

PP-12475773

Planning Service
16 Lord Street
Wrexham LL11 1LG

Telephone: 01978 298994
E-mail: planning@wrexham.gov.uk
Web: www.wrexham.gov.uk/planning



Y Gwasanaeth Cynllunio
16 Stryt yr Arglwydd
Wrecsam LL11 1LG

Llinell Gymorth: 01978 298994
E-bost: planning@wrexham.gov.uk
Gwe: www.wrexham.gov.uk/planning

Application for Planning Permission

Town and Country Planning Act 1990

P2024/0155

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Land north of Bronwylfa road

Address Line 1

Adjacent to the A483

Address Line 2

Rhostyllen

Town/city

Wrexham

Postcode

Description of site location (must be completed if postcode is not known)

Easting (x)

330499

Northing (y)

348596

Description

LAND NORTH OF BRONWYLFA ROAD, RHOSTYLLEN, WREXHAM

08 MAR 2024

Applicant Details

Reference: PP-12475773

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13/03/2024 13:20:59

JONES2E

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Reference: PP-12475773

Name/Company

Title

Mr

First name

Leo

Surname

Horton-Taylor

Company Name

Stantec

Address

Address line 1

Stantec

Address line 2

Studio 117 The Creative Quarter

Address line 3

8a Morgan Arcade

Town/City

Cardiff

Country

United Kingdom

Postcode

CF10 1AF

Contact Details

Primary number

02922947781

Secondary number

Email address

leo.horton-taylor@stantec.com

Site Area

What is the site area?

10.20

Reference: PP-12475773

Scale

Hectares

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

- ☒ Yes
☐ No

If Yes, please complete the following information regarding public open space

Area of open space lost

0

Hectares

Area of open space gained

0

Hectares

Description of the Proposal

Description

Please describe the proposed development including any change of use

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

Has the work or change of use already started?

- ☐ Yes
☒ No

Existing Use

Please describe the current use of the site

The site is currently pastoral land.

Is the site currently vacant?

- ☐ Yes
☒ No

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

- ☐ Yes
☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☐ Yes
☒ No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

- ☐ Yes
☒ No

Materials

Does the proposed development require any materials to be used in the build?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material)

Type:

Vehicle access and hard standing

Existing materials and finishes:

n/a

Proposed materials and finishes:

Access tracks will comprise crushed stone and the abnormal load access road will be asphalt

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☒ Yes
☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Please see submitted drawings

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

- ☒ Yes
☐ No

Are there any new public roads to be provided within the site?

- ☐ Yes
☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes
☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☐ Yes
☒ No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

Vehicle Parking

Is vehicle parking relevant to this proposal?

- ☒ Yes
☐ No

Please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☒ Yes
☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☒ Yes
☐ No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

Assessment of Flood Risk

Is the site within an area at risk of flooding?

- ☐ Yes
☒ No

Refer to the [Welsh Government's Development Advice Maps website](#).

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' [Statutory SuDS Standards](#). SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

- ☒ Sustainable drainage system
☐ Existing water course
☐ Soakaway
☐ Main sewer
☐ Pond/lake

Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- ☐ Yes, on the development site
☒ Yes, on land adjacent to or near the proposed development
☐ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
☒ Yes, on land adjacent to or near the proposed development
☐ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer
☐ Septic tank
☐ Package treatment plant
☐ Cess pit
☐ Other
☒ Unknown

Are you proposing to connect to the existing drainage system?

- ☐ Yes
☒ No
☐ Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

- ☐ Yes
☒ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☐ Yes
☒ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

- ☐ Yes
☒ No

Employment

Will the proposed development require the employment of any staff?

- ☐ Yes
☒ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☐ Yes
☒ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes
☒ No

Is the proposal for a waste management development?

- ☐ Yes
☒ No

Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

- ☒ Yes
☐ No

If you have answered 'Yes' to the question above please state the proposed energy output capacity in Megawatts (MW):

Renewable energy type:

Other low carbon or renewable energy

Other low carbon or renewable energy (please specify):

Energy Storage System

Energy capacity:

400 Megawatts

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

☐ Yes

☒ No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☒ Yes

☐ No

If Yes, please provide details

Statutory Pre-Application Consultation was carried as set out within the submitted PAC report

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent

☐ The applicant

☐ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

Mr

First Name

Gwyn

Surname

Humphreys

Reference

ENQ/2023/0063

Date (must be pre-application submission)

12/07/2023

Details of the pre-application advice received

Details relating to the principle of development, site specific feedback on scale, layout and design of the proposed ESS. Confirmation on the scope of the application documents to enable validation.

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

- ☐ Yes
- ☒ No

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- ☐ Yes
- ☒ No

If No, can you give appropriate notice to ALL the other owners?

- ☒ Yes
- ☐ No

Certificate of Ownership - Certificate B

I certify/the applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) 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 seven years left to run) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:

George Brian Done and Gwenan Done

House name:

Asney Cottage

Number:

1

Suffix:

Address line 1:

Erbistock

Address Line 2:

Town/City:

Wrexham

Postcode:

LL13 0DS

Date notice served (DD/MM/YYYY):

23/02/2024

Person Family Name:

Name of Owner/Agricultural Tenant:

JH Morris & Sons

House name:

Cadwgan Hall

Number:

Suffix:

Address line 1:

Cadwgan Hall

Address Line 2:

Bersham

Town/City:

Wrexham

Postcode:

LL14 4LH

Date notice served (DD/MM/YYYY):

23/02/2024

Person Family Name:

Name of Owner/Agricultural Tenant:

NATIONAL GRID ELECTRICITY TRANSMISSION PLC

House name:

1 - 3 Strand

Number:

Suffix:

Address line 1:

Address Line 2:

Town/City:

London

Postcode:

WC2N 5EH

Date notice served (DD/MM/YYYY):

Reference: PP-12475773

23/02/2024

Person Family Name:

Name of Owner/Agricultural Tenant:

Philip Pughe

House name:

The Flash

Number:

Suffix:

Address line 1:

Glascoed Road

Address Line 2:

Bwichegwyn

Town/City:

Wrexham

Postcode:

LL11 5YG

Date notice served (DD/MM/YYYY):

23/02/2024

Person Family Name:

Person Role

☐ The Applicant

☒ The Agent

Title

Mr

First Name

Leo

Surname

Horton-Taylor

Declaration Date

23/02/2024

☒ Declaration made

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

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

☒ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Reference: PP-12475773

Agricultural Tenant

Name of Agricultural Tenant:

George Brian Done and Gwenan Done

House name:

Asney Cottage

Number:

1

Suffix:

Address line 1:

Erbistock

Address Line 2:

Town/City:

Wrexham

Postcode:

LL13 0DS

Date notice served (DD/MM/YYYY):

23/02/2024

Person Family Name:

Name of Agricultural Tenant:

JH Morris & Sons

House name:

Cadwgan Hall

Number:

Suffix:

Address line 1:

Cadwgan Hall

Address Line 2:

Bersham

Town/City:

Wrexham

Postcode:

LL14 4LH

Date notice served (DD/MM/YYYY):

23/02/2024

Person Family Name:

Name of Agricultural Tenant:

NATIONAL GRID ELECTRICITY TRANSMISSION PLC

House name:

1-3

Number:

Suffix:

Address line 1:

Strand

Address Line 2:

Town/City:

London

Reference: PP-12475773

Postcode:

WC2N 5EH

Date notice served (DD/MM/YYYY):

23/02/2024

Person Family Name:

Name of Agricultural Tenant:

Philip Pughe

House name:

The Flash

Number:

Suffix:

Address line 1:

Glascoed Road

Address Line 2:

Bwichgwyn

Town/City:

Wrexham

Postcode:

LL115YG

Date notice served (DD/MM/YYYY):

23/02/2024

Person Family Name:

Person Role

☐ The Applicant

☒ The Agent

Title

Mr

First Name

Leo

Surname

Horton-Taylor

Declaration Date

23/02/2024

☒ Declaration made

Reference: PP-12475773

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Leo Horton-Taylor

Date

23/02/2024