

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 THOMAS LEVY OSPREY CHARGING NETWORK	Code Number	WRR P/2023/0677
Agent	OSPREY CHARGING NETWORK MR THOMAS LEVY 3RD FLOOR MARTIN HOUSE 5 MARTIN LANE CITY OF LONDON EC4 0DP	Date Received	22/09/2023
		Decision Date	07/12/2023

Town and Country Planning Act, 1990

Location of application

THE PLAS COCH, PLAS COCH RETAIL PARK, PLAS COCH, WREXHAM, LL11 2BW

Description of application

ADEILADU IS-ORSAF A 6 PWYNT GWEFRU CERBYDAU TRYDAN CYFLYM / ERECTION OF SUBSTATION AND 6 RAPID E/V CHARGING POINTS

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

GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment
PS3	Brownfield Land

Revision	Date	Description of Decision
0	07/12/2023	Planning permission issued
1	25/04/2024	Discharge of condition 03 (noise) (P/2024/0179)

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. The development shall only be carried out in strict accordance with the details shown on the approved drawings Site Plan V1, Elevation Plan

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6B6CIB Kempower, Substation Detail View and as contained within the application documentation.

3. Prior to the first use of any electricity substation installed in connection with the development hereby approved, an acoustic report assessing its impact upon amenity shall be submitted to, and approved in writing by, the Local Planning Authority. The report shall address the issue of noise (including low frequency noise) and vibration from the station to ensure that there is no loss of amenity to residential or commercial properties. The measures as are approved shall be fully implemented in strict accordance with the scheme prior to first use of the development and shall thereafter be retained as such.

Date Approved: 25th April 2024 Reference Number: P/2024/0179

By: Wrexham County Borough Council

**Approved Details: Noise Impact Assessment C11048/NIA/1.0, OMNIA
(February 2024)**

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. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.



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