

Your Ref: Planning Portal Ref: PP-12475773

Our Ref: 33313426201

8th March 2024

FAO Gwyn Humphreys
Wrexham County Borough Council,
Guildhall,
Wrexham,
LL11 1AY

Dear Mr. Gwyn Humphreys,

RE: Installation and operation of an Energy Storage System (ESS) including energy storage units, substation, site access, cable connection, landscaping and ancillary infrastructure.”

On behalf of our client Innova Renewables Development ('the Applicant'), Stantec, is pleased to submit this application for the Installation and operation of an Energy Storage System (ESS) including energy storage units, substation, site access, cable connection, landscaping and ancillary infrastructure ('the proposed development') at Land north of Bronwylfa road, Rhostyllen, Wrexham ('the site')

Background

Following a period of pre-application engagement and PAC the proposed development submitted is of a reduced scale in response the feedback received from both statutory consultees, the LPA, local residents and community groups.

In summary, the proposed ESS development now comprises:

- 400kV Substation with Gas Insulated Switchgear (GIS) building & Transformers;
- Energy storage containers;
- 33kV transformer bays;
- Medium Voltage (MV) Skid – Inverters & Transformers;
- Control buildings;
- Access from the adopted highway;
- Internal access road and crushed stone tracks;
- Drainage infrastructure, landscape, and ecological planting; and
- Security fencing and CCTV.

Supporting Information

This planning application is supported by a range of reports and drawings which comprise the application submission and these are set out in Table 1.1 below.

Supporting Document	Produced By	Date
Planning Application Forms and Certificates	Stantec	23 rd February 2024
Pre-Application Consultation Report	Stantec	February 2024
Planning Design and Access Statement	Stantec	February 2024
Site Selection Report	Stantec	February 2024
Tree Report and Arboricultural Impact Assessment	ArbServ	November 2023
Agricultural Land Classification Report	Land Research Associates	January 2024
Construction Traffic Management Plan	Stantec	February 2024
Transport Statement	Stantec	February 2024
Noise Survey and Acoustic Report	InAcoustic	February 2024
Landscape and Visual Impact Assessment	Pegasus	February 2024
Stage 1 Settings Assessment	Archaeology Wales	October 2023
Phase 2-4 Settings Assessment	Archaeology Wales	February 2024
Heritage Impact Assessment	Archaeology Wales	October 2023
Geophysical Survey Report	Archaeology Wales	May 2023
Archaeological Desk Based Assessment	Archaeology Wales	February 2024
Archaeological Trenched Evaluation Report	Archaeology Wales	November 2023
Flood Risk Statement	JBA Consulting	February 2024

Outline Surface Water Drainage Strategy	JBA Consulting	February 2024
Ecology Report	Etive Ecology	November 2023
Green Infrastructure Statement	Etive Ecology	November 2023
Cable Route PEA	Etive Ecology	October 2023
Cut and Fill Assessment	Stantec	November 2023
Operational Battery Safety Management Plan	Abbott Risk Consulting	November 2023
Drawing Name	Drawing Number	Revision
Site Location Plan	Location Plan	01
Site Layout Plan	Layout Plan	L12
Equipment Elevations	Elevations	01
Environmental Enhancement Area Plan	Biodiversity Enhancement Plan	1.2

Table 1.1. Table of supporting Information

Fee

The application fee of £23,460.00 has been calculated in accordance with statutory regulations¹ and Planning Portal Guidance based on the site area of 10.2 hectares and paid via the Planning Portal (ref: PP-12475773).

Summary

We trust this provides you with sufficient information to validate the planning application. However, should you have any queries please do not hesitate to contact me.

Yours sincerely



Leo Horton-Taylor
Planner
on behalf of Stantec UK Ltd

¹ The Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits) (Wales) (Amendment) Regulations 2020