



SITE SELECTION REPORT - ADDENDUM

Land North of Bronwylfa Road

February 2025

Prepared for:

Innova Renewables Developments

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1 Introduction

1.1.1 This Site Selection Report Addendum has been prepared by Stantec on behalf of Innova Renewables Developments ('the Applicant') in support of a planning 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') located in Wrexham County Borough Council ('WCBC'). The planning application was submitted to WCBC on 8th March 2024 and carries the reference P/2024/0155.

1.1.2 The purpose of this Site Selection Report Addendum ('Addendum') is to address a number of questions that have arisen in relation to the original submitted Site Selection Report ('SSR') (February 2024) ref. 002 during discussions with WCBC planning officers, during the application determination process.

1. It has been noted that the SSR refers to the adopted Wrexham Local Development Plan ('LDP') and its applicable policies within its Legislative and Planning Policy Context section (3), yet it refers to former Unitary Development Plan ('UDP') designations and constraints within the Methodology (4) and Study Findings (5) sections. Some of the terminology is also incorrectly presented, whereby UDP designations are referred to as LDP designations, such as at paragraph 4.7.1. Furthermore, in the Appendix 9 Table of Findings, both UDP and LDP terminology is used in relation to Landscape constraints, such as Green Wedge, an LDP designation, being referenced in relation to Site 13, but Green Barrier, a UDP designation, is referenced elsewhere.
2. Officers have questioned whether the consideration of either LDP or UDP designations would have made a difference to the outcome of the assessment.
3. It has also been requested that additional clarity is provided over which of the assessment criteria, as summarised at Appendix 9 of the SSR, was the primary factor in determining each site's Red, Amber or Green ('RAG') score; in particular for the amber, which were not taken through to the final stage of further assessment.

- 1.1.3 It is important to emphasise that this Addendum does not repeat or replace the SSR, which should be read in full in support of the planning application in addition to the Addendum. The Addendum only seeks to clarify the matters raised above.

2 Planning Policy Baseline

- 2.1.1 The Legislative and Planning Policy Context section of the SSR is entirely correct in setting out the applicable legislation and planning policy for the determination of the Applicant's planning application. However, the SSR does not make sufficiently clear that the process of site selection took place under a different planning policy context.
- 2.1.2 The Applicant's internal teams, including planning, grid and engineering specialists, commenced the process of identifying and assessing the suitability of potential sites for a new energy storage development for connection to the Legacy National Grid Substation in early-2021. This process took place over a number of months, and when arriving at a site that was considered the most suitable, following a thorough process of assessment, the next stage in the process was to secure land rights with the landowner; which again took a number of months. Once the land was secured the process of design and site-specific assessment commenced, in mid-2022. At this point in time the Wrexham Unitary Development Plan 1996-2011 ('UDP') formed part of the development plan, alongside Future Wales, and its designations formed part of the constraints assessment for each potential site in the preceding 12-18 months. Whilst the examination of the then emerging Wrexham Local Development Plan 2013-2028 ('LDP') was advanced, the Inspectors had not yet completed the examination process and WCBC was not affording the LDP any weight in decision making.
- 2.1.3 In October 2022 Stantec was commissioned to prepare a Site Selection Report, by collating the information supplied by the Applicant into a document that would form part of the initial pre-application engagement with WCBC, to demonstrate the process that had been followed in selecting the application site. That first Site Selection Report (dated December 2022) formed part of the pre-application submission to WCBC in March 2023 and only referenced UDP policy.
- 2.1.4 The officer's pre-application advice contained the following extract:

'The enquiry has been accompanied by a comprehensive Site Selection Report, which details the reasoning behind the site's selection and the methodology used. Having reviewed the submitted report, I do consider it to be accurate and the methodology used

is deemed to be appropriate. It is accepted that such an ESS development needs to be sited within close proximity to the National Grid Substation at Legacy in order for a connection to be feasible. It is noted that three potential sites were identified as potentially suitable to host the development, with the subject site being one of them. The only one of the three suitable sites which does not comprise BMV agricultural land lies a significant distance from the Legacy substation, on the other side of the A483 Trunk Road, in close proximity to a number of listed buildings. As things stand, and based upon the report submitted, it is therefore considered there would be no preferable sites which do not also comprise BMV land which could be viably developed for the ESS facility.'

- 2.1.5 The site selection process presented at the pre-application stage is precisely that presented in the SSR, albeit the latter has further detailed justification added in response to queries that arose during the statutory pre-application consultation (PAC) process, which took place between 17 November 2023 and 2 January 2024. The SSR contains an updated policy context section, recognising that the LDP now forms part of the development plan and supersedes the UDP for the purpose of decision making. Nevertheless, the site selection process took place under the UDP, therefore all references to UDP designations in the assessment criteria, in sections 4 and 5 and Appendix 9 of the SSR, is correct.
- 2.1.6 It would not be appropriate to retrospectively view the site selection process in the context of the existing LDP, because the LDP was adopted on 20 December 2023, some 18 months after the site selection process concluded and the application site was selected. Any references to 'Green Barrier' and 'Special Landscape Area' are therefore appropriate. For this reason, it is not considered necessary to address any further the question raised by officers of whether any site considered in the context of the UDP would have a different RAG assessment outcome under the LDP.
- 2.1.7 Figure 1 below is provided to illustrate the timeline of the site selection process alongside the periods when the UDP and LDP were adopted.

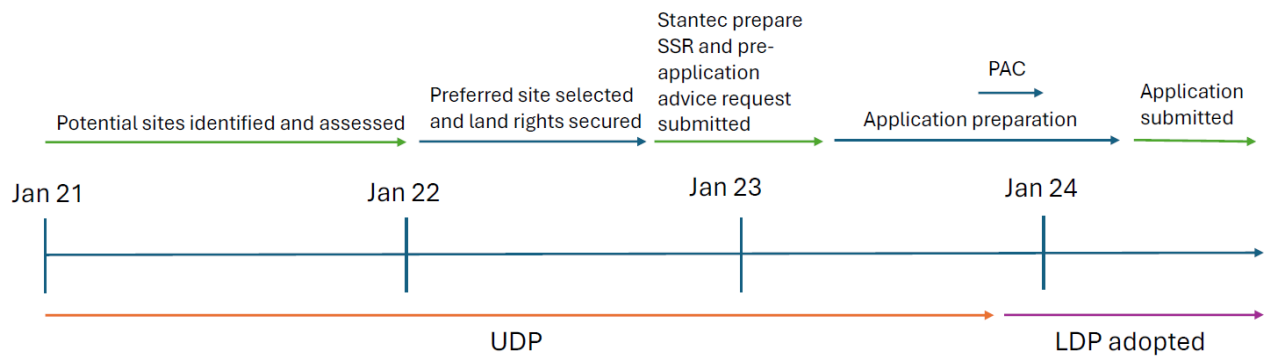


Figure 1 – Site Selection Timeline

2.2 Terminology Corrections

2.2.1 Parts of the SSR require correction in order to avoid confusion and ensure that the above position is clear.

2.2.2 Paragraph 4.7.1 of the SSR should read as follows (with new text in **bold**):

The **UDP** designations present within the study area **at the time of the site selection process were** 'Green Barrier' (Policy EC1) and 'Special Landscape Area' (Policy EC5). The extent of the designations in the 2.5km study area are shown in **Appendix 3** 'Landscape'. These do not represent a fundamental constraint to delivering the proposed development however should be taken into consideration when reviewing potential site locations.

2.2.3 For good order it is also confirmed that Appendix 3 of the SSR correctly identifies the extent of the Green Barrier and Special Landscape Area designations, as shown on the UDP proposals map at the time of the site selection process.

2.2.4 Appendix 9 of the SSR sets out the Table of Findings from the assessment of each Location considered during the site-search process. Appendix 9 contains an error in relation to Location No. 13, where under 'Landscape' is states 'Located adjacent to a green wedge'. That would be correct under the current LDP. Under the UDP, however, the following is correct:

‘Located within a SLA and within a Green Barrier.’

- 2.2.5 The decision to pursue Location No.13 as the most preferable site was taken in the context of UDP, and not LDP policies; therefore, this change has no bearing on the outcome of the previous assessment. For clarity, Appendix 9 of the SSR has been updated and is enclosed as Appendix 1 to this Addendum.

3 Confirmation of Findings – Amber sites

- 3.1.1 The Introduction highlights that officers have requested further clarity on the RAG assessment outcomes, in particular with regard to the Amber sites located within the Green Barrier and/or Special Landscape Area, to provide the sufficient justification for concluding that only sites 13, 15 and 22 carried a green rating and went on to be assessed in further detail.
- 3.1.2 It is considered that the SSR presents sufficient justification at Appendix 9, however, some additional commentary is provided below to assist.

Table 1: Amber Site Clarifications

Location No.	Further Observations	Score
3.	The cable connection for this site was the primary factor for its Amber score; whilst 1.9km from the Legacy Substation as the crow flies, the likely route would be in excess of 2km. The River Clywedog and associated wide expanse of woodland (much of it also designated as ancient woodland) lies between Legacy substation and this site making an underground cable installation unviable. The site is also part of the Plas Power Estate and at the time of the site search was under option by Lightsource bp for the development of a solar farm, and was, therefore, unavailable. On reflection, due to issues of availability this site should have received a Red score, meaning that its previous exclusion was justified.	
4. 5. 6. and 7.	The inability for abnormal loads to access much of these sites was a strong reason for the Amber score. In addition, these sites are on the Plas Power Estate and were under option by Lightsource bp to develop a solar farm, meaning that they are not available. On reflection, due to issues of availability these sites should have received a Red score, meaning that their previous exclusion was justified.	
14.	The site is unable to be accessed by abnormal loads, is in close proximity to the Offa's Dyke scheduled monument and is in very close proximity to the dwelling at Cadwgan Hall Farm with potential for noise and visual impacts.	

17.	Access by abnormal loads is challenging, with the most accessible field parcels already developed as a solar farm, but does not result in the amber score alone. The primary reason for the site's amber score is the proximity of residential properties, being positioned on three sides of the site, and the potential for noise and visual impacts upon those properties as well as its position closer to the AONB.	
23.	The key constraint to this site which results in its amber rating is its proximity to a number of residential properties on three sides of the site, resulting in the potential for noise and visual impacts.	

3.1.3 For the reasons set out in Table 1 above, the Amber score allocated to those sites was fully justified regardless of its location within the Green Barrier or Special Landscape Area. The combination of constraints affecting each of the sites above contributed to the Amber RAG rating with the issues surrounding AIL Access, resultant cable route distance and viability and proximity to residential properties being the primary reasons for an Amber classification.

3.1.4 In some cases, there was no single factor which in isolation warranted an Amber rating, however on planning balance the combination of additional constraints made the site fall below the requirements necessary to achieve a RAG rating of Green.

4 Conclusions

4.1.1 This Site Selection Report Addendum has been prepared in support of Innova Renewables Developments' planning application for the installation and operation of an Energy Storage System including energy storage units, substation, site access, cable connection, landscaping and ancillary infrastructure at Land north of Bronwylfa Road, Rhostyllen, Wrexham (planning application reference P/2024/0155).

4.1.2 Three principal queries raised by WCBC officers about the original SSR and the site selection process are outlined and addressed in this addendum as follows:

1 – UDP / LDP designations & terminology shows some inconsistency.

4.1.3 This Addendum explains that whilst the LDP policies are applicable for the determination of the planning application, the site selection process was undertaken and completed before the LDP was adopted; therefore, only policy designations of the UDP were considered.

4.1.4 This Addendum confirms that there are some inconsistencies in respect of the policy references in the submitted SSR and associated Appendices between the UDP and LDP Designations. The Addendum also sets out corrections to two inaccurate references in the SSR at paragraph 4.7.1 and Appendix 9 Location 13. These clarifications do not impact the result of the assessment.

2 - Would the outcome of the SSR have differed between LDP / UDP?

4.1.5 This Addendum describes that policy designation changes have little to no impact on the RAG scores achieved by individual sites given the sum of the other contributing factors. In particular that viability and impact of cable routes, access for abnormal loads and proximity to residential receptors (on account of amenity and noise most substantially) were the primary reasons for site rejection, rather than planning policy designations. No other site performs better than the Applicant's chosen site under either policy basis.

4.1.6 The purpose of this Addendum is not to re-assess sites, it is to address questions relating to the basis for past decisions. However, it should be noted that sites 3-7 inclusive should have received a red RAG score because they were not available, being under option by Lightsource bp for the

development of a solar farm, at the time of the site selection process. Notwithstanding this, they were dismissed for other justifiable reasons.

3 - Which assessment criteria is the primary factor for confirming RAG status?

- 4.1.7 No one individual criteria meant that a site was automatically awarded an amber RAG score, it was a combination of the more critical elements of delivering the project; such as distance from the substation and the associated viability of delivering a cable route, abnormal load access and proximity to residential properties (principally on account of potential noise and amenity impact) which meant that sites were awarded an amber score.
- 4.1.8 This Addendum is therefore consistent with the original SSR in concluding the Applicant's site is the most suitable for the proposed development, outperforming all other sites which retain the RAG status previously assigned when considering all principal constraints under both policy bases.

Appendix 1 – SSR Appendix 9 Update

Appendix 1 – SSR Appendix 9 Update

Location No.	Access	Landscape	Biodiversity	Heritage	Agricultural Land	Topography	Local Amenity	Cable Connection	Score
1	Access could be achieved from A525 to the south; Heol Offa to the west or Tan Llan to the north. PRoW crosses area to the east. Overhead high voltage cables cross site which would not be able to be feasibly diverted	Located within a SLA and Green Barrier	Area is not subject to any statutory biodiversity constraints	Listed building located to the west Ancient woodland located to the south	Grade 3b	Sloping	Within close proximity of existing residential dwellings to the north-west off Tan Llan; north-east off Higher Berse Road; and the residential settlement at Coedpoeth to the west	Area is approx. 2km from substation and cable will need to cross the River Clywedog.	
2	Access could be achieved from Rhos Berse Road to the east; A525 to the north; or Penygelli to the west Overhead high voltage cables cross site which would not be able to be feasibly diverted	Partly located within a SLA and Green Barrier	Area is not subject to any statutory biodiversity constraints	Listed buildings located off Rhos Berse Road Ancient woodland located to the north east and south	Grade 3b	Sloping	Within close proximity of existing residential settlement at Coedpoeth to the north and west	Area is approx. 2.4km from substation and cable will need to cross the A525 and the River Clywedog	
3	Abnormal load access from A525 is challenging with little scope to widen the existing access, as does	Located partly within a SLA and fully within a Green Barrier	Area is not subject to any statutory biodiversity constraints	Listed buildings located to the south Ancient woodland located to the east and south	Grade 3b	Sloping	Within close proximity of existing residential dwellings to the north along the A525	Area is approx. 1.9km from substation and cable will need to cross the River Clywedog	

Appendix 1 – SSR Appendix 9 Update

Location No.	Access	Landscape	Biodiversity	Heritage	Agricultural Land	Topography	Local Amenity	Cable Connection	Score
	Rhosberse Road which has a pinchpoint between two residential properties.			Scheduled monument located to the west					
4	No existing access from the A525 at present. Unlikely to achieve two points of access from alternative directions for fire service.	Located within a Green Barrier	Area is not subject to any statutory biodiversity constraints	Ancient woodland located to the east and south	Grade 3b	Relatively flat	Within close proximity of existing residential dwellings to the north along the A525 and gypsy/traveller accommodation to the east along the A525	Area is approx. 2.2km from the substation and cable will need to cross the River Clywedog	
5	No access from A525 so there is no feasible abnormal loads route via the strategic highway network. Unlikely to achieve two points of access from alternative directions for fire service.	Located within a Green Barrier	Area is not subject to any statutory biodiversity constraints although GCN habitat located west	Ancient woodland located to the west	Grade 3b	Relatively flat	Not within close proximity of any residential dwellings	Area is approx. 1.8km from the substation and cable will need to cross the River Clywedog	
6	No access from A525 so there is no feasible abnormal loads route via the strategic highway network. Unlikely to achieve two points of access from	Located partly within a SLA and fully within a Green Barrier	Area is not subject to any statutory biodiversity constraints although GCN habitat located north	Listed buildings located to the south and east Conservation area located to the south Ancient woodland located to the	Grade 3b	Relatively flat	Not within close proximity of any residential dwellings	Area is approx. 1.6km from substation and cable will need to cross the River Clywedog	

Appendix 1 – SSR Appendix 9 Update

Location No.	Access	Landscape	Biodiversity	Heritage	Agricultural Land	Topography	Local Amenity	Cable Connection	Score
	alternative directions for fire service.			south and east					
7	Access only from surrounding country lanes although site is adjacent to the A483 to the east. No feasible abnormal loads route via the strategic highway network. Unlikely to achieve two points of access from alternative directions for fire service PRoW crosses the northern part of the site	Located within a Green Barrier	Area is not subject to any statutory biodiversity constraints	Listed buildings and conservation area located to the south	Grade 3b	Relatively flat	Within close proximity of residential dwellings to the south	Area is approx. 1.5km from substation and cable will need to cross the River Clywedog	
8	Access only from surrounding country lanes – not likely suitable for construction traffic or the abnormal load movements required	Located within a SLA and partly within a Green Barrier Setting of nearby AONB should be considered which is in close proximity	Area is not subject to any statutory biodiversity constraints	Ancient woodland located to the north west	Grade 3b	Sloping	Not within close proximity of any residential dwellings	Area is approx. 1.5km from substation	
9	Access could be achieved from the B5426 / Bronwylfa to the north and	Located within a SLA Setting of nearby AONB should be	Area is not subject to any statutory biodiversity constraints	Ancient woodland located to the north west	Grade 3a	Steep	Not within close proximity of any residential dwellings	Area is approx. 1.6km from substation	

Appendix 1 – SSR Appendix 9 Update

Location No.	Access	Landscape	Biodiversity	Heritage	Agricultural Land	Topography	Local Amenity	Cable Connection	Score
	east however it is distant from the strategic road network, abnormal loads access is therefore challenging.	considered which is in close proximity							
10	Access could be achieved from the B5426 / Bronwylfa to the west however it is distant from the strategic road network, abnormal loads access is therefore challenging	Located within a SLA Setting of nearby AONB should be considered which is in close proximity. Overhead high voltage cables cross site which could not feasibly be diverted.	Area is not subject to any statutory biodiversity constraints	Area is not subject to or within close proximity of any historic designations	Grade 3a/3b	Sloping	Within close proximity of existing residential dwellings to the south and east High pressure gas pipeline crosses this/close to this site	Area is approx. 1.1km from substation	
11	Access only from surrounding country lanes, distance from the strategic road network makes the abnormal loads access challenging PRoW intersects the site from north to south	Located within a SLA	Area is not subject to any statutory biodiversity constraints	Scheduled monument located to the east Ancient woodland located to the north	Grade 2/3a	Sloping	Within close proximity of existing residential dwellings to the west	Area is approx. 600m from substation	
12	Access only from surrounding country	Located within a SLA	Area is not subject to any statutory	Scheduled monument located to the west	Grades 2/3a/3b	Sloping	Not within proximity of any residential dwellings	Area is approx. 700m from substation and cable will need	

Appendix 1 – SSR Appendix 9 Update

Location No.	Access	Landscape	Biodiversity	Heritage	Agricultural Land	Topography	Local Amenity	Cable Connection	Score
	lanes. Abnormal road route difficult - would likely require a route under the relatively narrow/low bridge on the dismantled railway and navigating bends near Cadwgan Hall		biodiversity constraints	Ancient woodland located to the north				to cross the scheduled monument	
13	Access could be achieved from the B5097 to the south – the logical construction traffic and abnormal loads route is from south and so would require vehicles to route under the relatively low/narrow bridge on the dismantled railway. PRoW crosses the eastern part area	Located within a SLA and partly within a Green Barrier.	Area is not subject to any statutory biodiversity constraints	Area is not subject to or within close proximity of any historic designations	Grade 2	Flat	Not within close proximity of any residential dwellings	Area is approx. 1.1km from substation and cable will need to cross the scheduled monument	
14	Access could be achieved from the B5097 to the south however as with sites 12 and 13, the low railway	Located within a SLA and partly within a Green Barrier	Area is not subject to any statutory biodiversity constraints	Scheduled monument is located to the west	Grade 2	Relatively flat	Within close proximity of existing farm and dwellings to the north-west. There is also a cricket club is located in the south of the area	Area is approx. 350m from substation and cable will need to cross the scheduled monument	

Appendix 1 – SSR Appendix 9 Update

Location No.	Access	Landscape	Biodiversity	Heritage	Agricultural Land	Topography	Local Amenity	Cable Connection	Score
	bridge still needs to be crossed which could be challenging								
15	Access could be achieved from the B5097 to the north; Pentre-Bycan Road to the west; Wrexham Road to the south; or B5098 to the east. PRoW crosses the area to the south	Located partly within Green Barrier	Area is not subject to any statutory biodiversity constraints	Listed buildings located south-east	Grade 2	Flat	Within close proximity of existing dwellings located south-east off the B5098	Area is approx. 1km from substation and cable would need to cross the scheduled monument	
16	Access could be achieved from Wrexham Road to the north or Hafod Road to the south-east, albeit no existing access onto the A road. Without this fire service access from alternative directions challenging.	Located partly within a SLA and a Green Barrier.	Area is not subject to any statutory biodiversity constraints	Area is not subject to or within close proximity of any historic designations	Grade 3b	Flat	Within close proximity of the residential settlement of Rhostyllen and hotel accommodation (Manor Farm B&B)	Area is approx. 2.4km from substation and cable would need to cross the A493	
17	Access could be achieved from the B5426 to the west or Bronwylfa	Located within a SLA Abnormal load access could be	Area is not subject to any statutory biodiversity constraints	Area is not subject to or within close proximity of any historic designations	Grade 3a	Sloping	Within close proximity of existing residential dwellings located to the north and east and a large part of the area is	Area is approx. 300m from substation	

Appendix 1 – SSR Appendix 9 Update

Location No.	Access	Landscape	Biodiversity	Heritage	Agricultural Land	Topography	Local Amenity	Cable Connection	Score
	Road to the south. Abnormal load access could be challenging given distance from strategic road network. PRoW crosses the area to the north-east	challenging given distance from strategic road network.					occupied by a solar farm		
18	Access could be achieved from the B5426 to the east. Abnormal load access could be challenging given increased distance from strategic road network. ProW cross the area to the east and west	Located within a SLA Setting of nearby AONB should be considered which is in close proximity	Area is not subject to any statutory biodiversity constraints	Area is not subject to or within close proximity of any historic designations	Grade 3a/3b	Steep	Within close proximity of existing residential dwellings to the east along the B5426	Area is approx. 600m from substation	
19	Very challenging to provide two fire service accesses from alternative directions given no roads east/west and from south the road is lined	Located within a SLA Setting of nearby AONB should be considered which is in close proximity	Area is not subject to any statutory biodiversity constraints	Area is not subject to or within close proximity of any historic designations	Grade 3a	Steep	Within close proximity of existing residential dwellings to the north along the country lane	Area is approx. 1.3km from the substation	

Appendix 1 – SSR Appendix 9 Update

Location No.	Access	Landscape	Biodiversity	Heritage	Agricultural Land	Topography	Local Amenity	Cable Connection	Score
	by resi properties. Abnormal loads access also challenging given distance from strategic highway network. ProW intersects the area from north to south								
20	Access only from surrounding country lanes – not likely suitable for construction traffic ProW crosses the area to the east	Located within a SLA Setting of nearby AONB should be considered which is in close proximity	Area is not subject to any statutory biodiversity constraints	Listed building located to the west	Grade 3b	Sloping	Within close proximity of existing residential dwellings of the village of Llwyneinion to the south	Area is approx. 700m from substation and cable would need to cross Pentrebychan Brook	
21	Access could be achieved from the B5097 to the north or the B5426 to the west and south	Located within a SLA Site crossed by high voltage overhead lines which couldn't feasibly be diverted, and this would reduce area for development.	Area is not subject to any statutory biodiversity constraints	Scheduled monument located to the west Listed buildings located to the north-east and south-west	Grade 2	Relatively flat	Within close proximity of existing residential dwellings of the village of Talwrn to the west and part of the area is occupied by a crematorium.	Area is approx. 450m from substation and cable would need to cross the scheduled monument	
22	Access could be achieved from Hafod Road to the	Area not subject to any landscape constraints	Area is not subject to any statutory biodiversity constraints	Listed buildings located to the south, east and north	Grade 3b	Relatively flat	Not within proximity of existing residential dwellings	Area is approx. 2km from substation and cable would need to cross	

Appendix 1 – SSR Appendix 9 Update

Location No.	Access	Landscape	Biodiversity	Heritage	Agricultural Land	Topography	Local Amenity	Cable Connection	Score
	south and east. Hafod Road looks very challenging for an abnormal load vehicle to navigate, particularly, and there is a bridge crossing of Glanyrafon Brook with no posted weight limit. PRoW crosses the area to the east	Site crossed by high voltage overhead lines which couldn't feasibly be diverted, and this would reduce area for development.						the A483 and the scheduled monument	
23	Access could be achieved from the B5097 to the north and west PRoW crosses the area to the south-east	Located within a SLA	Area is not subject to any statutory biodiversity constraints	Ancient woodland located to the south-east	Grade 3b	Relatively flat	Within close proximity of existing residential dwellings of the village of Talwrn to the north	Area is approx. 600m from substation and cable would need to cross Pentrebychan Brook	
24	Access could be achieved from the B5097 to the west. Single point of access for fire service could be achieved from B5097, unless an access could be established	Located within a SLA	Area is not subject to any statutory biodiversity constraints	Ancient woodland located to the north-east	Grade 3b	Sloping	Within close proximity of existing residential dwellings within the settlement of Rhosllanerchrugog to the south. In proximity to a school.	Area is approx. 900m from substation and cable would need to cross Pentrebychan Brook	

Appendix 1 – SSR Appendix 9 Update

Location No.	Access	Landscape	Biodiversity	Heritage	Agricultural Land	Topography	Local Amenity	Cable Connection	Score
	from the residential Park Road to the south, which is unlikely. Multiple PRoW crosses the area								
25	Access only from surrounding country lanes. Distant from strategic road network, abnormal loads access therefore challenging. Two points of access from alternative directions for fire service not possible PRoW crosses the area to the south	Located within a SLA Setting of nearby AONB should be considered which is in close proximity	Area is not subject to any statutory biodiversity constraints although GCN habitat located north	Ancient woodland located to the east	Grade 3b	Steep	Within close proximity of existing residential dwellings of the village of Bronwylfa to the west	Area is approx. 1.7km from substation and cable would need to cross Pentrebychan Brook	
26	Access could be achieved from Hall Lane to the south. Distant from strategic road network, abnormal loads access therefore challenging. Two points of access from alternative	Located within a SLA Setting of nearby AONB should be considered which is in close proximity	Area is not subject to any statutory biodiversity constraints	Listed building located to the south-east	Grade 3b	Steep	Within close proximity of existing residential dwellings to the south off Hall Lane	Area is approx. 1.9km from substation and cable would need to cross Pentrebychan Brook	

Appendix 1 – SSR Appendix 9 Update

Location No.	Access	Landscape	Biodiversity	Heritage	Agricultural Land	Topography	Local Amenity	Cable Connection	Score
	directions for fire service not possible PRoW crosses the area to the west								
27	Access could be achieved from Hall Lane to the south. Distant from strategic road network, abnormal loads access therefore challenging. Two points of access from alternative directions for fire service not possible PRoW crosses the area to the west	Located within a SLA Setting of nearby AONB should be considered which is in close proximity	Area is not subject to any statutory biodiversity constraints although GCN habitat located north	Listed building located to the west Ancient woodland located to the north, proximity to woodland causes issues with RPZs Bats etc.	Grade 3b	Sloping	Within close proximity of existing residential dwellings within the settlement of Rhosllanerchrugog to the east	Area is approx. 1.5km from substation and cable would need to cross Pentrebychan Brook	
28	Access could be achieved from Lambpit Street to the west. Distant from strategic road network, abnormal loads access therefore challenging. Two points of access from alternative directions for fire service not possible	Located within a SLA Setting of nearby AONB should be considered which is in close proximity	Area is not subject to any statutory biodiversity constraints	Area is not subject to or within close proximity of any historic designations	Grade 3b	Steep	Not within proximity of existing residential dwellings	Area is approx. 2.2km from substation and cable would need to cross Pentrebychan Brook	

Appendix 1 – SSR Appendix 9 Update

Location No.	Access	Landscape	Biodiversity	Heritage	Agricultural Land	Topography	Local Amenity	Cable Connection	Score
29	Access only from surrounding country lanes. Distant from strategic road network, abnormal loads access therefore challenging. Two points of access from alternative directions for fire service not possible Multiple PRoW cross the area	Located within a SLA Setting of nearby AONB should be considered which is in close proximity	Area is not subject to any statutory biodiversity constraints	Area is not subject to or within close proximity of any historic designations	Grade 3b	Sloping	Within close proximity of existing residential dwellings within the settlement of Rhosllanerchrugog to the east	Area is approx. 2.3km from substation and cable would need to cross Pentrebychan Brook	