

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

EPR Part B1 Ref: PPN-00058 4b



Applicant	MR RICHARD TOMLINSON	Code Number	ROS P/2014/0145
Agent	ENVIRONMENTAL BUSINESS DEVELOPMENT RICHARD CARTER 78 GRANT AVENUE WAVERTREE LIVERPOOL L15 5AZ	Date Received	18/03/2014
		Decision Date	15/05/2014

Town and Country Planning Act, 1990

Location of application

LOWER PARKS FARM, PARKSIDE, ROSSETT, WREXHAM, LL12 0BN

Description of application

CONSTRUCTION OF A 249KW ANAEROBIC DIGESTION SYSTEM COMPRISING OF A RECEPTION PIT, A 30M3 RECEPTION STORAGE TANK, DIGESTION TANK, DIGESTATE STORE, GENERATION CONTAINER, EXHAUST STACK, AUXILIARY FLARE, CONCRETE BAY FOR SOLID DIGESTATE STORAGE AND A STANDARD BRICK BUILT TRANSFORMER HOUSING. REMOVAL OF SOME EXISTING OVERHEAD ELECTRICITY LINES.

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

EC14	Protection of controlled waters
EC3	Agricultural Buildings
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives
PS10	Waste management priorities
PS12	Development and the environment
PS2	Development and the environment
T8	Parking

**Particulars of decision that permission be GRANTED
Subject to the following:-**

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Condition(s)

1. The digester, liquid store, reception tank, mixing pit, separator and bunker, and associated containers shall only be used in strict accordance with the details contained within the approved Design and Access Statement, and shall receive, digest and store the cow slurry and grass silage generated by 'Lodge' and 'Lower Park' farms only and no other slurry, food waste or any other materials (with the exception of the glycerol) shall be imported into the site for digestion/storage in connection with any part of the development hereby approved.
2. The digestate taken from the digester hereby approved to be used in the existing digester at Lodge Farm shall be moved by means of retractable umbilical pipe only and shall at no time be transported to the digester or associated storage tanks and reception building by means of external surrounding road network which includes 'Park Lane', 'Rossett Road', 'Hoseley Lane' and 'Borras Road'.
3. All external finishes to the digester, liquid store, reception tank, mixing pit, separator and bunker, and associated containers shall be coloured dark green with white roofing only.
4. No part of the development shall commence until a scheme of noise protection measures have been submitted to and approved in writing by the Local Planning Authority. The development shall only be operated in strict accordance with the noise protection measures as are subsequently approved.
5. No part of the development shall commence until a detailed report of expected odour arising from each of the plant including odour mitigation measures has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be operated strictly in accordance with the measures as approved.
6. No part of the development shall commence until a detailed pest control management plan has been submitted to and approved by the Local Planning Authority. The development shall thereafter be operated in accordance with the measures approved.
7. The development shall be carried out in strict accordance with the recommendations and reasonable avoidance measures contained within the ecology report hereby approved as carried out by Perry Amphibian and Reptile Conservation dated April 2014.

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8. Within 6 months of first use of the development hereby approved, the hedgerows and additional tree planting detailed in the approved ecology report shall be fully implemented in strict accordance with a planting scheme which has been submitted to and approved in writing by the Local Planning Authority. The planting shall thereafter be retained and in the event that any planting is removed, dies or is severely damaged or becomes diseased it shall be replaced during the first available planting season by trees or hedging of a similar size and species to those originally required to be planted.

9. The vehicular parking and turning areas as shown on approved drawing no. 170-1041 dated 30/04/2014 shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

Reason(s)

1. The premises are closely adjoined by residential properties and it is considered necessary to strictly control the nature and intensity of the use of the premises in the interests of the amenities of the area. In the interests of highway safety and to ensure a satisfactory standard of appearance of the development in the interests of the visual amenity of the area.

2. The premises are closely adjoined by residential properties and it is considered necessary to strictly control the nature and intensity of the use of the premises in the interests of the amenities of the area. In the interests of highway safety and to ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.

3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.

4. To ensure that the development fully complies with the appropriate policies and standards and to protect the amenities of the occupiers of nearby properties.

5. To ensure that the development fully complies with the appropriate policies and standards and to protect the amenities of the occupiers of nearby properties.

6. To ensure that the development fully complies with the appropriate policies and standards and to protect the amenities of the occupiers of nearby properties.

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7. To protect the Great Crested Newts which may otherwise be damaged by the development hereby permitted.
8. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area and in order to protect and enhance wildlife corridors.
9. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety.



Officer Appointed for this purpose
Head of Community Wellbeing and Development

Refer to the Statement of Applicant's Rights and General Information enclosed or refer to the following link:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm