

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	WREXHAM SOLAR PARK LIMITED	Code	SES P/2019/0440
Agent	CORYLUS PLANNING AND ENVIRONMENTAL LTD UNIT 3 THE OLD DAIRY YANWORTH CHELTENHAM GL54 3LQ	No	
		Date	07/06/2019
		Received	06/09/2019
		Decision	
		Date	

Town and Country Planning Act, 1990
Section 73

Location of application

LAND TO THE NORTH AND WEST OF, MAELOR GASWORKS, PARKEY LANE, MARCHWIEL, WREXHAM, LL13 0UW

Description of application

APPLICATION FOR REMOVAL OR VARIATION OF CONDITIONS IMPOSED UNDER PLANNING PERMISSION P/2015/0463:
VARIATION OF CONDITION 2 - PLANS AMENDED TO ACCORD WITH MINOR CHANGES TO THE SITE LAYOUT AND TO INCORPORATE AMENDMENTS TO HABITAT MITIGATION MEASURES
VARIATION OF CONDITION 3 - TO INCREASE TIME PERIOD FOR THE PANELS TO REMAIN ON SITE AND IN OPERATION TO INCREASE THE MAXIM SOLAR GAIN TO ACCORD WITH PANEL CAPABILITIES
REMOVAL OF CONDITION 5 - NO LONGER REQUIRED AS DEVELOPED COMPLETED
VARIATION OF CONDITION 9 - HABITAT MITIGATION NOW LARGELY WITH THE APPLICATION SITE AND PROPORTIONAL WITH SCALE OF DEVELOPMENT
VARIATION OF CONDITION 10 - TO TIE LANDSCAPING TO THE APPROVED PLANS WITH CLEAR CONDITION REGARDING REPLACEMENT PLANTING
REMOVAL OF CONDITION 11 - NO LONGER REQUIRED AS THE DEVELOPMENT HAS COMMENCED AND IS OPERATIONAL
VARIATION OF CONDITION 12 - THE SUDS SCHEME HAS BEEN PARTLY IMPLEMENTED AND FOUND TO BE SATISFACTORY AND ADEQUATE FOR THE SCALE OF THE DEVELOPMENT

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

Revision	Date	Description of Decision
0	06/09/2019	Planning permission issued

Applicant WREXHAM SOLAR PARK LIMITED **Code No** SES P /2019 /0440

Agent CORYLUS PLANNING AND ENVIRONMENTAL LTD
UNIT 3 THE OLD DAIRY
YANWORTH
CHELTENHAM
GL54 3LQ **Date Received** 07/06/2019
Decision Date 06/09/2019

1	26/4/2021	P/2021/0287 Non-material amendment to remove conditions 8 and 9 approved
---	-----------	--

**Particulars of decision that permission be GRANTED
Subject to the following:-**

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the approved drawing (s) WIL-20115-910-01-010-Rev C, WIL-20115-9010-01-060Rev B, WIL-20115-9010-01-070 Rev B, WIL-20115-9010-01-00-Rev B, WIL-20115-9010-01-090 rev B, WREX/ASH/03-01a, WREX/ASH/03-02a, WREX/ASH/03-03a WREX/ASH/01H and contained within the application documentation.
2. The development hereby permitted shall be removed and the land restored within 30 years of the date of this permission or within 6 months of the cessation of the use of the development for the generation of electricity, whichever is sooner.
3. A Decommissioning Plan shall be submitted to and approved in writing by the Local Planning Authority prior to the first beneficial use of the development for the generation of electricity. The decommissioning Plan shall include details of the works necessary to revert the site to its original condition, including the method for the removal of all solar panels, sub stations, inverter stains, structures, encloses, equipment and all other apparatus above and below ground level from the site and details of their destination in terms of waste / recycling, and details of how the site is to be restored to its original condition. The Decommissioning Plan shall also include a timeframe for such works which will address both time limits set out in Condition 2.
4. Decommissioning and operational phase across to the development shall only be made from the eastern access known as Tetra Pak Road.
5. Within 6 months of the date of this permission, the habitat mitigation measures as shown on approved plans numbered WREX/ASH.03-01a, WREX/ASH/03-02a and WREX/ASH/03-03a shall be completed in full and shall be retained as such thereafter. The management and monitoring of these habitat measures shall be undertaken in accordance with the Habitat Management and Maintenance Plan produced by Smart Ecology numbered 2019-017V.1

Applicant	WREXHAM SOLAR PARK LIMITED	Code No	SES P /2019 /0440
------------------	----------------------------	----------------	-------------------

Agent	CORYLUS PLANNING AND ENVIRONMENTAL LTD UNIT 3 THE OLD DAIRY YANWORTH CHELTENHAM GL54 3LQ	Date Received	07/06/2019
		Decision Date	06/09/2019

6. The entire landscaping scheme as shown on the approved plans numbered WREX/ASH/03-01a, WREX-ASH-03-02a and WREX/ASH/03/03a shall be completed by the end of the planting season immediately following the approval of this planning permission. Any plans shown on the approved landscaping scheme to be planted or retained which die, are removed, are damaged or become diseased, or grassed areas which become eroded or damaged, within 5 years of the completion of the approved landscape scheme, shall be replaced by the end of the next planting season.

Replacement plants shall be of the same size and species as those lost, unless the Local Planning Authority approved alternative in writing.

7. The Sustainable Drainage System (SuDS) as shown on the plan numbered WREX-ASH-01H shall be retained while the development is in operational use. The management and maintenance of the SuDS shall be undertaken in accordance with the SuDS report produced by Hydro Logic Services referenced K0871/pw

8. Within 6 months of the date of this permission, a verification report demonstrating completion of the works set out in the approved remediation strategy approved under planning permission P/2015/0463 and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a long term monitoring and maintenance plan) for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Condition no longer required. Date Approved: 26/4/2021 Reference Number: P/2021/0287

By: Wrexham County Borough Council

Approved Details: Drawing WREX/ASH/01F

9. Reports on monitoring, maintenance and any contingency action carried out in accordance with a long term monitoring and maintenance plan shall be submitted to the Local Planning Authority as set out in that plan. On completion of the monitoring programme a final report demonstrating that all long-term site remediation criteria have been met and documenting the decision to cease monitoring shall be submitted to and approved in writing by the Local Planning Authority.

Applicant	WREXHAM SOLAR PARK LIMITED	Code No	SES P /2019 /0440
Agent	CORYLUS PLANNING AND ENVIRONMENTAL LTD UNIT 3 THE OLD DAIRY YANWORTH CHELTENHAM GL54 3LQ	Date Received	07/06/2019
		Decision Date	06/09/2019

Condition no longer required. Date Approved: 26/4/2021 Reference Number: P/2021/0287

By: Wrexham County Borough Council

Approved Details: Drawing WREX/ASH/01F

10. If, so during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason(s)

1. To ensure that the development fully complies with the appropriate policies and standards.
2. In the interests of the visual amenity of the locality and to define the terms of the planning permission and to ensure compliance with policies PS2 and GPD1 of the Wrexham Unitary Development Plan.
3. In the interests of the visual amenity of the locality and to define the terms of the planning permission and to ensure compliance with policies PS2 and GDP1 of the Wrexham Unitary Development Plan.
4. To ensure the free flow of traffic on the highway in the interests of public safety.
5. In the interests of protection species which are afforded statutory protection in law.
6. In the interests of protection species which are afforded statutory protection in law and in the interests of the general visual amenity of the area.
7. The controlled waters at the site of high environmental sensitivity as the site sits on a Secondary A aquifer and the River Clywedog (tributary of the River Dee) flows approximately 80m from the site; and contamination is suspected from the historic use of the site as a World War II munitions factory.
8. To demonstrate that the remediation criteria relating to controlled waters have been met, and (if necessary) to secure longer term monitoring of groundwater quality. This will ensure that there are no longer remaining unacceptable risks to controlled waters following remediation of the site.
9. To ensure that longer term remediation criteria relating to controlled waters have been met. This will ensure that there are no longer remaining unacceptable risks to controlled waters following remediation of the site.

Applicant	WREXHAM SOLAR PARK LIMITED	Code No	SES P /2019 /0440
Agent	CORYLUS PLANNING AND ENVIRONMENTAL LTD UNIT 3 THE OLD DAIRY YANWORTH CHELTENHAM GL54 3LQ	Date Received	07/06/2019
		Decision Date	06/09/2019

10. It is difficult for any site investigation to fully characterise a site. It is possible that there may be unidentified areas of contamination at the site resulting from the past industrial uses of the site that could pose a risk to controlled waters if they are not remediated.



**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