

By Email

To:
Ms. Tracey Brown
Clerk
Saltney Town Council
townclerk@saltneytowncouncil.gov.uk

Mabbett House
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28 January 2022

Our Ref: P305572

Dear Ms. Brown,

RE: SCHEDULE 1 NOTIFICATION OF PRE-APPLICATION CONSULTATION FOR A PROPOSED SOLAR FARM - A DEVELOPMENT OF NATIONAL SIGNIFICANCE (DNS) REF 3251545 AT BRETTON HALL FLINTSHIRE - FOR INFORMATION

We write formally on behalf of Ynni Newydd Cyf (New Energy Ltd) as their agents, notifying you as required under SCHEDULE 1 Articles 8 and 9 of The Developments of National Significance (Procedure) (Wales) Order 2016 (as amended), of a forthcoming planning application for a solar farm at Bretton Hall, Bretton Hall Lane, Chester Rd, Chester CH4 0DF Flintshire seeking your comments, if you so desire to respond.

Ynni Newydd Cyf (hereinafter referred to as “the Applicant”) is applying to the Welsh Ministers and Cheshire West & Chester Council (CWAC) for the construction and operation of a proposed 30MW solar farm development and associated infrastructure on land approximately 50ha in extent at Bretton Hall, Chester Road (hereinafter referred to as the “Proposed Development”). The Application Site crosses the national boundary between England and Wales, with the northern area lying within the administrative boundary of Flintshire County Council (FCC) and the southern area within the administrative boundary of CWAC, please see Document 01 for the site location and application boundaries.

The largest portion of the Application Site area lies within FCC, with a generation capacity of approximately 16MW. As this generation capacity exceeds 10MW, the element of the Proposed Development within the Welsh boundary constitutes a ‘Development of National Significance’ (DNS) as prescribed within the Developments of National Significance (Specified Criteria and Prescribed Secondary Consents) (Wales) Regulations 2016.

For your information, the generation capacity of the Proposed Development within CWAC comprises approximately 14MW, with a site area in excess of 0.5-hectares, therefore constituting a ‘major’ and separate planning application, as prescribed within the Town and Country Planning (Development Management Procedure) (England) Order 2015.



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The formal notice is attached to this letter as Document 02 and relates only to the Welsh portion of the land as a distinct planning application in its own right. Your commentary is therefore only required on the Welsh application as determined by the DNS procedures.

Although the Proposed Development crosses the national boundary, with two separate planning applications being required, the two planning applications share a common Environmental Impact Assessment (EIA) as this was agreed as the most effective way to deal with the Proposed Development. The EIA has been undertaken in accordance with the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 (hereby referred to as the Welsh EIA Regulations) and the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (hereby referred to as the English Regulations).

The Solar Farm proposal comprises:

- Solar PV modules mounted on to frames to form arrays;
- Transformer units;
- DNO substation;
- Fencing and security measures;
- Access tracks;
- Onsite cabling,
- Outdoor classroom;
- Car parking spaces;
- Offsite cabling connecting the DNO substation on-site to the Saltney Primary Substation (grid connection);
- Landscaping;
- Temporary construction compound and
- Associated site works.

All the documentation required to fulfil the DNS procedure is set out under the dedicated webpage at: <https://www.brettonhallsolar.co.uk/planning/> including the Design and Access Statement, the Environmental Statement, Secondary consents information is noted within the Planning Statement at Appendix A and all drawings are at an appropriate scale.

Attached as Document 03 to this letter, for information and ease of reference, is the summary list of documentation on the webpage pertaining to the application to the Welsh Ministers. On the web page you will be able to click on the individual link and download the relevant document or drawing.

The applicant has also publicised the proposed application by giving requisite notice through a number of site display notices, has notified specialist consultees and by publication of the notice in a newspaper and via social media.

Attached to this letter for completeness (and also on the web page) is Document 04 PINS acceptance of the proposal as a DNS.

We request that you respond with your comments in writing to myself Una Somerville Principal Planner at Mabbett's at the above noted address quoting our Reference: P305572 or via email to somerville@mabbett.eu. You may also wish to add your comments on the web page.

We very much look forward to hearing back from you as a possible interested party within the prescribed timescale of 42 days from the date of this notice if you wish to.

In the meantime, if there is anything we can assist with do not hesitate to get in contact.

Yours sincerely,

MABBETT & ASSOCIATES LTD

Una Somerville

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cc: Mr. Jon Townsend - Ynni Newydd

Enclosures:

Document 01-Site Location plan

Document 02-Formal Notice

Document 03-Planning web page documents list

Document 04-PINS acceptance of the proposal as a Development of National Significance (DNS)