

Matthew Phillips

From: North Planning <NorthPlanning@cyfoethnaturiolcymru.gov.uk>
Sent: 25 November 2020 10:40
To: Matthew Phillips
Subject: RE: NRW response CAS-122233-H2D8/LPA reference P/2020/0425 - FAO Bryn Griffiths NRW:01000718
Attachments: 052610 - Flexible gas power station.doc; 061627 - Flexible Gas Power Station.doc

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The original attachments were not modified.

Hi Matthew,

Thanks for your email below, and apologies for the delay in our response.

We would agree with your conclusion that the proposal would be considered to be Highly Vulnerable Development. I've also discussed with our flood risk specialists and we've looked for other similar cases. We are aware of two case examples from Flintshire which may be helpful as a reference (planning officer reports attached):

- 052610 (construction of 14MW short term operating reserve gas fired generating plant) – case officer report considered proposals to be HVD, although recognised that operation was not year round.
- 061627 (flexible gas power station) - case officer report considered proposals to be HVD, although recognised that operation was not year round.

We also note that you have enquired with other north Wales planning officers which may have flagged other useful cases to refer to. Please note in relation to the Gwynedd Council case flagged by Gwawr Hughes that that case has been discussed with our flood risk specialists and we will be updating our advice on that case and will be advising Gwynedd (although it will be their decision ultimately) that we consider that development to be HVD too.

In relation to the revised red line boundary to incorporate the ecological mitigation, that is welcomed and we would agree that the red line boundary should include all land required for mitigation. Our protected species advice as issued on 18/9/20 remains the same.

Please get back to me if you have any queries

Kind regards

Bryn

Bryn Griffiths

Uwch Gynghorydd - Cynllunio Datblygu / Senior Advisor - Development Planning
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----- Original Message -----

From: Matthew.Phillips@wrexham.gov.uk;

Received: Thu Nov 12 2020 09:21:04 GMT+0000 (Greenwich Mean Time)

To: North planning; North Planning Mailbox Queue; North Planning ;

Subject: RE: NRW response CAS-122233-H2D8/LPA reference P/2020/0425 - FAO Bryn Griffiths NRW:01000718

Bryn,

I am not entirely convinced by their argument.

In terms of the justification that the site will only be in use for a limited period of time, then this would be entirely outside of the scope of planning control. I accept that given the nature and scale of the development is likely to be operational all of the time. However the amount of time the site is operational will depend entirely upon demand for electricity.

The majority of the application site and the development does lie outside of zone C2, so (in theory at least) there isn't an issue with parts of the development. That said, the proposed site plan does show a gas engine and its associated transformer close to the eastern boundary of the site and largely if not entirely within C2. Paragraph 5.2 refers to development being highly vulnerable if there would be an attendant risk to the public and water environment if the site was inundated. To my mind having electrical generating equipment and associated infrastructure within zone C2 would potentially pose a risk to the public, even if the site is only in used for a limited period of time. TAN15 doesn't (as far as I am aware) refer to risk in terms of the frequency a site would be in use. The risk arises from the type of development proposed and how it would be used. At least that is my understanding!

On balance, I would be minded to stick to the view that the proposals are highly vulnerable – unless you have any information about comparable developments which would suggest otherwise?

The applicants have now responded to me about another point raised in NRW's response in respect of protected species. They have amended the red line area of the site to include all of the land within the applicant's control. A plan showing mitigation measures has also been submitted. This response is attached. I would be grateful if this could also be considered as part of any revised formal response.

Matthew

From: North Planning [mailto:NorthPlanning@cyfoethnaturiolcymru.gov.uk]

Sent: 10 November 2020 16:01

To: Matthew Phillips

Subject: RE: NRW response CAS-122233-H2D8/LPA reference P/2020/0425 - FAO Bryn Griffiths NRW:01000718

Hi Matthew,

Many thanks for the email and apologies for the delay in getting back to you. It came in just before I went on leave.

Can you confirm if the LPA agrees with the applicant's reasoning and whether you consider the development to be Less Vulnerable Development?

Thanks again

Bryn

----- Original Message -----

From: Matthew.Phillips@wrexham.gov.uk;

Received: Mon Oct 26 2020 10:58:57 GMT+0000 (Greenwich Mean Time)
To: North planning; North Planning Mailbox Queue; North Planning ;
Subject: NRW response CAS-122233-H2D8/LPA reference P/2020/0425 - FAO Bryn Griffiths

Bryn,

I refer to NRW's response dated 18 September 2020. I am a little late in getting in touch with you because I was off sick for 4 weeks from 10th September to 9th of October so have had quite a few emails to plough through to get up to date!

I have attached two documents, the first being an updated FCA submitted by the applicants and the second a letter challenging the conclusion the site is highly vulnerable development. I would be grateful for your thoughts on this.

Regards

Matthew Phillips

Arweinydd Rheoli Cynllunio/Planning Control Lead
Cynllunio a Rheoleiddio/Planning and Regulatory



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