

Cerys Jones

From: Philip Forster
Sent: 17 April 2015 16:12
To: planning_admin
Subject: FW: P/2015/0092 - Installation of solar PV at land at Tyn y Pistyll, West of Delph Road, Penrycae, Wrexham
Attachments: L335-DOC03 CTMP Issue 2 - FULL REPORT.PDF

Please attach to file as additional information.

Pete – this is to try and add some additional info to your previous comments

Phil

From: Jessica Gittoes [mailto:jessica.gittoes@lightsource-re.co.uk]
Sent: 17 April 2015 15:51
To: Philip Forster
Subject: RE: P/2015/0092 - Installation of solar PV at land at Tyn y Pistyll, West of Delph Road, Penrycae, Wrexham

Many thanks Philip. I'll call them Monday.

Please see attached the Construction Traffic Management Plan to address condition NONSTC 026R on comment received by Highways.

Kind regards,

Jessica Gittoes | Senior Planner | M: +447880491538 | D: +442031673684 | T: +443332000755
Lightsource Renewable Energy Limited, 7th Floor, 33 Holborn, London, EC1N 2HT

From: Philip Forster [mailto:Philip.Forster@wrexham.gov.uk]
Sent: 17 April 2015 15:16
To: Jessica Gittoes
Subject: RE: P/2015/0092 - Installation of solar PV at land at Tyn y Pistyll, West of Delph Road, Penrycae, Wrexham

Hi Jessica,

Sorry for the delay, I struggled to get through this morning.

The issue relates to the proximity of the site to two former landfill sites. This is the wording on the file response:

It is noted that the proposed development is within 250 metres of the former landfill sites known as The Delph and Monsanto Chemical Dump. In light of this, it will be necessary to condition any future consent so as to ensure that any potential contamination migration issues are adequately dealt with. I would recommend that the following conditions and note to applicant be applied to any future consent that may be granted.

I would imagine that the main issue will be in relation to the migration of landfill gasses as a result of the development. Unfortunately my colleagues in the contaminated land section are both away from the office today. The best thing to do would be to speak to either Angela Guy (01978 297433) or Paul Sleeman (01978 297434) who will both be back in the office on Monday. One of their colleagues will email them this afternoon to inform them to expect a call on Monday regarding the issue.

Regards

Phil

Philip Forster

Planning Officer/Swyddog Cynllunio

Development Control/Rheoli Datblygu

Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrexham

☎ 01978 298786

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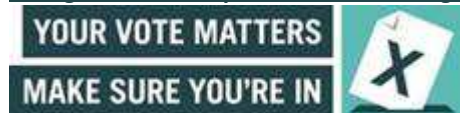
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I gofrestru i bleidleisio, cliciwch ar y ddelwedd isod:

From: Jessica Gittoes [<mailto:jessica.gittoes@lightsource-re.co.uk>]

Sent: 17 April 2015 14:52

To: Philip Forster

Subject: RE: P/2015/0092 - Installation of solar PV at land at Tyn y Pistyll, West of Delph Road, Penycae, Wrexham

Hi Philip,

Did you manage to get a contact in relation to the public protection or further details on the additional information they require?

Kind regards,

Jessica Gittoes | Senior Planner | M: +447880491538 | D: +442031673684 | T: +443332000755

Lightsource Renewable Energy Limited, 7th Floor, 33 Holborn, London, EC1N 2HT

From: Philip Forster [<mailto:Philip.Forster@wrexham.gov.uk>]

Sent: 07 April 2015 12:07

To: Jessica Gittoes

Subject: P/2015/0092 - Installation of solar PV at land at Tyn y Pistyll, West of Delph Road, Penycae, Wrexham

Dear Jessica,

Further to our previous email regarding your application as mentioned above. I apologise for the delayed response and thank you for your patience. I have reviewed the file and have the following observations to make:

Public Protection

The site is within 250 metres of two former landfill sites. WCBC Public Protection recommend a contamination survey to ensure that any potential contamination migration issues are adequately dealt with. A copy of the consultation response is attached to this email. The wording of the recommended condition is as follows:

No part of the development shall commence until a scheme to deal with potential contamination at the site has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include a phased investigation approach to identify the extent of contamination and any measures required to remediate the site, including post-development monitoring.

No part of the development shall be occupied until a Verification Report which demonstrates that the remedial works approved as part of condition no. @@ above have been satisfactorily carried out, has been submitted to and approved in writing by the Local Planning Authority.

If you wish to make comments regarding this response for my consideration I would welcome them at this stage.

Highways

WCBC Highways do not object but recommend conditions which cover standard issues. I have attached their response. I note that the application is accompanied by a CDTMMS, but these additional requirements can be covered by additional conditions unless you wish to get the information to the Council prior to determination.

Ecology

I refer to the comments of Natural Resources Wales and your subsequent email dated 22.3.2015.

A Biosecurity Risk Assessment is now a common request due to the requirement of the LPA to ensure the favourable conservation status of statutorily protected species. The recorded presence and acknowledgement of invasive non-native species and diseases in the locality is effectively a trigger to requesting the information. This LPA has requested such information previously on solar PV schemes and I am aware that your consultant ecologist has provided such assessments.

There are some additional clarifications and requests which I detail as follows:

- i) *Proposed hedgerow mix - replace dogwood with a mix of holly and field maple.
Tree planting mix - remove Scots Pine from the species list. **Para 3.1.5 Biodiversity Management Plan***
- ii) *The Ecological Management Plan suggests that the site will not be subject to grazing throughout its life time. Can this be confirmed as elsewhere in the submitted documents grazing is mentioned.*
- iii) *The submitted RAMS for amphibians should be conditioned.*
- iv) *A pre-construction Badger survey and a walkover to check for the presence of nesting birds within the construction area should also be conditioned.*

Planning Officer Observations

Notwithstanding the issues raised above, I have assessed the site in detail and taken on board the recommendations within the submitted LVIA. I would concur with the findings of this assessment and subject to the imposition and control of landscape mitigation measures I consider that the siting of the array would be considered acceptable in landscape terms.

In summary, there are minor additional segments of information to be requested which will not hinder the determination of the application. Due to the nature of the representations received, I will be unable to deal with the application through normal delegated powers and it is my intention to recommend that the application goes before the next available Planning Committee on 5.5.2015. It would be beneficial if we could have your comments and additional information as requested. There are matters which I am happy that can be conditioned for further approval such as traffic management, biosecurity risk assessment and pre-commencement walkovers.

I have also attached redacted representations for your consideration/information.

If you wish to discuss these comments/requests further please do not hesitate to contact me.

Regards

Phil

Philip Forster

Planning Officer/Swyddog Cynllunio

Development Control/Rheoli Datblygu
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