In pursuance of its powers under the Acts an 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

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant	MR ROBERT AYRES HERO FUTURE ENERGIES GLOBAL LTD SPACES	**Code Number**	ISY P/2022/0057
Agent	MR ROBERT AYRES HERO FUTURE ENERGIES GLOBAL LTD SPACES LONDON EALLING AURORA 71-75 UXBRIDGE ROAD LONDON W5 5SL	**Date Received**	18/01/2022
		Decision Date	01/12/2022

Town and Country Planning Act, 1990

Location of application

LAND SOUTH OF BRIDGE ROAD NORTH, WREXHAM INDUSTRIAL ESTATE, WREXHAM. LL13 9PS

Description of application

DATBLYGU CANOLFAN STORIO YNNI BATRIS / DEVELOPMENT OF BATTERY ENERGY STORAGE CENTRE

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

E4	Employment development within settlements
EC12	Development and flood risk
EC13	Surface water run-off
EC6	Biodiversity Conservation
GDP1	Development objectives
T8	Parking

Revision	Date	Description of Decision
0	01/12/2022	Planning permission issued

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.

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2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered Layout 01 Rev 1, SLH-01-006, SP4148718, SLH-01-008, SLH-01-010, SLH-01-007, ENERGY STORAGE UNIT RSU-4000 and RIU-2500, and as contained within the application documentation.
3. No development shall commence until a Great Crested Newt Conservation Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include measures for after the initial 5 year period, the name and contact details of the ecological clerk of works, monitoring and maintenance, and procedures for reporting of identified actions. The development shall thereafter be carried out in strict accordance with the Great Crested Newt Conservation Plan as approved.
4. No development shall take place on site, including any vegetation clearance, inside the bird nesting season, March to August inclusive.
5. No development shall take place until a phased site investigation of the nature and extent of contamination has been carried out and submitted to and approved in writing by the Local Planning Authority. If any contamination is found during the site investigation, no part of the development shall commence until a scheme specifying the measures that will be taken to remediate the site to render it suitable for the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be remediated in accordance with the approved scheme. If during the course of development any contamination is found that has not been identified in the site investigation, no further development shall take place on those parts of the site where that contamination has been found until an additional scheme of remediation has been submitted to and approved in writing by the Local Planning Authority for those parts of the site. The relevant parts of the site shall thereafter be remediated in accordance with the additional scheme of remediation.
6. Each part of the site subject to the remediation under the scheme(s) approved as part of condition 05 shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.

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7. If found necessary after conducting work required by Conditions 5 and/or 6, prior to the occupation or operation of the development, a long-term monitoring plan for water quality and/or land contamination shall be submitted and approved in writing by the Local Planning Authority. The long-term monitoring plan should include:
• Details of the methods and triggers for action to be undertaken
• Timescales for the long-term monitoring and curtailment
• Timescales for submission of monitoring reports to the LPA
• Details of any necessary contingency and remedial actions and timescales for actions
• Details confirming that the contingency and remedial actions have been carried out
The monitoring plan shall be carried out in accordance with the approved details, within the agreed timescales.

8. If during the course of the development, contamination not previously identified is found to be present at the site, no further development shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to, and approved in writing by, the Local Planning Authority. The remediation strategy shall be carried out as thereafter approved.

9. The development shall be carried out in strict accordance with the findings and recommendations contained within the Ecology Assessments hereby approved:
* Preliminary Ecological Appraisal (PEA) For Proposed Stor Generators at Bridge Road, Wrexham. Ensafe Consultants. ref 109191 16/07/2020;
• Proposed diagram of ecological and habitat management areas;
• Ecological Mitigation and Enhancement Scheme (EMES) Bridge Road North, Wrexham Delta-Simons 18/01/2021.
The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.

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10. No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating provision for foul water, surface water and land drainage has been submitted to and approved in writing by the Local Planning Authority. Prior to the submission of those details, an assessment shall be carried out into the potential for disposing of surface water by means of Sustainable urban Drainage Systems (SuDS) in accordance with the principles of sustainable drainage systems set out in Technical Advice Note 15: Development and Flood Risk, and the results of the assessment shall be submitted in writing to the Local Planning Authority. Where a SuDS scheme is to be implemented, the submitted details shall:
i) Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of receiving ground water and/or surface waters;
ii) Specify the responsibilities of each party for the implementation of the SuDS scheme, together with a timetable for that implementation; and,
iii) Provide a timescale for implementation, management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.
11. No part of the development shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with condition no. 10. The sustainable drainage scheme shall be managed and maintained thereafter in strict accordance with the agreed management and maintenance plan.
12. No development shall take place within 3 metres either side of the public sewer which crosses the site.
13. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.

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14. The landscaping scheme approved as part of this application shall be fully implemented in strict accordance with approved drawing ref: Landscape Proposals D330.L.001 Rev 3, within three months of the first use of the development with the exception of soft landscaping which shall be carried out in the first planting season (November to March) or seeding season (April to September) following the first use.
15. The planting scheme implemented in connection with condition no. 14 shall be permanently retained. Any planting which becomes severely damaged or seriously diseased, or is in poor physiological condition and/or are removed without the written permission of the Local Planning Authority shall be replaced within the next available planting season by trees or shrubs of similar size and species to those originally required to be planted.
16. No part of the development shall commence until the following details have been submitted to, and approved in writing by, the Local Planning Authority:
    1) Relocation of existing gullies across the access,
    2) Construction and layout of the vehicular access;
    3) Visibility Splays at the proposed access point;
    4) Precise location of gates.
    The access scheme hereby approved shall be implemented prior to first use of the development, and the visibility splays shall thereafter be permanently retained clear of any such obstruction to visibility.
17. No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the Plan as is approved has been fully implemented.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
3. In order to protect wildlife interests, which are afforded special protection in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

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4. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
5. In the interests of the amenities of the future occupants of the site in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
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7. In the interests of the amenities of the future occupants of the site in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
8. In the interests of the amenities of the future occupants of the site in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
9. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
10. To ensure satisfactory drainage of the site and to avoid flooding in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.
11. To ensure satisfactory drainage of the site and to avoid flooding in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.
12. To protect the integrity of the public sewer and avoid damage thereto in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
13. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.
14. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.

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15. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
16. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
17. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage: https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk

This permission is granted subject to the above conditions. Some conditions may require your attention prior to you carrying out any work on the proposal. These conditions are known as ""conditions precedent"". You should be aware that it is important that you comply with any ""conditions precedent"". If you do not, then any work you undertake on the development subject of this permission would not have planning permission.

Detailed advice has been issued by Natural Resources Wales (NRW) which is available on the Council's planning applications website.

David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning

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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