

APPENDIX 4

SCHEDULE OF SUGGESTED CONDITIONS IN THE EVENT OF THE APPEAL BEING ALLOWED

CONDITION(S)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
Reason: To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) referenced:-

Dwg No. 00165-20-100 02 Location Plan
Dwg No. 00165-20-133 02 Blue Line Plan
Dwg No. 00165-20-101 07 Site Plan
Dwg No. 00165-20-107 03 Finished Site Levels
Dwg No. 00165-20-108 03 Cut and Fill Levels
Dwg No. 00165-20-112 02 Existing Topo with Cut and Fill
Dwg No. 00165-20-111 02 Existing and Finished Site Levels
Dwg No. SCFFG006 G Ecological Mitigation Site Layout
Dwg No. 114 B Site Sections
Dwg No. 00165-20-104 01 General Energy Centre Layout
Dwg No. 00165-20-105 01 Cycle Storage Location
Dwg No. 00165-20-300 01 Glass and Packhouse Elevations
Dwg No. 00165-20-301 01 Energy Centre and Palisade Elevations
Dwg No. 00165-20-302 01 DNO and Customer Substation Elevations
Dwg No. 00165-20-303 01 Transformer and Air Cooler Elevations
Dwg No. 00165-20-304 01 Water Tank Elevations
Dwg No. 00165-20-305 01 CO2 Tank Elevations
Dwg No. 00165-20-306 01 Heat Exchanger Building Elevations
Dwg No. 00165-20-307 01 Extraction Pit Elevations Trench Section Detail
00165-20-308 01
Dwg No. 00165-20-309 01 CO2 Recovery Plant Plan View
Dwg No. 00165-20-310 01 CO2 Recovery Plant Elevations
Dwg No. 00165-20-311 01 Full Glasshouse Elevations (NandS)
Dwg No. 00165-20-312 01 Full Glasshouse Elevations (EandW)
Reason: To ensure that the development fully complies with the appropriate policies and standards.
3. Prior to their use on the development details and/or samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.
Reason: To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.

4. Prior to commencement of development, full details of a hard and soft landscaping scheme, to include surfacing treatments, native planting, as well as type, positions, materials and design of all boundary treatments, together with a timescale for implementation of works, shall be submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
5. The landscaping scheme submitted and approved in connection with condition no. 4 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.
Reason: To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
6. The landscaping scheme as carried out in connection with conditions 4 and 5 shall be permanently retained. Any planting becoming 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 with trees or shrubs and within a timescale all to be submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
7. No development shall commence until a scheme(s) to protect the structural condition of the strategic treated effluent sewer and public raising mains crossing the site have been submitted to and approved in writing by the Local Planning Authority. The scheme(s) shall provide for any protection measures during construction and occupation phases of the development. The scheme(s) shall demonstrate the distance and relationship of the proposed development with the sewers crossing and include a detailed design, construction method statement and risk assessment outlining the measures taken to secure and protect the structural condition and ongoing access of the sewers. No other development pursuant to this permission shall be carried out until the approved protection measures have been implemented and completed. The approved scheme(s) shall be adhered to throughout the lifetime of the development and the protection measures shall be retained in perpetuity.
Reason: To ensure that the proposed development does not affect the integrity of the public sewerage system in the interests of public health and safety in accordance with UDP Policy GDP1.
8. No development shall commence until a foul water drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul water flows and thereafter implemented in accordance with the approved details prior to first use of the development.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment in accordance with UDP Policy GDP1.

9. 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 Methods for rating and assessing industrial and commercial sound.

Reason: To protect the amenities of the occupiers of nearby properties in accordance with UDP Policy GDP1.

10. Prior to first use of the development hereby approved, the Recommendations relating to noise attenuation, as set out within the Noise Impact Assessment "Glasshouse at Five Fords Wrexham" By Hunter Acoustics dated 30-07-2020 Ref 5826/NIA1" shall be fully implemented and thereafter retained for the lifetime of development.

Reason: To protect the amenities of the occupiers of nearby properties in accordance with UDP Policy GDP1.

11. Prior to first use of the development hereby approved, a scheme of external lighting and internal glass house lighting shall be submitted to and approved in writing by the Local Planning Authority. The lighting as is approved shall be installed in strict accordance with the scheme, prior to first use of the development and shall thereafter be permanently retained in a fully operational condition. The lighting scheme as required shall include the following:

- a) Location and height of proposed lighting;
- b) An Isolux diagram for the proposed lighting scheme to a distance that includes sensitive premises;
- c) Design of columns and any proposed hoods.
- d) A Detailed program for use of blackout blinds.

Reason: To protect the amenities of the occupiers of nearby properties in accordance with UDP Policy GDP1.

13. 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.

Reason: In the interests of the amenities of the future occupants of the buildings in accordance with UDP Policy GDP1.

14. Each part of the site subject to the remediation under the scheme(s) approved as part of condition 13 shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the future occupants of the buildings in accordance with UDP Policy GDP1.

15. No development shall take place within the application area until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted by the applicant and approved in writing by the Local Planning Authority. The archaeological programme of work will be undertaken and completed in accordance with the relevant Standards and Guidance laid down by the Chartered Institute for Archaeologists. A copy of the resulting report shall be submitted to the Local Planning Authority and the Development Control Archaeologist, (Clwyd-Powys Archaeological Trust, The Offices, Coed y Dinas, Welshpool, SY21 8RP Email: mark.walters@cpat.org.uk Tel: 01938 553670). After approval by the Local Planning Authority, a copy of the report and resulting archive shall be sent to the Historic Environment Record Officer, Clwyd2 Powys Archaeological Trust for inclusion in the regional Historic Environment Record and to the NMR, RCAHMMW.

Reason: To secure preservation by record of all archaeological remains which will be impacted by the development in accordance with UDP Policy EC11.