

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	HIGHER HALL POULTRY LTD	Code Number	ISY P/2020/0571
Agent	ROGER PARRY AND PARTNERS LLP MR RICHARD CORBETT THE ESTATES OFFICE 20 SALOP ROAD OSWESTRY SY11 2NU	Date Received	09/09/2020
		Decision Date	06/11/2020

Town and Country Planning Act, 1990

Location of application

HIGHER HALL FARM, BOWLING BANK, WREXHAM, LL13 9RT

Description of application

PUMP 199KW BOELERI BIOMAS / FIVE 199KW BIOMASS BOILERS

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

EC13	Surface water run-off
GDP1	Development objectives
T8	Parking

Revision	Date	Description of Decision
0	06/11/2020	Planning permission issued

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) numbered RJC-MZ571-02 and RJC-MZ571-02, and as contained within the application documentation.
2. Within one month of the date of this approval a scheme for the comprehensive and integrated sustainable drainage of the site, indicating provision for surface water and land drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall:

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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.

3. The sustainable drainage scheme approved in connection with condition no.2 shall be completed in all respects within 4 months of the date of this permission. The sustainable drainage scheme shall be managed and maintained thereafter in strict accordance with the agreed management and maintenance plan.

Reason(s)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.

2. To ensure satisfactory drainage of the site and to avoid flooding in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.

3. To ensure satisfactory drainage of the site and to avoid flooding in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.

Note(s) to applicant

Should the fuel source be anything other than virgin timber chips, the biomass burners will require permitting under the Environmental Permitting (England and Wales) Regulations. For further information and advice please contact the Council's Environmental Health and Housing Department.

Given that the site is located within an area of Zone C2 Flood Risk, all vulnerable elements of the boilers should be set above recognised flood level. The site has an Intensive Farming Permit (EPR/HP3636KB) for 3 biomass Boilers. The Applicant should therefore contact Natural Resources Wales to vary the permit to include the remaining 2 biomass boilers.

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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



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