

Simon Greenland
Planning and Enforcement Officer
Wrexham Borough Council

Via email only

30th June 2022

Dear Simon,

**Re: Erection of solar farm and battery storage facility at Land North Of Wales And West Utilities,
Access Roads To Maelor Gasworks, Cross Lanes, Wrexham, LL13 0UW**

Application Reference: P/2021/0676

Further to our meeting on 15/06/2022, attended by ourselves, representatives of Natural Resources Wales (NRW), the applicant (Novus Renewable Services (Novus)) and the applicant's ecologist (Russell Grey, Etive Ecology) in which we discussed ecological mitigation and enhancement in relation to the above planning application, we have updated the Great Crested Newt Mitigation Strategy and Habitat Management Plan. These reports are attached to this letter, and we would be grateful if you could add them to the planning application.

Previous versions of Great Crested Newt Mitigation Strategy and Habitat Management Plan were submitted in May 2022 following the comments of NRW dated 23/03/2022 and following a telephone call between Russell Grey and Matthew Ellis of NRW. It is our view that this proposed strategy set out in these documents is proportionate and beneficial with respect to the baseline ecological condition of this site and the development being proposed.

NRW responded to these revised proposals in an email of 01/06/22 and reiterated in the above meeting that the 'site history' is the driver to request additional measures. The site history being referenced relates to the adjacent Williams Farm solar park (P/2015/0463). At that time, mitigation was proposed on land currently subject to this proposal, that either was not or could not be delivered by that applicant. Novus were not the applicant for that application and had no responsibility for such mitigation proposals.

We understand and are sympathetic to the Council's concerns about the construction of the Williams Farm solar park, and that not receiving what was promised from that application has led the Council to take a precautionary approach with the current application. As a result, if possible, the Council wish to explore the possibility of additional mitigation being secured through the current

proposals which could help to 'balance' the mitigation that was not delivered through that separate project.

The applicant remains of the view that the Habitat Management Plan and Great Crested Newt Mitigation Strategy submitted in May 2022 are proportionate, beneficial and appropriate for the project to succeed, and that any lack of compliance associated with planning permission P/2015/0463 should not weigh against the current, and separate, planning application in the planning determination process. However, in this specific case, the landowner has agreed to make some additional land available purely for habitat enhancement, which will be secured through the lease agreement and through a future GCN Licence application. The land is identified on the enclosed plan. It has an area of 1.65 ha and is contained between the application site and the River Clywedog. To provide reassurances for the Council and for NRW, the agreement of the landowner is attached at Appendix A.

We are grateful to the Council and NRW for their engagement on this matter and look forward to working with all parties to develop plans for this land, and the wider application site.

We would be grateful if you would kindly confirm all parties agreement to this offer, and the timescales and pathway to the positive determination of the pending planning application.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'H Donnelly', with a stylized, cursive script.

Helen Donnelly

Associate Director (Planning)

for Corylus Planning & Environmental Ltd

Appendix A: Letter from landowner



Craven House
16 Northumberland Avenue
London
WC2N 5AP

Simon Murrells
Novus Renewable Services
Via Email

Dear Simon,

RE: Land north of Maelor Gasworks – Solar Project Habitat Enhancement Area

I write in reference to the discussion regarding the status of the proposed solar and storage development on our land at Wrexham and the request to consider incorporating additional land to be used on this project for habitat enhancements.

I can confirm on behalf of Innova Wrexham Property Holdings as the landowner, we are willing to accept your request to provide the area outlined in the attached plan on the terms agreed and incorporated into the lease agreement.

Yours Sincerely,

A handwritten signature in blue ink, appearing to read "R D A", written over a light grey background.

Robin Dummett
Director, Innova Wrexham Property Holdings Ltd

Registered company name: Innova Wrexham Property Holdings Limited
Registered company number: 11931853 Registered Address: 16 Northumberland Avenue London WC2N 5AP