

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 JOE SOLLNER CARAVAN AND MOTORHOME CLUB	Code Number	CHI P/2019/0143
Agent	CARAVAN AND MOTORHOME CLUB MR JOE SOLLNER LONDON ROAD EAST GRINSTEAD UNITED KINGDOM RH19 1UA	Date Received	22/02/2019
		Decision Date	06/11/2019

Town and Country Planning Act, 1990

Location of application

CARAVAN AND MOTOR HOME CLUB SITE, LADY MARGARETS PARK,
CHIRK CASTLE ROAD, CHIRK, WREXHAM, LL14 5AA

Description of application

CONSTRUCTION OF WARDENS ACCOMMODATION (FOR SOLE USE OF THE CLUBS WARDENS)

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

Revision	Date	Description of Decision
0	06/11/2019	Planning permission issued
1	15/1/2021	P/2020/0857 Discharge of condition 2 Granted

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

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the

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development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

Date Approved: 15/1/2021 Reference Number: P/2020/0857

By: Wrexham County Borough Council

Approved Details:

SuDS Statement R G Parkins
Services Plan Entrance Area
Proposed compound 2020-0250
Services Plan 2020
Letter November 2020

3. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any statutory instrument revoking and re-enacting that Order with or without amendment), no part of the premises shall be used except for the precise purposes described in the application plans and documents.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To ensure that effective drainage facilities are provided for the proposed development, and that no adverse impact occurs to the environment or the existing public sewerage system in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.
3. To ensure the use remains ancillary to the caravan and motor home club site.

Note(s) to applicant

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and

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conform with the publication ""Sewers for Adoption""- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011.

The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.



**Officer Appointed for this purpose
Chief Officer Planning & Regulatory**

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