

RG/P19-2023/PL

11th May 2021

Major Casework Team
Planning Inspectorate Wales
Crown Buildings
Cathays Park
Cardiff
CF10 3NQ

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990
THE DEVELOPMENT OF NATIONAL SIGNIFICANCE (WALES)
REGULATIONS 2016
Elwy Solar Energy Farm, St Asaph, Denbighshire

Please find enclosed re-submission application documents submitted on behalf of Solar Century Holdings Ltd (the Applicant), at the above site. The application seeks planning permission for a Development of National Significance for the Construction of a solar farm and energy storage hybrid park, together with all associated works, equipment and necessary infrastructure.

The scheme comprises ground mounted photovoltaic solar arrays together with substation compounds; transformer stations, battery storage compound, internal access track, diverted footpaths, landscaping, biodiversity measures, security fencing, security measures, access gate, access improvement and ancillary infrastructure. The scheme includes the underground grid connection route.

The Inspector's ES Completeness Report was provided alongside the validity letter dated 30/04/2021. A review has been undertaken of the points raised in the Inspector's ES Completeness Report and a summary of the changes made since the original submission have been summarised on the sheet enclosed at **Appendix 1**.

Enclosures

The planning application has been prepared and submitted in line with the statutory consultees advice received at the pre-application stage and meets PINS validation requirements for a DNS application. The following details form this planning application:

Pegasus House, Querns Business Centre, Whitworth Road, Cirencester, Gloucestershire, GL7 1RT
T: 01285 641717 | www.pegasusgroup.co.uk

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Document	Prepared by
Cover Letter	Pegasus Group
Application Form, Copy of Notice and separate page of ownership details	Pegasus Group
Planning Statement	Pegasus Group
Design and Access Statement	Pegasus Group
Pre-Application Consultation (PAC) Report	Perkin PR and Pegasus Group
Sequential Analysis Study	Pegasus Group
Flood Risk Justification Test	Pegasus Group
Flood Risk Consequences Assessment	Calibro
Heritage Statement	Pegasus Group
Agricultural Land Classification Study	Soil Environmental Services
Agricultural Land Classification Study and Covering Letter	Land Research Associates Ltd
Tree Survey and AIA	Barton Hyett
Glint and Glare Study	Pager Power
Draft Planning Conditions	Pegasus Group
ES Chapter 1 – Introduction	Pegasus Group
Figure 1.1 – Application Site Context	Pegasus Group
Figure 1.2 – Application Site Boundary	Pegasus Group
ES Chapter 2 – Assessment Scope and Methodology	Pegasus Group
Figure 2.1 – Schemes Considered in the Assessment of Cumulative Effects	Pegasus Group
Appendix 2.1 – Scoping Opinion	Pegasus Group
ES Chapter 3 – The Application Site	Pegasus Group
ES Chapter 4 – The Proposed Development and Alternatives Considered	Pegasus Group
Figure 4.1 – Proposed Development	Pegasus Group
ES Chapter 5 – Landscape and Visual	Pegasus Group
Figure 5.1 – Site Location and Context Plan	Pegasus Group
Figure 5.2 – LANDMAP Cultural Landscape	Pegasus Group
Figure 5.3 – LANDMAP Geological Landscape	Pegasus Group

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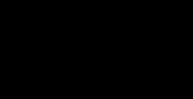
Figure 5.4 – LANDMAP Historic Landscape	Pegasus Group
Figure 5.5 – LANDMAP Landscape Habitats	Pegasus Group
Figure 5.6 – LANDMAP Visual and Sensory	Pegasus Group
Figure 5.7 – Landscaping Designations and Visual Receptors Plan	Pegasus Group
Figure 5.8 – Topography Plan	Pegasus Group
Figure 5.9 – Screened Zone of Theoretical Visibility and Viewpoint Location Plan	Pegasus Group
Figure 5.10 – Viewpoints 1-10	Pegasus Group
Figure 5.11 – Planting Plan	Pegasus Group
Figure 5.12 – Photomontage Viewpoints 3,6,7, 9 and 10	Pegasus Group
Appendix 5.1 - Methodology	Pegasus Group
ES Chapter 6 - Biodiversity	Avian Ecology
Figure 6.1 – Statutory Designated Sites	Avian Ecology
Figure 6.2 – Non Statutory Designated Sites	Avian Ecology
Figure 6.3 – Phase 1 Habitat Plan	Avian Ecology
Figure 6.4 – Non Breeding Bird Survey Plan	Avian Ecology
Figure 6.5 – Breeding Bird Survey Results	Avian Ecology
Figure 6.6 – Otter and Water Vole Survey Results	Avian Ecology
Figure 6.7 – GCN Survey Results	Avian Ecology
Figure 6.8 – Biodiversity Enhancements	Avian Ecology
Appendix 6.1 - Technical Ornithological Appendix	Avian Ecology
Appendix 6.2 - Otter and Water Vole Survey	Avian Ecology
Appendix 6.3 - Great Crested Newt Survey	Avian Ecology
Appendix 6.4 - Badger Survey (Confidential)	Avian Ecology
Appendix 6.5 - Photographic Appendix	Avian Ecology
Appendix 6.6 - Biological Records	Avian Ecology
Appendix 6.7 - Biodiversity Management Plan	Avian Ecology
ES Chapter 7 – Traffic and Transport	Pegasus Group
Appendix 7.1 – Construction Traffic Management Plan	Pegasus Group
ES Chapter 8 – Human Health	Pegasus Group
Appendix 8.1 – Noise Assessment	LFAcoustics
ES Chapter 9 – Air Quality	Pegasus Group
Appendix 9.1 – Air Quality Technical Note	AQC
ES Chapter 10 – Risk of Major Accidents	Pegasus Group

Appendix 10.1 – Energy Storage Safety Management Plan	Pegasus Group
ES Chapter 11 - Summary	Pegasus Group
ES Chapter 12 – Glossary, Acronyms and Reference List	Pegasus Group
Environmental Statement Non-Technical Summary in Welsh	Pegasus Group
Environmental Statement Non-Technical Summary in English	Pegasus Group
Site Location Plan	Pegasus Group
Layout Plan	Pegasus Group
Fixed Tilt Framework Elevations	Solarcentury
40ft Substation and external transformer elevations & plan	Solarcentury
40ft battery Storage container elevations & plan with aerials	Solarcentury
Customer Switchgear Building at POC	Solarcentury
Permanent access track section details	Solarcentury
Deer fencing elevation	Solarcentury
Weld mesh fence elevation (2m)	Solarcentury
Fencing gate elevation (2m)	Solarcentury
CCTV elevations	Solarcentury
Acoustic screening elevation	Solarcentury
Ballast Framework Elevations	Solarcentury
A copy of the acceptance notice issued by PINS	-
A copy of the pre-application advice obtained from the LPA	-
A copy of the pre-application advice obtained from PINS	-
Draft Conditions	Pegasus Group

This application is made by electronic communications only and no hard copies will be provided (in accordance with The Planning Applications (Temporary Modifications and Disapplication (No. 3) (Wales) (Coronavirus) Order 2020).

I trust that the enclosed updated documents address the issues raised by the Inspector and will allow the DNS application to be validated. Please do not hesitate to contact me at the earliest opportunity should you require any further information or clarification.

Yours faithfully,



Paul Burrell
Executive Director



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Appendix 1 - Summary of updates to the Application Documents

The below table provides a short summary of the amendments which have been made in response to the Inspector's Completeness Report which was attached to the validity letter dated 30/04/2021.

Document	Updates
ES Figures	
Figure 1.2 – Application Site Plan	<ul style="list-style-type: none"> Key updated to say 'Application Site' for consistent terminology
Figure 2.1 – Cumulative Sites	<ul style="list-style-type: none"> Key updated to say 'Application Site' for consistent terminology
Figure 4.1 – Proposed Development	<ul style="list-style-type: none"> Revised temporary footpath shown to the south of the southernmost Constriction Compound near to the eastern boundary of the site and re-routing of footpath to the north of the tree belt to the west of this compound area Revised footpath alignment to west of the north-south tree belt, which lies to the west of Gwernigrion Farm, Red line description in key amended to say 'Application Site' Red line amended on plan to include grid connection areas which has already been assessed within the ES. Updated colouring of Compound areas for greater clarity.
Figure 5.7 – LDP	<ul style="list-style-type: none"> Key updated to say 'Application Site' Red line amended on plan to include grid connection corridor which has already been assessed within the ES.
Figure 5.11 – Detailed Planting Plan	<ul style="list-style-type: none"> As for Figure 4.1 noted above
Figure 6.1 – Statutory Designated Sites	<ul style="list-style-type: none"> Red line updated for consistency
Figure 6.2 – Non-Statutory Designated Sites	<ul style="list-style-type: none"> Red line updated for consistency.
Figure 6.3 – Extended Phase 1	<ul style="list-style-type: none"> Red line updated for consistency.
Figure 6.4 – Non Breeding	<ul style="list-style-type: none"> Red line updated for consistency.

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Bird Survey Results	
Figure 6.6 – Otter and Water Vole Survey	<ul style="list-style-type: none"> Red line updated for consistency .
Figure 6.7 – GCN Survey Results	<ul style="list-style-type: none"> Red line updated for consistency.
Figure 6.8 - BMP	<ul style="list-style-type: none"> Red line updated for consistency.
ES Chapters	
ES Chapter 4	<ul style="list-style-type: none"> Updates to text in Chapter 4 in relation to the following aspects of the description of the proposed development: Compound description, Footpath diversions, Access track details and access arrangements, and clarification of decommissioning..
ES Chapter 6	<ul style="list-style-type: none"> Chapter 6 text updated to refer to the amended footpath alignment routes.
	<ul style="list-style-type: none"> ES Appendix 6.1 plans substituted to reflect revised Figure 6.4 and Figure 6.5.
	<ul style="list-style-type: none"> ES Appendix 6.2 plans substituted to reflect revised Figure 6.6.
	<ul style="list-style-type: none"> ES Appendix 6.3 plans substituted to reflect revised Figure 6.7.
	<ul style="list-style-type: none"> ES Appendix 6.4 plans substituted to reflect revised Figure x.x
	<ul style="list-style-type: none"> ES Appendix 6.7 plans substituted to reflect revised Figure 6.8
ES Chapter 7	<ul style="list-style-type: none"> Chapter 7, Section 7 text has been amended to reflect the proposed footpath diversions and clarifications on access arrangements. Reference has been added to refer to the CD377 safety audit.
	<p>The following amendments have been made to ES Appendix 7.1 (CTMP):</p> <ul style="list-style-type: none"> Updated with revised text regarding the proposed compounds and access arrangements to ensure consistency across reports when describing the proposed

	<p>development.</p> <ul style="list-style-type: none"> • ES Appendix 7.1 (CTMP) Appendix A red line has been updated for consistency. • ES Appendix 7.1 (CTMP) Appendix B has been updated to reflect the updated layout plan in Figure 4.1. • Reference has been added to refer to the CD377 safety audit.
ES Chapter 8	<ul style="list-style-type: none"> • ES Appendix 8.1 has been updated at Figure 1 to reflect the updated layout plan.
NTS (English and Welsh Versions)	<ul style="list-style-type: none"> • Figures updated to reflect the amended ES Figures. • Reference to site area corrected to 156ha. • Change to terminology for eastern construction access to ensure consistency.
Application Reports	
Planning Statement	<ul style="list-style-type: none"> • Updates made to clarify footpath diversion strategy and no secondary consent requirements.
Design and Access Statement	<ul style="list-style-type: none"> • Clarification to description of development proposals to be consistent with Chapter 4 of the ES. • Updates made to clarify footpath diversion strategy.
PAC Report	<ul style="list-style-type: none"> • Updated to include the Welsh Government Transport Directorate comments.
Flood Consequence Assessment	<ul style="list-style-type: none"> • Paragraph 4.1.4 and 4.1.5 updated to refer to aggregate instead of matting. • Appendix B updated to reflect revised site layout.
Heritage Statement	<ul style="list-style-type: none"> • Appendix B updated to reflect revised site layout.
Glint and Glare Assessment	<ul style="list-style-type: none"> • Figure 1 updated to reflect the correct red line boundary.
AIA Report	<ul style="list-style-type: none"> • Plan on page 8 has been updated to reflect footpath diversion re-alignment.

	<ul style="list-style-type: none"> • Textual amendments to reflect footpath re-alignment.
<p>Secondary Consent Statement and Footpath Diversion Orders</p>	<p>The decision has been taken by the Applicant to no longer apply for secondary consents.</p> <p>With regard to the diversion of two Denbighshire County Council Public Rights of Way (208/20 and 201/8), these will be undertaken separately. It is proposed to secure consent for the stopping up and diversion of the footpaths that are affected by the development under section 257 of the Town and Country Planning Act 1990. Consultation undertaken to date suggests that the proposed diversion would be acceptable (subject to consultation to be carried out at the time of the local consent application). We intend to progress this application with the local authority in parallel with the DNS application so that the order can be confirmed (or otherwise) upon determination of the DNS application.</p> <p>Discussions have also been had with the local authority highways officers who have confirmed that the temporary traffic calming measures and access requirements can be progressed with them as local highway authority as streetworks applications. We will be progressing these as part of the Construction Traffic Management Plan discussions. With regard to the Battery Storage Compound and facilities, again it has been</p>

	<p>decided that a Section 57 is not required and that we wish for the solar and battery storage elements to be determined under this DNS application.</p> <p>In respect of the above changes we would be happy to update the Inspector examining the DNS application at key points throughout the DNS application process.</p>
Application Plans	
Site Layout	<ul style="list-style-type: none"> As described for ES Figure 4.1