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

21 January 2026

Dear Sir,

Discharge of Condition 4 (Decommissioning Plan) of permission P/2024/1601 - Variation Of Condition 3 Of Planning Permission P/2024/1175 To Amend Wording Of Condition; 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/Cefn Solar Park Limited ("the applicant") to submit the above application to discharge condition 4 (Decommissioning Plan) of permission P/2024/1601.

The application has been submitted electronically via the Planning Portal (reference number PP-14413470).

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

- Location plan (WR-EX-258-08-2, Rev A);
- Site layout (WR-EX-258-06-1 Rev Q) as approved in P/2024/1601; and,
- Decommissioning plan.

2. Planning History

Planning permission was granted on 14.1.2025 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 3 and 4 of P/2024/1601

Condition 4 as part of P/2024/1601 is copied below:

> *4. A Decommissioning Plan shall be submitted to and approved in writing by the Local Planning Authority prior to the first beneficial use of the development for the generation of electricity. The Decommissioning Plan shall include details of the works necessary to revert the site to its original condition, including the method for the removal of all the solar panels, sub-stations, inverter stations, structures, enclosures, equipment and all other apparatus above and below ground level from the site, details of their destination in terms of waste/recycling, and details as to how the site is to be restored to its original condition. The*

Decommissioning Plan shall also include a timeframe for such works which will address both time limits set out in Condition 3.

Given that condition 4 refers to condition 3, condition 3 is copied from the decision notice below:

3. The development hereby permitted shall be removed and the land restored within 40 years from the date when electrical power is first exported ('first export date') to the electricity grid network, excluding exported during initial testing and commissioning. Written confirmation of the first export date shall be provided to the Local Planning Authority no later than one calendar month after the event. Should the export of energy cease sooner, within 6 months of the cessation of the use of the development for the generation of electricity, whichever is the sooner, all plant, equipment hardstanding, machinery and/or materials forming part of or connected with that use shall be removed not later than one month after that date.

4. Decommissioning Plan

We have prepared a decommissioning plan which includes details from Condition 3 and 4 of the decision of P/2024/1601.

The decommissioning plan includes details of the method of removal of all the solar panels, substations, inverter stations, structures, enclosures, equipment and all other apparatus above and below ground level from the site, details of their destination in terms of waste/recycling, and details as to how the site is to be restored to its original condition over the 40 year period.

Decommissioning activities are associated with Decommissioning guidance within paragraphs 2.10.60 and 2.10.61 of the National Policy Statement for Renewable Energy Infrastructure (EN-3).

5. Conclusion

Please forward confirmation that condition 4 (Decommissioning Plan) 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