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Wrexham County Borough Council
Planning Service
16 Lord Street
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Date: 16th July 2024

Our Ref: WR7981/Bryn Lane FWT/NMA
Your Ref: P/2022/0966

Submitted Electronically via the Planning Portal

Dear Sirs

Re: Application for a Non-Material Amendment of planning permission ref: P/2022/0966; Pumphouse Container and Fire Water Storage Tank.

Location of application: Wrexham Recycling Park, Phase 2 – Mechanical Biological Treatment Facility, Bryn Lane, Wrexham Industrial Estate, LL13 9UT.

Introduction

This Non-Material Amendment application seeks permission to regularise the as-built position of the fire water storage tank and pumphouse container, as previously approved by Wrexham Council, planning decision reference: P/2022/0966, dated 22nd December 2022.

This letter accompanies an application under the requirements of Section 96a of the Town and Country Planning Act 1990, (as amended), for the above site and development. In support of the application, please find enclosed the following:

- An 'Application for a non-material amendment following a grant of planning permission, Town and Country Planning Act 1990', proforma, duly signed and completed with relevant notices served.
- Drawings reference; WR7891/02/04 R2 – Site Layout, WR7891/02/05 R2 – General Arrangement, DP2304 – 31B.
- A payment of £115.00 has been provided via Planning Portal, reference: PP-13248502.

Planning History

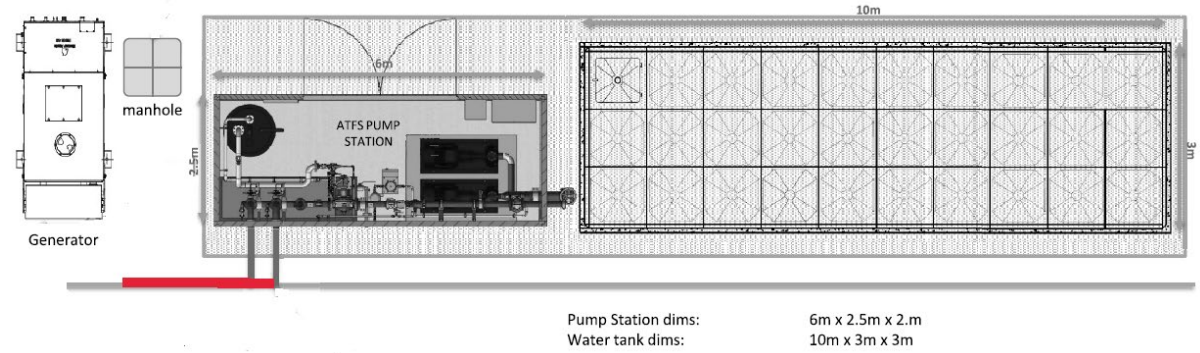
A Mechanical Biological Treatment (MBT) building, which forms part of Phase 2 of the Wrexham Recycling Park, was granted planning permission (Ref: P/2011/0769) on 23 January 2012. A fire water storage tank and pumphouse container ancillary to the MBT building, was

approved by Wrexham Council, planning decision reference: P/2022/0966, dated 22nd December 2022. The fire water storage tank and pumphouse container have subsequently now been installed on the site, adjacent to the MBT building.

Proposed Amendment

Due to the presence of an existing manhole cover, the size of the concrete mounting plinth has been reduced to enable repositioning of the pumphouse and fire water tank. The overall footprint of the permitted development has not changed, just the position in which the fire water tank, pumphouse and generator are shown. For safety purposes, bollards have been installed around the permitted equipment. The diagram and photograph below, show the position of the installed equipment.

As-built arrangement of installed equipment.





The approved drawings of; WR7891/02/04 – 'Proposed Site Layout' & WR7891/02/05 – 'General Arrangement' have been updated in order to regularise the matter. In addition, drawing WR7891/02/07 – 'Water Tank Details' is replaced with the supplier's specification

drawing DP2304 – 31B, which shows tank details including auto fill housing on the top, weir overflow slot and some pre warning overfill pipes on the side of the tank.

For clarification, the approved drawing changes permitted under permission P/2022/0966, are summarised in the table below.

Approved Drawings	Replacement Drawings	Comments
WR7891/02/04 – Proposed Site Layout	WR7891/02/04 R2 – Site Layout	Updated as-built arrangement.
WR7891/02/05 – General Arrangement	WR7891/02/05 R2 – General Arrangement	Updated as-built arrangement.
WR7891/02/07 – Water Tank Details	DP2304 – 31B	Installed firewater tanks details.

It is considered that the amendment which is the subject of this application, in context to the original grant of planning permission, is not material and does not alter the overall design or impact of the development, to an extent that would warrant re-consultation of interested parties.

In conclusion, it is deemed that the proposed amendments which are the subject of this planning application, made under S.96a of the TCPA 1990, should be considered non-material.

We assume the amendment will be acceptable and meet with the Planning Authority's approval. Should you require clarification on any matter or wish to discuss the application further, please contact me on the details below.

Yours faithfully,

David Baker

Development Director
For and on behalf of Sirius Planning Ltd

Enc: Application Form
Drawings: WR7891/02/04 R2 – Site Layout
WR7891/02/05 R2 – General Arrangement
DP2304 – 31B