



## MEETING NOTE

<b>File reference</b>	<b>EN10055</b>
<b>Status</b>	<b>Final</b>
<b>Author</b>	<b>The Planning Inspectorate</b>

<b>Meeting with</b>	Wrexham Power Limited
<b>Meeting date</b>	13 March 2013
<b>Attendees (Planning Inspectorate)</b>	Tracey Williams – Case Manager Oliver Blower – Case Manager Helen Lancaster – Senior EIA Advisor Robert Hanson – Lawyer Steffan Jones – Case Officer
<b>Attendees (applicant)</b>	Daniel Chapman - Wrexham Power Limited Rupert Wood - Wrexham Power Limited Simon Keefe - Wrexham Power Limited Christina Leafe - Atkins Mark Brown - Local Dialogue Karl Cradick – Savills
<b>Location</b>	First Floor Boardroom, Temple Quay House, Bristol

<b>Meeting purpose</b>	Update on the Wrexham Energy Centre project
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<b>Summary of key points discussed and advice given</b>	<p>The Planning Inspectorate explained their openness policy and that any advice given will be recorded and placed on the Planning Inspectorate pages on the Planning Portal website under s51 of the Planning Act 2008 (as amended by the Localism Act 2011) (PA 2008). Any advice given does not constitute legal advice upon which applicants (or others) can rely. Also that any Examining Inspector providing pre-application advice would not be appointed to examine the case.</p> <p>Where this note refers to 'the applicant' it includes Wrexham Power Limited, Pinsent Masons, Atkins, Local Dialogue and Savills.</p> <p><b>Project Progress:</b></p> <p><b>Land Referencing</b></p> <p>The applicant identified two potential route corridors for the electricity connection, a northern and southern route. The applicant informed the Planning Inspectorate that it is currently identifying land owners and the means of access onto its preferred route corridor (the southern route). As the applicant does not possess a transmission licence, it informed the Planning Inspectorate that it cannot use powers in the</p>
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Electricity Act to gain rights of entry onto land. The applicant had number of queries on s53 of the Planning Act 2008, and was referred to *Planning Inspectorate Advice Note 5: Rights of Entry* for further information.

The applicant informed the Planning Inspectorate that it is close to finishing its draft Statement Of Community Consultation (SOCC) and that they have been liaising closely with Wrexham County Borough Council (WCBC) in order to identify consultation zones and community councils for consultation. WCBC have also advised the applicant on the use of the Welsh language in their consultation.

### **Environmental Impact Assessment**

The applicant has completed an environmental appraisal of the potential route corridors. Baseline studies have also been completed however they are yet to complete Phase one of the habitat survey assessments and noise monitoring.

The applicant informed the Planning Inspectorate that they have met with the Countryside Council for Wales who have provided guidance on air quality and water surveying. The applicant has also been in contact with environmental officers in WCBC with regard to the scheme details.

The Planning Inspectorate gave feedback to the applicant on the Planning Inspectorate Scoping Opinion, which was issued in January 2013. The Planning Inspectorate stated that the cumulative effects had not been made obvious within the report. The applicant explained that they are taking into consideration other developments in the area and the impacts on people. However significant receptors have yet to be identified.

### **Design**

The applicant explained the three design elements of the project. The design of the power station, the design of the gas connection and the design of the electrical connection.

Engineering design around the power station is underway, alongside the design of its appearance and design aspects around landscape mitigation.

The applicant explained that the route for the gas connection is yet to be determined.

The applicant is looking at the possibility of undergrounding parts of the electrical line and if so, where this could be carried out. There are still some issues to be considered regarding access points to the potential route corridor, the physical design of the connection and the types and location

of the towers.

The applicant is also investigating how to route the last piece of electrical line connection into the existing National Grid Legacy substation.

### **Consultation**

The applicant informed the Planning Inspectorate that they are replying to all correspondence that they receive, explaining the NSIP process and indicating when statutory consultation is planned. The applicant is also liaising with Welsh Assembly Members, local MP's and Wrexham County Borough Council during this informal consultation phase.

The applicant has identified similar themes arising during the informal consultation phase. Concerns have been raised about the electrical connection route(s) and pylon heights and the level of consultation with the public and local authorities.

The Planning Inspectorate advised that the applicant should present and explain any comments and concerns raised about consultation in their Consultation Report, submitted with their DCO. The Planning Inspectorate also advised that it would be good practice for the applicant to regularly update their website with project updates and with information regarding the NSIP process.

### **Survey of Energy Users**

The applicant has sent out a survey to businesses on the Wrexham Industrial Estate to enable them to understand the current and future energy needs and help identify the problems with existing supply.

The Planning Inspectorate advised the applicant that if it is considering the possibility of future Carbon Capture technology this has to be taken account of in their Environmental Statement and would need to be fully considered within their DCO. The applicant stated that it is considering the feasibility of this and is looking at guidance published by DECC for further information.

### **Associated Development:**

The applicant informed the Planning Inspectorate that they are shortly meeting with policy officials at DECC with regard to associated development guidance.

The Planning Inspectorate stated that the revised Associated Development guidance should be published soon. The applicant confirmed it is also aware of the recently published DCLG Pre-Application guidance January 2013.

**Programme to DCO submission:**

At the moment the applicant plans to commence statutory consultation in June/July 2013, leading to formal submission of the application at the end of the year.

The applicant was advised to use the s55 checklist which is available on the Planning Inspectorate website via Advice Note 6 as a check prior to formal submission to the Planning Inspectorate.

**SoCC**

The Planning Inspectorate advised of the requirements of Regulation 10(b) of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2009, under which the SoCC must, if a project is EIA development, include information on how the applicant intends to publicise and consult on the Preliminary Environmental Information (PEI). The Planning Inspectorate advised that compliance with this requirement is one of the matters that would be considered when the Planning Inspectorate (on behalf of the Secretary of State) considers whether or not to accept the application under section 55 of the PA 2008.

The Planning Inspectorate indicated that the draft SoCC can be sent to us for advice on its content before it is published and advised the developer to consult *Pins Advice Note 3 EIA Consultation and Notification* and *Pins Advice Note 14 Compiling the Consultation Report*.

The applicant cannot currently indicate when it will submit its draft SoCC for comment as this is dependant on whether they have everything in place with regards to s53 of the PA2008 as well as their announcement of the preferred route alignment.

**AOB:**

The applicant has begun to liaise with WCBC in regards to the production of a Statement of Common Ground (SoCG).

The Planning Inspectorate advised that although there is no statutory requirement to provide a SoCG, it is usual for an Examining authority to request these during the examination process, and therefore applicants are advised to engage early with parties in pre-application. SoCG's will formally be requested when the Examination Procedural timetable (Rule 6) is issued in examination and in parallel with questions from the Examining authority.

	<p>The applicant asked the Planning Inspectorate about the availability of the Application Index spreadsheet, which is referred to in the Planning Inspectorate’s advice notes. The Planning Inspectorate informed the applicant that they would supply them with a copy of this.</p> <p>The applicant informed the Planning Inspectorate that they plan to submit their SOCC in Welsh as well as publishing their non-technical documents in Welsh. The applicant asked the Planning Inspectorate whether a notice of accepted application needs to be produced in Welsh and whether there is a Welsh national newspaper which a notice must be published in. The Planning Inspectorate informed the applicant that they will seek clarification on this matter and contact the applicant with a definitive answer.</p> <p>The Planning Inspectorate notified the applicant that the National Infrastructure Directorate (NID) has now changed its name to Major Applications and Plans (MAP).</p>
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<b>Specific decisions/ follow up required?</b>	<ul style="list-style-type: none"> <li>• The Planning Inspectorate is to seek clarification on whether the SoCC notice needs to be also published in Welsh</li> <li>• The Planning Inspectorate is to supply the applicant with a copy of the Application Index spreadsheet.</li> </ul>
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<b>Circulation List</b>	Attendees