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Development Control
Wrexham County Borough Council
Environment and Planning Department
Guildhall
Wrexham
LL11 1AY

Date: 9 July 2020

Our ref: 42225/02/CM/MW1/18562190v1

Your ref: PP-08804749

Dear Simon

**Wrexham Council: Land at the Corner of Oak Road and Abbey Road,
Wrexham Industrial Estate: S.73 Application to vary Full Planning Permission
Reference: P/2018/0890**

On behalf of our client, Conrad Energy [Conrad], we are pleased to submit a Section 73 application to vary planning permission (P/2018/0890) at Land at the corner of Oak Road and Abbey Road, Wrexham Industrial Estate. This application seeks approval of an amended site layout following ongoing discussions regarding the required ecology mitigation areas and operational requirements of Scottish Power Energy Network [SPEN] as District Network Operator [DNO].

This application was submitted via the planning portal on the 9th July 2020 [Ref: PP-08804749] and comprises this covering letter and the following information:

- 1 Application Forms
- 2 Air Quality Assessment, May 2020 (Reference: 01.0009.027 v2);
- 3 Ecological Mitigation and Enhancement Scheme (Reference: 1C10106365EC3R5); and,
- 4 Plans and drawings:
 - a Site Location Plan (Ref: WXM-SLP-01 Rev B).
 - b Site Layout Plan (Reference: WXM-GA-01 E).
 - c MTU Genset (Reference: TR18017-16V4000L64_03).
 - d Siemens SGE Container (Reference: 2003663990).

The requisite application fee of £190.00 has been paid online via the planning portal at the time of submission.

Planning History

Planning permission was granted on the 8th May 2019 for:

The erection of a 9.9MW gas fired power station and associated infrastructure’.

Discharge of conditions applications for the following three pre-commencement conditions; 3 (Site Investigation), 6 (Ecology) and 7 (Biosecurity Risk Assessment) were submitted in July and October 2019. These applications are currently being determined by Wrexham Council.

Proposed Amendment Sought

This Section 73 application seeks to vary the approved drawings to incorporate a revised site layout on the Oak Road site. This will include extending the ecological mitigation to cover the full extent of the eastern side of the site, reconfiguring the plant and generator set layout on the western side of the site, to include a new underground storage tank for used oil. Initial conversations on these changes were discussed with Simon Greenland to confirm the requirement for a Section 73 application (12th June 2020).

A summary of the proposed changes is listed below:

- 1 Moving two generator sets from the eastern part of the site to the western part of the site (the specification of these have been updated and comprises: 4 x 2.535MWe MTU 20V4000L64FN; and 2 x 1.0 MWe Siemens SGE 56SL generators. There remains six in total;
- 2 The radiators now comprise part of the generator sets, located on the top of the generators;
- 3 Reconfiguring the site layout on the western side of the site to include moving the generator sets eastwards;
- 4 Reconfiguring the plant to take account of these changes and reduction in equipment on site to now include two small oil tanks, one gas kiosk, one amenity cabin and one storage cabin and toilet, one DNO building and a Client HV building;
- 5 Reduction in the number of transformers from six to two (a larger one next to the DNO building and a smaller one to the north of the oil tanks);
- 6 Additional underground bunded storage tank for dirty oil storage and protection from the transformer; and,
- 7 Extending the ecology mitigation to eastern edge of the site to provide a continuous green link and removal of two CCTV cameras in the north and south-eastern corners in this area.

The overall number of generator sets and output will remain the same, as does the existing perimeter fencing, proposed access and red line boundary. This application is accompanied by an updated Air Quality Assessment and Ecological Assessment. The Site Investigation Report and Noise Assessment conclusions remain unchanged.

As part of this application, we propose changes to the wording of condition 2 (shown in red).

Condition 2

*“The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered **WXM-GA-01 E**, GEN-SP-01 Rev A, GEN-SP-02 Rev A, GEN-SP-03 Rev A, ~~GEN-SP-04 Rev A~~, GEN-SP-05 Rev A, GEN-SP-06 Rev A, ~~GEN-SP-07 Rev A~~, GEN-SP-08 Rev A, GEN-SP-09 Rev A, GEN-SP-10 Rev A, **MTU Genset (Reference: TR18017-16V4000L64_03)**, **Siemens SGE Container (Reference: 2003663990)**, Construction Traffic Management Plan of Prime Transport Planning Project Number P18108 dated January 2019 and as contained within the application documentation.”*

Relevant Planning Policy

The Development Plan comprises the Wrexham Unitary Development Plan [UDP] (adopted February 2005). The Council is currently preparing the Local Development Plan [LDP] which will replace the UDP and cover the period 2013-2028. The LDP is at the later stage of development, having recently gone through the Examination stage.

The Development Plan and emerging LDP policies of relevance to this application are as follows:

- 1 Policy PS2: Strategic Policy Relating to Environmental Quality;
- 2 Policy GDP1: General Development Principles;
- 3 Emerging LDP Policy SP10: Wrexham Industrial Estate;
- 4 Emerging LDP Policy SP13: Design Principles & Masterplanning Framework; and,
- 5 Emerging LDP Policy SP15: Natural Environment.

Considerations

As noted above, the changes are required to address the requirements of the DNO, comments from the Council's Ecology Team and NRW. The changes also take account of a change in the specification of the generator sets due to current availability.

This application is accompanied by an updated Air Quality Assessment and Ecological Mitigation Report. The air quality report assesses the impact on surrounding receptors of the proposed generator sets, and provides an update to the REC Report (Reference: AQ106349R1) submitted alongside the original application. The air quality assessment concludes that all impacts on sensitive human and ecological receptors are 'not significant' and therefore unlikely to exceed Air Quality Directive limits.

In terms of the ecological impacts, the proposed changes increase the ecological mitigation area, providing an overall benefit. This is to take account of comments from the Council's Ecology Team and NRW in respect of ensuring wider connectivity to the ecological links within Wrexham Industrial Estate. The changes have also allowed separation between the entrance of the site and the mitigation area.

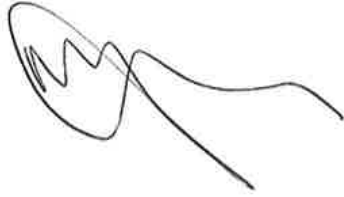
In respect of noise, the generators are required to meet the noise limits set out within the noise impact assessment submitted with the original application and will not cause adverse impacts above that already assessed within the original application. Similarly, the proposed changes are not expected to have an impact in respect of ground conditions, and the conclusions of the ground conditions reports (submitted to discharge Condition 3 of the application) are still relevant.

The changes do not alter the principle of development or the site's operational function or capacity. It is also considered that the proposed changes do not alter any of the assessments and conclusions set out within the other technical reports considered acceptable thorough the granting of planning permission on the site in 2019. The proposed amendment will not give rise to adverse environmental impacts and will have no greater impact on the surrounding environs than that which has been approved.

Conclusion

We trust that the enclosed information allows for the application to be validated and determined at the earliest opportunity. However, should you require any further information, please do not hesitate to contact me on 0161 837 6130.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Melissa Wilson', with a stylized, flowing script.

Melissa Wilson
Senior Planner

Copy: V Saunders – Conrad Energy Limited