**Planning Statement**

**Proposed Installation of Solar Photovoltaic Panels at [PUB NAME], [SITE ADDRESS]**

**Application to Wrexham County Borough Council**

## 1. Introduction

This Planning and Heritage Statement has been prepared in support of an application for planning permission and listed building consent for the installation of 40 solar photovoltaic (PV) panels at The Boat Inn, Erbistock.

The proposal relates to two Grade II listed buildings and associated land to the rear of the public house. The development forms part of a wider sustainability initiative intended to reduce operational energy costs, improve environmental performance, and support the long-term viable use of the historic buildings.

The application seeks consent for:

- Installation of solar PV panels on the rear and less publicly visible roof slopes of two Grade II listed buildings;
- Installation of additional ground-mounted solar panels on land to the rear of the site;
- Associated ancillary works.

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## 2. Site and Heritage Context

The application site comprises a historic public house and associated buildings which are designated as Grade II listed structures due to their special architectural and historic interest.

The buildings make a positive contribution to the character and appearance of the surrounding area and continue to serve as an important community facility.

The proposed works have been carefully designed to ensure that the significance of the listed buildings and their setting is preserved. Particular attention has been given to:

- Minimising visibility from public viewpoints;
- Avoiding removal of historic fabric wherever possible;
- Ensuring reversibility of the installation;
- Positioning equipment sensitively to reduce visual impact.

The proposal has been informed by the statutory duties contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 and relevant Welsh planning policy.

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## 3. Planning Policy Context

The proposal accords with the overarching objectives of national and local planning policy which support:

- Sustainable development;
- Reduction in carbon emissions;
- Renewable energy generation;

- Continued viable use of heritage assets.

Planning Policy Wales and Future Wales promote renewable and low-carbon energy development where heritage impacts are appropriately managed.

At local level, the development plan framework for Wrexham includes the Unitary Development Plan policies relating to listed buildings and sustainable development. Policy EC9 states that alterations to listed buildings must respect their setting and character.

The proposal has been designed specifically to comply with these requirements.

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**4. Design and Heritage Impact**

The proposed solar panels have been positioned to minimise harm to the character and appearance of the listed buildings.

Key mitigation measures include:

- Panels located primarily on secondary roof slopes and less visually prominent elevations;
- Black-framed, low-profile panels selected to reduce reflectivity and visual prominence;
- Fixing systems designed to minimise intervention into historic roof structures;
- Ground-mounted panels positioned discreetly to the rear of the site with limited visibility from public areas;
- All works capable of removal in the future without permanent damage to the buildings.

The proposal will result in only limited and reversible visual change and will not adversely affect the special architectural or historic interest of the listed buildings.

The works are considered to represent a balanced and sensitive approach which secures environmental improvements while preserving the significance of the heritage assets.

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**5. Sustainability Benefits**

The proposal will deliver significant environmental and operational benefits, including:

- Reduction in reliance on fossil fuels;
- Lower carbon emissions associated with operation of the public house;
- Improved long-term sustainability and viability of the business;
- Contribution toward Welsh and local renewable energy objectives;
- Reduced operational costs helping to secure the ongoing active use and maintenance of the listed buildings.

The continued viable use of historic buildings is itself a recognised heritage benefit.

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**6. Impact on Amenity and Surroundings**

The proposal is not expected to result in any adverse impact on neighbouring occupiers or the wider area.

The solar panels will operate silently and without emissions. Glint and glare impacts are expected to be negligible due to the panel specification and positioning.

The rear ground-mounted array is modest in scale and positioned to avoid harm to the wider setting of the listed buildings.

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**7. Conclusion**

The proposed installation of 40 solar photovoltaic panels represents an appropriate and sensitively designed renewable energy scheme that balances sustainability objectives with heritage protection.

The development:

- Preserves the special interest of the Grade II listed buildings;
- Minimises visual and physical impact through careful siting and design;
- Supports the long-term viable use of the public house;
- Contributes positively toward renewable energy and carbon reduction objectives.

Accordingly, it is respectfully requested that planning permission and listed building consent are granted.