# Plas Power Solar and Energy Storage Project

## 3.0.11 Statement of Secondary Consents

**June 2024**

**DNS Ref: DNS/3253253**



# PLAS POWER SOLAR AND ENERGY STORAGE PROJECT

Statement of Secondary Consents

June 2024

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# 1 Introduction

1.1 This Statement of Secondary Consents has been prepared by Stantec on behalf of Lightsource SPV 192 Limited (the Applicant) in support of its application (DNS 3253253) for permission for a Development of National Significance (DNS) at Land at the Plas Power Estate, north and south of Ruthin Road (A525), Wrexham (the Site), under S.62D of the Town and Country Planning Act 1990. The Applicant is seeking approval for:

> *The construction and operation and maintenance of a solar photovoltaic electricity generating station, a Battery Energy Storage System ("BESS"), inverters, transformers, cabling, substations, access tracks, landscaping, ecological enhancement areas and associated ancillary development ('Proposed Development').*

1.2 Article 12(1)(b)(ix) of The Developments of National Significance (Procedure)(Wales) Order 2016 requires that applications for a DNS include a written statement about secondary consents connected with the proposed application in respect of which the applicant considers a decision is to be made or should be made by the Welsh Ministers.

1.3 The Applicant is asking Welsh Ministers to considered two Secondary Consents alongside the DNS application. The first is under S.2(2) of the Ancient Monuments and Archaeological Areas Act 1979 (control of works affecting scheduled monuments); and the second is under S.247(1) of the Town and Country Planning Act 1990 (order authorising stopping up or diversion of highway). Information relating to each is set out below.

# 2 S.2.(2) of the Ancient Monuments and Archaeological Areas Act 1979

2.1.1 Document 1.0.6: *Outline Scheduled Monument Consent Application Form and Supporting Information* of this DNS application provides a greater level of information on the details of the works requiring scheduled monument consent, and the their potential impact. The following is a brief summary.

2.1.2 The Proposed Development is to be connected to the nearby Legacy Substation, which is located approximately 1.2km south west of the main development site. This grid connection will require cabling to be laid underground between the solar farm and BESS facility, and the Substation. Four route options have been identified, though ultimately only one route will be utilised. These options comprise the Preferred Cable Route Option and Cable Route Options 1-3 (Figure 1). Cable Route Options 1-3 largely follow the Preferred Cable Route Option, but feature slight deviations. Scheduled Monument Consent (SMC) would not be required for the Preferred Cable Route Option, Cable Route Option 2 or Cable Route Option 3. However, Cable Route Option 1 crosses a Scheduled Monument: *Offa's Dyke: Cadwgan Hall Section, extending from River Clywedog to the Railway (DE132)*. Pre-application consultation has been undertaken with Cadw, and it has indicated that should it be necessary to use this route, SMC is likely to be required.

2.1.3 The SMC application is accompanied by the requisite forms, plans and a Heritage Impact Assessment (HIA). The HIA sets out the justification for the works requiring SMC; a description of how the works will be undertaken; including information regarding future maintenance and decommissioning; a statement of significance of the scheduled monument; a description of measures to protect the significance of the monument; and sets out the potential residual impacts.

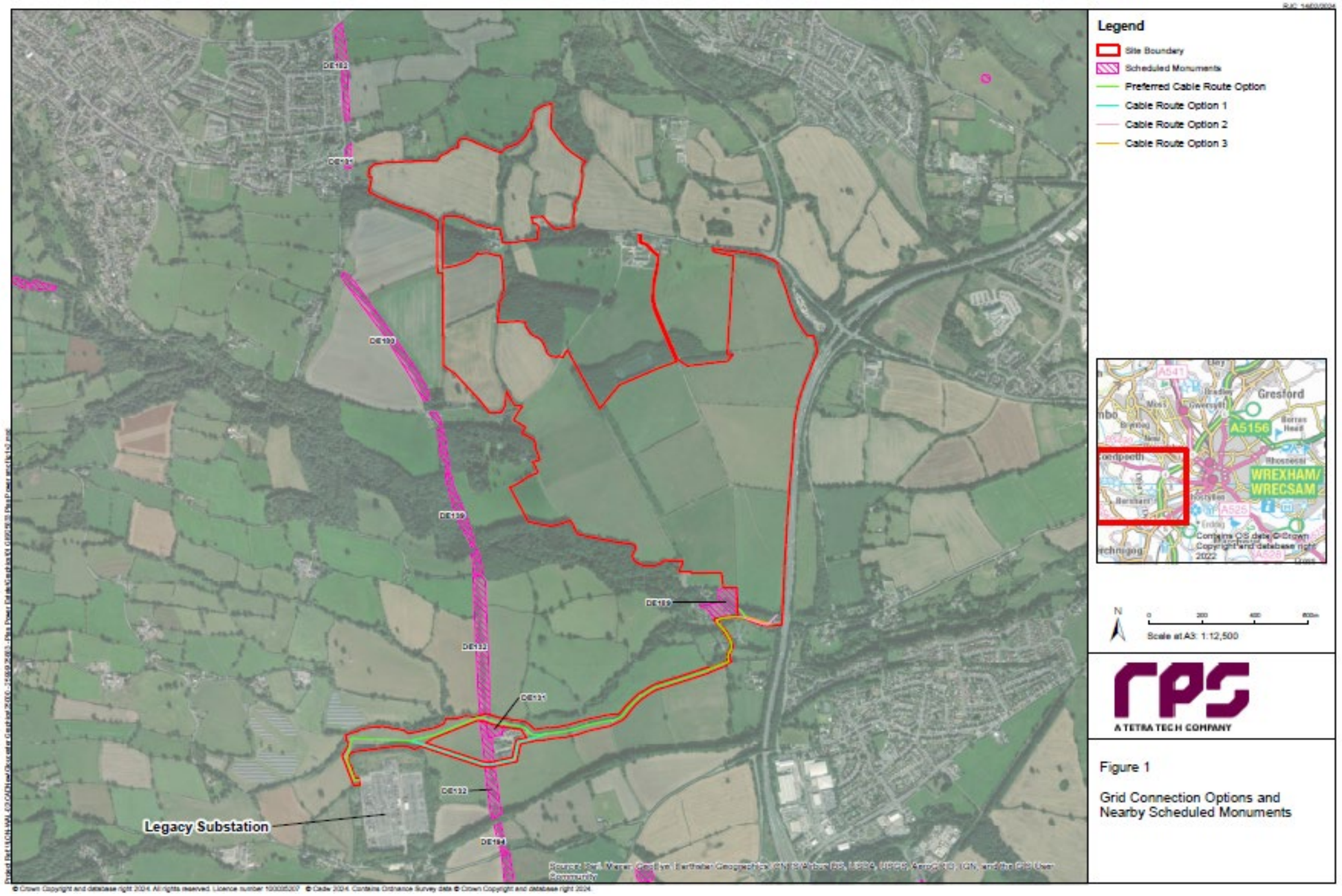
# 3 S.247 of the Town and Country Planning Act 1990

3.1 The application Site is crossed by two Public Rights of Way (PRoW) - *#1178 BERSHAM 1* and *#1159 BERSHAM 8.* The official routes of these PRoWs (see Figure 2) do not follow the conventional field boundaries of the land parcels that make up the Site. Whilst one of the guiding design principles of the Proposed Development is to retain and enhance existing PRoWs where possible within the Site, it has not been possible to do so in all cases. It is therefore proposed to stop up a section of each of the above named PRoWs and provide suitable diversion routes. The proposed diversion routes are, in any event, already favoured by local walkers unofficially, and are therefore considered to be eminently suitable alternatives. Figures 3, 4 and 5 show the proposed stopped-up sections and diversion routes.

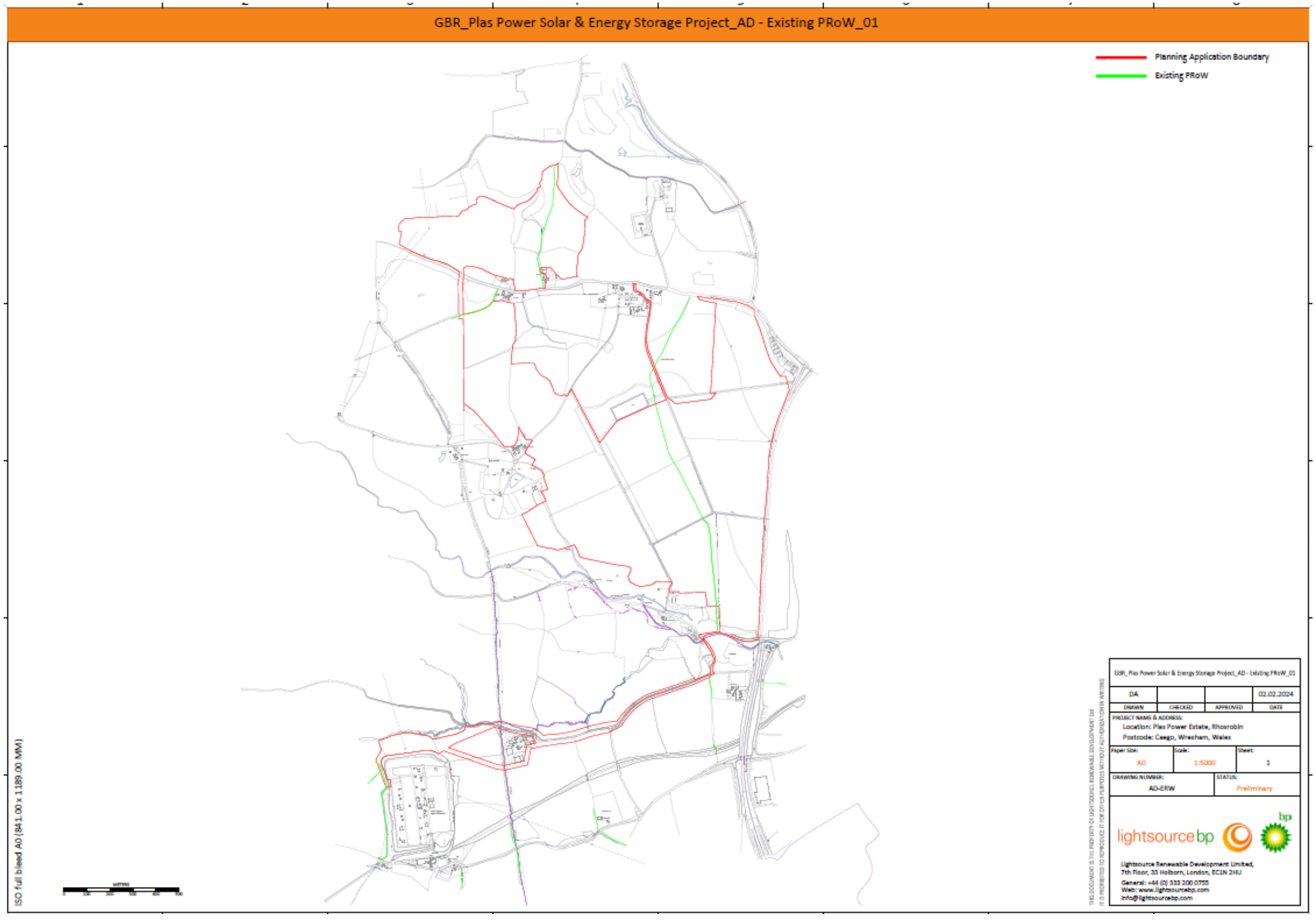
3.2 By diverting the PRoWs as proposed, it enables the more efficient use of the Site to deliver the Proposed Development safely, whilst simultaneously formalising the preferred, more logical routes that are already enjoyed by local walkers.

3.3 The Section 247 application is accompanied by the requisite form, plans and draft Order. Pre-application discussions have been undertaken with the Rights of Way Officer at Wrexham County Borough Council.

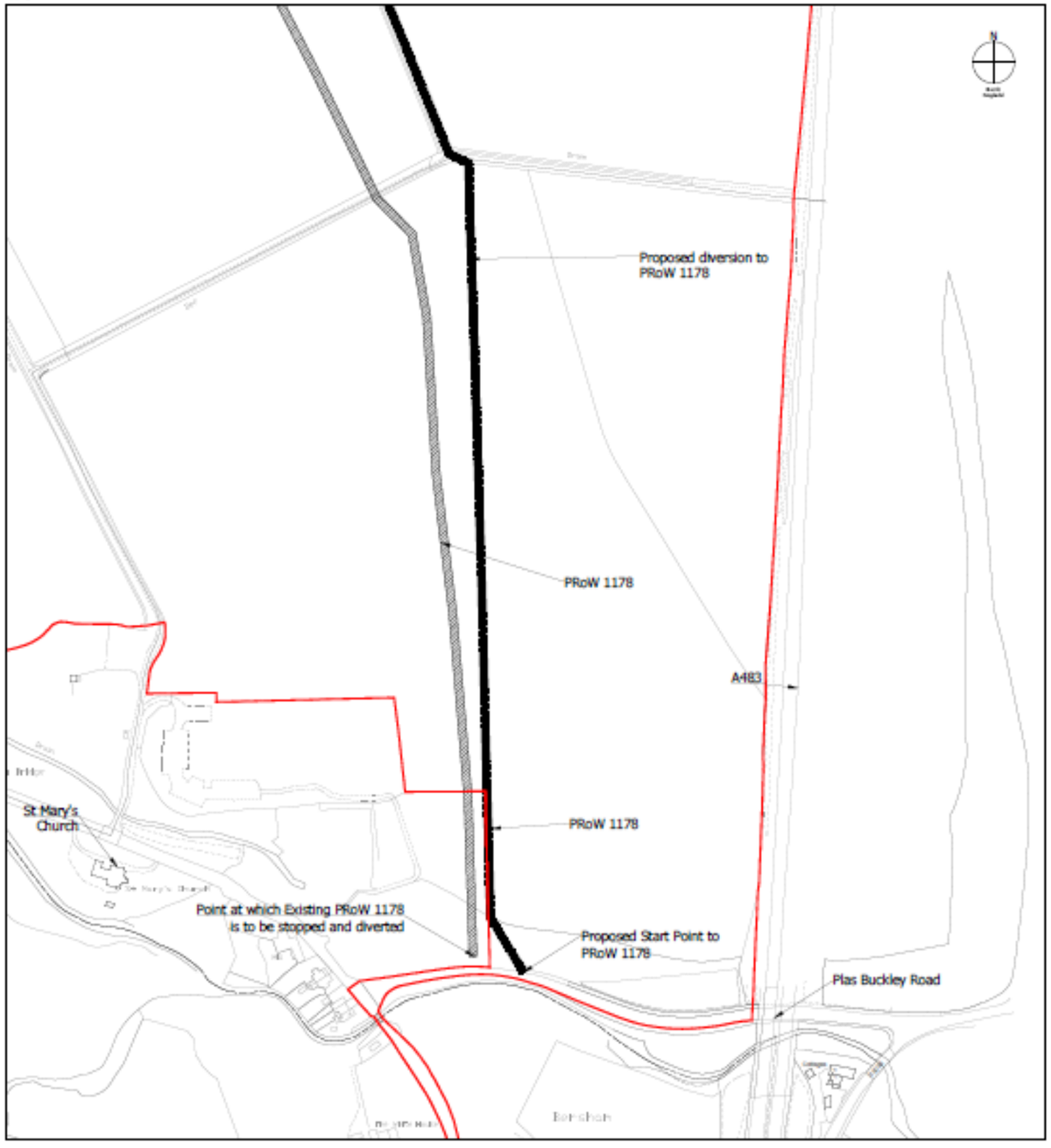
# Figure 1- Cable Route Options



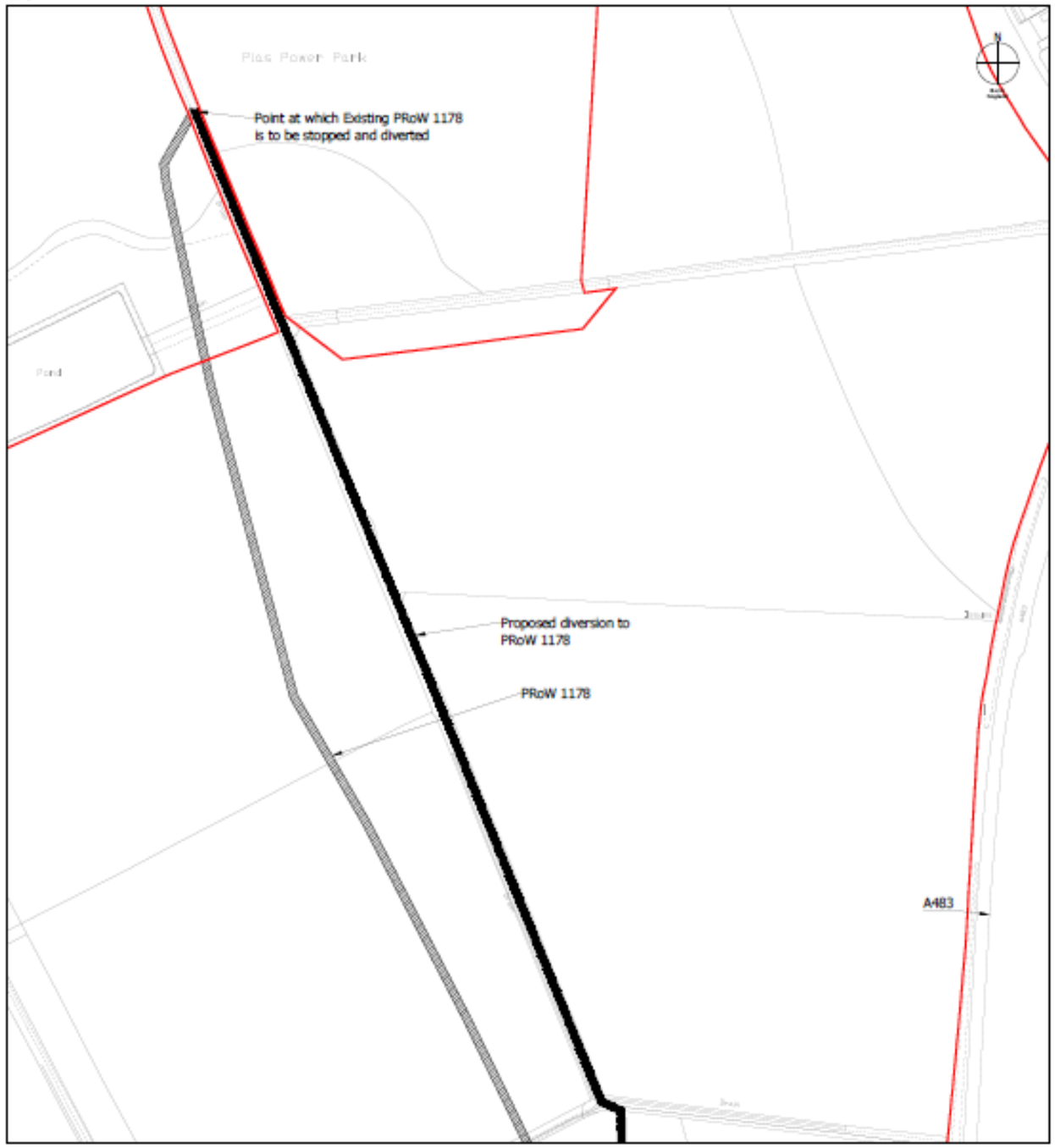
# Figure 2 – Existing PRoW Routes



# Figure 3 - #1178 BERSHAM 1 Diversion (South)



# Figure 4 - #1178 BERSHAM 1 Diversion (north)



# Figure 5 - #1159 BERSHAM 8 Diversion

