

From: [Richard Williams1](#)
To: [Wrexham Energy](#)
Subject: APPLICATION BY WREXHAM POWER FOR WREXHAM ENERGY CENTRE-SUMBISSION.
Date: 19 August 2016 15:15:14
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Reference is made to your letter of 2/8/2015 in respect of the same, with particular reference to the examination timetable, procedures and in particular the written submission by the deadline date, being 23/8/2016.

I can confirm that we wish to formally record our submission in this regard, which is set out below.

In essence the submission by Wales & West Utilities (WWU) reflects the original representation made on 27/5/2016 and that made to the Local Planning Authority, dated 23/5/2016.

As outlined, and stressed, WWU are the freehold owners of part of the site known as the former Maelor Gasworks. It is within this identified operational area that Wrexham Power have indicated their desire to acquire an area of land to meet their requirements, referenced to the offtake of a new gas to supply the proposed Energy Centre.

As the indicated location of this land requirement lies within our operational area, and adjacent to a major gas infrastructure offtake facility, there are important operational, safety and security issues to be fully considered before any formal arrangement regarding the release of any area of land to Wrexham Power, preferably by lease, can be entered into. In this context initial discussions have been held with Wrexham Power and indicative lease terms provided to them on a Without Prejudice basis.

I take this opportunity to reaffirm that there are several material issues to consider and adequately resolve before such negotiations can move forward, namely-

- a. The Operational status of our site at Maelor has been classified as “Critical National Infrastructure”, (CNI), by The Department of the Environment and Climate Change (DECC). To comply with the requirements of DECC and The Centre for The National Protection of Infrastructure (CPNI), we are undertaking the design and build of upgraded physical security of various offtake sites, including with particular reference, Maelor, between 2016 and 2018. The contract for these works has already been procured and selected contractor appointed. Given that the Maelor operational area will fall into this category it is essential that we are able to discuss our proposals with Wrexham Energy and review the potential implications that their proposals may have on this CNI security project. I can confirm that an initial site meeting has taken place with respective representatives, however the details here still need to be developed, with both parties seeking to agree a potential workable solution which will allow our works to proceed as planned. Such discussions are ongoing on this basis of understanding.
- b. In regard to the impact of the proposals on existing gas mains and easements within the Wrexham area, which in turn could be impacted on by these proposals, it is suggested that any agreed route of the proposed new supply main be subject to the prescribed consultation processes at that time, referenced to the nature and location of existing mains.

We have made specific representations in our response to the Section 56 Notice, with particular reference to the indication made by Wrexham Power in relation to acquisition of certain rights, insofar as our operational land and associated mains, by means of Compulsory Acquisition . In this connection we will be responding direct to the questions raised in this regard, in particular 1.4.5, in relation to Compulsory Acquisition. In the meantime whilst we are prepared to discuss with Wrexham Power, albeit on a without prejudice basis, their proposals in further detail and look for a potential workable solution, it must be emphasised, and reaffirmed, that this freehold operational site houses critical national infrastructure ,being a major gas offtake site. In effect it is a key operational site for WWU in connection with its gas business throughout Wales and the South West, and regulated by Ofgem. Accordingly any potential agreement reached with Wrexham Power would need to fully reflect such key criteria.

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