



## The Planning Inspectorate Yr Arolygiaeth Gynllunio

Application for Development Consent for the Wrexham Energy Centre  
Case Ref: EN010055

### **Examining Authority's Note of Unaccompanied Inspection of Sites**

#### **Inspection 3: Bickerton Hill and the Sandstone Trail 22 November 2016**

#### **Background**

Interested Parties were provided with an opportunity to nominate locations for site inspections by 23 August 2016. Bickerton Hill was identified as a possible location for a site inspection. This location, the Sandstone Trail and Maiden Castle were referred to during hearings held between 28 and 29 September 2016.

The land to be inspected is owned by the National Trust and accessible using public footpaths. On this basis, the Examining Authority (ExA) concluded that an unaccompanied site inspection was the most appropriate means to view it. The ExA walked a section of the Sandstone Trail in its third unaccompanied site inspection (USI).

The third USI is recorded in this note, the purpose of which is to inform the applicant, interested parties and other persons of actions taken by the ExA.

#### **Particulars of the Inspection**

The third unaccompanied inspection was undertaken by the ExA, Examining Inspector Mr Rynd Smith LLB MA MRTPI FRSA. Steffan Jones, Case Officer from the Planning Inspectorate was in attendance. The purpose of the visit was to observe views towards the application site and the Wrexham Industrial Estate from the crest of Bickerton Hill (visual receptor location 27) [APP-095].

The inspection was undertaken on the morning of 22 November 2016, commencing at 11-30am, following early completion of item 3 in the Accompanied Site Inspection (ASI) itinerary for that day [EV-025], shortly after 11 am (Ellis' land, Oak Road). ASI attendees departed by agreement at this point, it having being agreed that the ASI would reconvene at the originally appointed time at Done's land, Lower Oak Farm (itinerary item 4).

On arrival at Holy Trinity Church Bickerton by car for the unaccompanied inspection, the ExA followed the Sandstone Trail on foot to the crest of Bickerton Hill. A section of the trail providing escarpment views over the

Dee Valley towards the application site and the Wrexham Industrial Estate was walked in a south westerly and then in a north easterly direction.

Weather conditions were dry and overcast, but the cloud level was high, visibility was excellent and there was no impediment to long range views.

There was insufficient time to proceed further south west to the hill top known as Maiden Castle. However, the ExA was satisfied that views obtained from the section of the escarpment that was accessed were reasonably representative of the views that would be obtained from the escarpment as a whole.

The inspection concluded at approximately 12.05pm. The ExA returned to the ASI and met ASI attendees at Done's land, Lower Oak Farm (itinerary item 4) at 12-20pm.