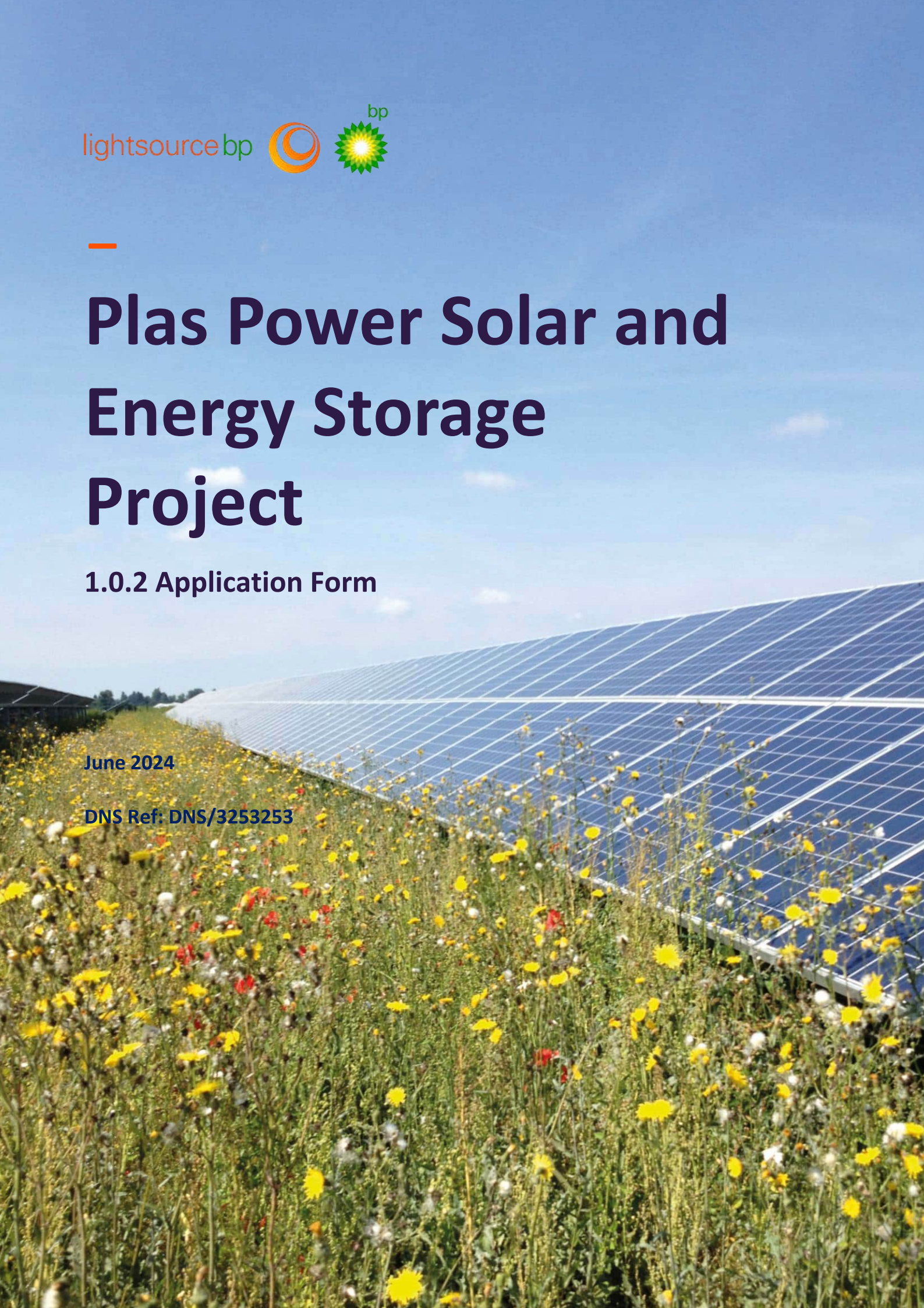


Plas Power Solar and Energy Storage Project

1.0.2 Application Form

June 2024

DNS Ref: DNS/3253253

Further information about us is available at:
https://www.gov.wales/planning-and-environment-decisions-wales/what-we-do
https://www.gov.wales/developments-national-significance-dns-applications

PCAC PEDW
Penderfyniadau Cynllunio ac Amgylchedd Cymru
Planning & Environment Decisions Wales

DNS PLANNING APPLICATION FORM

If you have any queries about completing this form after reading our guidance, please contact PEDW via PEDW.infrastructure@gov.wales or 0300 123 1590.

WARNING: A validly made DNS application must be received by PEDW within 12 months of the date of PEDW's notice of 'Acceptance of Notification'. If any essential supporting documents are found to be incomplete or are missing, and that is not rectified before the end of that 12 month period then the application will be turned away as invalidly made.

Application Reference Number (as provided in PEDW's notice of 'Acceptance of Notification')	DNS 3253253
Project Title (as given on applicant's website during the statutory pre-application publicity and consultation stage)	Plas Power Solar & Energy Storage Project

1. APPLICANT

Name	
Organisation Name (if applicable)	Lightsource SPV 192 Limited

2. AGENT (if any) FOR THE APPLICATION

Contact Name	Vincent Ryan
Organisation Name (if applicable)	Stantec UK Limited
Your Reference	333134702O1

3. RELEVANT LOCAL PLANNING AUTHORITY OR LOCAL PLANNING AUTHORITIES

If any part of the red line boundary of the site falls within an additional Local Planning Authority area, it will be a 'relevant LPA' and a Local Impact Report fee must be paid to PEDW at application stage for each relevant LPA. If the relevant Local Planning Authorities for your application have changed since you submitted your Notification, please highlight this in a covering letter.

Wrexham County Borough Council

4. SITE VISIT

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes ✓ No

Are there any health and safety issues at, or near the site which the Inspector would need to take into account if a site visit took place? Yes No ✓
If yes, please explain below

If a site visit is required who should be contacted to make other arrangements? Applicant Agent ✓ Other

If "Other", please provide details:

Contact Name

5. SITE LOCATION AND/OR ROUTE

A brief statement must be given that clearly identifies the location of the application site, or the route if it is a linear scheme. You **must** include a site location plan, drawn to an identifiable scale and showing the direction of north. The site outline must be shown in red and other land in the ownership of the applicant should be shown in blue.

Description of location of the application site(s), or route of development
(Please reference appropriate plans)

Land at the Plas Power Estate, north and south of Ruthin Road, Wrexham

Is the site a single site or a linear site? Single ✓ Linear ☐

Please provide Grid reference(s)

SINGLE:		Easting	330206	Northing	350287
LINEAR:	Start	Easting		Northing	
LINEAR:	Middle	Easting		Northing	
LINEAR:	End	Easting		Northing	

6. DESCRIPTION OF DEVELOPMENT (which will be used as the starting point by the Welsh Ministers in issuing the final decision).

Please avoid quoting figures as part of the description of development as this may cause complications should planning permission be granted and the applicant subsequently wish to seek to vary the permission.

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.

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7. SUBMISSION DOCUMENTS

Applicants must provide a schedule of all documents submitted as part of the application. This schedule should be a standalone document. Any documents relating to a Secondary Consent must be clearly labelled as such. The schedule should use an appropriate referencing system so that it can be updated if additional or updated documents are provided during the examination process.

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8. PLANNING OBLIGATIONS

Have you been in discussion with the relevant local planning authority in respect of obligations under section 106 of the 1990 Act?

Yes ☐ No ☑

If **Yes** please provide details of the status of your discussions below

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9. SECONDARY CONSENTS

Please note that for each Secondary Consent application being submitted to PEDW to be considered by the Welsh Ministers along with the DNS application, you must include in your DNS submission a completed copy of the application form which would be required if the application were not being included with the DNS application, e.g. a Listed Building Consent application form or a S16 (deregistration and exchange) Commons Act application form, etc. Any documents related to a Secondary Consent application should be clearly labelled as such. You must also include a separate 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 as an essential supporting document.

Please indicate any Secondary Consents connected with the proposed development which are to be considered by the Welsh Ministers alongside this application, and provide details. Please indicate also any Secondary Consents that are being considered, or have been considered, by the normal consenting authority, and provide details.

1. Consent under section 2(3) of the Ancient Monuments and Archaeological Areas Act 1979 (control of works affecting scheduled monuments). ☑

Application to Welsh Ministers ☑

OR Application to normal consenting authority ☐

Description of Consent required

Consent for the underground routing of cables, in proximity to Offa's Dyke Scheduled Monument, linking the proposed solar farm to the Legacy primary substation

2. Consent under section 178(1) Highways Act 1980 (restriction on placing rails, beams etc. over highways). ☐

Application to Welsh Ministers ☐

OR Application to normal consenting authority ☐

Description of Consent required

9. SECONDARY CONSENTS (continued)

3. Consent under section 8(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (authorisation of works; listed building consent). ☐

Application to Welsh Ministers ☐

OR Application to normal consenting authority ☐

Description of Consent required

4. Consent under section 74(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (control of demolition in conservation areas). ☐

Application to Welsh Ministers ☐

OR Application to normal consenting authority ☐

Description of Consent required

5. Consent under section 4(1) of the Planning (Hazardous Substances) Act 1990 (requirement of hazardous substances consent). ☐

Application to Welsh Ministers ☐

OR Application to normal consenting authority ☐

Description of Consent required

9. SECONDARY CONSENTS (continued)

6. Consent under section 13 of the Planning (Hazardous Substances) Act 1990 (application for hazardous substances consent without condition attached to previous consent). ☐

Application to Welsh Ministers ☐

OR Application to normal consenting authority ☐

Description of Consent required

7. Consent under section 17 of the Planning (Hazardous Substances) Act 1990 (revocation of hazardous substances consent on change of control of land). ☐

Application to Welsh Ministers ☐

OR Application to normal consenting authority ☐

Description of Consent required

8. Planning permission under section 57(1) of the Town and Country Planning 1990 Act (planning permission required for development) other than outline planning permission. ☐

Application to Welsh Ministers ☐

OR Application to normal consenting authority ☐

Description of Consent required

9. SECONDARY CONSENTS (continued)

9. Authorisation under section 247(1) of the 1990 Act (order authorising stopping up or diversion of highway). ☑

Application to Welsh Ministers ☑

OR Application to normal consenting authority ☐

Description of Consent required

Consent to divert public footpath #1178 BERSHAM 1 and footpath #1159 BERSHAM 8.

10. Authorisation under section 248(2) of the 1990 Act (order authorising the stopping up or diversion of highway crossing or entering route of proposed new highway). ☐

Application to Welsh Ministers ☐

OR Application to normal consenting authority ☐

Description of Consent required

11. An order under section 251(1) of the 1990 Act (order extinguishing public rights of way over land held for planning purposes). ☐

Application to Welsh Ministers ☐

OR Application to normal consenting authority ☐

Description of Consent required

9. SECONDARY CONSENTS (continued)

12. Consent requested under section 16(1) of the Commons Act 2006 (deregistration and exchange: applications). ☐

Application to Welsh Ministers ☐

OR Application to normal consenting authority ☐

Description of Consent required

13. Consent required by section 38(1) of the Commons Act 2006 (prohibition on works without consent). ☐

Application to Welsh Ministers ☐

OR Application to normal consenting authority ☐

Description of Consent required

10. APPLICATION SITE OWNERSHIP DETAILS

We need to know who owns the application site. If you do not own the application site or if you own only a part of it, we need to know the name(s) of the owner(s) or part owner(s).

One certificate A, B, C, D or E (Winning and Working of Minerals) **must be completed, together with the Agricultural Holdings Certificate** (Section 11)

CERTIFICATE OF OWNERSHIP – CERTIFICATE A

I certify that on the day 21 days before the date of this application nobody except the applicant, is the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land which the application relates.

Name (in capitals)	
On behalf of (if applicable)	
Date	

CERTIFICATE OF OWNERSHIP – CERTIFICATE B Notice Under Article 16 (1)(a)

I certify that the applicant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this application, is known to the applicant as an owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) or tenant (see the guidance) of any part of the land to which the application relates, as listed below:

Name	Date the notice was served

Please supply address(es) on personal details page.

Name (in capitals)	
On behalf of (if applicable)	
Date	

10. APPLICATION SITE OWNERSHIP DETAILS (continued)

CERTIFICATE OF OWNERSHIP – CERTIFICATE C Notice Under Article 16 (1)(a) and (b)

(Neither Certificate A or B can be issued for this application)

I certify that the applicant (or the agent) has taken reasonable steps to ascertain the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land to which the application relates, and given requisite notice, but was unable to ascertain the names and addresses of all owners.

Name	Date the notice was served
Mr E F L FitzHugh & Mrs P FitzHugh; Mr T E FitzHugh; Mr B FitzHugh; Mr M Jones; Mr B Jones; G N & M E M	07/06/2024
Morris; Mr Allan Morris & Mr Leslie Morris, trading as J H Morris & Sons; National Grid Electricity Transmission	07/06/2024
PLC; The Welsh Minsters (c/o the Director of Legal Services); Wrexham County Borough Council	07/06/2024

Please supply address(es) on personal details page.

The steps taken were: Notice served via post

Name of Newspaper in which notice has been published:

The Leader

Date notice published (this date must not be earlier than 21 days before the date of this application) 07/06/2024

Name (in capitals) VINCENT RYAN

On behalf of (if applicable) Lightsource SPV 192 Limited

Date 07/06/2024

10. APPLICATION SITE OWNERSHIP DETAILS (continued)

CERTIFICATE OF OWNERSHIP – CERTIFICATE D Notice Under Article 16 (1)(B)

(Certificate A cannot be issued for this application)

I certify that the applicant (or the agent) has taken reasonable steps to ascertain the names and addresses of everyone else who, on the day 21 days before the date of this application was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land to which the application relates, but has been unable to do so.

The steps taken were:

Name of Newspaper in which notice has been published:

Date notice published (this date must not be earlier than 21 days before the date of this application)

Name (in capitals)

On behalf of (if applicable)

Date

10. APPLICATION SITE OWNERSHIP DETAILS (continued)

CERTIFICATE OF OWNERSHIP – CERTIFICATE E Notice under Article 16(2) – Application consisting of the winning and working of minerals by underground operations

I certify that the applicant (or the agent) has given the requisite notice (see the guidance) to everyone who, on the day 21 days before the date of this application, is the owner or tenant (see the guidance) of any part of the land to which the application relates, as listed below:

(a) By serving the notice on every such person who the applicant knows to be such a person and whose name and address is known to the applicant; ☐

Name	Date the notice was served

Please supply address(es) on personal details page.

(b) By publication of the notice after the prescribed date in a newspaper circulating in the locality in which the land to which the land to which the application is relates is situated; ☐

Name of Newspaper in which notice has been published:

Date notice published (this date must not be earlier than 21 days before the date of this application)

(c) By site display in at least one place in every community within which there is situated any part of the land to which the application relates, leaving the notice in position for not less than 7 days in the period of 21 days immediately preceding the making of the application to the Welsh Ministers, ☐

Name (in capitals)

On behalf of (if applicable)

Date

11. AGRICULTURAL HOLDINGS CERTIFICATE

We also need to know if the application site forms part of an agricultural holding.

You must complete either (a) or (b).

a None of the land to which the application relates is, or is part of, an agricultural holding ☐

bi The application site is, or is part of an agricultural holding, and the applicant is the **sole** agricultural tenant ☐

bii The application site is, or is part of, an agricultural holding and the applicant (or the agent) has given the requisite notice to every person (other than the applicant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the application relates as listed below: X

Tenant's Name	Date the notice was served
Mr M Jones	07/06/2024
Mr B Jones	07/06/2024
G N & M E M Morris	07/06/2024

Please supply Tenant's address(es) on personal details page.

Name (in capitals)	VINCENT RYAN
On behalf of (if applicable)	Lightsource SPV 192 Limited
Date	07.06.2024

12. ESSENTIAL SUPPORTING DOCUMENTS

The documents listed below are statutory requirements for all DNS applications.

Please tick the boxes to confirm which documents/evidence you have provided

1	A copy of the notice of Acceptance of Notification issued by PEDW.	X
2	If any pre-application advice has been issued by PEDW and/or the relevant Local Planning Authority/Authorities a copy must be provided.	X
3	A Pre-application Consultation Report prepared in line with Article 11 of the Developments of National Significance (Procedure) (Wales) Order 2016 (as amended).	X
4	A site location plan, drawn to an identifiable scale and showing the direction of north. The site outline must be shown in red and other land in the ownership of the applicant should be shown in blue. This should be a standalone document.	X
5	A Design and Access Statement in accordance with Article 14 of the Developments of National Significance (Procedure) (Wales) Order 2016 (as amended).	X
6	Where a Secondary Consent is being sought from the Welsh Ministers, a completed copy of the application form which would be used if the application were made to the normal consenting authority (e.g. a Listed Building Consent application form or a S16 (deregistration and exchange) Commons Act application form, etc.), along with any essential supporting documents for such an application.	X
7	Where one or more Secondary Consents are being sought from the Welsh Ministers, 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.	X
8	For an application for an overhead line, a written statement about the length of the proposed line and its nominal voltage, and whether all necessary wayleaves have been agreed with owners and occupiers of land proposed to be crossed by the line.	
9	If the development is 'EIA Development', a copy of the Environmental Statement. The applicant must also confirm the address in the locality at which copies of the Environmental Statement can be obtained, and if there is a cost for those copies.	X
10	If the development is not 'EIA Development', a copy of a negative Screening Direction issued by PEDW.	
11	If the development could have an impact on a National Network site (e.g. a SAC or a SPA) or a Ramsar site, a 'Shadow Habitats Regulation Assessment'.	X

12. ESSENTIAL SUPPORTING DOCUMENTS (continued)

Please tick the boxes to confirm which documents/evidence you have provided

12	A schedule of all documents submitted as part of the application. This schedule should be a standalone document. Any documents relating to a Secondary Consent must be clearly labelled as such. The schedule should use an appropriate referencing system so that it can be updated if additional or updated documents are provided during the examination process. Where the application is accompanied by an ES, it should be clear what technical documents form part of/an appendix to the ES, and what documents are considered to be standalone documents.	X
13	All plans and drawings must be drawn to an identifiable scale and plans must show the direction of north.	X
14	The plans that form part of the ES should capable of being overlaid.	X
15	A hard copy and an electronic copy must be submitted to PEDW and to each relevant LPA. Please contact **PEDW.infrastructure@gov.wales** to arrange electronic submission. We can only accept file transfer via Objective Connect, a Welsh Government approved system and we must invite e-mail addresses to be able to upload documents. Please note that hard copies must be sent via courier due to arrangements within the Welsh Government building within which PEDW is based. Please also ensure you have liaised with the relevant LPA(s) over their submission arrangements.	X

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13. FEE (NB: Failure to pay the initial fee will delay the processing of the application)

Please note that we cannot accept BACS payments without first raising an invoice. Please contact us via PEDW.infrastructure@gov.wales to arrange raising an invoice before submitting your application. The timetable for PEDW to process Acceptance of your Application will not commence until:

- PEDW is in receipt the hard and electronic submission
- Each relevant LPA is in receipt of the hard and electronic submission
- PEDW is in receipt of the initial application fee and a Local Impact Report fee for each relevant LPA

Have you submitted the initial fee and all applicable Local Impact Report fees for the application via BACS payment? Yes [X] No [ ]

Please provide details

Payment made by Applicant on 06/06/2024.

Personal Details (these will not be made publicly available)

1. APPLICANT PERSONAL DETAILS

Address	Lightsource SPV 192 Limited 7th Floor 33 Holborn London
Post code	EC1N 2HU
Daytime telephone	03332000755
E-mail	katy.mcguinness@lightsourcebp.com

I prefer to be contacted by E-mail [X] Post [ ]

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2. AGENT PERSONAL DETAILS (if any)

Address	Stantec 100 Barbirolli Square Manchester
Post code	M2 3BG
Daytime telephone	0161 817 4900
E-mail	vincent.ryan@stantec.com

I prefer to be contacted by E-mail [X] Post [ ]

Personal Details (these will not be made publicly available)

3. OTHER (part 3 – Site Visit)

Address	c/o agent (above)
Post code	
Daytime telephone	
E-mail	

I prefer to be contacted by E-mail ☐ Post ☐

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4. APPLICANT SITE OWNERSHIP DETAILS (Certificates B, C, D and E)

Name	Address at which Notice was served
Mr E F L FitzHugh & Mrs P FitzHugh Mr T E FitzHugh Mr B FitzHugh	Garden House, Plas Power, Bersham, Wrexham, LL14 4LN 24 Cavandish Road, The Park, Nottingham, NG7 1BB T Newydd, Plas Power, Ruthin Road, Wrexham, LL11 3BS
Mr Allan Morris & Mr Leslie Morris (J H Morris & Sons) National Grid Electricity Transmission PLC The Welsh Minsters (c/o Director of Legal Services and	Cadwgan Hall Farm, Bersham, Wrexham, LL14 4LH PLC, 1-3 Strand, London, WC2N 5EH Welsh Assembly Government, Crown Building, Cathays Park,
Head of Land Acquisition) Wrexham County Borough Council	Cardiff CF10 3NQ Wrexham County Borough Council, Guildhall, Wrexham, LL11 1AY
Mr M Jones Mr B Jones G N & M E M Morris	Plan-Yn-Fron, Bronwylfa, Wrexham, LL14 4LE Rhoslydan Farm, Bryneglwys, Corwen, Denbighshire, LL21 9NP New Stontley Farm, Sontley Road, Wrexham, LL11 OUU

Personal Details (these will not be made publicly available)

5. AGRICULTURAL HOLDING CERTIFICATE

Name	Address at which Notice was served
Mr M Jones Mr B Jones G N & M E M Morris	Plan-Yn-Fron, Bronwylfa, Wrexham, LL14 4LE Rhoslydan Farm, Bryneglwys, Corwen, Denbighshire, LL21 9NP New Stontley Farm, Sontley Road, Wrexham, LL11 OUU

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 1998. Further information about Data Protection Policy can be found at https://gov.wales/welsh-government-privacy-notice

Please sign the form on Page 20

APPLICATION DECLARATION

I confirm that I have submitted a hard copy and an electronic copy of this form and all supporting documents to each relevant LPA within which the development is located.	X
I confirm that all sections have been fully completed and that the details of the ownership are correct to the best of my knowledge.	X
I confirm that I have provided the details of the invoice payment made to cover the initial application fee and each Local Impact Report fee (one per relevant LPA).	X
I understand that you may use the information I have given for official purposes in connection with the Town and Country Planning Act 1990 and of the application will appear online. By submitting this form I am agreeing to the use of the information I provide in this way.	X

Name (in capitals)	VINCENT RYAN
On behalf of (if applicable)	Lightsource SPV 192 Limited
Date	07.06.2024

EITHER 1 ELECTRONIC COPY or 1 HARD COPY should be sent to us at:

E-mail: PEDW.infrastructure@gov.wales

DNS Casework Team
PEDW
Welsh Government
Cathays Park
CARDIFF
CF10 3NQ

Helpline: 0300 123 1590

Please ensure you e-mail PEDW.infrastructure@gov.wales to confirm once all electronic documents have been uploaded via Objective Connect, and to confirm the date that the courier will deliver the hard copy to our offices. Once we are in receipt of your Application, we will acknowledge it within 3 working days. We will let you know the likely next steps and an estimate of the time it will take us to complete our checks and confirm if the application will be Accepted for examination or turned away.

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Town and Country Planning (Development Management Procedure) (Wales) Order 2012 NOTICE UNDER ARTICLE 10 APPLICATION FOR PLANNING PERMISSION

(Notice 1: This notice is to be printed and served on individuals if Certificate B or C is completed)

Proposed development at:

Name or flat number	
Property number or name	Land at Plas Power Estate
Street	Ruthin Road
Locality	
Town	Wrexham
County	
Postal town	
Postcode	LL11 3BS

Take notice that application is being made by:

Organisation name		Lightsource SPV 192 Limited		
Applicant name	**Title**		**Forename**	
	Surname			

For planning permission to:

Description of proposed development

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

Local Planning Authority to whom the application is being submitted: Planning and Environment Decisions Wales (PEDW)

Local Planning Authority address:

Crown Buildings
Cathays Park
Cardiff
CF10 3NQ

Any owner of the land or tenant who wishes to make representations about this application, should write to the council within 21 days of the date of this notice.

Signatory:

Signatory	**Title**	Mr	**Forename**	Vincent
	Surname	Ryan		
Signature		pp [redacted]		
Date (dd-mm-yyyy)		07-06-2024		

Statement of owners' rights: The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or lease.

Statement of agricultural tenants' rights: The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

'Owner' means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years.
'Tenant' means a tenant of an agricultural holding any part of which is comprised in the land.

Once completed this form needs to be served on the owner(s) or tenant(s)

Print Form