

Date: 28th August 2024

NRW application for an Environmental Permit at Abbey Farm

Abbey Farm Caravan Park, Horseshoe Pass Road, Llantysilio, Llangollen, Denbighshire, LL20 8DD

This application is seeking to regularise and grant an Environmental Permit for the existing septic tank at Abbey Farm which is used in conjunction with the retrospective planning application for change of use of land for the siting of bell tents and associated car parking for the peak seasonal period (27/2023/0323), retrospective planning application for the change of use of land to form camping and touring caravan par (27/2023/0662) and conversion of barn to form caravan park reception, shop and offices (27/2024/1192/PF).

Currently, NRW are holding an objection over the planning applications (attached is a copy of the latest correspondence provided by NRW attached to the planning application), due to the septic tank which corresponds with the toilet block the bell tent and part of the camping field customers will be using (but also are currently using) fails to obtain a permit. The barn conversion application is a proposed new use which will link into this septic tank but will have minimal impact.

Abbey Farm Caravan Park has been an active caravan and camping site for over 60 years, the applications sought to Denbighshire are retrospective (which are NRW obtain a holding objection), the seasonal bell tents have been active since COVID as an additional form of visitor attraction accommodation to the park. These are only erected on the field for the peak seasonal period (5 months a year) and removed during the winter months. The camping field is only used seasonally, therefore the use of the septic tank is seasonal (with the exception of 9 employees who may be using this within the proposed barn conversion). Similarly, employee usage will be seasonally and in the decline during the winter months.

Denbighshire Council actively want to approve the three planning applications, with the case officer confirming this is the only outstanding matter (being the NRW objections) which is stopping them from determining the application with an approved decision notice.

The existing septic tank is of concrete block construction, is 4m x 2.3m comprising a capacity of 15000 litres. This 16,350 litres, which does exceed the capacity, although it is to mindful that this septic tank is used **seasonally** and reflects the peak period scenario as continued to state. This calculation is based on the British Flows and Loads as requested by NRW, although a water meter could be implemented on site to provide a more accurate reading if required. Given the figure, the tank is emptied regularly.

A percolation test resulted in a VP of 16.4, which does pass. The average number of customers using the block during a peak period is 212 people (inclusive of both children and adults), therefore the drainage field required is 869.2 sqm.

We seek to retain the existing septic tank at Abbey Farm, as the proposed use of bell tents and part of the camping field are used during the seasonal period is only a minor increase in weekly users (and it cannot be assumed these areas are at full capacity each week).



NRW have full public access to all planning applications on Denbighshire's website. It is suggested this is read in conjunction with this letter for a pre-application. We welcome to meet NRW on site.

Please contact me on the below details.

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