

The Wrexham (Gas Fired Power Station) Order

11.9 Objections Schedule - Response to Questions 1.4.4 & 1.4.6

Planning Act 2008 The Infrastructure Planning
(Applications: Prescribed Forms and Procedure) Regulations 2009

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RESPONSE TO QUESTIONS 1.4.4 & 1.4.6 (REVISION 1 – UPDATED 20th SEPTEMBER 2016)

No	Name/ Organisation	IP/AP Ref No	RR Ref No	WR Ref No	Other Doc Ref No	Interest	Permanent/ Temporary	Plot(s)	CA?	Status of objection
1	Wales and West Utilities Limited (WWU)	IP17	RR-038	REP1- 026		Part 1 Part 2 Part 3 Freehold owner (in respect of plots AGI1, SAT5, SAT6 and SAT7). Rights (in respect of plots AR1, MGAR1, MGAR2, MGAR3 and MGAR4) in respect of the siting of and access to gas	Compulsory acquisition and temporary possession of land	AGI1, SAT5, SAT6, SAT7, AR1, MGAR1, MGAR2, MGAR3, MGAR4	Yes Compulsory acquisition of freehold of plot AGI1 Compulsory acquisition of rights for access in plots SAT5, SAT7, MGAR1, MGAR2, MGAR3, MGAR4 Compulsory acquisition of rights for pipeline in plot SAT6	A Written Representation has been made by WWU reflecting the previous Relevant Representation dated 27 th May 2016. WWU confirm they are prepared to discuss with the Applicant a potential workable solution, taking into account WWU operational requirements at Maelor. Following a site meeting between the Applicant and WWU on the 16 th August 2016, plans have been

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						distribution equipment and apparatus, and in respect of rights of access to adjoining land and gas distribution facility			Compulsory acquisition of rights for services in plot AR1	exchanged between the Applicant and WWU, in order to agree a revised boundary for plot AGI1 which takes into consideration WWU's proposed CNI security works and also the Applicants land requirements. A further site meeting is schedule for the 26 th September 2016. Negotiations are on-going.
	FR Done (Rostons Limited acting as representative)			REP1-020		Freehold Owner (in respect to GC10, GC10A, GC10B, GC10C).	Compulsory acquisition and temporary possession of land	GC9, GC9B, GC9C, GC10, GC10A, GC10B, GC10C	Yes Compulsory acquisition of rights for pipeline in plots GC9 and GC10	The Written Representation queried the Applicant's dialogue regarding the Gas connection route. It also queries the level of compensation

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						Benefit of a Covenant (in respect to GC9, GC9B, GC9C).				<p>offered in negotiations so far. The Written Representation also includes an objection on the grounds that no 'pipeline lift and shift' clause has been included by the Applicant in offers or negotiations so far.</p> <p>The Applicant has been in communication with the landowner since December 2012, including non-statutory and statutory consultation, previous requests for temporary access, and project updates. A formal offer was made by</p>

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										<p>the Applicant to the landowner on 29th January 2016 for the acquisition of the rights and imposition of the restrictions required, as well as temporary use of land required to enable construction of the Gas Connection.</p> <p>The landowner has retained land agents advising, with whom the Applicant has been in communication with since October 2012. The Applicant met with the aforementioned land agent on the 15th March 2016 and various discussions</p>

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										regarding the terms of an agreement have been held since. A further meeting has been scheduled for the 26 th September 2016.
	TG Ellis (Rostons acting as representatative)			REP1-020		Freehold Owner (in respect to plots GC6 (drainage ditch), GC7, GC7A, GC7B, GC7C, GC7D, GC8, GC8A, OR1 (subsoil beneath public highway), OR2 (subsoil beneath	Compulsory acquisition and temporary possession of land	GC6 (drainage ditch), GC7, GC7A, GC7B, GC7C, GC7D, GC8, GC8A, OR1 (subsoil beneath public highway), OR2 (subsoil beneath	Yes Compulsory acquisition of rights for pipeline in plots GC6, GC7, GC8, OR1, OR2, GC9	The Written Representation queried the Applicant's dialogue regarding the Gas connection route. It also queries the level of compensation offered in negotiations so far. The Written Representation also includes an objection on the grounds that no 'pipeline lift and shift' clause has

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						public highway), GC9, GC9A, GC9C		public highway), GC9, GC9A, GC9C		<p>been included by the Applicant in offers or negotiations so far.</p> <p>The Applicant has been in communication with the landowner since December 2012, including non-statutory and statutory consultation, previous requests for temporary access, and project updates. A formal offer was made by the Applicant to the landowner on 29th January 2016 for the acquisition of the rights and imposition of the restrictions</p>

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										<p>required, as well as temporary use of land required to enable construction of the Gas Connection.</p> <p>The landowner has retained land agents advising, with whom the Applicant has been in communication with since October 2012. The Applicant met with the aforementioned land agent on the 15th March 2016 and various discussions regarding the terms of an agreement have been held since. A further meeting has been scheduled for the 26th September 2016.</p>

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	PB Edwards (Rostons acting as Representative)			REP1- 020		Freehold Owner (in respect to Plots (GC5, GC5A, GC5B, GC5C, GC5D, GC5E, GC6 (drainage ditch) Rights (in respect to plots GC4, GC4A, GC4B, GC4C)	Compulsory acquisition and temporary possession of land	Freehold Owner (in respect to Plots (GC5, GC5A, GC5B, GC5C, GC5D, GC5E, GC6 (drainage ditch) Rights (in respect to plots GC4, GC4A, GC4B, GC4C)	Yes Compulsory acquisition of rights for pipeline in plots GC5, GC6.	The Written Representation queried the Applicant's dialogue regarding the Gas connection route. It also queries the level of compensation offered in negotiations so far. The Written Representation also includes an objection on the grounds that no 'pipeline lift and shift' clause has been included by the Applicant in offers or negotiations so far. The Applicant has been in communication with the landowner since December 2012, including

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										<p>non-statutory and statutory consultation, previous requests for temporary access, and project updates. A formal offer was made by the Applicant to the landowner on 29th January 2016 for the acquisition of the rights and imposition of the restrictions required, as well as temporary use of land required to enable construction of the Gas Connection. The landowner has retained land agents advising, with whom the Applicant has been in communication</p>

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										with since October 2012. The Applicant met with the aforementioned land agent on the 15th March 2016 and various discussions regarding the terms of an agreement have been held since. A further meeting has been scheduled for the 26th September 2016.
6	Robert J Eccleston	IP36	RR-032	REP1-019		Freehold	Compulsory acquisition and temporary possession of land	GC3, GC3A	Yes Compulsory acquisition of rights for pipeline in plot GC3	A Written Representation has been made referring to the following issues: design, noise, health and safety of the Gas Connection Pipeline, effect on land use due to the Gas connection

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										<p>Pipeline, flood risk and grid connection. Mr Eccleston also expresses wish to attend future hearings.</p> <p>The Applicant has been in communication with Mr Eccleston since December 2012, including non-statutory and statutory consultation, previous requests for temporary access, and project updates. A formal offer was made by the Applicant to Mr Eccleston on 29th January 2016 for the acquisition of the rights and</p>

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										<p>imposition of the restrictions required, as well as temporary use of land required to enable construction of the Gas Connection.</p> <p>A further attempt was made by the Applicant to engage in discussions with Mr Eccleston on 15th March 2016. No feedback or response to earlier communication has yet been received.</p>
7	Earthworm Energy Limited (Caulmert acting as Representative)			REP1-004		Unspecified Option Agreement (in respect to plots GC12, GC12A, GC12B, GC12C,	Compulsory acquisition and temporary possession of land	GC12, GC12A, GC12B, GC12C, GC13, SAT1, SAT2)	Yes Compulsory Acquisition of rights for pipeline in plots GC12, GC13, SAT1	Written Representation, attaching copy of original letter to WCBC dated 16 th June 2016, objecting to the planning application for the

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						GC13, SAT1, SAT2)			Compulsory Acquisition for rights for access in plot SAT2	<p>Gas Connection on grounds of its interaction with Earthworm's consented Solar PV Array. Earthworm raise the possibility of alternative route for the Gas Connection Pipeline. Earthworm also state that construction and operation of the Gas Connection would result in the solar PV development being financially unviable.</p> <p>The Gas Connection now has the benefit of planning permission. The Applicant considers that there are no technical reasons why the Gas</p>

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										<p>Pipeline and solar farm cannot co-exist on the same land.</p> <p>Notwithstanding the proposed solar farm, the Applicant considers that the proposed route of the Gas Pipeline is the most appropriate route from a technical, environmental and economical perspective.</p> <p>The Applicant disagrees with the statement by Earthworm Energy plc that the construction of the Gas Pipeline would result in the construction of the solar farm being 'financially unviable'. In any</p>

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										<p>event, compensation for any losses suffered by Earthworm Energy plc during construction of the Gas Pipeline would be payable pursuant to Article 26(5) of the draft Order (Examination Library Reference EV-008) and/or the compulsory purchase compensation code.</p> <p>The Applicant continues to liaise with Earthworm Energy plc and the landowner to reach a voluntary agreement for the rights to construct the Gas Pipeline.</p>

Schedule of Names/Organisations with an interest in the Order land or affected by the Scheme who have made Relevant Representations regarding the Scheme but have not specifically objected to the grant of compulsory acquisition or temporary possession powers.

No	Name/ Organisation	IP/AP Ref No	RR Ref No	WR Ref No	Other Doc Ref No	Interest	Permanent/ Temporary	Plot(s)	CA?	Status of representation
2	<p>National Grid (on behalf of Birch Sites Limited and National Grid Gas Plc)</p> <p>The Applicant has also included the interests of National Grid Property Holdings Limited for completeness</p>	IP37	RR-026			<p>Part 1 Part 2 Part 3</p> <p>Freehold owner (Birch Sites) in respect of plots MGAR1, MGAR2, MGAR3 and MGAR4)</p> <p>Rights (National Grid Gas plc) in respect of the siting of gas distribution equipment and apparatus in respect</p>	Compulsory acquisition and temporary possession of land	MGAR1, MGAR2, MGAR3, MGAR4, SAT5, SAT6, SAT7, GC17, GC17A, AGI1	<p>Yes</p> <p>Compulsory acquisition of freehold of plot AGI1</p> <p>Compulsory acquisition for rights for access in plots MGAR1, MGAR2, MGAR3, MGAR4, SAT5, SAT7</p> <p>Compulsory acquisition of rights for pipeline in plots SAT6, GC17</p>	<p>NGG made a Written Representation stating that they do not object to the proposed Scheme in principle and that both parties are continuing to liaise regarding impacts upon NGG equipment and apparatus and Protective Provisions.</p> <p>The Applicant has included Protective Provisions within the draft Order (version 1, submitted 26 July 2016) for the benefit of NGG. The Applicant is optimistic that agreement can be</p>

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						<p>of plots MGAR1, GC17, GC17A</p> <p>Rights (National Grid Gas plc) in respect of rights of access to adjoining land and gas distribution facility in respect of plots SAT5, SAT6, SAT7, MGAR1, MGAR2, MGAR3, MGAR4</p> <p>Rights (National Grid Gas plc) in</p>				reached before the end of the Examination.

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						respect of plots AG1 Benefit of restrictive covenants (National Grid Property Holdings Limited) in respect of plots SA5, SAT6, MGAR1, MGAR2, MGAR3 , MGAR4				
3	Dwr Cymru (Welsh Water)	IP29	RR-008			Rights in respect of the siting of and access to surface water drainage equipment and apparatus	Compulsory acquisition and temporary possession of land	MGAR1, MGAR2	Yes Compulsory acquisition of rights for access	DCC made a Written representation regarding water drainage strategy only. On 7 th September 2016, DCC confirmed

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										agreement to the Protective Provisions as contained in the draft Order (version 1, submitted 26 July 2016).
4	FibreSpeed Limited	IP4	RR-018			Fibreoptic cabling located in verge of Oak Road plots OR1, OR2	Compulsory acquisition and temporary possession of land	OR1, OR2	Yes Compulsory acquisition of rights for pipeline	No Written Representation made. The Applicant continues to make efforts to discuss Protective Provisions with FibreSpeed. An email received from FibreSpeed's legal advisors on 8 th September advised that they are liaising with their client and will respond shortly.
5	Isycoed Community Council	IP22	RR-012			Rights reserved to use drains, repair and	Compulsory acquisition and temporary	GC4, GC4A, GC4B,	Yes Compulsory acquisition of rights for	The Applicant does not anticipate interfering with the

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						maintain fences and right to extend services for the benefit of retained land	possession of land	GC4C, GC4D	pipeline in respect of plot GC4	Council's rights in order to construct the Gas Connection and therefore no voluntary agreement is required. No Written Representation made.
7	SP Manweb Plc	IP38	RR-035			Rights in respect of access to and siting of electricity equipment and apparatus	Compulsory acquisition and temporary possession of land	AR1, GC4, GC4C, GC4D, GC7, GC7A, GC7B, GC7D, GC9, GC9A, GC9B, GC9C, GC10, GC10A, GC10B, GC10C, GC12,	Yes Compulsory acquisition of rights for services in respect of plot AR1 Compulsory acquisition of rights for access in respect of plots GC7D, GC9A, SAT2, SAT3,	The Written Representation made by SP Manweb Plc comprises an email dated 11 July 2016 to the PINS Case Officer. SP Manweb confirm they are carrying out an internal review of potential land rights and low voltage equipment and apparatus that may be affected by the Applicants

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								GC12A, GC12B, SAT1, SAT1A, GC14, GC14A, SAT2, SAT3, GC15, GC15A, GC16, GC16B, GC17, GC17A, MGAR2, MGAR3	MGAR2, MGAR3 Compulsory acquisition of rights for pipeline in respect of plots GC7, GC9, GC10, SAT1, GC14, GC15, GC16, GC17	<p>scheme. SP Manweb confirm land rights and protective provisions have been provided and discussed with the Applicant, and that negotiations are on-going.</p> <p>The Applicant confirms that a constructive dialogue is taking place and the parties will continue to keep ExA updated. The Applicant is optimistic that agreement can be reached before the end of the Examination.</p>

