



Meeting Note

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| File reference | EN010055 – Wrexham Power Limited inception meeting |
| Status | Final draft |
| Author | Karl-Jonas Johansson |

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| Meeting with | Wrexham Power Limited |
| Meeting date | 15 June 2012 |
| Attendees (Planning Inspectorate) | Tom Carpen (Principal Case Manager) Tracey Williams (Case Manager) Oliver Blower (Case Officer) Karl-Jonas Johansson (Assistant Case Officer) Alison Down (EIA Advisor) Robert Hanson (Lawyer) |
| Attendees (non Planning Inspectorate) | Daniel Chapman – Wrexham Power Limited Rupert Wood – Wrexham Power Limited Richard Ford – Pinsent Masons LLP Christina Leafe – Atkins Alan Brodie – Atkins Roger Hepher – Savills Karl Cradick – Savills |
| Location | Temple Quay House, Bristol |

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| Meeting purpose | Introductory meeting |
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| Summary of key points discussed and advice given | <p>Introductions</p> <p>The Planning Inspectorate (PINS) and the applicant gave brief introductions to their teams. PINS explained that it has recently been re-organised into teams with a focus on national infrastructure sectors led by principal or senior case managers. PINS advised on its openness policy stating that any advice given will be recorded and placed on PINS' website under s. 51 of the Planning Act 2008 (PA 2008).</p> <p>Wrexham Power Limited is a joint venture company owned 50:50 between St. Modwen and Glenfinnan.</p> <p>Project background</p> <p>The applicant gave a short presentation to the planned c. 1 GW CCGT at the Wrexham Industrial Estate, explaining its reasoning for focussing its site search activity in the Wrexham area. The aim of the development is to deliver an efficient CCGT power station supplying the national grid whilst providing a reliable source of gas, electricity and heat to the Wrexham Industrial</p> |
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| | <p>estate and local businesses in the surrounding area.</p> <p>There are three possible plots on the estate suitable for the project, the former Firestone factory, Kingmoor Park North and Kingmoor Park South. Of the three sites, Kingmoor Park South is considered to be the most suitable by the applicant. It is known from field investigation to be the subject of relatively low environmental constraint, is partly a brownfield site with an unimplemented planning permission for major B2/B8 development, has the necessary infrastructure requirements, the least visual impact and is furthest away from housing.</p> <p>The plant would be designed to be Carbon Capture and Storage (CCS) -ready.</p> <p>Development Consent Order (DCO) and associated development.</p> <p>The power station and electricity connection are likely to be the subject of one DCO application, and the gas connection may be treated either as associated development or the subject of a separate DCO application. The applicant informed PINS that the heat pipes might also be regarded as associated development. PINS advised the applicant that the DCO wording would need to accurately reflect the position.</p> <p>The applicant has identified two separate corridor options for both the electrical and the gas connections. These routes will be included in the red boundary line. PINS advised that it cannot comment on the different options but advised the applicant to consider how it would give the opportunity for people to comment on options and how it would have regard to views expressed during consultation.</p> <p>The applicant has also scoped for CCS and informed PINS that there are three options for the CCS pipeline to the Irish Sea.</p> <p>PINS informed the applicant that it can comment, from a technical point of view, on the draft DCO, explanatory memorandum, work plans and consultation report but not the draft ES, although it would be helpful to see a copy of it.</p> <p>Consultation</p> <p>The applicant informed PINS it has started preliminary consultation with the local communities, which the applicant intends to use as a guide for the Statement of Community Consultation (SoCC) consultation planned for Q1 2013. PINS informed the applicant that it can consider a draft SoCC for any technical matters, after the local authority has commented on it.</p> <p>The applicant has also leafleted the area around the site in both</p> |
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| | <p>Welsh and English and set up a bilingual project website. A public exhibition will be held in several locations in the Wrexham area during the first week in July 2012.</p> <p>The strategy was developed in discussion with Wrexham County Borough Council. The applicant informed PINS that it might do a two stage formal consultation depending on the outcome of the first one.</p> <p>PINS advised the applicant that, from its experience on other schemes, local communities may wish to see detailed environmental information early in consultation, and it should consider how it would handle such requests particularly when preparing its Preliminary Environmental Information.</p> <p>Formal registration</p> <p>PINS informed the applicant that there are two types of notifications we need to register the project. The first is an informal notification to enable PINS to set up a project page on its website. The second is formal notification under section 46 of the Planning Act 2008, which has to occur before the applicant formally consults under section 42 of the Act. PINS also advised that notification under regulation 6 of the Environmental Impact Assessment regulations must be done before s.46 notification.</p> <p>Environmental Impact Assessment (EIA)</p> <p>The applicant informed PINS that the scoping request will be submitted in mid-August 2012. PINS requested that the GIS shape file is sent through two weeks prior to this, to enable statutory consultees to be identified in advance.</p> <p>The applicant intends to apply the 'Rochdale Envelope' principle to the project. PINS advised the applicant to look at Brig y Cwm for an example of how to include flexibility in the DCO. In regard to who will operate the plant, PINS advised the applicant to cover this in the explanatory memorandum.</p> <p>Regarding whether the gas pipeline is integral or associated development for projects in Wales PINS advised that it would be for the applicant to determine whether it is. However PINS may be able to offer advice under section 51 of the Planning Act if the applicant set out a considered opinion.</p> <p>Scoping</p> <p>The applicant advised that the principal environmental considerations for the project are potentially ecology, cultural and heritage, and visual and landscape. There are ancient monuments, listed buildings, Ramsar sites and protected species in the area around the industrial estate and corridors options.</p> |
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| | <p>Regarding decommissioning, PINS acknowledges that impacts are harder to predict but would like to have the best information that can be provided at the time included in the EIA scoping report.</p> <p>Outreach</p> <p>PINS advised the applicant that inception meetings with the applicant and local authorities may be helpful. The meeting would focus on the local authority's role at key stages of the process. PINS offered to contact Wrexham County Borough Council to see if an inception meeting would be useful to them. The need for any wider public 'outreach' would also be considered at the meeting.</p> <p>AOB</p> <p>It was agreed that Tom Carpen would be the main contact from PINS until a case manager has been appointed and that Karl Cradick is the applicant's main contact.</p> |
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| Specific decisions/ follow up required? | <ul style="list-style-type: none"> • applicant to consider request for s51 advice on whether the gas pipeline would be integral or associated development. • PINS will contact Wrexham County Borough Council to see if they would benefit from an inception meeting |
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| Circulation List | All attendees. |
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