Planning Department
Wrexham County Borough Council
16 Lord Street
Wrexham
LL11 1LG

7th July 2024

Dear Sir/Madam,

Re: Non-material amendment under Section 96A of the Town and Country Planning Act 1990 to amend the approved layout and description of development to amend condition 11 of planning permission P/2021/0676 (Erection of solar park and battery storage facility)

Site: Land at land to the north of Maleor Gas Works, Wrexham, LL13 0UW)

Corylus Planning and Environmental Ltd have been instructed by Innova Renewables Developments Ltd to submit an application for the a Non-Material Amendment (NMA) to amend condition 11 of planning permission P/2021/0676. The application has been submitted via the Planning Portal (PP-13204962).

The aforementioned planning permission was approved on 07/11/2022 for the following development:

Codi fferm solar a chyfleuster storio batris / Erection of solar farm and battery storage facility

Condition 11 is worded as follows:

No development shall commence until details of piling or any other foundation designs using penetrative methods sufficient to demonstrate that there is no unacceptable risk to groundwater have been submitted to and approved in writing by the Local Planning Authority. The piling/foundation designs shall be implemented in accordance with the approved details.

The Applicant is keen to get started on access roads and the construction compound, but the foundation designs will take longer to be prepared. As these elements will not entail any piles/foundations/ ground penetration, this application seeks to amend the wording of the condition as follows

No piles or foundations which require penetrative methods shall be installed until their design, which demonstrates that there will be no unacceptable risk to groundwater, have been submitted to and approved in writing by the Local Planning Authority. The piling/foundation designs shall be implemented in accordance with the approved details.

The amended wording will enable the Applicant to commence works at the Site, but only those works which will not require piles or penetrative foundations. The Applicant will still be required to have these details approved by the LPA before the construction methods commence, thereby retaining the same level of protection against potential groundwater pollution.

The proposed amendments are considered to be non-material given the scale and context of the proposed development and will enable the Applicant to implement the development in a timely and cost efficient manner.

I trust that this letter provides you with sufficient information to consider the application, but if there is anything else that you require, please do not hesitate to contact me.

Yours faithfully,

Jake Locke

Assistant Planner

For Corylus Planning & Environmental Ltd