



Meeting note

File reference	EN020015
Status	Final
Author	Siân Evans
Date	19 July 2017
Meeting with	National Grid
Venue	Temple Quay House
Attendees	The Planning Inspectorate Chris White (Infrastructure Planning Lead) Tracey Williams (Case Manager) Siân Evans (Case Officer) Hannah Pratt (Senior EIA and Land Rights Advisor) Alison Down (EIA and Land Rights Advisor) Dave Anthony (Lawyer) National Grid Eloise Frank (Project Engineer/ DCO Manager) Jacqui Fenn (Senior Consents Officer) Annette McNally (Lead Lands Officer) Simon Best (Internal Legal) James Parker (External Legal) Andrew Connolly (Lead Project Manager)
Meeting objectives	North Wales Connection Project update
Circulation	All attendees

Summary of key points discussed and advice given:

Introduction

National Grid (the Applicant) and the Planning Inspectorate (the Inspectorate) case team introduced themselves and their respective roles. The Inspectorate continued by outlining its openness policy and ensured those present understood that any issues discussed and advice given would be recorded and placed on the Inspectorate's website under s51 of the Planning Act 2008 (PA2008). Further to this, it was made clear that any advice given did not constitute legal advice upon which the Applicant (or others) can rely.

Project update

The project-wide statutory consultation closed in December 2016. The Applicant is currently undertaking targeted consultation in respect of localised traffic matters, with landowners where there are proposed minor changes, and with six new landowners who were not previously consulted. The Inspectorate advised the Applicant that it has received some correspondence regarding this targeted consultation and advised the

Applicant to explain and justify in the Consultation Report why this targeted approach has been taken.

There are currently two route options (A and B) in the draft proposal, one oversailing a property, with the other diverted around the same property. The Applicant advised that by the time of the Preliminary Meeting they hoped to be in a position to either withdraw one option or indicate the preferred option, reflecting the outcome of current negotiations.

The Applicant advised that they are engaging well with Horizon, the developer for Wylfa Newydd Nuclear Power Station. They also have a good working relationship with the local authorities and Natural Resources Wales (NRW), with whom a number of thematic meetings have been held and progress is being made on draft Statements of Common Ground and section 106 agreements. The Applicant is engaging with the National Trust and mitigation and enhancement measures are being discussed with stakeholders. The Inspectorate advised National Grid to look out for s51 advice concerning the National Trust on the Inspectorate's website.

The Applicant advised that there will be some areas of transposition as the existing 400kV line is to be retained (i.e. ultimately there will be 2 lines, both comprising part old and part new apparatus). The Inspectorate advised the Applicant to consider how this is reflected in the Development Consent Order (DCO).

The Applicant advised that they are adopting a new land rights strategy. The two strategies will run in parallel and landowners can choose which strategy they would prefer to use for a specified period.

The Applicant explained that the District Network Operator in the region is Scottish Power Energy Networks (SPEN). Approximately 13km of SPEN's overhead line network will be undergrounded as part of the proposed development to avoid overlap with the proposed overhead line. The Applicant intends to include powers in favour of SPEN within the draft DCO.

The Applicant advised that they are still working on their Habitats Regulations Assessment documents and are meeting with NRW in the week commencing 24 July 2017 to discuss the issues further.

The Inspectorate enquired about the proposed third Menai Bridge. The Applicant advised that they will include it in their cumulative assessments as far as they are able to with the information available.

The Applicant explained that separate to the DCO application, upgrade works on the Pentir to Trawsfynydd overhead line and works at the Bryncir substation will be required. The Applicant will be submitting a TCPA application for the works at Bryncir to Gwynedd County Council within the next few weeks.

The Applicant advised that they are intending to submit their DCO application in October 2017.

Draft Documents

The Inspectorate gave advice on the following draft documents:

DCO

- There are extensive exclusions from the definition of "*commencement*" which should be justified and explained in more detail, to ensure that they do not conflict.
- The definition of "*maintain*" is wide, which may lead to more detailed questions later on.
- Will the order list out the plans, scheme and strategies that form the Construction Environmental Management Plan (CEMP)? Given the reliance being placed on the CEMP, the Inspectorate advises a draft version to be submitted with the application documents.
- The definition of "*order limits*" currently refers to both the Land Plans and the Works Plans. This could lead to confusion if there are any discrepancies between the two.
- Article 19 allows protective works to take place outside the order limits. This was previously allowed in the Thames Tideway DCO, but in that case, the buildings where protective works could be carried out were specifically listed – here, the power is wider. This should be justified and explained further.
- Article 26 (temporary use of land by NG) includes provisions for the temporary possession of land. The Inspectorate advised the Applicant to consider how this ties in with the new general power in s18 Neighbourhood Planning Act 2017 (when that section comes into force).
- As noted in the Explanatory Memorandum, Article 35 (in respect of general vesting declarations) will need to be updated to reflect changes from the Housing and Planning Act 2016.
- Article 51 (safeguarding, requiring the relevant LPAs to consult with the Applicant for development within the order limits) should be justified and explained further.
- Authorised development – will dimensions be specified within the DCO or included in the design drawings? The maximum parameters must be clearly identifiable and the Environmental Statement (ES) should assess the worst case scenario.
- The temporary diversions noted on the Works Plans do not appear to be included within the description of the authorised development; should they be included within the DCO?
- Limits of Deviation (LoD) have been included within the draft DCO - these will need to be fully justified within the Explanatory Memorandum and should be explained and justified within the ES.

- In respect of overhead lines deviating vertically (Article 5(b)(i)), the Applicant should ensure that the ES includes an assessment of effects for the worst case pylon height that is sought in the DCO (including any maximum deviation limit).

Statement of Reasons

- The two sections on Crown and Special Category Land will need to be expanded to address the related issues.

Book of Reference

- The Inspectorate queried why Part 2 of the Book of Reference had been split into two sections and advised the Applicant to ensure the description of a Category 3 person in the introductory section of the Book of Reference is correct.
- The Inspectorate advised the Applicant to note that at Acceptance a check is undertaken to ensure the persons listed in Part 3 of the Book of Reference are also listed in Part 1.

Consultation Report

- The Inspectorate advised the Applicant to note that at Acceptance the list of s42 consultees is checked against the Book of Reference. Any discrepancies should be explained in the Consultation Report.
- Where documents are referred to in the Consultation Report it would be helpful if they are clearly referenced so that it is clear whether they are application documents or used at consultation.
- The Inspectorate advised the Applicant to ensure that the summary Feedback Reports referred to in Chapter 3 are included in the Appendices as this is valuable information to demonstrate that the Applicant has had regard to responses received under s49 of the PA2008 and whether or not they have led to changes to the application.
- Please ensure that all tables within the Consultation Report that summarise the responses received at consultation, indicate whether the comments led to a change or not, and contain an explanation of how the Applicant has had regard to the response are completed.
- Please ensure that all Appendices referenced in the Consultation Report are included in the final version.
- Please ensure that the 10 new people (PILs) who were identified with rights over the Order Land are included in the Book of Reference

Plans

- The Works Plans show a number of accesses along the route. The Inspectorate queried what works are required and whether they need to be numbered within the authorised development or included as associated development.

- The 'new gantry' (full line tension) and 'new lattice pylon' symbols used on the Works Plans are very similar. It would be helpful if different symbols are used to clearly differentiate between the two.
- The Inspectorate advised the Applicant to note that at Acceptance all of the plots in the Book of Reference are checked against the Land Plans.

S150 consents

The Applicant advised that they are working with the local authorities on which consents could be included in the DCO. The Inspectorate suggested National Grid look at previous DCOs in Wales for previous examples of what has been included in past DCOs. The Inspectorate advised National Grid to capture any agreements for inclusion in Statements of Common Ground with the relevant parties.

Examination logistics

The Inspectorate advised that they had held a teleconference with the Isle of Anglesey County Council on 24 May 2017, the note of which can be seen [here](#). One of the issues discussed was potential venues for the Preliminary Meeting and hearings. It is acknowledged that there are limited suitable venues available. The Inspectorate advised National Grid that translation facilities will be required.

The Applicant enquired whether an Issue Specific Hearing on the draft DCO and an Open Floor Hearing would be held immediately after the Preliminary Meeting, as has happened on some other projects. The Inspectorate advised that this would be for the appointed Examining Authority to consider when drafting the examination timetable.

AOB

The Inspectorate advised that it would be helpful to have the GPS coordinates of the proposed pylons for any site inspections.

The next meeting will be a teleconference on 9 August 2017.