

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	CHRIS TOBIN	Code Number	ISY P/2020/0425
Agent	CHRIS TOBIN ST LAND HOLDINGS LIMITED 20 - 22 WENLOCK ROAD LONDON N1 7GU	Date Received	29/07/2020
		Decision Date	03/09/2021

Town and Country Planning Act, 1990

Location of application

LAND SOUTH OF BRIDGE ROAD NORTH, AND ADJACENT TO UNIT R1
BRIDGE ROAD, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9PS

Description of application

GORSAF BWER TANIO NWY (LLAI NA 10 WM) / GAS FIRED POWER
STATION (LESS 10 MW)

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
EC6	Biodiversity Conservation
GDP1	Development objectives
T8	Parking

Revision	Date	Description of Decision
0	03/09/2021	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 be carried out in strict accordance with the following plans:
 - i) Bridge Road North 001 Revision 2
 - ii) Drawing no. CL-01-009
 - iii) Drawing no. SLH-01-004
 - iv) Drawing no. SLH-01-005

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- v) Drawing no. SLH-01-006
- vi) Drawing no. SLH-01-007
- vii) Drawing no. SLH 01-008
- viii) Drawing no. SLH-01-010
- ix) Drawing no. SLH-01-011
- x) Drawing no. SP4148718

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. Development shall thereafter be carried out in strict accordance with the Great Crested Newt Conservation Plan as approved.

4. No development with the potential to impact on invasive species, shall commence until a Biosecurity Risk Assessment has been submitted to and approved in writing by the Local Planning Authority. The risk assessment shall include measures to control, remove or for the long-term management of invasive species both during construction and operation. The development shall thereafter be carried out in strict accordance with the Biosecurity Risk Assessment as approved.

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.

7. No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating how foul water, surface water and land drainage will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved

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shall be implemented in accordance with a timescale to be agreed as part of the submitted details and maintained thereafter.

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.
4. To ensure that an approved Biosecurity Risk Assessment is implemented to secure measures to control the spread and effective management, and avoid the introduction of any invasive non-native species at the site in accordance with policy EC6 of the Wrexham Unitary Development Plan.
5. In the interests of the amenities of the future occupants of the buildings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
6. In the interests of the amenities of the future occupants of the buildings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
7. To ensure that effective drainage facilities are provided for the proposed development, and that no adverse impact occurs to the environment or the existing public sewerage system in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.

Note(s) to applicant

To ensure that effective drainage facilities are provided for the proposed development, and that no adverse impact occurs to the environment or the existing public sewerage system in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.

Applicant CHRIS TOBIN

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Agent CHRIS TOBIN
ST LAND HOLDINGS
LIMITED
20 - 22 WENLOCK ROAD
LONDON
N1 7GU

Number

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Received

Decision

Date

03/09/2021



Officer Appointed for this purpose
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