



PROPOSED INSTALLATION OF AN UNDERGROUND ELECTRIC CONNECTION CABLE
ROUTE ON LAND SOUTH OF CEFN ROAD, WREXHAM.

PRE-APPLICATION CONSULTATION REPORT

INNOVA RENEWABLES LIMITED

OCTOBER 2023

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B – A declaration that the site notice was displayed in accordance with the statutory requirements, i.e. in at least one place on or near the development site for no less than 28 days, and a copy of the notice;

C – Locations of site notices

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1. Overview

1.1 This pre-application consultation report (PAC) has been submitted as part of the accompanying planning application for the installation of a buried high voltage cable.

1.2 The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 requires all planning applications for development proposals that are subject to statutory pre-application consultation to be accompanied by a pre-application consultation report in order to be valid.

1.3 This PAC report details the consultation process carried out prior to submission and details the following:

- Formal notifications and consultation carried out
- Responses received to notifications
- Copies of notices and letters

1.4 The consultation was carried on the proposed development of the underground installation of a high voltage cable.

1.5 The cable is proposed to run underground from Cefn Solar farm to the west (National Grid Reference SJ37784825) to Wrexham Solar Farm to the east (SJ36824858).

1.6 Planning permission was granted on the 7th November 2022 for a solar farm and battery storage facility on land east of Maelor Works, Cross Lanes, Wrexham (reference SES P/2021/0676) – Figure 1.

1.7 On the 6th of March 2023 planning permission was granted for a solar farm and battery storage facility on land adjacent to Little Llwyn Onn, Cefn Road, Abenbury, Wrexham (reference ABE/P/2022/0541). Figure 2.

1.8 This PAC report accompanies an application for an underground cable route which will run between those sites, as shown on submitted plan 'Cable Route Constraints Plan'.

Figure 3.

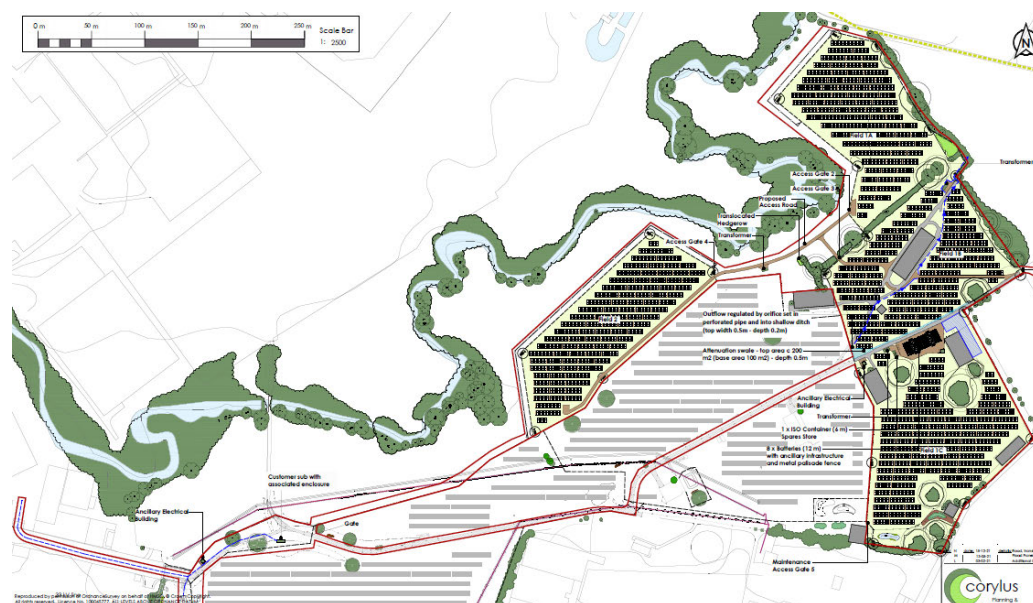


Figure 1: P/2022/0541 - Wrexham Solar Farm



Figure 2: P/2021/0676 Cefn Solar Farm

2. Formal consultation and notifications carried out.

2.2 Landowners and interested parties were written to and provided a copy of the site notice. A list of these landowners are within Appendix B. These were posted via Royal Mail guaranteed next day delivery on the 5th September 2023.

2.4 The details of the proposal were made available on the Innova website, screenshots of the website are within Appendix F. The website is accessible via this link:

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2.5 An email address and phone number was provided for consultees to make contact with any questions or responses.

3. Summary of all issues raised in response to the statutory publicity.

3.1 One response was received and it was from the Highways authority, this is detailed below.

Consultee	Comments	Response
Highways	The cable route will affect a number of roads. Street Works will require: A section 50 (accreditations and public liability details) Detailed traffic management plans and dates for any works on the highway Construction Traffic Management Plan including provision for contractor parking – including sign schedule (bilingual), details of how vehicles are accessing the sites	Once construction dates are confirmed and planned the pre works information can be provided to the Highways authority. A CTMP can be secured via an appropriately worded condition.

Table 1: Response to consultation

4. Conclusion

4.1 Appropriate pre- application consultation has been undertaken. Only one response was received, this response was from the Highways Authority. Details required by Highways, such as dates for any highways works to be provided, can be confirmed once formal consultation response has been received in the application process, planning permission has been granted and the project moves to the development and construction phases. An appropriate condition can be imposed to secure a Construction Traffic Management Plan.

Appendix A - Site notices

Gorchymyn Cynllunio Gwlad A Thref
(Gweithdrefn Rheoli Datblygu) (Cymru) 2012

CYHOEDDUSRWYDD AC YMGYNHORI CYN YMGEISIO AM GANIATÂD
CYNLLUNIO
HYSBYSIADAU O DAN ERTHYGLAU 2C a 2D

Pwrpas yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi'r cyfle i wneud sylwadau'n uniongyrchol i'r datblygwr ar ddatblygiad arfaethedig, cyn cyflwyniad y cais cynllunio i'r awdurdod cynllunio lleol ("ACLI"). Caiff unrhyw gais cynllunio dilynol ei hysbysebu gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn amharu ar eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir ar y ffeil gyhoeddus.

Datblygiad arfaethedig: Tir yn Bedwell Link and to the west of Seswick Way, Wrexham, LL13 0TS,

Rhoddaf hysbysiad bod Innova Renewables Ltd yn bwriadu gwneud cais am ganiatâd cynllunio i adeiladu llwybr ceblau tanddaearol i gysylltu estyniad Fferm Solar Wrecsam i'r is-orsaf (substation) yn Fferm Cefn Solar.

Gallwch archwilio copi o'r cais arfaethedig, y cynlluniau, a dogfennau ategol eraill ar-lein yn <https://innova.co.uk/projects/>.

Mae cyfleusterau ar gael i weld y wybodaeth hon ar-lein yn Llyfrgell Wrecsam, Ffordd Rhosddu, Wrecsam, LL11 1AU, rhwng 0900-1800 (dydd Llun i ddydd Gwener), a 0900-1600 (dydd Sadwrn),

Os hoffech wneud sylwadau am y datblygiad hwn, rhaid i chi anfon e-bost i'r asiant kirk@innova.co.uk neu ysgrifennu i'r cyfeiriad isod o fewn 28 diwrnod i ddyddiad yr hysbysiad hwn:

Kirk Denton

3rd Floor, St George's House
13-14 Ambrose Street
GL50 3LG

Signed:

Date: 06 09 23

Figure 4: Site Notice - Cymraeg

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

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
NOTICE UNDER ARTICLES 2C AND 2D

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed development at land on Bedwell Link and to the west of Seswick Way, Wrexham, LL13 0TS,

I give notice that Innova Renewables Ltd is intending to apply for planning permission to construct an underground cable route connecting Wrexham Solar Farm extension to the substation at Cefn Solar Farm.

You may inspect a copy of the proposed application, the plans, and other supporting documents online at <https://innova.co.uk/projects/>.

Computer facilities are available to view this information online at Wrexham Library, Rhosddu Road, Wrexham, LL11 1AU, between the hours of 0900-1800 (Monday to Friday), and 0900-1600 (Saturday),

If you wish to make representations about this proposed development, you must email the agent at kirk@innova.co.uk or write to the address below within 28 days of the date of this notice:

Kirk Denton

3rd Floor, St George's House
13-14 Ambrose Street
GL50 3LG

Signed:

Date: 06 09 23

Figure 5: Site Notice – English

Appendix B – Photos of site notices

Site notices were put up on the 4th of September and were dated 6th September. A copy of the notice and photographs on the notice are shown below.

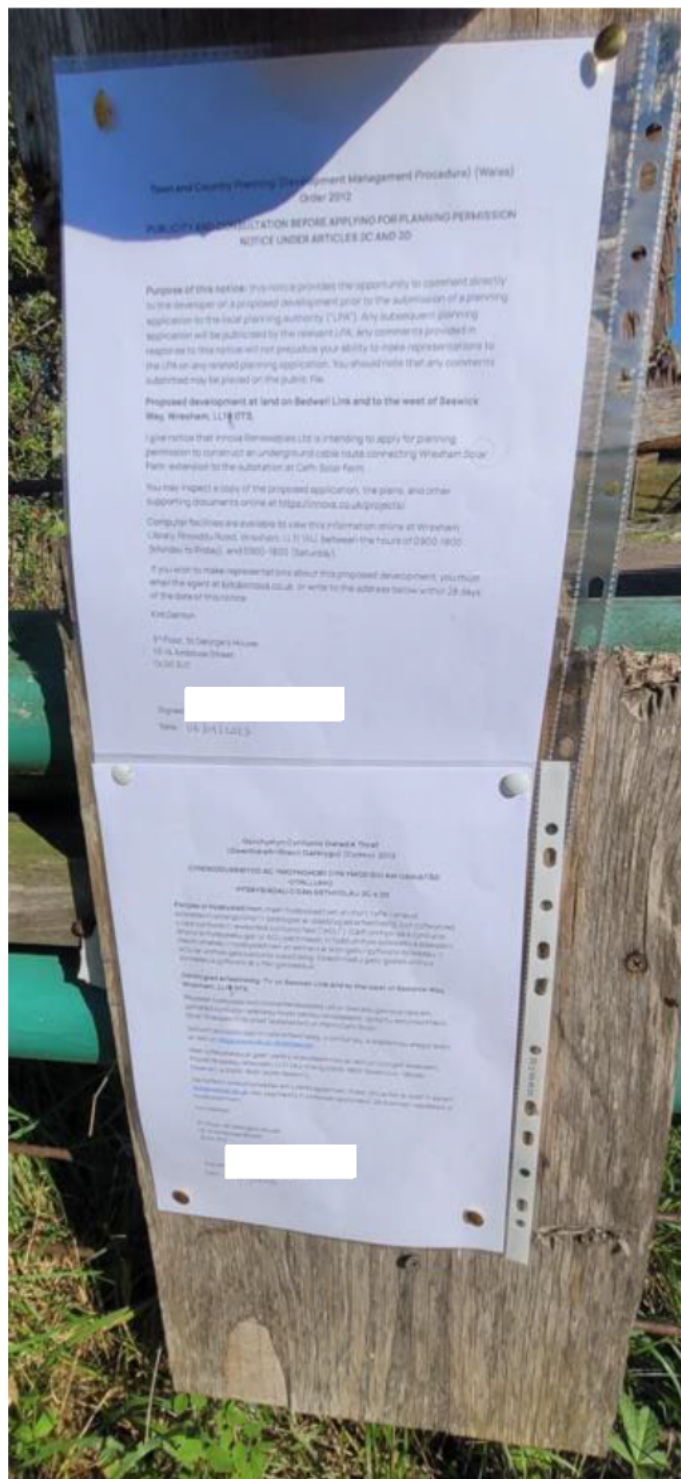


Figure 6: Site notice - Location 1

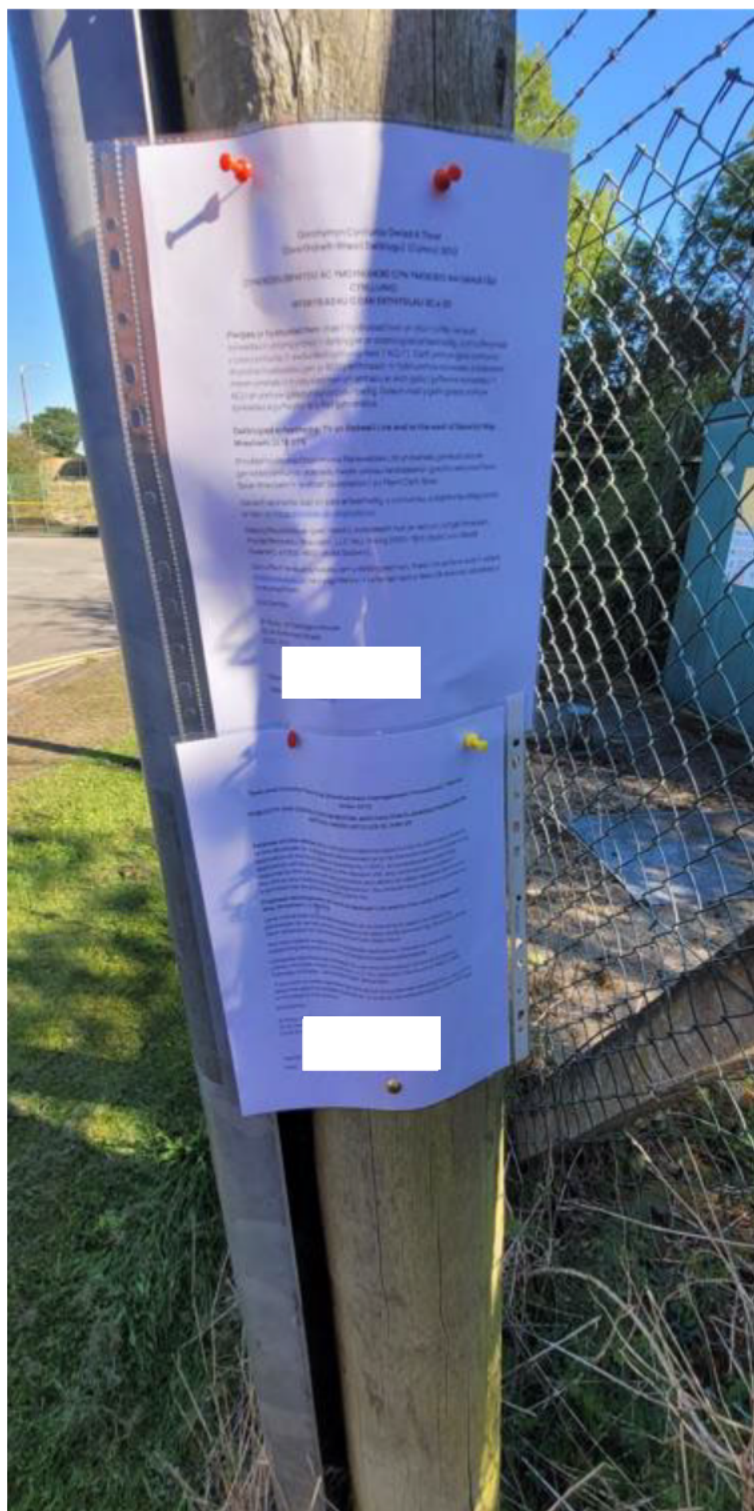


Figure 7: Site Notice - Location 2

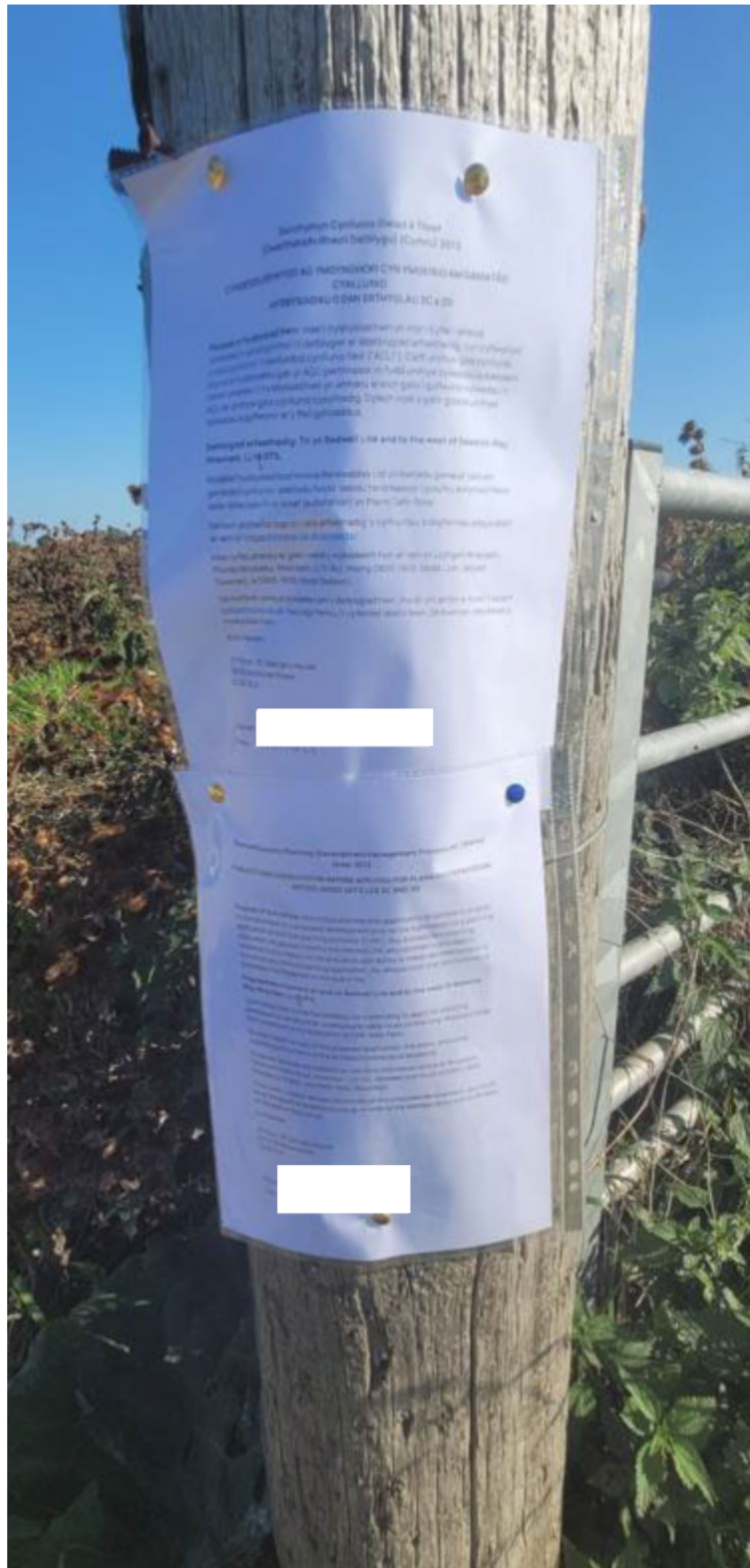


Figure 8: Site Notice - Location 3



Figure 9: Site Notice - Location 4

Appendix C – Locations of site notices

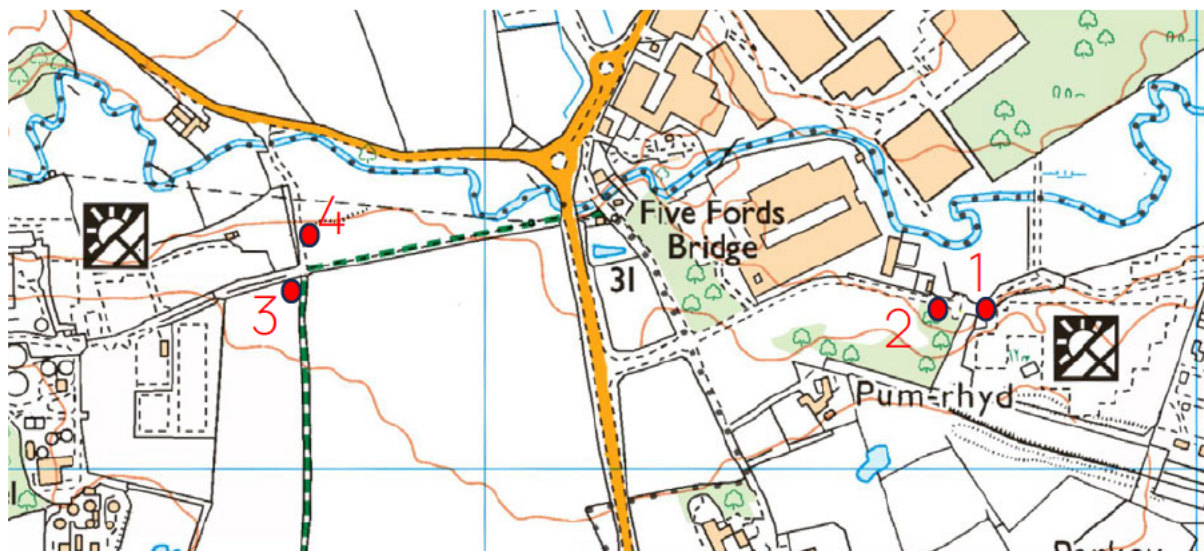


Figure 10: Location of site notices

Appendix D

Unless stated otherwise landowners were notified by next day special delivery, notification included a cover letter and a copy of notices in both English and Welsh.

Landowner	Address	Means of notification
WREXHAM COUNTY BOROUGH COUNCIL	The Guildhall, Wrexham LL11 1AY	Email 'highwaysplanning@wrexham.gov.uk' 'planning@wrexham.gov.uk' 'planningapplications@wrexham.gov.uk'
MAINETTI (UK) LIMITED	Annfield Estate, Oxnam Road, Jedburgh TD8 6NN	Special Delivery
Private individual Names redacted	Address redacted.	Special Delivery
Private individual Names redacted	Address redacted.	Special Delivery
Private individual Names redacted	Address redacted.	Special Delivery
DAIRY LANE LIMITED	Springfield Farm, Marford Hill, Marford, Wrexham LL12 8TD	Special Delivery

Appendix E

Specialist Consultees and Councillors were sent a copy of the notice and a cover letter.

Consultee	Address	Means of notification	Date sent
Planning Services	'planningapplications@wrexham.gov.uk' 'planning@wrexham.gov.uk'	Email	06/09/2023
Highways Authority	highwaysplanning@wrexham.gov.uk	Email	06/09/2023
Natural Resources Wales	enquiries@naturalresourceswales.gov.uk	Email	06/09/2023
Councillor John Pritchard	'john.pritchard@wrexham.gov.uk'	Email	06/09/2023
Wrexham County Borough Council	'highwaysplanning@wrexham.gov.uk' 'planning@wrexham.gov.uk' 'planningapplications@wrexham.gov.uk'	Email	06/09/2023

Appendix F – Screenshots of website – https://innova.co.uk/projects/wrexham-cable-route/

