

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 J AYRES	Code Number	ISY P/2018/0890
Agent	LICHFIELDS MISS MELISSA WILSON SKIP CANAL HOUSE 98 KING STREET MANCHESTER M2 4WU	Date Received	23/10/2018
		Decision Date	08/05/2019

Town and Country Planning Act, 1990

Location of application

LAND AT THE CORNER OF, , OAK ROAD AND ABBEY ROAD, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9RF

Description of application

ERECTION OF 9.9 MW GAS FIRED POWER STATION AND ASSOCIATED INFRASTRUCTURE

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

EC6	Biodiversity Conservation
GDP1	Development objectives
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	08/05/2019	Planning permission issued
1	06/08/2020	P/2019/0900 Discharge of condition 3 approved
2	11/9/2020	P/2019/0517 Discharge of conditions 6 and 7 approved

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 GEN-SP-01 Rev A,

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GEN-SP-02 Rev A, GEN-SP-03 Rev A, GEN-SP-04 Rev A, GEN-SP-05 Rev A, GEN-SP-06 Rev A, GEN-SP-07 Rev A, GEN-SP-08 Rev A, GEN-SP-09 Rev A, GEN-SP-10 Rev A, Construction Traffic Management Plan of Prime Transport Planning Project Number P18108 dated January 2019 and as contained within the application documentation.

3. 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.

Date Approved: 6/8/2020 Reference Number: P/2020/0900

By: Wrexham County Borough Council

Approved Details:

Email from Melissa Wilson, Senior Planner, Lichfields. Re: Applications P/2019/0517 and P/2019/0900 Oak Road, Wrexham Industrial Estate. Dated 13 July 2020.

SOCOTEC UK Limited, Volume 01: Phase 1 Report: Desk Study and Site Reconnaissance at Oak Road, Wrexham. Dated September 2019.

SOCOTEC UK Limited, Volume 2: Phase 2 Report: Contaminated Land Assessment Factual and Interpretative Report. Dated September 2019.

SOCOTEC UK Limited, Volume 01: Phase 1 Report: Desk Study and Site Reconnaissance at Oak Road, Wrexham. Dated June 2020.

SOCOTEC UK Limited, Volume 2: Phase 2 Report: Contaminated Land Assessment Factual and Interpretative Report. Dated June 2020.

SOCOTEC UK Limited, Volume 3: Phase 2 Report: Factual and Interpretative Report. Dated June 2020.

4. Each part of the site subject to the remediation under the scheme(s) approved as part of condition 3 shall not be occupied/used until a Validation

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Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.

5. The rating level of any noise generated by reason of this development shall not exceed the pre-existing background level by more than 5dB(A) at any time. The noise levels shall be determined at nearby noise sensitive premises, and measurements and assessment shall be made in accordance with BS4142:2014 Method of Rating Industrial Noise Affecting Mixed Residential and Industrial areas.

6. No development shall commence until an ecological mitigation and enhancement scheme has been submitted to and approved in writing by the local planning authority. The scheme shall include for the one way barrier fencing throughout the construction phase of the development and habitat creation and long term management proposals. The scheme shall include detail of timescales for the implementation of the mitigation and enhancement measures. The development shall be carried out in accordance with the details as may be approved.

Date Approved:11/9/2020 **Reference Number:** P/2019/0517

By: Wrexham County Borough Council

Approved Details: REC. Ecological Mitigation and Enhancement Scheme - Oak Road, Wrexham. Ref: 1C0106365EC3R6. August 2020

7. No development shall commence until a biosecurity risk assessment has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the details as may be approved.

Date Approved:11/9/2020 **Reference Number:** P/2019/0517

By: Wrexham County Borough Council

Approved Details: Nicholson, S. (2019). Biosecurity Risk Assessment: Oak Road, Wrexham. Resource and Environmental Consultants

8. A compliance audit shall be carried out by a qualified ecologist, independently of the appointed principle ecologist, in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. A copy of the completed audit reports should be submitted to and approved in writing by the Local Planning Authority after each phase of development.

9. No part of the development shall be brought into use until the existing drainage ditch has been diverted and piped in accordance with the detail contained in the approved letter of Waterco dated 22.03.2019 File Ref: W10833-190322-Letter.

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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 the interests of the amenities of the future occupants of the buildings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
4. In the interests of the amenities of the future occupants of the buildings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
6. In order to ensure that the development makes provision for the protection of species which would otherwise be harmed by the development proposals to comply with policies PS2 and EC6 of the Wrexham Unitary Development Plan.
7. In order to ensure that the development makes provision for the protection of species which would otherwise be harmed by the development proposals to comply with policies PS2 and EC6 of the Wrexham Unitary Development Plan.
8. In order to ensure that the development makes provision for the protection of species which would otherwise be harmed by the development proposals to comply with policies PS2 and EC6 of the Wrexham Unitary Development Plan.
9. In order to ensure that the development can take place without causing surface water flooding on site outside the application site and to ensure compliance with policy EC13 of the Wrexham Unitary Development Plan.



Officer Appointed for this purpose
Chief Officer Planning & Regulatory

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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