



# Glöyn Byw | Butterfly Solar Farm

Land to the North of the B5426,  
Wrexham

## ES Chapter 1.0: Introduction

Prepared for

# RWE

RWE Renewables UK

September 2025  
3456-01-ES-01



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## 1.0 INTRODUCTION

- 1.1.1 This Environmental Statement (ES) is submitted in support of a Development of National Significance (DNS) application, under Section 62D<sup>1</sup> of the Town and Country Planning Act 1990. The application will be made by RWE Renewables UK ('the Applicant') for a new solar energy generating station and an associated on-site Battery Energy Storage System (BESS) ('the Proposed Development') on land to the north of the B5426, Wrexham ('the Site'). The Proposed Development also includes the associated infrastructure and connection to the Legacy National Grid substation.
- 1.1.2 The location of the Proposed Development Site is presented on **Figure 1.1**.
- 1.1.3 The ES has been prepared in accordance with The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 [SI 2017 No. 567 (W.136)] ('the EIA Regulations'). It assesses the likely significant environmental effects (based on a reasonable worst-case approach) of the Proposed Development during the construction, operation, and decommissioning phases. It has been prepared for the purposes of pre-application consultation and will be subject to finalisation prior to submission of the DNS application.

## 1.2 The Consenting Process

- 1.2.1 The Proposed Development constitutes an energy 'generation station'. Given that the Proposed Development has an installed generating capacity between 10 MW and 350 MW, it qualifies as a DNS under regulation 3(1)(a) of the Developments of National Significance (Specified Criteria and Prescribed Secondary Consents) (Wales) Regulations 2016 (as amended). As such the application is submitted to Planning and Environmental Decisions Wales (PEDW) and determined by the Welsh Ministers.
- 1.2.2 It is recognised that other consents/licences may be required for the construction, operation, and decommissioning of the Proposed Development. At the time of submission, it has been identified that the following would be required:
- i) Appropriate waste management licences as required during construction works;

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<sup>1</sup> Town and Country Planning Act 1990, Section 62D, amended by the Planning (Wales) Act 2015 Section 19



- ii) Sustainable Drainage Approval Body (SAB) Consent.

1.2.3 The above consents / licenses are separate to the DNS process and are subsequently not included as part of the DNS application.

### **1.3 The Proposed Development**

1.3.1 The Applicant proposes to develop a solar photovoltaic electricity generating station (or 'solar farm') with an export capacity of up to 99.9 MW, battery storage and associated ancillary development, including a 132 kV substation. The electricity generated would be enough to meet the needs of over 34,775 typical Welsh homes and result in an approximate saving of over 2.3 million tonnes of CO<sub>2</sub>, compared with generation from fossil fuels. The inclusion of batteries ensures the maximum efficiency working with the electricity distribution system to enable surplus energy to be stored and released as needed, and provide vital balancing services to the grid network, avoiding intermittency of supply, and allowing a transition to a net zero renewable energy future.

1.3.2 The main components of the Proposed Development are:

- i) Photovoltaic solar panels and associated support frames
- ii) Central Inverter and Switchgear Stations
- iii) Battery Energy Storage Systems (BESS), including battery storage containers, DC-DC converters and associated hybrid inverters
- iv) Onsite electrical cabling
- v) An electrical substation compound (132kV) comprising a new substation and control building
- vi) Spare parts storage container(s)
- vii) Wooden post deer/stock fencing
- viii) In-ward facing infrared CCTV cameras on 3 m poles
- ix) Landscaping and ecological enhancements
- x) Electrical cabling between the solar array areas
- xi) Electrical cabling to the National Grid Legacy Sub-Station

1.3.3 The Site is divided into three principal areas referred to as the Western, Central and Eastern Array Areas (the WAA, CAA and EAA respectively), which are shown on



**Figures 1.2.a-c.** Each of the array areas are separated by approximately 1.8 km and they would be connected to each other via underground cabling, which in turn would link to a main onsite substation located within the WAA. The application also includes an underground cable connection from the proposed onsite substation to the Legacy National Grid Sub-Station, which is located approximately 1.3km to the north of Rhosllanerchrugog. There are two potential grid connection options under consideration, which are shown on **Figure 1.3**. The intention will be to identify a preferred option for submission of the DNS application, which will be included within planning application documents.

- 1.3.4 A more detailed description of the Proposed Development (including the Proposed Development Site and its surroundings) is provided at **ES Chapter 4.0 (Scheme Description and Construction Methods)**.

## 1.4 The Applicant

- 1.4.1 The Applicant is RWE Renewables UK, a market leading renewable energy owner/operator, with over 1GW of solar and battery storage projects in operation/under construction throughout the UK. The Applicant places a special focus on improving local biodiversity of sites, with an average biodiversity net gain of over 50% on its sites and has a strong record of engaging with and winning the support of local communities, who in turn help to shape their developments. As a result, they have a 98% success rate in planning.
- 1.4.2 The RWE group is the largest power producer in Wales, and the country's number one renewable energy generator. RWE are currently involved in over 3 GW of power generation in Wales across 12 sites, of which around 1 GW is renewable. The company's existing renewable energy portfolio already generates one third of Wales' renewable energy production – enough to power 550,000 homes. RWE plays a critical role in driving Wales' decarbonisation, working in partnership with Welsh Government and wider partner organisations. Through its past and future investments RWE is helping to create a clean, affordable and secure power system, which will act as the springboard to the decarbonisation of wider economic sectors across Wales, such as industry and transport.



## 1.5 The Site and its surroundings

- 1.5.1 The location of the Site is shown on **Figure 1.1**.
- 1.5.2 The Site is divided into three principal areas referred to as the Western, Central and Eastern Array Areas (the WAA, CAA and EAA respectively), each of which is described below. Each of the array areas are separated by approximately 1.8km and they would be connected to each other via underground cabling, which in turn would link to a main onsite substation located within the WAA. The application also includes an underground cable connection from the onsite substation to the Legacy National Grid Sub-Station, which is located approximately 1.3km to the north of Rhosllannerchrugog.
- 1.5.1 The OS grid references for each of the array areas are:
- i) WAA – 331692, 346263.
  - ii) CAA – 333959, 345629.
  - iii) EAA – 336679, 346129.
- 1.5.2 The entirety of the Site, including the cable corridors, covers an area of 146 ha (of which around 102 ha of this will be fenced/panelled area and a further 16 ha would be dedicated wildflower meadow or wildlife enhancement areas).
- 1.5.3 The predominant land use across the Site is agriculture. An Agricultural Land Classification Survey (ALC) has been undertaken which has shown that the vast majority of the Site is classified as being Grade 3b or Grade 4. Approximately 13ha of the Site is classified as Grade 3a and 2ha of the Site area is classified as Grade 2. The ALC report is contained in **Appendix 1.1**.
- 1.5.4 The following sections describe key environmental features relevant to the Site, which are presented on **Figure 1.4**. These features are taken from the Wrexham Local Development Plan (LDP), which now has the status of an unadopted plan following a successful legal challenge regarding the process by which the LDP was adopted. The High Court issued an Order received on 12 June 2025, which in effect quashed the vote by Full Council on 20 December 2023 to adopt the LDP, returning the Unitary Development Plan (UDP) to its former status of the 'adopted development plan'. However, the unadopted LDP has not been formally withdrawn and it does not



disappear. The High Court decision has no effect on the conclusion of the Examination Inspectors that the LDP is 'sound' or the underlying evidence base.

- 1.5.5 Further guidance has been provided on where there is conflict between UDP and LDP policies, which specifically references Special Landscape Areas. It is advised that as the UDP is now outdated, conflict with a UDP policy is not necessarily determinantal to a planning application, and where an application accords with LDP policy, this will be a material consideration that will be given weight where there is conflict with UDP policies.

#### ***Western Array Area (WAA)***

- 1.5.6 The WAA covers approximately 21ha and comprises agricultural fields bound by hedgerows, some of which contain mature trees. The WAA is located to the immediate east of the A483, approximately 1 km to the east of Johnstown.
- 1.5.7 A private road leads through the WAA, which provides access from Hafod Road in the west (west of the A483) to a private residential dwelling, Hafod y Bont in the east. The road is also a Public Right of Way (PRoW), footpath RUA/119. This private road is not proposed as an access route into the WAA. Access would be gained into the WAA from the B5426 to the south.
- 1.5.8 The nearest residential property to the Site is Hafod y Bont, located adjacent to the eastern boundary of the WAA. The property is well screened in all directions by mature trees. The Hafod House Rest Home is located approximately 220m to the west of the Site, to the west of the A483. The Hafod Industrial Estate is also located to the west of the A483, approximately 300m from the WAA boundary.
- 1.5.9 The Bonc yr Hafod Country Park is located 215m to the west. Within the same area there is also the Stryt Las a'r Hafod Site of Special Scientific Interest (SSSI) and the Johnstone Newt Sites Special Area of Conservation (SAC).
- 1.5.10 The WAA is not located within, or in close proximity to, a Special Landscape Area.
- 1.5.11 There are a number of cultural heritage assets within the vicinity of the Site. The Grade II listed properties 'Hafod House' and 'Hafod House Farmhouse' are located approximately 220m to the west of the Site and form part of the aforementioned Hafod House Rest Home. A Grade II listed 'Signpost at SW End' is located





approximately 715m to the north and there are two further listed buildings north of the signpost. The Grade II listed 'Old Sontley Hall' is located approximately 1.2 km to the east. The Wat's Dyke scheduled monument is located approximately 260m to the east of the WAA, which is also a PRow that forms part of the Wat's Dyke Way Heritage Trail (footpath RUA/120 and MAR/41).

- 1.5.12 The NRW Flood Map for Planning shows that the WAA is at very low risk to flooding from rivers and sea. The WAA is intersected by 2 no. ditches (ordinary watercourses) which flow in an easterly direction through the Site. The Site is predominantly at very low risk to flooding from surface water and small watercourses, aside from corridors of Flood Zone 2 and 3 associated with the watercourses. Flood Zone 2 is defined as having between a 1% and 0.1% annual probability of flooding, including the effects of climate change. Flood Zone 3 is defined as having a greater than 1% annual probability of flooding, including the effects of climate change.

#### ***Central Array Area (CAA)***

- 1.5.13 The Central Array Area (CAA) covers approximately 66ha and comprises agricultural fields bound by hedgerows, some of which contain mature trees. Marchwiel Hall Road runs up the centre of the CAA which would be used to access the CAA.
- 1.5.14 The CAA is divided into four distinct parcels, two to the west of the Marchwiel Hall Road and two to the east. Narrow areas of woodland lie between and to the south of the two eastern parcels, these areas of woodland follow minor watercourses and the woodland is designated as Ancient Woodland. The areas of Ancient Woodland lie outside but adjacent to the boundary of the Site and are also locally designated wildlife sites.
- 1.5.15 There are several properties close to the southern boundary of the CAA, to the north and south of the B5426. These properties form part of the settlement of Eyton. Eyton Primary School is also located in this area, to the south of the B5426. Residential properties are located along Marchwiel Hall Road and lie close to the boundary of the CAA. Plassey Holiday Park, Retail Village and Golf Course is located to the east of the CAA.



- 1.5.16 Bwgan Ddu Lane runs east west approximately 200m to the north of the CAA, the cable connection between the CAA and the EAA runs along Bwgan Ddu Lane, this route is described further below.
- 1.5.17 The Sontley Marsh SSSI and the Errdig Park Country Park are located approximately 1.35 km and 1.7 km to the north of the Site respectively.
- 1.5.18 The CAA is not located within, or in close proximity to, a Special Landscape Area.
- 1.5.19 There are a few cultural heritage assets within the vicinity of the CAA, the nearest of which are the Grade II listed 'Former House at The Groves' and 'The Groves', located along the eastern boundary of the northern part of the CAA. The Grade II listed 'Kiln Farmhouse including former Malthouse to rear' is located approximately 400m to the north.
- 1.5.20 The NRW Flood Map for Planning shows the CAA is at very low risk to flooding from rivers and seas. The Central Array Area is intersected by several ditches (ordinary watercourses) associated with some areas of Flood Zone 2 and 3. The developable areas are outside of the flood extents associated with the small watercourses on or adjacent to the site. The flood extent is constrained to land immediately adjacent to the ditches.
- 1.5.21 No PRoW are located within the CAA. Footpath MAR/7 connects the B5426 with Marchwiel Hall Road and runs along a section of the southern boundary of the CAA.

#### ***Eastern Array Area (EAA)***

- 1.5.22 The EAA covers approximately 43ha and comprises agricultural fields bound by hedgerows, some of which contain mature trees. An area of woodland, approximately 30m in width and 350m in length, is located centrally within the EAA, this woodland is not designated as Ancient Woodland. Two blocks of Ancient Woodland are found adjacent to the boundary of the EAA, forming part of land associated with Gerwyn Hall. Kiln Lane, a minor road, forms the northern boundary of the EAA. This would be used to gain access into the EAA.
- 1.5.23 There are several residential properties located along Kiln Lane, on its northern side. The aforementioned Gerwyn Hall is located immediately to the east of the EAA. A residential property and commercial premises are located to the south of the EAA.



The nearest settlement to the EAA is the village of Cross Lanes, approximately 850m to the northeast. The village of Bangor-on-Dee is located approximately 1.5 km to the southeast.

- 1.5.24 The B5426 runs east west approximately 600 m to the south.
- 1.5.25 The River Dee SSSI is located approximately 635 m to the south, as is the River Dee SAC.
- 1.5.26 The Lower Dee Floodplain Special Landscape Area (SLA) is located approximately 225 m south east of the EAA.
- 1.5.27 There are few cultural heritage assets within the immediate vicinity of the EAA. The Grade II listed 'Ivydale' is located approximately 870 m to the northwest.
- 1.5.28 The EAA is intersected by a ditch (ordinary watercourse). The ditch generally flows in a south-easterly direction. The NRW surface water and small watercourses map shows that the majority of the developable areas are outside of the flood extents associated with the ditch on site.
- 1.5.29 Sesswick Brook (watercourse) is located approximately 520 m south-east of the Eastern Array Area and flows north-east to join the River Dee approximately 1.4 km east of the Eastern Array Area. Sesswick Brook is situated a minimum of 10 m below the site and as such any potential flooding of this watercourse would not affect the site.
- 1.5.30 There are areas of the EAA shown to be within surface water Flood Zones 2 and 3, generally constrained to the location of the ditch. The risk of surface water flooding is very low across the majority of developable area of the EAA.
- 1.5.31 Footpath SES/6 runs through the eastern most parcel of the EAA. Footpath SES/9 runs along the southern boundary of the EAA and connects to footpath SES/6. There are a number of other footpaths within the vicinity of the EAA.

## **1.6 EIA Regulations**

- 1.6.1 Environmental Impact Assessment was prescribed by European law under Council Directive 85/337/EEC. This Directive has been amended four times, with the latest amendment, the Environmental Impact Assessment (EIA) Directive (2014/52/EU)



entering into force on 15 May 2014. In Wales, the Directive has been transposed most recently into law by the EIA Regulations.

1.6.2 Further details on the EIA process are reported in Chapter 2.0 of this ES.

## 1.7 Pre-application consultation and engagement

1.7.1 A summary of the consultation undertaken throughout the design development and assessment of the Proposed Development is provided below.

### *PEDW Inception Meeting*

1.7.1 The Applicant has engaged with PEDW as part of the DNS process to share information about the Proposed Development and understand how the DNS process should be applied.

1.7.2 An inception meeting was held on 8 August 2024 where the Applicant provided PEDW with an overview of the early design of the Proposed Development, including the key environmental features and designations in the locality, the sustainability principles driving the need case, the siting considerations, and the approach to design, environmental protection and sustainability.

1.7.3 Matters regarding formal DNS notification, the DNS preparation and submission process, and the need to inform PEDW of key programme milestones in advance were also discussed. Notes of this meeting issued by PEDW are included as **ES Appendix 1.2**.

### *Request for Pre-Application Advice - Wrexham County Borough Council (WCBC)*

1.7.4 Early engagement has been undertaken with WCBC to ascertain a without prejudice view of the initial Proposed Development (including its principle, adherence to national planning policy, proposed assessment, and advice on proposed local community engagement) via a formal request for pre-application advice submitted to WCBC on 02 July 2024.

1.7.5 The formal pre-application advice from WCBC is summarised in **Table 1.1** below.



**Table 1.1 – Summary of formal Pre-Application Advice WCBC**

Advice	Status
A noise report should be submitted with any application, which should consider candidate plant and the potential impact in terms of environmental noise.	A Noise Chapter has been scoped into the ES, and the specific requirements set out are met by the submission.
A condition should be imposed upon any consent requiring a phased investigation plan and verification report to address potential contamination.	The advice is noted.
In addition to the documents identified in the supporting statement, the following should be submitted with an application: <ul style="list-style-type: none"> <li>- Green Infrastructure Statement</li> <li>- Scheme of Net Biodiversity Enhancements</li> <li>- Preliminary Ecological Survey</li> <li>- Mineral Safeguarding Assessment</li> <li>- Landscape Assessment</li> <li>- Noise Assessment</li> <li>- Glint and glare assessment</li> <li>- Construction Environmental Management Plan (CEMP)</li> <li>- Travel Plan</li> <li>- Transport Assessment</li> </ul>	The advice is noted and these form part of the DNA submission. However, given the scale of the development, a Transport Statement has been submitted rather than a more detailed Transport Assessment. This is deemed pragmatic and proportionate to understand the potential impacts of the Proposed Development on the public highway. Further details are provided in the Transport Statement.
The principle of development is considered broadly acceptable in accordance with the above policies of the Local Development Plan and accords with the aims of FWP 20-40 and PPW Ed. 12, subject to consideration of the application specifics, landscape and visual impacts, design, and detail. The proposal would promote energy efficiency and increase the supply of renewable energy and the site is located mainly within the Local Search Area for Solar Energy Development as defined on the proposals map	The advice given is noted and welcomed.
The development could be capable of being accommodated into the local landscape without significant or adverse harm/impacts upon the character of the area. The temporary nature of the impact is noted along with the renewable energy benefits of the proposal, which could outweigh the impacts upon openness and character of the Site. Advice then given on the need for a Landscape and Visual Impact Assessment, a Glint and Glare Assessment and the need for an adequate and comprehensive landscaping scheme to address the impacts of the Proposed Development.	A Landscape and Visual Impact Chapter has been scoped into the ES, and the specific requirements set out are met by the submission.
Whilst no development other than underground cabling would take in the Green Wedge just north of Johnston, the proximity of the WAA is noted. Thus, regard	The advice is noted. The Green Wedge, along with other environmental features will be acknowledged throughout the design

Advice	Status
is required to the designation to ensure no detriment to character and openness, and where necessary mitigation measures should be provided.	process, with any impacts arising assessed and reported appropriately.
Most of the Site comprises areas designated as Flood Zone 1, with small isolated areas located within Zone 2 or 3. Policy requirements arising from this are then set out from Draft Replacement TAN15. It is recognised that majority of the Site falls outside zones 2 and 3, but it is noted that Site does not meet the definition of previously developed land. A Flood Consequence Assessment and scheme of flood prevention measures should be submitted. Consideration should be given to locating areas hardstanding in areas of lower flood risk.	<p>The advice is noted and these requirements have been included within the proposed submission documentation.</p> <p>The emerging design has explored ways in which areas of hardstanding could be located in areas of lower flood risk, as outlined in <b>ES Chapter 03 – Alternatives</b>.</p>
Whilst the only requirement is to undertake (statutory) Pre-Application Consultation, it may be beneficial to hold a community engagement meeting.	Prior to Statutory Pre-Application consultation a period of informal public consultation has been undertaken per the detail later in this Chapter.
<p>Guidance given on requirements in Planning Policy Wales on Green Infrastructure and Net Biodiversity Benefit.</p> <p>Guidance also given on policy within Wrexham LDP relating to ecology and the natural environment, and the proximity of the Site to Johnstown SAC and Stryt Las ar Hafod SSSI designations. The requirement for sufficient information to allow assessment of the Proposed Development upon designated sites was highlighted, with the assessment work to support this required to meet relevant standards. It is recommended that further advice is sought from the Council's Ecologist.</p>	An Ecology and Nature Conservation Chapter has been scoped into the ES, and the specific requirements set out are met by the submission.
Noted that the presence of Ancient Woodland has been considered and a Tree Survey carried out. This will need to accompany a subsequent application, and mitigation measures should be included to ensure no adverse impact upon the Ancient Woodland.	A tree survey has been conducted to BS5837 to ensure that adequate buffers are provided to protect trees from damage, both in terms of impacts on root systems and canopy. This is included with the application submission.
Requirement for suitable assessment of transport impacts raised, along with travel plans. A CEMP, details of visibility splays and indication of likely traffic generation should accompany any application Direct consultation with Local Highway Authority recommended.	Direct consultation with the Local Highway Authority has taken place, which has informed the detail presented on Traffic and Transport as part of the application. An Outline CEMP, Outline CTMP and Transport Statement have been submitted that this matter in full.
The majority of the Site occupies land graded as 3b and 4 in the Agricultural Land Classification, with smaller areas occupying parcels of grade 3a and 2b (Best and Most	The advice is noted. The evolution of the scheme design has sought to minimise impacts on Best and Most Versatile

Advice	Status
Versatile agricultural land). The approach to grazing under the panels is noted (not entirely erasing the primary use of the agricultural fields). A scheme of restoration following decommissioning should be presented or alternatively conditioned.	agricultural land, as described in <b>ES Chapter 3 – Alternatives</b> .
A Mineral Safeguarding Assessment is required to address the zones of sand and gravel and clay safeguarding interspersed through the Site and the requirements of policy within the Wrexham LDP.	A Mineral Safeguarding Assessment is included in the Planning Statement, which forms part of the Pre-Application Consultation information.
Requirement to address potential impacts upon residential amenity are set out, with the need for a Noise Assessment along with a Glint and Glare Assessment highlighted.	A Noise Chapter has been scoped into the ES, and the specific requirements set out are met by the submission. Similarly, a Glint and Glare Assessment has been provided as part of the submission.
The proposed site is with the local search area for solar farm development and as such the principle of development is supported by Policy RE2 of the LDP. Promoting energy efficiency and increasing the supply of renewable energy, the proposal accords with Policy SP18 of the LDP. The Local Planning Authority supports the principle of development subject to compliance with other relevant policy. In addition to the points set out in the submitted supporting statement, regard should be given to the policy and advice given above.	The overall conclusion is noted and welcomed.

- 1.7.6 A copy of the pre-application advice issued by WCBC is provided at **ES Appendix 1.3**.

#### *Informal Pre-Application Consultation with the Public*

- 1.7.7 RWE launched an informal public consultation for the Proposed Development on the 3 February 2025. The consultation sought the views of those who live and work in the surrounding area to inform them of the emerging proposals and to obtain feedback that would inform the ongoing design process.
- 1.7.8 The consultation was open from the 3 February 2025 to the 17 March 2025, with the following two public forming an integral part of the consultation process:
- i) Friday 21 February 2025 1-6pm at Marchwiel Village Hall
  - ii) Wednesday 26 February 2025 1-6pm at Ruabon Village Hall.

### 1.7.9 Key aspects of the design evolution as a result of feedback are:

- i) Western Array Area:
  - a) Introduction of additional wet woodland planting, increased hedgerow planting along the PRow and removal of informational boards at the request of local residents.
- ii) Central Array:
  - b) Removal of a field close to properties in the central portion of this parcel and replacing it with wildflower meadow and an orchard
  - c) Introduction of an additional 2km of permissive paths to improve interconnectivity with existing PRow network
  - d) Significant increase in the level of new hedging and tree belts proposed to screen views from residential properties.
  - e) Removal of an access adjacent to the Ancient woodland.
  - f) Increased hedging and tree planting on the border with the Plassey Golf Course.
- iii) Eastern Array Area:
  - g) Removal of field immediately south and southeast of Gerwyn Hall.
  - h) Reducing the level of visibility from the hall, in response to neighbour comments.
  - i) Significant increase in the level of new hedging and tree belts proposed around Gerwyn Hall and along the PRowS to screen views from residential properties.
  - j) Increased offset from houses in the northern portion of the site and introduction of a tree belt in response to resident comments.
- iv) Site-wide:
  - Introduction of additional tree belts to aid visual screening.
  - Increased level of hedgerow planting and strengthening.
    - Additional offsets to houses.

## 1.8 Structure of the Environmental Statement

### *ES Structure*





- 1.8.1 All the chapters of the Main Report are summarised in a **Non-Technical Summary (Volume 1)** to provide an overview of the Proposed Development and the possible environmental implications, in concise lay terms.
- 1.8.2 **Volume 2 (Main Report)** introduces the project and details the technical assessments that have been undertaken to determine the likely effects of the Proposed Development. The chapters of the Main Report are as follows:
- i) Chapter 1.0: Introduction;
  - ii) Chapter 2.0: EIA Methodology;
  - iii) Chapter 3.0: Alternatives;
  - iv) Chapter 4.0: Scheme Description and Construction Methods;
  - v) Chapter 5.0: Ecology
  - vi) Chapter 6.0: Landscape and Visual Impact;
  - vii) Chapter 7.0: Heritage
  - viii) Chapter 8.0: Noise and Vibration;
  - ix) Chapter 9.0: Summary of Effects and Mitigation
- 1.8.3 A series of **Illustrative Figures (Volume 3)** are provided, which illustrate the Proposed Development and provide graphical information to support each of the technical assessments.
- 1.8.4 A series of **Technical Appendices (Volume 4)** are provided that include details of the methodology and information used in the assessment, detailed technical schedules and, where appropriate, raw data.
- 1.9 EIA Assessment Team and Statement of Competence**
- 1.9.1 As required under Regulation 17 (4a and 4b) of the EIA regulations, the Applicant has engaged competent experts to prepare the ES. The ES was compiled and coordinated by Axis, a planning and environmental consultancy based in Flintshire. Axis has worked with a team of specialist consultants who have provided expert EIA assessment; a summary is provided in **Table 1.3** below.



**Table 1.2 – EIA Team: Technical Competence**

ES Chapter	Company	Technical Competence
Chapters 1.0 – 4.0	Axis	Persons responsible hold CEnv, MEnvSc, MRTPI, PIEMA professional qualifications and over 20 years' experience of preparing, managing and reviewing Environmental Impact Assessments.
Chapter 5.0	Avian Ecology	Avian Ecology is a specialist independent ecological consultancy, delivering successful projects across the UK by integrating business development and the natural environment. Avian has comprehensive project experience, covering a full range of ecology services and associated specialisms, including protected species surveys and mitigation, complex habitat assessments and aquatic ecology.
Chapter 6.0	Axis	The Landscape and Visual Impact Assessment (LVIA) was undertaken by a Chartered Member of the Landscape Institute (CMLI), with more than ten years' post-qualification experience of the landscape and visual assessment of development projects. The LVIA process was supervised and reviewed by a second CMLI with over twenty years' similar experience.
Chapter 7.0	AOC Archaeology	AOC is a Registered Organisation (RO) with the Chartered Institute for Archaeologists (CIfA), and a member of the Federation of Archaeological Managers and Employers (FAME). The assessment was undertaken by an Associate of CIfA with 16 years' experience working in commercial archaeology. The assessment has been supervised and reviews by a Member of CIfA with over 20 years; experience in undertaking archaeology and cultural heritage assessments for EIAs.
Chapter 8.0	inacoustic	Established in 2015, inacoustic provides environmental noise monitoring, noise assessment and acoustic consultancy services to a wide range of clients throughout every sector. Our highly trained technical staff are all members of the Institute of Acoustics and, together, bring over 60 years of acoustics expertise, project know-how and commercial awareness to our client's projects.
Chapter 9.0	Axis	Persons responsible are MRTPI with 7 years' experience of preparing, managing and reviewing Environmental Impact Assessments.

## **Appendix 1.1 – Agricultural Land Classification Report**

## **Appendix 1.2 – PEDW Inception Meeting: Meeting Notes**

## **Appendix 1.3 – Wrexham County Borough Council: Pre-Application Advice**



