Wrexham County Borough Council
Planning Service
16 Lord Street
Wrexham
LL11 1LG

14 August 2025

Dear Sir,

Discharge of Condition 11 (Piling Zones) of permission P/2024/1601 - Variation Of Condition 3 Of Planning Permission P/2024/1175 To Amend Wording Of Condition at Land North-East Of Maelor Works, Cross Lanes, Wrexham, LL13 0UW

1. Introduction

Corylus Planning and Environmental Limited have been instructed by Atrato Onsite Energy Holdco Limited ("the applicant") to submit the above application to discharge condition 11 (Piling Zones).

The application has been submitted electronically via the Planning Portal (reference number PP-14050089).

We hereby submit the following plans and documents to provide the necessary details in respect of this condition.

- Location plan (C1/CP/1738);
- Piling Zones (WC01);
- Front Pile (VT-25-113_P1-02-R0);
- Rear Pile (VT-25-113_P1-01-R0);
- General Assembly CF (VT-25-113, 2V x 25x20-AO);
- General Assembly INT (VT-25-113, 2V x 25x2P-A1);
- Wrexham Details of Assembly structure (A09B0C0); and,
- Supplementary Phase II site investigation on Land at Proposed Solar Farm, Wrexham dated August 2025.

2. Planning History

Planning permission was granted on 12.05.2023 under application reference P/2024/1601 for the following development:

> *Variation Of Condition 3 Of Planning Permission P/2024/1175 To Amend Wording Of Condition at Land North East Of Maelor Works, Cross Lanes, Wrexham, LL13 0UW.*

3. Condition 11 of P/2024/1601

Condition 11 as part of P/2024/1601 is copied below:

> *No development shall commence in the areas showing as Piling ones on drawing no. WC01 Wrexham Piling ones until details of piling or any other foundation designs using penetrative methods sufficient to demonstrate that there is no unacceptable risk to groundwater have been submitted to and approved in writing by the Local Planning Authority. The piling/foundation designs shall be implemented in accordance with the approved details.*

4. Details of Piling Zone

The plan provided shows the different piling designs across the site which will inform the design and take note of the piling zones design (plan reference WC01). These designs have been appropriately designed regarding the constraints of the site, in connection with the application documents under P/2021/0676 and the varied conditions following the parent application such as P/2024/1601 which is the most recent Section 73 application.

The application will be a piled design to anchor the solar array.

The contamination report addendum attached to this application to discharge the condition discusses through their tests that the risks to groundwater are considered to be very low at this stage, per paragraph 6.3.5 of the report. The tests included the areas within piling zones design (plan reference WC01) found in Appendix A: Drawings.

Therefore, the submitted plans meet condition 11 (piling zones) of P/2024/1601 and is able to be discharged because the risk to groundwater contamination is very low.

5. Conclusion

Please forward confirmation that condition 11 of P/2024/1601 has now been suitably discharged.

I trust that you find the above to be in order and sufficient to enable you to validate this application. However, if there is any further information that you require, please do not hesitate to contact me.

Yours sincerely,

Chris Popkin

for Corylus Planning & Environmental Ltd