pdf

Civ - 'highway reports' below and attached

From: Tim Williams <tim.williams@gpsltd.co.uk>
Sent: 25 January 2022 03:49 PM
To: Sharon Holman <Sharon.Holman@wrexham.gov.uk>; Phil Palmer <Phil.Palmer@wrexham.gov.uk>
Subject: Re: FW: P/2021/0640 CARAVEN SITE - LAND BETWEEN HOLLY COTTAGE AND CHAPEL FARM, WHITEWELL

Dear Sharon (and Phil),

Further to my email below in connection with the above a speed survey has been undertaken and the Access Statement has thereafter been revised as per the attachment to this email.

My earlier email below provided a response on some of the remaining points raised.

I look forward to hearing from you.

Kind regards,

Tim Williams

On Thu, 4 Nov 2021 at 15:00, Tim Williams <tim.williams@gpsltd.co.uk> wrote:

Sharon, thanks for your email with the consultation response, which I see from emails attached is from your colleague Phil Palmer whom I am copying into this email.

In relation to the updated response I will speak to our highways consultant with regards to the comments made concerning a speed survey and the visibility splay into the site.

On other matters, I note that there is no change in the response in relation to access to/from the A525 as set out in my email of the 25th October with the Access Assessment.

This email also provided a response regarding the continued request for 2 parking spaces per pitch.

Finally, the Access Assessment also describes how waste will be collected from the site.

Kind regards,

Tim Williams
For and on behalf of
Green Planning Studio Limited
Upton Magna Business Park
Upton Magna
Shrewsbury

SY4 4TT

Tel: 01743 709364

On Wed, 3 Nov 2021 at 12:54, Sharon Holman <Sharon.Holman@wrexham.gov.uk> wrote:

Dear Tim,

Please see attached highway authority consultation response.

You will note that it is not considered acceptable to the highway authority for the highway consultant to estimate the actual traffic speeds, and a full speed survey should be carried out and a report of the finding submitted. The method of calculating the visibility splay is also questioned.

You will also note some other requested changes, in bold, within the response.

Kind regards

Sharon

From: Phil Palmer <Phil.Palmer@wrexham.gov.uk>

Sent: 03 November 2021 08:43 AM

To: Sharon Holman <Sharon.Holman@wrexham.gov.uk>

Subject: RE: P/2021/0640 CARAVEN SITE - LAND BETWEEN HOLLY COTTAGE AND CHAPEL FARM, WHITEWELL

Response attached.

Phil Palmer

Peiriannydd (Rheoli Datblygiad)

Gwasanaethau Amgylchedd a Thechnegol

Engineer (Development Control)



01978 729688

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From: Sharon Holman <Sharon.Holman@wrexham.gov.uk>

Sent: 25 October 2021 10:22

To: Phil Palmer <Phil.Palmer@wrexham.gov.uk>

Subject: FW: P/2021/0640 CARAVEN SITE - LAND BETWEEN HOLLY COTTAGE AND CHAPEL FARM, WHITEWELL

Hi Phil,

Further to your consultation response, please see the additional information provided below and attached, for you further consideration.

Many thanks

Sharon

From: Tim Williams <tim.williams@gpsltd.co.uk>

Sent: 25 October 2021 10:12 AM

To: Sharon Holman <Sharon.Holman@wrexham.gov.uk>

Subject: P/2021/0640 CARAVEN SITE - LAND BETWEEN HOLLY COTTAGE AND CHAPEL FARM, WHITEWELL

Dear Sharon, with reference to the above application please find attached an Access Assessment prepared by Sumner Consultancy on behalf of the applicant.

This Assessment is in response to the consultation response from the Council's Highways Dept. and focuses on the access arrangements into the site.

The Highways Department did also raise other points in relation to the application.

Firstly, with respect to access from the site onto the A525 and the concerns about this, the applicant notes as someone familiar with this area and these junctions that the junctions are used by heavy goods vehicles associated with businesses located in the area (G Mayer Plant Hire and Millington's Recovery) as well as agricultural vehicles and their trailers that pass the application site on their way to and from the A525. It is also noticed that by the Broad Oak junction with the A525 there is a Business Park with a number of businesses operating out of it, all of which it is assumed use the junction of the A525.

From the website [CrashMap.co.uk](https://www.crashmap.co.uk) it can be seen that in the last 10 years there have been no accidents at the junctions with the A525 despite being a busy road and only a few 'slight' accidents along this stretch of road. On this basis it would appear the safety of the junctions is not actually as bad as the Highways consultation response makes out. A screen shot from the CrashMap site is attached.

Also in relation to the use of the site for tourist accommodation, the applicant is aware that he can set up and operate a Certified Site whereby he can accommodate up to 5 caravans or motorhomes as well as 10 tents without the need to obtain planning permission. In the context of this 'fall back' position it is considered that the modest proposals in this application are therefore comparable and as such can be considered as being acceptable given this will be his likely course of action should this application be refused.

Secondly, with regards to the request for the site to have 2 parking spaces per pitch, this requirement is not considered necessary. From experience the overwhelming majority of pitches are only accompanied by one vehicle, this being the one which brought the caravan to the site. On the rare occasion there may be two vehicles there is room within the site for any additional vehicle to be parked on the site and given the rarity of such occurrences the grass should be in suitable condition for the occasional use by vehicles to traverse and park on such areas without any difficulties. Accordingly, it is not considered that there is the need to include 2 parking spaces for each pitch into the layout.

Finally, I have spoken with the client and we would wish to request an extension of time in which to determine the application, this being from 1st November 2021 to 10th January 2022. Please can you confirm that is acceptable to the Council. Further details regarding foul drainage arrangements will be submitted to the Council shortly.

Kind regards,

Tim Williams
For and on behalf of
Green Planning Studio Limited
Upton Magna Business Park
Upton Magna
Shrewsbury
SY4 4TT

Tel: 01743 709364

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wreccsam.gov.uk. Arbedwch bapur - meddyliwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y'i cyfeirir atynt yn unig. Am yr amodau llawn ynglŷn â chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wreccsam.gov.uk/top_navigation/disclaimersw.htm

We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

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