In pursuance of its powers under the Acts an 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

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant Ms Lesley Rice

Reference P/2025/0759

Agent Ms Lesley Rice
Unit 2, Dyfi Eco Park,
POWYS, Machynlleth,
United Kingdom, SY20
8AX

Date Received 02/10/2025

Decision Date 02/03/2026

Town and Country Planning Act, 1990

Location of Application

LAND OFF HAFOD ROAD, HAFOD, RUABON, WREXHAM, LL14 6HF

Description of Application

GOSOD CYNLLUN SOLAR AR Y TIR A'R SEILWAITH CYSYLLTIEDIG

INSTALLATION OF GROUND-MOUNT SOLAR SCHEME AND ASSOCIATED INFRASTRUCTURE

In reaching this decision the Council has had regard to the following relevant policies: -

Development Plan Policies:

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

Revision	Date	Description of Decision
0	02/03/2026	Planning permission issued

Particulars of decision : 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 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

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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].

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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.

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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.

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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.

12. No development shall commence, including any works of demolition, until a Construction Traffic Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

- Temporary traffic signals instead of stop-go boards) for safe access management throughout construction.
- A permanent banksman at the Bangor Road junction to coordinate all HGV movements.
- Adequate on-site staff parking.
- On-site HGV holding areas, wheel washing, and traffic management details.
- Measures to protect neighbours and pedestrian safety along the lane.
- Segregated and illuminated pedestrian route during construction.
- All vehicles must be able to enter and turn within the site.
- Provision of temporary construction signage, especially at the crossroads.

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.

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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.

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

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

Note(s) to applicant

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.

Ian Jones

Prif Swyddog Dros Dro Yr Economi a Chynllunio
Interim Chief Officer Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council