

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 KIRK DENTON INNOVA RENEWABLES LTD	Code Number	MAR P/2023/0752
Agent	INNOVA RENEWABLES LTD MR KIRK DENTON 3RD FLOOR ST GEORGE'S HOUSE 13-14 AMBROSE STREET CHELTENHAM GL50 3LG	Date Received	17/10/2023
		Decision Date	10/04/2024

Town and Country Planning Act, 1990

Location of application

LAND NORTH OF MAELOR WORKS, ACCESS ROADS TO MAELOR GASWORKS, CROSS LANES, WREXHAM, LL13 0UW

Description of application

GOSOD CEBL FOLTEDD UCHEL WEDI'I GLADDU / INSTALLATION OF BURIED HIGH VOLTAGE CABLE

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

DM1	Development Management Considerations
MW1	Minerals Safeguarding
NE1	International and National Nature Conservation Designations
NE3	Trees, Woodlands and Hedgerows
RE2	Renewable Energy Scheme
SP14	Natural Environment
SP18	Climate Change

Revision	Date	Description of Decision
0	10/04/2024	Planning permission issued
1	20/08/2025	Approval of conditions 4,5,6,9, and 10

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.

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2. The development shall only be carried out in strict accordance with the details shown on the approved Location plan and as contained within the application documentation.
3. The development shall be carried out in strict accordance with the findings and recommendations contained within the Proposed Cable Route Cefn Park and Wrexham Pw. Ecological Appraisal. Ertive Ecology, 20/06/2023 approved as part of this application. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.
4. No development shall take place until a Great Crested Newt Reasonable Avoidance Measures scheme has been submitted to and approved in writing by the Local Planning Authority. The Reasonable Avoidance Measures scheme shall include, but not necessarily be limited to:
 - Build upon the principles outlined in the ecological report (above).
 - Details and associated plans concerning GCN reasonable avoidance and mitigation measures including, but not limited to, one-way amphibian fence design and locations (prior to and throughout the duration of any work).
 - Measures to be taken to prevent or reduce accidental capture or killing of GCNs during the construction phase.
 - Ecological Compliance Audit.
 - Works to be carried out under the appropriate licence issued by NRW under the provisions of Regulation 55 (2) of the Conservation of Habitats and Species Regulations 2017 (as amended) if works cause death injury or disturbance to protected species and or cause damage or destruction to their breeding sites and resting places.
 The Reasonable Avoidance Measures scheme shall be carried out in accordance with the approved details.

Approval ref: P/2025/0058

Approved by: Wrexham County Borough Council

Approved detail: Scheme of Reasonable Avoidance Measures

Approved date: 20/08/2025

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5. No development shall take place until a bat Reasonable Avoidance Measures scheme has been submitted to and approved in writing by the Local Planning Authority. The Reasonable Avoidance Measures scheme shall include, but not necessarily be limited to:
- Build upon the principles outlined in the ecological report (above).
 - Details and associated plans concerning bat reasonable avoidance and mitigation measures (prior to and throughout the duration of any work).
 - Details and timings for climbed endoscope inspections and/or activity surveys.
 - Ecological Compliance Audit.
 - Works to be carried out under the appropriate licence issued by NRW under the provisions of Regulation 55 (2) of the Conservation of Habitats and Species Regulations 2017 (as amended) if works cause death injury or disturbance to protected species and or cause damage or destruction to their breeding sites and resting places.

The Reasonable Avoidance Measures scheme shall be carried out in accordance with the approved details

Approval ref: P/2025/0058

Approved by: Wrexham County Borough Council

Approved detail: Ecology Compliance Audit

Approved date: 20/08/2025

6. Prior to the commencement of development, a Biosecurity Assessment shall be submitted to and approved in writing by the Local Planning Authority. This assessment must include:
- i) appropriate measures to control any INNS on site; and
 - ii) measures or actions that aim to prevent INNS being introduced to the site for the duration of construction and operational phases of the scheme.

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The works shall only be carried out in strict accordance with such details as are approved.

Approval ref: P/2025/0058

Approved by: Wrexham County Borough Council

Approved detail: Biosecurity Risk Assessment

Approved date: 20/08/2025

7. Any sections hedgerow to be removed during construction works shall be replanted during first available planting season following the first use of the development. The hedge shall comprise blackthorn *Prunus spinosa* (5%), hawthorn *Crataegus monogyna* (80%), dog rose *Rosa canina* (5%), field maple *Acer campestre* (5%), hazel *Corylus avellana* (5%) - British provenance 60-80cm bare rooted 1+1 transplants, with spiral rabbit guards. They shall be planted in 2 staggered rows, 45cm apart with plants at 30cm spacing. Species are to be planted in same species groups of 3 to 7 plants and the hedge will be protected with stock proof post and wire/netting erected 1m from planting, with planting on the public side of any boundary. Planting shall be watered to full ground capacity on completion, maintained weed free within the first 3 years, any dead dying or failing to thrive planting replaced annually within the first 5 years and fencing maintained for a minimum of ten years.
8. The planting scheme implemented in connection with condition no. 7 shall be permanently retained. Any planting which becomes severely damaged or seriously diseased, or is in poor physiological condition and/or are removed without the written permission of the Local Planning Authority shall be replaced within the next available planting season by plants of similar size and species to those originally required to be planted.
9. No development shall commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. Such details as may be approved shall be implemented in full.

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Approval ref: P/2025/0058
Approved by: Wrexham County Borough Council
Approved detail: CTMP
Approved date: 20/08/2025

10. No development shall commence until a detailed plan to provide net benefit for biodiversity (NBB) has been submitted to and approved in writing by the Local Planning Authority. The measures shall be fully implemented as approved prior to the first beneficial use of the development and shall be retained thereafter for the lifetime of the development.

Approval ref: P/2025/0058
Approved by: Wrexham County Borough Council
Approved detail: Biodiversity Statement
Approved date: 20/08/2025

11. Within three months of commencement of development a scheme of land restoration and landscaping shall be submitted for the written approval of the Local Planning Authority, to include a timescale for implementation. Land restoration and landscaping shall thereafter be carried out in accordance with the approved scheme.

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 order to protect wildlife interests in accordance with Policies DM1 and SP14, NE1 and NE2 of the Wrexham Local Development Plan.

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4. In order to protect wildlife interests in accordance with Policies DM1 and SP14, NE1 and NE2 of the Wrexham Local Development Plan.
5. In order to protect wildlife interests in accordance with Policies DM1 and SP14, NE1 and NE2 of the Wrexham Local Development Plan.
6. To control non-native invasive species in accordance with Policy SP14 of the Local Development Plan.
7. To replace any hedgerow lost by the development hereby permitted in accordance with Policies NE3 and SP14 of the Wrexham Local Development Plan.
8. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies DM1 and SP14 of the Wrexham Local Development Plan.
9. To ensure no detriment to highway safety in accordance with Policy DM1 of the Local Development Plan
10. To ensure the development delivers net benefit to biodiversity in accordance with Policy 9 of Future Wales and Paragraph 6.4.5 of Planning Policy Wales (Edition 12).
11. In the interest of restoring the visual amenities of the site in accordance with Policy DM1 of the Wrexham Local Development Plan

Note(s) to applicant

Highways Authority Notes

We remind the applicant that the cable installation, or indeed any new apparatus is subject to the applications for and the provision of a Section 50 agreement in advance. For this authority to be able to accept privately owned cables within council land or adopted highway, we would need:

1. Confirmation that all administrative fees and expenses associated with

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the design, installation and long term maintenance/security of the cable route is assured.

2. A bond will be required to ensure the interests of the public highway are maintained throughout the completion of works and defects liability period via the S50 agreement.

3. To minimise health and safety risks the applicant should register with a recognised service records company to ensure that the appropriate service records are provided when any standard searches are carried out in the future by potential contractors/applicants proposing to carry out work close to the cable(s). eg Linesearch or similar.

4. Details must be submitted of the proposed installation of the cabling including physical marking on site, possibly via chambers at changes in direction, marker posts etc. These features and the cable(s) must be maintained by the applicant in perpetuity. A marker tape, clay pots or similar visible protection above the cable should be provided.

5. The details provided are indicative, and the exact location must be agreed in writing with the highways department in advance of commencing such works. May we suggest a meeting to walk the proposed route, so we can consider minimising the extent under the highway and relocating parts within the verge.

6. Dimensioned and scaled layouts showing the proposed route must be coordinated with and show other mains services present in the road for review prior to approval and commencement of installation.

We request a meeting on site with the applicant, and ask this response be attached as an Advisory Note to any approval.



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio

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Chief Officer Economy and Planning

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