

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 AND MRS PALETTA	Code Number	GRE P/2022/0356
Agent	MR AND MRS PALETTA BRYN ISA VICARAGE LANE GRESFORD WREXHAM LL12 8US	Date Received	07/03/2022
		Decision Date	06/06/2022

Town and Country Planning Act, 1990

Location of application

BRYN ISA, VICARAGE LANE, GRESFORD, WREXHAM, LL12 8US

Description of application

GOSOD 60 O BANELI SOLAR / INSTALLATION OF 60 SOLAR PANELS

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

EC1	Green Barriers
EC4	Hedgerows, Trees and Woodland
EC5	Special Landscape Areas
EC6	Biodiversity Conservation
GDP1	Development objectives
PS12	Renewable energy
PS2	Development and the environment

Revision	Date	Description of Decision
0	06/06/2022	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.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered:
Plan numbered TQRQM22062121219091
Plan numbered TQRQM22062114030137

Applicant	MR AND MRS PALETTA	Code Number	GRE P/2022/0356
Agent	MR AND MRS PALETTA BRYN ISA VICARAGE LANE GRESFORD WREXHAM LL12 8US	Date Received	07/03/2022
		Decision Date	06/06/2022

Documentation from Renusol entitled CS+ Ground Mount - Summary of References

Documentation from Renusol entitled System Datasheet CS+
Documentation by Longi entitled Hi-Mo4m LR4-60Hib 345~375M
Ecology Assessment carried out by Pearce Environment Ltd
Plan showing the access point (red) and the delivery route (blue)

and as contained within the application documentation.

3. The development shall be carried out in strict accordance with the findings and recommendations contained within the Ecology Assessment as carried out by Pearce Environment Ltd and dated April 2022 approved as part of this application. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.

4. 4. No surface water from any increase in the impermeable surfaces within the curtilage of the development shall be allowed to drain directly or indirectly to the public sewerage system.

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 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.
4. To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

Note(s) to applicant

All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

Applicant	MR AND MRS PALETTA	Code	GRE P/2022/0356
Agent	MR AND MRS PALETTA BRYN ISA VICARAGE LANE GRESFORD WREXHAM LL12 8US	Number	
		Date	07/03/2022
		Received	
		Decision	
		Date	06/06/2022

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60 Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

The applicant must adhere to the times given above wherever possible. If, however, there are urgent or unavoidable circumstances requiring work outside of the specified times, permission to proceed may be sought by Council's Environmental Health & Housing Standards Team on 01978 292040

. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:

- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

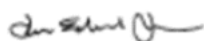
To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Planning & Regulatory Department on 01978 292040 for further advice and information.

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:

Applicant	MR AND MRS PALETTA	Code	GRE P/2022/0356
Agent	MR AND MRS PALETTA BRYN ISA VICARAGE LANE GRESFORD WREXHAM LL12 8US	Number Date Received	07/03/2022
		Decision Date	06/06/2022

https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk
The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority
The development is adjacent to a public right of way and the applicant should ensure that the footway is not interfered with. Further guidance can be obtained by contacting the Council's Rights of Way Officer on 01978 792761.



Ian Jones

Prif Swyddog Cynllunio a Rheoleiddio Dros Dro

Interim Chief Officer Planning & Regulatory

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