

10 July 2014

Dear Sir/Madam

Wrexham Power Limited

Proposed Combined Cycle Gas Turbine (CCGT) power station at Wrexham Industrial Estate, Wrexham

Statutory consultation under Section 42 of the Planning Act 2008

Pursuant to section 42 of the Planning Act 2008, Wrexham Power Limited (“WPL”) must consult with a variety of persons about its proposals to construct, operate and maintain Wrexham Energy Centre, which is a gas fired power station complex consisting of an electricity generation plant and ancillary equipment and an integral gas connection to be located at Wrexham Industrial Estate (“WIE”), Wrexham (the “Project”).

You are a consultee for the purposes of s42 of the Planning Act 2008. Due to the nature and scale of the Project, WPL is undertaking an Environmental Impact Assessment (“EIA”) as the Project is classified as EIA development under the Infrastructure Planning (Environmental Impact Assessment) Regulations 2009. The proposed application for development consent for the Project will be accompanied by an Environmental Statement (“ES”). The ES will provide a detailed description of the Project and its likely significant environmental effects.

For the purposes of this consultation you will find enclosed a hard copy of the Non-Technical Summary (“NTS”) of the Preliminary Environmental Information Report (this “PEIR” is a preliminary assessment of the Project's likely significant environmental effects). The NTS has been provided in English and Welsh. The NTS and PEIR are further described in part 2.3 of this letter. If you would prefer to refer to the full PEIR at any stage during the consultation, a CD is enclosed with this letter containing an electronic copy of the full PEIR and a copy can also be accessed from the library section of our dedicated project website www.wrexham-power.com. Paper copies will be available at the venues detailed in part 5 of this letter between 14 July 2014 and 24 August 2014 inclusive. A hard copy of the full PEIR can also be provided for a reasonable charge, on request.

Below you will find an overview of the proposed Project, the applicant (WPL), the need for gas fired power generation, the planning regime under the Planning Act 2008 and how you can respond to this consultation. For more detail about the proposed Project and its potential likely significant environmental effects please refer to the NTS enclosed with this letter.

WPL welcomes your comments on the proposed Project, as set out in this letter and in the NTS. Part 5 of this letter contains details on how to comment. **This consultation will close at 5pm on 24 August 2014 and we therefore invite responses on or before this date.** Following this consultation period and receipt of consultee responses, WPL will have regard to the responses received in preparing the final design of the proposed Project, in the assessment and mitigation of

its environmental impacts and in relation to the application for development consent that is submitted for the Project in due course.

1. Introduction

WPL proposes to develop a combined cycle gas turbine (CCGT) power station (including an integral gas connection) predominantly located on the Wrexham Industrial Estate at Wrexham, to be known as the Wrexham Energy Centre ("WEC" or "Project"). Figure 1 of the NTS contains a plan showing the location of the WEC. The WEC would be capable of full time running at full capacity. It would also be able to be operated flexibly and in response to changes in supply and demand and variable output from some forms of renewable generation.

Subject to public consultation, planning and financing, WPL could commence construction in 2016 and could commence commercial operation in 2019.

1.1. The Applicant

WPL is a joint venture between St. Modwen and Glenfinnan Properties established with the intention of promoting the WEC. Both companies have extensive experience in the development and economic regeneration of sites throughout the UK, including experience in the energy sector.

1.2. Development Consent Order

The Project requires a Development Consent Order (DCO) under the Planning Act 2008. This is because the electrical generating capacity of the power station will be more than 50 MW and therefore falls within the definition of a Nationally Significant Infrastructure Project (NSIP) under Section 15(2)(c) Planning Act 2008. Development consent for the WEC, which includes an integral gas connection, would be granted by a DCO made by the Secretary of State for Energy and Climate Change. The DCO would permit the construction, operation and maintenance of the WEC. The DCO application will be submitted to and examined by the Planning Inspectorate (PINS) on behalf of the Secretary of State rather than the Local Planning Authority. After examination PINS will report its recommendation on the application to the Secretary of State for Energy and Climate Change, who will make the final decision on whether or not to make a DCO for the WEC.

2.1. The proposed WEC (the 'Project')

The proposed Project, for which a DCO is sought, comprises the following:

- a. The Power station complex; a combined cycle gas turbine power station complex, with a total capacity not exceeding 299MWe, comprising:
 - i. up to three gas turbines and one steam turbine, each connected to its own generator; .
 - ii. up to two exhaust gas flue stacks, each up to 50m in height;
 - iii. an administration building and office, workshop, store, control room, up to two Heat Recovery Steam Generators ("HRSG"), air cooled or hybrid cooling equipment, heat interface building for the future provision of CHP, gas turbine building and steam turbine building;
 - iv. a fire water tank and demineralised water storage tank;

- v. security infrastructure including perimeter fencing, gatehouse and CCTV equipment;
 - vi. internal roadways, car parking, pedestrian network, cycle parking and hardstanding for planned maintenance;
 - vii. site vehicular access utilising the existing access onto Bryn Lane;
 - viii. an onsite switchyard containing up to four transformers and other plant required to manage the distribution of electricity.
- b. An integral gas connection comprising:
- i. a pipeline connection up to approximately 3km in length in order to import natural gas from the National Transmission System (“NTS”), located to the south of the power station complex adjacent to the existing Maelor Gas Works. The route would cross under Oak Road and the River Clywedog.
 - ii. an above ground installation (“AGI”) and compound within the Maelor Gas Works, Talwrn, adjacent to the NTS connection point comprising:
 - 1. full Bore manually operated valve with pressure equalizing bypass line;
 - 2. an additional full bore isolation valve and intermediate vent valve;
 - 3. a gas meter to measure the gas flow rate;
 - 4. galvanic isolation between the NTS and the new gas connection;
 - 5. a section of isolated pipe suitable for the insertion of a PIG inspection device;
 - 6. security fencing (with an expected maximum height of 2.5 metres) with gated access;
 - 7. civil works including drainage.
 - iii. a natural gas receiving station and compound within the power station complex consisting of:
 - 1. full bore 450 NB manually and remotely actuated isolation valves;
 - 2. bypass valves and isolation valves to enable the main isolation valves to be inspected without disturbing the gas flow;
 - 3. a filter to remove gas contaminants;
 - 4. liquid removing centrifuge;
 - 5. gas Compression, 2 x 100% compressors (max rating circa 3000 kWe)*;
 - 6. a gas meter ;
 - 7. non-return and relief valves ;
 - 8. instrument Kiosks;
 - 9. a section of isolated pipe suitable for receiving a PIG inspection device;
 - 10. lighting;
 - 11. security fencing to control access within the power station site.
- c. Temporary construction compound(s) for the power station complex and integral gas connection.
- d. If required, tree and hedge removal along the gas connection route.
- e. If required, replacement and compensatory planting, landscaping and if required, ecological mitigation.
- f. If required, the temporary stopping up of public footpath(s) during the construction works

- g. If required, temporary and permanent changes to the highway network for the Project.
- h. If required, the overriding of easements and other rights over or affecting land for the Project.
- i. If required, the compulsory acquisition of land and/or rights for the Project
- j. The application and/or disapplication of legislation relevant to the Project as may be required.
- k. Such ancillary, incidental and consequential works, provisions, permits, consents, waivers or releases as are necessary and/or convenient for the successful construction, operation and maintenance of the Project.

The design and layout of the Project is an evolving process and will be subject to iterative changes during the Environmental Impact Assessment process. For the purposes of the PEIR a preferred design and layout has been produced to provide flexibility and allow worst case potential impacts to be assessed (Figure [2] and [3] in the NTS). The preferred layout has taken account of a number of factors including functionality, buildability, initial environmental assessments and the need to minimise environmental impacts.

Road access to the WEC will be provided from Bryn Lane within the Wrexham Industrial Estate via an existing junction with Bryn Lane in the south-western corner of the power station complex site. The industrial estate is well served by highway connections, including the recently opened Wrexham Industrial Estate Northern Link Road that connects Bryn Lane to the A534, and improvements to the southern access to the industrial estate.

Road access to the WEC's integral gas connection will be provided from the south east corner of the power station complex site, from the north and south sides of Oak Road and from the Maelor Gas Works access track that connects to the B5130.

2.2. The need for the Project

Government policy in relation to NSIPs, such as the WEC, is set out in National Policy Statements (NPSs). The Secretary of State will need to make a decision on the proposed application for the WEC (when it is submitted) in accordance with the NPSs - unless limited exceptions apply. The proposed Project has been developed with regard to the relevant energy NPSs:

- (NPS EN-1 – Overarching NPS for Energy), designated in 2011 sets out the need for new electricity generating stations. EN-1 states, at paragraph 3.3.1 'Electricity meets a significant proportion of our overall energy needs and our reliance on it is likely to increase as we move towards our 2050 goals', and at paragraph 3.3.2 states that 'The Government needs to ensure sufficient electricity generating capacity is available to meet maximum peak demand, with a safety margin or spare capacity to accommodate unexpectedly high demand and to mitigate risks such as unexpected plant closures and extreme weather events'.

EN-1 also indicates, at paragraph 3.3.7, that 'at least 22 GW of existing electricity generating capacity will need to be replaced in the coming years, particularly to 2020. This is as a result of tightening environmental regulation and ageing power stations.' In addition, at paragraph 3.3.9, that 'any reduction in generation capacity from current levels will need

to be replaced in order to ensure security of supply is maintained'. EN-1 also states at paragraph 3.3.15 the urgency of the need for new electricity capacity.

Paragraph 3.6.2 states that 'gas will continue to play an important role in the electricity sector... providing vital flexibility to support and increasing the amount of low-carbon generation and to maintain security of supply'.

- (NPS EN-2 – Fossil Fuel Electricity Generating Infrastructure), sets out the policy for fossil fuel electricity generating infrastructure, including the requirements for the integral gas connection which forms part of the WEC.
- (NPS EN-4 - Gas Supply Infrastructure and Gas and Oil Pipelines), sets out the policy for oil and gas pipelines and identifies factors that should influence site selection by project promoters.

Various national and local policy documents may also be "relevant and important" considerations for the Secretary of State to have regard to in making a decision on the proposed application for the WEC, once it is submitted.

The need for the Project is established through the NPSs referenced above, and is therefore not a topic for consultation.

2.3. Environmental effects

As noted above, due to the nature and size of the Project, the DCO will be accompanied by an Environmental Statement ("ES") which will report the findings of the Environmental Impact Assessment ("EIA") as the Project is classified as EIA development under the relevant regulations. The ES will report the likely significant environmental effects of the WEC including such effects on air quality, noise, ecology, water resources, ground conditions, landscape and visual, health, traffic, transport and access, cultural heritage and archaeology, socio-economics and cumulative impact. Our preliminary findings as to these effects can be found in the enclosed PEIR NTS referred to below.

In accordance with Regulation 10 of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2009, WPL has prepared a PEIR. The PEIR comprises the latest preliminary assessment available from the EIA process as to the likely significant effects of the Project. This is being published in order to inform consultation in respect of the construction, operation and maintenance of the Project. It does not provide the complete assessment which will be reported in the ES and submitted as part of the submission of the DCO application for the Project. As part of our statutory consultation under Section 42 of the Planning Act 2008, we enclose the NTS to the full PEIR, which presents a summary of the information contained in the PEIR and further information about the Project and the preliminary assessment of its likely significant environmental effects.

3. Options for the Proposed Project

At this stage the final WEC design has yet to be finalised. WPL has put forward an indicative layout, including elevations and computer generated images. WPL will have regard to all consultation feedback sent to it by 5pm on 24 August 2014, as well as environmental and technical studies, in determining the final design to be incorporated in the application for a DCO for the Project.

3.1. Power station complex

At the non-statutory consultation undertaken in 2012, WPL presented three options for how the power station complex, with a capacity of up to 1,200 MWe, could be located on the site. A power station with a capacity of up to 1,200 MWe would have required a new 400kV electrical connection to be made between the power station complex and the National Grid's Legacy substation, 1.3km west of Rhostyllen, in order to export the electricity produced.

Following this non-statutory consultation with local communities and other interested parties it was evident that the electrical connection element of the Project raised the greatest concern amongst local residents. In response to this feedback, and further technical, design and environmental assessment, the WEC's generating capacity has been reduced to remove the requirement for a new 400kV electrical connection.

The WEC will therefore have a capacity of up to 299MWe and at this stage it has been identified that the 132kV electrical distribution network could accommodate the connection of WEC through a series of network reinforcement works, including replacement of existing overhead lines, installation of new underground cables and replacement of conductors. These reinforcement works and the electrical connection for the WEC will not be part of the DCO application.

The site for the power station complex is located within the WIE and covers an area of up to 4Ha. Figure 2 in the NTS shows an indicative location and layout within the site for the power station complex. The precise position and layout will be finalised after this statutory consultation has closed, having regard to the responses received and the further environmental and technical studies being undertaken. We would welcome your comments on the indicative location and layout of the power station complex.

3.2 Integral Gas Connection

The preferred connection point of the gas connection to the NTS, the location of the Above Ground Installation (AGI) and route of the pipeline from the connection point to the Power Station Complex is shown in the enclosed Information Leaflet. A plan of the AGI is shown on the enclosed plans. We would welcome any comments that you may have in the choice of location or routing of these elements of the Gas Connection.

4. Compulsory Acquisition

The Project may require the compulsory acquisition of land and/or rights over land, including rights to use land together with temporary possession of land during the construction, commissioning and operational periods. Full details of any required compulsory acquisition will be detailed within the draft DCO that is submitted with the application for development consent for the Project in due course.

5. Consultation

Consultation with local people, businesses and organisations is a central tenet of the DCO process and will help to influence the final design and layout of the WEC.

Between 11 June and 5 August 2012 WPL undertook non-statutory consultation on the initial WEC proposals in order to raise awareness of the Project. That consultation was undertaken in accordance with a Consultation Plan that was agreed with Wrexham County Borough Council (WCBC). In order to make the public aware of the WEC proposals, WPL leaflet dropped all of the homes in a zone agreed with WCBC, launched a project specific website, undertook advertising and issued press releases which resulted in coverage within the local papers and on local radio. We also undertook five days of public exhibitions in Marchwiell, Rhostyllen, Wrexham Industrial Estate, Rhosllanerchrugog and Wrexham town centre to enable people to visit and discuss the Project with members of the project team. The results of this consultation have been recorded in a Non-Statutory Consultation Feedback Report which can be found in the library section of our website, www.wrexham-power.com.

We have also held meetings with PINS, WCBC officers and Councillors, Community Councillors as well as local resident groups. We issued a request for a Scoping Opinion under Regulation 8 of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2009 from PINS in November 2012, accompanied by a Scoping Report. PINS issued a Scoping Opinion in January 2013. Copies of both of these reports can be found on our website.

As a result of the change in the project by reducing WEC output from up to 1,200MWe to up to 299MWe and removing the need for a new 400kV electrical connection, WPL issued a further request for a Scoping Opinion under Regulation 8 of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2009 from PINS in March 2014, accompanied by a Scoping Report. PINS issued a Scoping Opinion in May 2014. Copies of both of these reports can be found on our website.

The technical chapters of the PEIR detail the consultation relevant to each environmental topic and where the feedback received to date has influenced the scope of the individual assessments. Chapter 7 (Specialist Topics) of the PEIR details the further consultation that will be undertaken as part of the ongoing assessment process.

Since the initial stages of consultation detailed above, the Project design has evolved in response to comments received during the non-statutory consultation stage, the Scoping Opinion received from PINS and responses from statutory consultees.

The information within the NTS describes the proposed Project, as well as the preliminary assessment of its likely significant environmental effects. We wish to seek your views about the proposed Project, including the findings of the preliminary environmental studies summarised in the NTS and the Project options summarised above.

This consultation will close at 5pm on the 24 August 2014 and we therefore invite responses on or before this date. Please include your name and address on all correspondence. Responses may be made public, subject to data protection laws. Representations can be made via:

WREXHAMPOWERLIMITED

- A freepost address for written responses: Wrexham Power Limited, Local Dialogue, FREEPOST NAT3717, London, SE1 2BR
- A Freephone project information line staffed between 9am and 5pm: 0800 319 6185
- A project email address: info@wrexham-power.com
- Feedback forms available at public events
- An online comment form hosted at www.wrexham-power.com

To request additional copies of the enclosed documents, please write to the address above. A reasonable copying charge may apply up to a maximum of £250 for the full suite of documents and £10 for an electronic copy on CD. Copies of individual documents are also available on request. The PEIR and NTS will be available to view online free of charge at www.wrexham-power.com and (also free of charge) at the following venues from 14 July to 24 August 2014:

Contact Wrexham, 16 Lord Street, Wrexham, LL11 1LG – Monday to Friday: 8:30am to 5:30pm
Redwither Tower, Redwither Business Park, LL13 9XT – Monday to Friday: 8am to 6pm

The same documents will also be available for viewing at public exhibitions which will be held by WPL at the following locations and times:

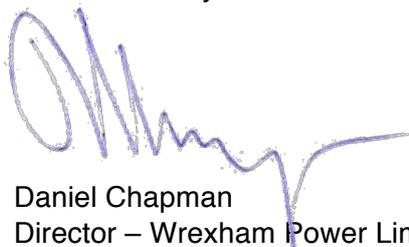
Isycoed Village Hall, Isycoed Village, Bowling Bank, LL13 9RN – 21 July from 3pm to 8pm

Marchwiel Village Hall, Piercy Avenue, Marchwiel, LL13 0RH – 22 July from 3pm to 8pm

Atrium Suite, Redwither Tower, Redwither Business Park, LL13 9XT – 23 July from 3pm to 8pm

Please do not hesitate to contact me using the above details should you require any further information, or if you would like to meet with a relevant member of the team.

Yours Faithfully



Daniel Chapman
Director – Wrexham Power Limited

Enclosures

- Proposed redline boundary plan
- Preferred layout plan
- PEIR NTS (English and Welsh)
- CD containing the full PEIR, PEIR NTS and Section 48 notice
- Information Leaflet
- Plan of AGI