

Land to the North of Bryn Lane, Wrexham

Utilities Statement to support planning application

Addendum No. 1

13th April 2026

The following clauses shall replace clause 4.2 , sub- clauses 4.21 and 4.22 within the original document.

4.2 Electricity

4.2.1 The total Electrical load for the site has been estimated at circa 6.35MVA and at the time of the original planning application a network study had been commissioned by Scottish Power Energy Networks (SPEN) to establish a point of connection onto their local network. It was envisaged that a new 33KV/11KV primary substation would be required and the masterplan included for this provision to the southeast corner of the site and within the detailed planning element red line boundary.

The network study has since been completed by SPEN and has confirmed the requirement for this primary substation. The substation will be a DNO/IDNO adopted infrastructure asset. It will be fed from SPEN's existing 33KV circuit on Bryn Lane and house the 33KV switchgear, 33k/11KV transformers, and 11KV switchgear necessary to feed the new 11KV network throughout the development.

The applicant has placed orders for the primary substation plant and equipment ahead of planning consent being granted to enable its construction to commence immediately on consent. The primary substation requires an element of off-site reinforcement of the SPEN 33KV network for which the applicant has made a substantial up-front payment to SPEN to secure the point of connection.

4.2.2 To mitigate the risk of any delay in SPEN's ability to complete the off-site reinforcement of the 33KV network compromising the ability to deliver and secure occupation of early phases of development, the applicant has secured a second point of connection.

This second point of connection is for 1.5MVA at 11KV from an immediately available connection to SPEN's network at the Bryn Lane Roundabout.

By securing these two connections the applicant has achieved a position whereby development can commence immediately on consent being granted with early buildings able to be occupied on completion.