**Report of the Chief Officer Economy and Planning**

**Application Reference**
P/2025/0759

**Applicant**
Ms Lesley Rice

**Agent**
Ms Lesley Rice

**Site Address**
LAND OFF HAFOD ROAD, HAFOD, RUABON, WREXHAM, LL14 6HF

**Description of Development**
GOSOD CYNLLUN SOLAR AR Y TIR A'R SEILWAITH CYSYLLTIEDIG / INSTALLATION OF GROUND-MOUNT SOLAR SCHEME AND ASSOCIATED INFRASTRUCTURE

**Ward**
Ponciau/Ponciau

**Community**
Esclusham/Esclusham

**Recommendation**
Grant

## Officer Report

### Site Description

The application site is located to the south of Hafod House Farm, bound by the A483 to the east, the B5426, Johnstown to Bangor Road to the south and Hafod Road to the west. It consists of two land parcels of unused agricultural land. There is substantial tree and vegetation cover present along all boundaries. A number of residential properties, including a nursing home, lie to the north of the proposed location of the solar array and Hafod y Bwch Commemorative Woodland lies immediately adjacent the site to the north. An overhead power line crosses the southern site field, approximately 20m from the proposed solar array. The application site forms part of the Erddig Estate which is managed by the National Trust.




## Proposal

The application seeks planning permission for the installation of a small ground mounted solar scheme and associated infrastructure comprising steel frame mounting system with solar PV panels. In addition, a distribution network operator substation and inverters, security fencing and landscaping are also proposed. An area of land to the northeast of the site will be used as a temporary construction compound during the construction phase. The scheme also includes a new access track which would run from a farm track in the north of the site, south and southwest towards the location of the proposed solar arrays. The electricity generated would be used to offset the requirements of the wider Erddig Estate and help contribute to the National Trust's overall aim of achieving net zero organisational emissions by 2030.

## Reason for Committee Determination

Major Development

## Development Plan

Wrexham Unitary Development Plan

UDP Policy PS1 - The Broad Location of Development
UDP Policy PS2 - The Broad Location of Development
UDP Policy PS3 - The Broad Location of Development
UDP Policy PS4 - The Broad Location of Development
UDP Policy PS11 - Biodiversity
UDP Policy PS12 - Renewable Energy
UDP Policy GDP1 - Development objectives
UDP Policy EC4 - Hedgerows, Trees and Woodland
UDP Policy EC6 - Biodiversity Conservation

Local Planning Guidance Notes (LPGNS)

LPGN 07 – Landscape and Development
LPGN 16 – Parking Standards
LPGN 17 – Trees and Development

LPGN 32 – Biodiversity and Development
LPGN 35 - Great Crested Newt Mitigation Requirements

**Relevant National Policy**

Future Wales Plan (2040)
Planning Policy Wales 12
Technical Advice Note 4 - The Historic Environment
Technical Advice Note 5 – Nature Conservation and Planning
Technical Advice Note 8 - Renewable Energy
Technical Advice Note 11 - Noise
Technical Advice Note 12 – Design
Technical Advice Note 18 – Transport

**Consultation Responses**

Community Council:
Raise no objections in principle provided there is no battery storage on site.

Local Member:
Comments that it will have a more than detrimental effect on the countryside and could be better placed.

Natural Resources Wales:
No objections subject to conditions being imposed relating to supporting documents submitted with the application and requiring the submission of a Great Crested Newt (GCN) Conservation Plan.

Dwr Cymru Welsh Water:
No objections subject to conditions and advisory notes.

Highway Officer:
Consulted - no response received.

Welsh Government (Trunk Roads):
Does not issue a direction.

Contaminated Land Officer:
No objections. The submitted Desk Based study is satisfactory. Recommends a planning condition secure measures to deal with land contamination.

National Grid:
No National Grid Electricity Transmission assets affected by the proposal. Guidance for the developer provided in relation to clearance drawing and guidance information for working near assets.

Public Protection Officer:
No objections subject planning conditions in respect of noise.

Conservation Officer:
Raises no objections. Comments that the application is supported by a detailed proportionate Heritage Impact Assessment (HIA) which adequately considers

the significance of the site and the contribution it makes to the significance of nearby designated heritage assets. Confirms agreement with its conclusion that the development would not adversely affect the significance of identified heritage assets.

Arboricultural Officer:
Raises no objections. Comments that the solar farm layout is appropriately designed, with panels set sufficiently away from boundary trees to avoid shading or nuisance impacts, while allowing space for landscaping and biodiversity enhancement. Existing trees and hedgerows can be adequately protected during construction, subject to a planning condition requiring an Arboricultural Method Statement (AMS).

Advises that the Landscape Management Plan should increase native species diversity for trees and hedgerows, including specific substitutions to reduce management issues and improve habitat value, and be secured through a 5-year management and establishment condition.

Ecology Officer:
Supports the planning condition set out within NRW's consultation response regarding a Great Crested Newt (GCN) Conservation Plan.

Comment that the submitted Ecological Mitigation and Enhancement Statement will require updating to reflect NRW's consultation response.

Acknowledges that Reasonable Avoidance Measures (RAMs) have been proposed in relation to GCN, considers that further detail is required. Advises that ecological supervision is deemed necessary and should be secured through an appropriate Method Statement.

Comments that further clarification is required regarding the precise location of the proposed substation and the associated access from Hafod Road. The presence of trees and hedgerows in close proximity indicates that there is potential for root disturbance as a result of the proposed works.

Publicity Undertaken:
Press Notice: Expired 10th December 2025
Site Notice: Expired 10th December 2025
Notification Letters: 13 individual properties consulted

Responses to Publicity:
None

**Principle of Development**

The site lies outside a settlement limit as defined in the UDP. Policy PS1 directs new development for housing, employment and community services to sites within defined settlement limits and employment areas. However, it does not specify that developments for the generation of energy from renewable sources should be directed to sites within defined settlement limits or employment areas. Proposals relating to the generation of energy from renewable resources are

supported by UDP policy PS12 subject to demonstrating that the wider environmental benefits are not outweighed by any detrimental impacts of the proposed development on the landscape, public safety, and the local environment.

According to the Welsh Government predictive Agricultural Land Classification maps, the site is classified as grade 3b agricultural land. There would therefore be no loss of the Best and Most Versatile agricultural land. The proposal therefore accords with policy PS3, which directs development away from BMV land. It is also in accordance with paragraphs 3.58 to 3.59 of Planning Policy Wales which aims to conserve such land as a finite resource for the future unless there is an overriding need for a proposed development.

Policy 17 of Future Wales strongly supports the principle of developing renewable and low carbon energy and indicates that in determining such applications, significant weight must be given to the need for meeting Wales's target to generate 70% of consumed electricity by renewable means by 2030 to help combat the climate emergency. The policy does not support proposals for large scale wind or solar within National Parks or Areas of Outstanding Natural Beauty and indicates that all proposals should not have an unacceptable adverse impact on the environment. The site does not lie within either of these locations and the consideration of environmental impacts are discussed below.

The aims of Future Wales are consistent with Planning Policy Wales paragraphs 5.9.19 - 5.9,23, which indicates that when dealing with applications for renewable energy consideration must be given to the contribution to national and international energy and emissions targets, as well as the wider environmental, social, and economic benefits. PPW further states that Local Planning Authorities should ensure any adverse impacts are avoided, mitigated, or compensated for throughout the lifecycle of the development —from construction to decommissioning. Developers are encouraged to minimise negative effects through careful site selection, design, and scale, and to engage proactively with local communities before submitting applications.

The proposal would promote energy efficiency and increase the supply of renewable energy, predominantly to the nearby Erddig National Trust visitor attraction. The principle of development is therefore considered acceptable subject to consideration of the specific details of the proposal including, landscape, visual impacts, design, and ecology.

**Design**

The solar arrays would be sited in the more southerly of the two fields that make up the application site and would cover an area of approximately 1.3 ha. There would be thirteen arrays with a maximum height of 3m enclosed by a 3m high perimeter fence. The scheme would also require an electrical substation, which would be housed in a metal container approximately 12m x 2.5m x 3m high. This would be located on the west side of the arrays. A temporary compound would be located at the northern end of the most northern field.

A habitat creation scheme has been incorporated into the development which has been used to inform the layout and design and landscaping of the site. This includes new hedgerows, an extension to the existing woodland between the two fields and the creation of a new wetland/pond in the northern most field. The Design and Access Statement indicates that the solar scheme has been designed to best harness the power of the sun's irradiation whilst ensuring that adequate separation between the arrays. All panels would be south facing and tilted at an angle of 22 degrees to maximise energy capture.

The application is supported by a Landscape and Visual Appraisal (LVA**),** which concludes that the proposal would have no effects on landscape fabric, landscape designations, or long-distance recreational routes. The site is largely screened within the 2.5 km study area, and views would be confined to a small area due to mature surrounding vegetation. The resulting landscape and visual effects are therefore assessed as limited.

Key visual effects identified in the LVA include:

- Landscape character: Minor adverse change within parts of LANDMAP Character Area 7C (Rhosllannerchrugog–Rhostyllen–Ruabon–Penycae), with no loss of key characteristics.
- Public Footpath ESC/31**:** Walkers on a 50 m stretch immediately north of the site may experience moderate to minor effects, reducing to minor by Year 10 as mitigation planting matures.
- Aberderfyn Nature Reserve: Visitors to the eastern edge (100–150 m away) may experience moderate to minor visual effects.
- Road users**:** Motorists on short sections of the B5426, Hafod Road, and New Hall Road may experience moderate to minor effects.

The LVA therefore concludes that any short-term moderate effects reduce over time, becoming minor as planting establishes. These conclusions are accepted and clearly demonstrate the limited impacts.

A Landscape Management and Maintenance Plan accompanies the application. It proposes:

- Strengthening existing hedgerows;
- New hedge lines, hedgerow trees, and woodland/scrub planting for additional screening;
- Enhancing ecological connectivity through native planting;
- Retention of low-intensity grazed pasture.

These proposals are considered appropriate and acceptable.

NRW advises that the development is unlikely to be discernible from the Clwydian Range and De Valley (CRDV) National Landscape (the official name for the AONB) or the proposed Glyndŵr National Park, including giving consideration to the in-combination effect with the proposed Solar Farm at Butterfly/Glöyn Byw on land north of the B5426, due to surrounding vegetation and intervening development.

Having regard to the above, although the development would alter the site's character, the low panel height of the panels, limited built form, and existing and proposed boundary vegetation ensure it can be accommodated without significant adverse landscape or visual effects. Surveys have confirmed there would be no public viewpoints with visibility of the array, including during winter. The photomontage (VP01) demonstrates that the array would remain well-contained with minimal external visual impact.

The proposal therefore complies with TAN 12 and UDP Policies GDP1 and PS2.

**Impact on Neighbouring Amenity**

There are a number of residential properties which lie to the north of the site which could potentially be affected by noise and glare from the proposal.

A Noise Assessment Report has been submitted, along with further details submitted in response to initial comments from the Public Protection Officer. Having considered these submissions, the Public Protection Officer raises no objections subject to the attachment of appropriate noise level conditions.

Having regard to the above, the proposed development not have an adverse impact on the living conditions of occupiers of the nearest dwellings in terms of noise nuisance and as such accords with UDP policy GDP1.

In terms of potential glare, a Solar Glint and Glare Assessment concludes that there should be no significant effects on domestic properties. The assessment considered, along with other receptors, the potential impacts upon a sample of domestic properties within 1 km of the development location. It is stated in the report that whilst the receptors that were given consideration, is not a comprehensive list and provides a sample of instances that could experience effects from the development of those within the immediate vicinity which may have line of sight, or partial line of sight, to the arrays.

The results show that there would be potential for solar reflection at some assessed positions for very brief periods and at certain times of the year. The potential effects that could be experienced are either in the early morning or in the afternoon and are dependent on a number of factors including time of year, time of day, cloud cover etc. The albedo (measure of reflectance) of the PV modules is lower than other common surfaces in the surrounding area, including agricultural vegetation, windows on the nearby industrial units etc. Where glare is possible the results demonstrate that it may occur at that point if an individual is facing directly towards the array. No allowance can be made for the orientation of the individual receptor concerned and whether they are facing away or towards the direction of the solar panels.

The report indicates that the percentage of all sunlight reflected by modern solar panels is less than that reflected by bare soil or vegetation and is on a par to open water (lakes) or that which might be expected from hangars and industrial buildings around an airfield. It is also noted that no allowance was made for the screening effects of vegetation, fencing or other structures that may be between the dwellings assessed and the proposed development. However, in considering

the context of the site and the proposed location and orientation of the solar array, there is significant existing tree and vegetation cover, immediately to the north of the proposed solar area which will act as a barrier/screen to any potential impacts. The orientation of the solar array and their tilt towards the south will also ensure there would be no impact upon nearby residential amenity.

On the basis of the above and subject to appropriate noise conditions, the proposal is not likely to have an impact upon residential amenity and therefore accords with UDP policy GDP1.

**Highway Considerations**

The Glint and Glare Assessment that accompanies the application considered the potential impact of the solar arrays on the A483. It concluded that no glint or glare would occur. In addition, there is an established belt of woodland between the proposed solar array and the A483, which provides effective existing screening. Site photographs and aerial imagery confirm this separation. On this basis, additional screening is not considered necessary.

The Welsh Government (Trunk Roads) had initially directed that a planning condition be imposed to require further screening of the solar arrays to mitigate any risk of glint and glare creating a distraction to north bound vehicles using the A483. However, in light of the above, they have reconsidered their position and have now confirm that no direction is issued in respect of the development. Having regard to this, the proposed development would not adversely impact on the safety of the users of the A483.

There would be highway impacts arising from the construction of the solar array and associated infrastructure, albeit time limited. Following the completion of the development, it is anticipated that there would be some minor highway activity through future monitoring and maintenance. Once operational, the site would be visited on a monthly basis for routine maintenance checks.

The application is accompanied by a Construction Traffic Management Plan (CTMP). This outlines the measures that would be taken during the construction of the solar farm to ensure that traffic movements to and from the site do not have a harmful impact upon the surrounding highway network. The CTMP indicates that a total of 216 HGV deliveries is expected over the course of a 16-week construction period, averaging around 14 deliveries per week or 3 deliveries per day. Construction traffic would access the site along a specified route that avoids sensitive areas and favours higher classification roads as much as possible. A number of measures, including traffic control, the deployment of banksmen and the erection of temporary warning signs, are proposed that would manage the movement of construction traffic into and out of the site.

No response has been received from the Council's Highway Officer. However, subject to the implementation of the CTMP, the proposed development would not give rise to highway safety concerns. It therefore accords with policy GDP1.

**Historic Environment**

The application is supported by a Heritage Impact Assessment (HIA), which considers the potential impact of the development on nearby heritage assets, including listed buildings and locally important non-designated features. The HIA concludes that the proposal will not result in any physical or visual harm to these assets, and that no significant archaeological remains are likely to be affected. The Council's Conservation Officer accepts the findings of the HIA and raises no objection. On this basis, the development is not expected to harm heritage assets in the area.

The proposal therefore complies with UDP Policies GDP1 and PS2.

**Natural Environment**

A Preliminary Ecological Appraisal and Environmental Report have been submitted in support of the application. On the basis of the findings, NRW have recommended that the submission of a Great Crested Newt Conservation Plan would be necessary before development commences. NRW have also advised that a revised Landscape Scheme be submitted to include an additional pond or ponds to account for the GCN. Both measures could be secured by suitably worded planning conditions. Subject to the measures advised by NRW, there would not no adverse impact upon GCN.

Planning Policy Wales (PPW12) requires that a Green Infrastructure Statement (GIS) is required on all developments. It should show that development has a net benefit to biodiversity (NBB) and green infrastructure. The GIS and provision set out in the information received on 10th February 2026 provide details about existing green infrastructure, confirming that such will not be removed. In terms of NBB, additional trees, hedgerows and shrubs would be planted as part of the landscaping scheme. Other NBB measures include the provision of bird nesting boxes, wetlands and grassland. These measures are considered appropriate and in accordance with PPW12 requirements.

There are a number of trees that surround the site. The Arboricultural Officer raises no objections subject to a suitably worded planning condition requiring the implementation of an Arboricultural Method Statement (AMS) to ensure trees are protected during construction works. Amendments to the landscaping scheme are also required to secure a greater diversity in the native planting mix and long term management. These could be secured by suitably worded conditions.

In terms of pollution prevention, NRW have considered the Construction Environmental Management Plan submitted with the application and confirm the appropriateness of the measures proposed.

All of the outstanding matters discussed above can be addressed by suitably worded conditions. Subject to this, the proposed development would not give rise to ecological concerns and therefore satisfies the requirements of UDP policies PS11, GDP1, EC4 and EC6.

**Drainage**

The application site is within the catchment of the River Dee and Bala Lake Special Area of Conservation (SAC). However, the proposed development is unlikely to be a source of additional nutrients entering the SAC. NRW have confirmed that it would be reasonable to screen this proposal out as not likely to have a significant effect on the River Dee and Bla Lake SAC in relation to nutrient inputs. As such, the proposed development is in accordance with UDP policy EC6.

**Other Considerations**

Low Risk Coal Area

The site lies within a Low-Risk Coal Area. A Coal Mining Risk Assessment confirms that no opencast or shallow mining is recorded on or near the site, and while historic underground workings exist, the shallowest seam at 390m poses no risk to the proposed solar installation. Although a CMRA is not normally required for low-risk areas or exempt developments such as solar arrays, the report recommends maintaining vigilance during groundworks and ensuring foundations are formed on competent strata. This precautionary approach is considered reasonable.

Contamination

The application is accompanied by a Desk Study in respect of contaminated land. The Contaminated Land Officer confirms this, as well as further information submitted in February, to be acceptable., subject to recommending a planning condition be imposed to secure site investigation and remediation measures.

Having regard to the above, the proposed development is unlikely to give rise to land stability or contaminated land concerns and therefore accords with UDP policy GDP1.

**Conclusion**

The development accords with UDP Policy PS12 and Future Wales Policy 17, which strongly support renewable energy projects to meet national energy targets and combat climate change. It would not give rise to landscape, biodiversity, residential amenity, public or highway safety concerns and there would be no loss of BMV land. Subject to the mitigation measures that could be secured by planning condition, including habitat creation, landscaping and noise control, the proposed development accords with UDP policies GDP1, PS2, PS3, PS11, EC4, and EC6.

**Condition(s)**

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):

Design and Access Statement, Dulas Renewable Energy, Aug 2025
Environmental Report, Dulas Renewable Energy, Aug 2025
Landscape and Visual Appraisal (LVA), Viento Environmental Limited, July 2025
Figure LS01 Landscape Scheme (including management plan), Viento Environmental, August 2025
Appendix LV2 - Viewpoint Analysis, Viento Environmental, July 2025
Figure LV3, Zone of Theoretical Visibility, Visitor Attractions and Routes, Viento Environmental, July 2025
Figure LV4 Landscape Mitigation Plan, Viento Environmental, July 2025
Photomontages Viewpoint VP01
Coal Mining Risk Assessment (CMRA), TEC, October 2024
Construction Traffic Management Plan, Acstro, June 2025
FCA and Drainage Strategy, Dulas Renewable Energy, August 2025
Contamination Desk Study, TEC, March 2025
Ecology Mitigation and Enhancement Statement, Marches Ecology, August 2025
Heritage Impact Statement, Kathy Laws, October 2024, Revised June 2025
Landscape Maintenance and Management Plan, Viento Environmental Limited, August 2025
Construction Environmental Management Plan (CEMP), Dulas Renewable Energy, August 2025
Figure 2 - Proposed Site Layout Plan, Revision A
Figure 3 - Track Cross Section, Dulas, July 2025
Figure 4 - Mounting System. Drawing No: 90-02162 D01-P02
Figure 5 - Substation. Drawing No: 90-02162 D02-P02
Figure 6 - DNO Substation Elevations
Figure 7 - Cable Trench Cross Sections
Figure 8 - Security Fencing version 0b

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown in the letter from Dulas dated 10th February 2026 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. Development shall not commence until a Great Crested Newt Conservation Plan shall be submitted to and approved in writing by the Local Planning Authority.

The Conservation Plan shall be prepared by a suitably qualified ecologist and shall set out appropriate reasonable avoidance/ mitigation measures and, where justified, proportionate enhancement for Great Crested Newts, having regard to the nature and scale of the impacts identified in the submitted Preliminary Ecological Appraisal.

The development shall thereafter be carried out in strict accordance with the approved Conservation Plan and the measures outlined within the following approved plans/ documents:
• Section 4 of the Preliminary Ecological Appraisal [By: Marches Ecology; Dated 20/08/25].
• Ecological Mitigation and Enhancement Statement [By: Marches Ecology; Dated 20/08/25].
• Landscape Maintenance and Management Plan [By: Viento Environmental Ltd; Dated August 2025].
• Construction Environmental Management Plan (By: Dulas Ltd; Dated August 2025].
• Figure LS01 Landscaping Scheme [By: Viento Environmental Ltd; Dated 01/08/25].

5. No development shall take place until an Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with Method Statement as is approved. The Method Statement shall include the following: 1) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;
2) A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted;
3) A full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone , including any related sections and method for avoiding damage to retained trees;
4) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;
5) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;
6) Method for protecting retained trees during demolition works;
7) Details of all proposed tree works, including felling and pruning.

6. No part of the development shall commence until a revised soft landscaping scheme which includes a wider variety of native species together with a five-year Maintenance Plan and timescale for the implementation of works has been submitted to and approved in writing by the Local Planning Authority. The soft landscaping shall thereafter carried out in accordance with the approved scheme and thereafter maintained in accordance with the approved Maintenance Plan.

7. The rating level of any noise generated by reason of this development shall not exceed the following:

Daytime (07:00 to 23:00): 49 dB LA90 30 minute

Nighttime (23:00 to 07:00): 35 dB LA90 15 minute

at the closest sensitive receptors. The noise levels shall be determined at nearby noise sensitive premises, and measurements and assessment shall be made in accordance with BS4142:2019 Methods for Rating and Assessing Industrial and Commercial Sound.

8. No development shall take place 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. Alternatively, gas protection measures should be installed in all new buildings. A methodology of these works (including specification details, design plans, installation, inspection and validation details etc...) should be submitted in writing to the Council for approval prior to any works commencing on site.

9. Each part of the site subject to the remediation under the scheme(s) approved as part of condition 8 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.

10. Prior to first use of the access track show on drawing no. Figure 2 - Proposed Site Layout Plan, Revision A to serve the development hereby permitted, including during the construction period, it shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 10 metres behind the adjoining highway.

11. No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the access track shown on Figure 2 - Proposed Site Layout Plan, Revision A to intercept any such run off prior to it being used serve the development hereby permitted, including during the construction period, and shall thereafter be retained.

**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. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

4. This mechanism ensures that ecological protection is secured, while allowing appropriate professional judgement to be applied to ensure that measures are proportionate to the impacts identified and reasonably deliverable in order to protect wildlife interests in accordance with Policies GDP1, PS11, EC4, EC5 and EC6 of the Wrexham Unitary Development Plan.

5. To preserve the health, safety and amenity value of the tree(s) in accordance with Policies GDP1, PS11, EC4, EC5 and EC6 of the Wrexham Unitary Development Plan.

6. 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, PS11, EC4, EC5 and EC6 of the Wrexham Unitary Development Plan.

7. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

8. To ensure that the risks to the future occupants/users of the site and to the local environment associated with contamination at the site have been assessed and, where necessary, appropriately remediated, in accordance with Policy GDP1 of the Wrexham Unitary Development Plan and paragraph 6.9.17 of PPW12.

9. To ensure that the risks to the future occupants/users of the site and to the local environment associated with contamination at the site have been assessed and, where necessary, appropriately remediated, in accordance with Policy GDP1 of the Wrexham Unitary Development Plan and paragraph 6.9.17 of PPW12.

10. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

11. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

**Notes**

Further advice on compliance with condition no. 8 may be obtained by contacting the Council's Contaminated Land Officer on 01978 298771 or 297773. Should the investigation identify contamination issues that may affect receptors other than the site users e.g. groundwater, then it is recommended that these works are also addressed in consultation with the Contaminated Land Officer prior to commencement of works on site.

The granting of planning permission does not authorise any obstruction to Public Right of Way Esclusham 31 during the construction or operation of the development.