

Our Ref: 2658-03/JM

24 January 2024

Planning Department
Wrexham County Borough Council
Guildhall
Wrexham
LL11 1AY

Dear Sir / Madam,

SUBMISSION TO DISCHARGE CONDITION 5 (HARD LANDSCAPING SCHEME) OF PLANNING PERMISSION P/2023/0175 FOR THE DEVELOPMENT OF A BATTERY STORAGE FACILITY ON LAND TO THE NORTH OF NATIONAL GRID'S LEGACY SUBSTATION, OFF BRONWYLFA ROAD, TALWRN, WREXHAM

I write, on behalf of HD639LEG Ltd (the 'Applicant'), to submit details to discharge condition 5 pursuant to planning permission P/2023/0175 (the 'Approved Scheme') at the above location (the 'site'). The submission has been made electronically via Planning Portal Wales (ref: PP-12753943) and comprises:

- This cover letter;
- Planning Application Forms and Certificates;
- Hard Landscaping Plan (drawing ref. 2658-03-11); and
- The fee of £115 which has been paid via Wrexham Council's online payment service using a credit / debit card.

Planning permission P/2023/0175 was approved by Wrexham County Borough Council (WCBC) on 24th July 2023, subject to eight conditions. Condition 5 is set out below.

Condition 5

Within three months of the commencement of the development hereby permitted, full details of a hard and soft landscaping scheme together with a five-year Maintenance Plan and timescales for implementation of works shall be submitted in writing for the approval of the Local Planning Authority

The planning condition requires that hard and soft landscaping details are submitted for WCBC's approval, however, the planning drawings for the Approved Scheme do not incorporate any 'soft' landscaping elements (e.g. planting or seeding) within the site boundary. Furthermore, there are no other planning conditions or obligations attached to the planning permission which require the Applicant to provide soft landscaping within the site.

As such, soft landscaping details are not applicable to the Approved Scheme and by virtue, a 'five-year Maintenance Plan' is not necessary. The only details prescribed by condition 5 which can be provided are those of the hard landscaping surfaces / materials applied across the site.

Accordingly, a 'Hard Landscaping Plan' (planning drawing ref. 2658-03-11) has been prepared and is submitted for WCBC's consideration to discharge condition 5. The hard landscaping elements of the site have been illustrated on the plan and are discussed below in further detail.

Internal Access Road

The Battery Energy Storage System (BESS) compound of the Approved Scheme is served by an internal access road. The surface finish of this road will be constructed of compacted well-graded granular material, complying with DOT Type 1 material. The running (top) surface will be laid to fall to one side to aid drainage. Flush precast concrete pin kerbs will form the edge of the roads.

Areas Between BESS Units / Site Buildings

The spaces between the BESS units and other buildings / infrastructure (other than the internal access road) will be kept accessible for maintenance access. These areas will be finished with a 100mm thick permeable surface layer of compacted DOT Type 3 free draining granular material on top of compacted DOT Type 6F5 material. A geotextile separation membrane will be laid between these layers. This treatment will provide the necessary rainfall infiltration / temporary storage requirements consistent with the drainage strategy for the Approved Scheme.

Other Hard Surfacing

In-situ concrete surface slabs may be required in limited and localised areas of the site to protect underground infrastructure (e.g. cables) where these are within trafficked areas (not illustrated on the plan due to current uncertainty of specific need).

In summary, all surfacing / materials used for the hard landscaping elements of the site have been chosen to serve a particular function. No soft landscaping was incorporated into the planning drawings of the Approved Scheme and therefore no details have been provided. Where available, materials would be sourced locally / sustainably.

We trust that the content of this letter and the submitted documentation are self-explanatory. However, please do not hesitate to contact the undersigned at should you have any queries or require any further information.

Yours sincerely



Jonathan Maginness
Senior Consultant on behalf of Axis

E: jonathanmaginness@axis.co.uk

Enc.

- Hard Landscaping Plan, ref. 2658-03-11