

# Correspondence with Isle of Anglesey County Council

Development of National Significance  
Pre-Application Consultation

## Alaw Môn Solar Farm

Land west of the B5112, 415m south of Llyn Alaw, 500m east of Llantrisant and 1.5km west of Llannerch-y-Medd, Anglesey

October 2023





The Planning Inspectorate  
Yr Arolygiaeth Gynllunio

# DNS Pre-application Advice

## 3274702: Alaw Môn Solar Farm

30 June 2021

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**This advice should be read in conjunction with the Planning Inspectorate’s procedural guidance on Developments of National Significance. Advice is provided following a request submitted by the applicants on 2 June 2021. The advice is not binding and does not prejudice the Inspectorate’s processing of the application if submitted, any recommendation made by an Inspector or any decision made by the Welsh Ministers in relation to a development of this nature on this site.**

## Summary of Request

The written request identified the following matters:

1. Names of all specialist consultees to be consulted
2. Advice on whether any secondary consents will be required and the names of any relevant persons to be consulted;
3. Confirmation that the development subject to this request qualifies as a DNS;
4. An outline of the relevant policy framework for the application
5. An overall assessment of the proposal based on the information provided and a view as to its planning merits, and
6. Assuming the development is EIA development, the main issues and considerations that are likely to be relevant to the application and the scope and form of assessment required to address them and the documents required for the application to be valid;

## Planning Inspectorate Response

### 1. The specialist consultees to be consulted

At the pre-application stage it is the developer’s responsibility to identify and consult relevant specialist consultees. The potential specialist consultees are identified in Schedule 5 to the Developments of National Significance (Procedure) (Wales) Order 2016 (as amended) [‘the DNS Procedure Order’].

The following table is adapted from the Schedule and identifies where the Planning Inspectorate considers that it is likely that a specialist consultee is relevant to this application. This is based on the information provided with the pre-application request, the Scoping Report submitted in conjunction with a Scoping Direction request and the limited records available to the Planning Inspectorate; it does not purport to be exhaustive and it remains the responsibility of the applicant to correctly identify the specialist consultees for their application.

**Table based on Schedule 5 of The Developments of National Significance (Procedure) (Wales) Order 2016 (as amended)**

<b>Paragraph</b>	<b>Description of Development</b>	<b>Potential Specialist Consultee</b>	<b>Consult?</b>
(a)	Development within an area which has been notified to the Welsh Ministers by the Health and Safety Executive for the purpose of this provision because of the presence within the vicinity of toxic, highly reactive, explosive or inflammable substances (otherwise than on a relevant nuclear site) and which involves the provision of—	The Health and Safety Executive <a href="mailto:NSIP.Applications@hse.gov.uk">NSIP.Applications@hse.gov.uk</a>	No- although Wylfa Nuclear Power Station is located within 3km of the site, HSE confirmed that the proposed development does not currently fall within consultation distances of any Major Hazard Installation. The Applicant is reminded that, should circumstances change, it is the Applicant's duty to correctly identify the specialist consultees.
	(i) more than 500 square metres of office floor space; or		
	(ii) more than 750 square metres of floor space to be used for an industrial process, or which is otherwise likely to result in a material increase in the number of persons working within or visiting the notified area		
(b)	Development within an area which has been notified to the Welsh Ministers by the Office for Nuclear Regulation for the purpose of this provision because of the presence within the vicinity of toxic, highly reactive, explosive or inflammable substances on a relevant nuclear site and which involves the provision of—	The Office for Nuclear Regulation	No
	(i) more than 500 square metres of office floor space; or		
	(ii) more than 750 square metres of floor space to be used for an industrial process, or which is otherwise likely to result in a material increase in the number of persons working within or visiting the notified area		

(c)	Development likely to result in a material increase in the volume or a material change in the character of traffic—		
	(i) entering or leaving a trunk road; or	The Welsh Ministers (i.e. Transport Directorate of the Welsh Government <sup>1</sup> .)	Potentially: depending on construction traffic route, construction & decommissioning phases may have an impact on a trunk road.
	(ii) using a level crossing over a railway	The operator of the network which includes or consists of the railway in question, and the Welsh Ministers (i.e. Transport for Wales and the Transport Directorate of the Welsh Government)	No.
(d)	Development likely to result in a material increase in the volume or a material change in the character of traffic entering or leaving a classified road or proposed highway	The local highway authority concerned	Yes
(e)	Development likely to prejudice the improvement or construction of a classified road or proposed highway	The local highway authority concerned	Not under this paragraph, but see above.
(f)	Development which involves the provision of a building or pipe-line in an area of coal working notified by the Coal Authority to the Welsh Ministers	The Coal Authority	No
(g)	Development involving or including mining operations	The Natural Resources Body for Wales <sup>2</sup>	Not under this paragraph.
(h)	(i) Development which has a direct physical impact on a scheduled monument. (ii) Development likely to be visible from a scheduled monument and which meets one of the following criteria— a) it is within a distance of 0.5 kilometres from any point of the perimeter of a scheduled monument; b) it is within a distance of 1 kilometre from the perimeter of a scheduled monument and is 15 metres or more	The Welsh Ministers i.e. Cadw: <a href="mailto:Cadwplanning@gov.wales">Cadwplanning@gov.wales</a>	Yes - Cadw has identified historic assets within 3 km of the site And within its ZTV.

<sup>1</sup> Transport Directorate.

Proposals for the South and West Wales areas should be sent to [LGC\\_Development\\_Control-South@gov.wales](mailto:LGC_Development_Control-South@gov.wales)  
Proposals for the North and Mid-Wales areas should be sent to [NorthandMidWalesDevelopmentControlMailbox@gov.wales](mailto:NorthandMidWalesDevelopmentControlMailbox@gov.wales)

<sup>2</sup> NRW contact details: <https://naturalresources.wales/guidance-and-advice/business-sectors/planning-and-development/contact-details-for-planning-enquiry/?lang=en>

	<p>in height, or has an area of 0.2 hectares or more;</p> <p>c) it is within a distance of 2 kilometres from the perimeter of a scheduled monument and is 50 metres or more in height, or has an area of 0.5 hectares or more;</p> <p>d) it is within a distance of 3 kilometres from the perimeter of a scheduled monument and is 75 metres or more in height, or has an area of 1 hectare or more; or</p> <p>e) it is within a distance of 5 kilometres from the perimeter of a scheduled monument and is 100 metres or more in height, or has an area of 1 hectare or more.</p> <p>(iii) Development likely to affect the site of a registered historic park or garden or its setting;</p> <p>(iv) Development within a registered historic landscape that requires an Environmental Impact Assessment; or</p> <p>(v) Development likely to have an impact on the outstanding universal value of a World Heritage Site</p>		
(i)	Development involving the carrying out of works or operations in the bed of or on the banks of a river or stream	The Natural Resources Body for Wales	Potentially: Nantanog Watercourse is located within the site boundary
(j)	Development for the purpose of refining or storing mineral oils and their derivatives	The Natural Resources Body for Wales	Not under this paragraph.
(k)	Revoked by 2019 amendment.	N/A	N/A
(l)	Development relating to the retention, treatment or disposal of sewage, trade-waste, slurry or sludge (other than the laying of sewers, the construction of pumphouses in a line of sewers, the construction of septic tanks and cesspools serving single dwellinghouses or single caravans or single buildings in which not more than ten people will normally reside, work or congregate, and works ancillary thereto)	The Natural Resources Body for Wales	Not under this paragraph.
(m)	Development affecting the use of land as a cemetery	The Natural Resources Body for Wales	Not under this paragraph.
(n)	Development—	The Natural Resources Body for Wales	
	(i) in or likely to affect a site of special scientific interest; or		Yes; there are SSSIs within and

			in the vicinity of the site.
	(ii) within an area which has been notified to the Welsh Ministers by the Natural Resources Body for Wales and which is within two kilometres, of a site of special scientific interest, of which notification has been given, or has effect as if given, to the Welsh Ministers by the Natural Resources Body for Wales, in accordance with section 28 of the Wildlife and Countryside Act 1981 (sites of special scientific interest)		
(o)	Development involving any land on which there is a theatre	The Theatres Trust	No.
(p)	Development which is not for agricultural purposes, is not in accordance with the provisions of a development plan and involves—	The Welsh Ministers i.e. Welsh Government's Agriculture Directorate. <a href="mailto:LQAS@gov.wales">LQAS@gov.wales</a>	
	(i) the loss of not less than 20 hectares of grades 1, 2 or 3a agricultural land which is for the time being used (or was last used) for agricultural purposes; or		Yes; it appears that a large proportion of the proposed development is Grade 3a and Grade 2.
	(ii) the loss of less than 20 hectares of grades 1, 2 or 3a agricultural land which is for the time being used (or was last used) for agricultural purposes, in circumstances in which the development is likely to lead to a further loss of agricultural land amounting cumulatively to 20 hectares or more		
(q)	Development within 250 metres of land which—	The Natural Resources Body for Wales	Not under this paragraph.
	(i) is or has, at any time in the 30 years before the relevant application, been used for the deposit of refuse or waste; and		
	(ii) has been notified to the Welsh Ministers by the Natural Resources Body for Wales for the purposes of this provision		
(r)	Development which—	The Sports Council for Wales	No.
	(i) is likely to prejudice the use, or lead to the loss of use, of land being used as a playing field; or		
	(ii) is on land which has been:		



	(aa) used as a playing field at any time in the 5 years before the making of the relevant application and which remains undeveloped; or		
	(bb) allocated for use as a playing field in a development plan or in proposals for such a plan or its alteration or replacement; or		
	(iii) involves the replacement of the grass surface of a playing pitch on a playing field with an artificial, man-made or composite surface		
(s)	Development likely to affect—	The Canal & River Trust	No.
	(i) any inland waterway (whether natural or artificial) or reservoir owned or managed by the Canal & River Trust; or		
	(ii) any canal feeder channel, watercourse, let off or culvert,		
	which is within an area which has been notified for the purposes of this provision to the Welsh Ministers by the Canal & River Trust		
(t)	Development—	(a) The control of major accident hazards competent authority; and (b) in relation to development falling within paragraph (iii), any person who is the person in control of the land on which any existing establishment in question is located either— (i) according to the register held by the hazardous substances authority under regulation 22 of the Planning (Hazardous Substances) (Wales) Regulations 2015; or (ii) where the control of major accident hazards competent authority has notified the local planning authority pursuant to regulation 34(3) of those Regulations.	Unknown.
	(i) involving the siting of new establishments;		
	(ii) consisting of modifications to existing establishments covered by Article 11 of Directive 2012/18/EU; or		
	(iii) which is new, including transport routes, locations of public use and residential areas in the vicinity of existing establishments, where the siting or development may be the source of or increase the risk or consequences of a major accident		
(u)	Development—	The Natural Resources Body for Wales	Yes
	(i) on land designated as Flood Zone C2;		
	(ii) involving or including emergency services development or highly vulnerable development on land designated as Flood Zone C1 or on land that has been notified to the local planning authority by the Natural		



	Resources Body for Wales for the purpose of this provision		
(v)	Any development	The water and sewerage undertaker concerned <a href="https://www.water.org.uk/advice-for-customers/find-your-supplier/">https://www.water.org.uk/advice-for-customers/find-your-supplier/</a>	Yes; 'any development'.

## 2. Advice on whether any secondary consents will be required and the names of the relevant persons to be consulted

The other consents that may be required to enable a development to be brought forward and the consenting strategy to pursue are matters for the developer. It is not for the Planning Inspectorate to determine what other consents may be necessary, and which of those are best pursued via the Secondary Consent route.

Relevant persons are defined by Section 62G of the Town and Country Planning Act 1990 (as amended) as "the person by whom (but for section 62F) the decision as to whether to grant the secondary consent would have been made", i.e. the consenting body that would have determined the application if it were not being made as a secondary consent to a DNS application.

Once the applicant has determined if they wish to pursue any Secondary Consents the Planning Inspectorate may be able to provide procedural advice regarding those required.

### **Table of potential 'relevant persons' based on the Schedule to [The Developments of National Significance \(Specified Criteria and Prescribed Secondary Consents\) \(Wales\) Regulations 2016](#) (as amended in [2016](#) & [2019](#))**

Paragraph	Secondary Consent Sought by Applicant	Relevant Person
1	Scheduled Monument Consent:  i.e. Consent under section 2(3) of the Ancient Monuments and Archaeological Areas Act 1979 (control of works affecting scheduled monuments).	The Welsh Ministers, i.e. <a href="#">Cadw</a>
2	Consent under section 178(1) Highways Act 1980 (restriction on placing rails, beams etc over highways).	Local Highway Authority
3	Listed Building Consent:  i.e. Consent under section 8(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (authorisation of works: listed building consent)	Local Planning Authority
4	Conservation Area Consent:  i.e. Consent under section 74(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (control of demolition in conservation areas).	Local Planning Authority
5	Hazardous Substances Consent:  i.e. Consent under section 4(1) of the Planning (Hazardous Substances) Act 1990 (requirement of hazardous substances consent).	The Hazardous Substances Authority (HSA), i.e. the relevant Local Authority.
6	Hazardous Substances Consent Variation:	The Hazardous

	i.e. Consent under section 13 of the Planning (Hazardous Substances) Act 19901 (application for hazardous substances consent without condition attached to previous consent).	Substances Authority (HSA), i.e. the relevant Local Authority.
7	Hazardous Substances Consent Revocation:  i.e. Consent under section 17 of the Planning (Hazardous Substances) Act 19901 (revocation of hazardous substances consent on change of control of land).	The Hazardous Substances Authority (HSA), i.e. the relevant Local Authority.
8	Planning permission (full) for associated development which is not integral to the main DNS development:  i.e. Planning permission under section 57(1) of the Town and Country Planning 1990 Act (planning permission required for development) other than outline planning permission.	Local Planning Authority
9	Stopping Up or Diversion of a Highway:  i.e. Authorisation under section 247(1) of the 1990 Act 1 (order authorising stopping up or diversion of highway).	The Welsh Ministers, i.e. Transport Orders Branch of the Welsh Government <a href="mailto:TransportOrdersBranch@gov.wales">TransportOrdersBranch@gov.wales</a>  Please note that if the Order sought from the Welsh Ministers would normally be sought from the Local Authority under section 257 please ensure that the Local Highways Authority is also consulted.
10	Authorisation under section 248(2) of the 1990 Act (order authorising the stopping up or diversion of highway crossing or entering route of proposed new highway).	The Welsh Ministers, i.e. Transport Orders Branch of the Welsh Government <a href="mailto:TransportOrdersBranch@gov.wales">TransportOrdersBranch@gov.wales</a>
11	An order under section 251(1) of the 1990 Act (order extinguishing public rights of way over land held for planning purposes).	The Welsh Ministers, i.e. Transport Orders Branch of the Welsh Government <a href="mailto:TransportOrdersBranch@gov.wales">TransportOrdersBranch@gov.wales</a>
12	Exchange of Common Land:  i.e. Consent requested under section 16(1) of the Commons Act 20061 (deregistration and exchange: applications).	The Welsh Ministers, i.e. Agriculture, Sustainable Development Division of Economy, Skills and Natural Resources. <a href="mailto:CommonsAct2006@gov.wales">CommonsAct2006@gov.wales</a>  Please also ensure that the Commons Registration Authority (the Local Authority) is consulted.
13	Works on Common Land:  i.e. Consent required by section 38(1) of the Commons Act 2006 (prohibition on works without consent).	The Welsh Ministers, i.e. Agriculture, Sustainable Development Division of Economy, Skills and Natural Resources. <a href="mailto:CommonsAct2006@gov.wales">CommonsAct2006@gov.wales</a>  Please also ensure that the Commons Registration Authority (the Local Authority) is consulted.

### 3. Confirmation that the development subject to this request qualifies as a DNS

The status of the development as a DNS can only be formally confirmed via the 'Notification of proposed development' (Notification) process set out at Article 5 of the DNS Procedure Order. However, for the purposes of this advice, it is considered that the proposal does fall within the thresholds for generating stations set out in the Developments of National Significance (Specified Criteria and Prescribed Secondary Consents) (Wales) Regulations 2016 (as amended).

### 4. An outline of the relevant policy framework for the application

#### Development Plans:

The National Development Framework – [Future Wales: the national plan 2040](#) (the NDF)  
The Joint Local Development Plan (Anglesey and Gwynedd) adopted July 2017: [Anglesey and Gwynedd Joint Local Development Plan](#) (the LDP)

#### National Planning Policy:

Planning Policy Wales edition 11 ([PPW](#))  
Technical Advice Notes ([TANs](#))

#### Supplementary Planning Guidance

Adopted SPGs for the Isle of Anglesey can be viewed [online](#).

The following documents are not part of the planning policy framework but may still be relevant to this application.

#### Welsh Government Policy Statement

Local ownership of energy generation in Wales: [policy statement](#)

#### Welsh Government Guidance

Planning implications of renewable and low carbon energy development: [practice guidance](#)

It would be in the interest of an effective examination process if the applicants submit a Planning Statement which addresses the project's consistency with:

- The development plan (including the Future Wales and the LDP)
- The National Sustainable Placemaking Outcomes identified in PPW
- Other relevant local and national planning guidance
- The Ways of Working identified in the Well-being of Future Generations (Wales) Act 2015

### 5. An overall assessment of the proposal based on the information provided and a view as to its planning merits.

The NDF is the most recent part of the development plan hierarchy that applies to this development. The NDF is supportive of renewable and low carbon energy projects that will not have unacceptable adverse effects on the environment (see policies 17 and 18). PPW addresses the Welsh Government's support for renewable energy in section 5.9.

The LDP contains Strategic Policy PS 7 which promotes renewable energy technologies provided that they comply with the criteria within the Policy.

Policy ADN 2 states that applications for Solar PV Farms of 5MW or more should be directed to the potential search areas shown on the proposals map (opportunity areas). It further states that proposals of this scale will only be permitted in other locations in exceptional circumstances when the need for a scheme can be justified and there are specific locational circumstances.

The LDP policy is based upon a strategic level assessment which identifies 11 potential opportunity areas that could deliver renewable energy schemes of 5MW or more taking into consideration the potential for significant constraints. The areas are listed at Page 73 of the LDP.

The Planning Inspectorate is not in possession of a map showing the potential opportunity areas as the strategic energy assessment can only be obtained upon request to the local planning authority. However, the Isle of Anglesey County Council have been consulted as part of the Scoping Direction exercise and it has been confirmed that the development does not form part of the potential opportunity areas. Therefore, in line with policy ADN 2, any application outside the potential opportunity areas will need to justify the deviation from the local policy. A full response from the Isle of Anglesey County Council can be found at Appendix 1 of the Scoping Direction.

Overall, based on the information available at this stage, the proposal appears to be in accordance with the NDF's supportive stance on developments maximising renewable and low carbon energy generation where it is clearly demonstrated that that development will seek suitable ways to avoid, mitigate or compensate adverse impacts and where there will be no significant unacceptable detrimental impact on the surrounding natural environment and local communities.

**6. Assuming the development is EIA development, the main issues and considerations that are likely to be relevant to the application and the scope and form of assessment required to address them. Additionally, the documents required for the application to be valid.**

**Main Issues and Considerations**

A separate request for an EIA Scoping Direction was submitted on 6 May 2021. This pre-application advice has been prepared in conjunction with the Scoping Direction and does not contain details of the scope and form of any matter which has been scoped into the Environmental Statement.

Based on the information available at this stage, the main issue emerging from the review of the planning framework is the location of the proposal outside of the potential opportunity areas as identified in the LDP. The future planning application will have to be prepared in accordance with the criteria specified in Policy AND 2, with a clear explanation of the need for the scheme and the specific locational circumstances.

The Pre-application request letter states that additional documents will accompany the application. It is agreed that the remaining documents identified in the pre-application

request letter i.e. glint and glare assessment, Arboricultural assessment and economic benefit statement are also relevant to the application and can be submitted as stand alone reports.

The Pre-application letter does not provide enough information at this stage to meaningfully comment on the specific nature of those assessments and their methodologies.

### **Documents Requires for a Valid Application**

The requirements for a valid application are set out in Article 12 of the DNS Procedure Order. On the basis that this application does not involve Crown Land, mining operations or the use of land for mineral working deposits, and does not include an overhead electric line, the following documents are the statutory requirements:

All DNS Applications must include:

- Completed application form
- Copy of the Inspectorate's acceptance of Notification
- Site location plan
- Any other plans, drawings and information necessary to describe the development which is the subject of the application
- Copy of land ownership certificates (Article 17)
- A Design and Access Statement (in line with Article 14)
- A Pre-Application Consultation Report (in line with Article 11)
- A written statement regarding obligations under S106 of the 1990 Act

NB: All plans and drawings must be drawn to a scale identified by the applicant and all plans must show the direction of north.

- As it has been established that this proposal constitutes EIA development the legislation also requires the application be accompanied by an Environmental Statement (ES).

If the application involves Secondary Consents:

- A written statement outlining any secondary consents must accompany the application; there may also be additional requirements in respect of the Secondary Consent application, depending on the type. The Inspectorate is working on updating its Secondary Consent guidance to address each type, but in the interim period applicant are free to raise case specific queries once they have identified what Secondary Consents they intend to seek.

It would assist in the Acceptance process and enable an effective examination if the application documents include an Index of submitted documents which specifies the version number and date of each document, which also helps to signpost where matters are addressed in the application documents. This could be updated as the examination progresses should any additional documents / updated versions be submitted.



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ISLE OF ANGLESEY COUNTY COUNCIL  
Canolfan Fusnes Môn • Anglesey Business Centre  
Parc Busnes Bryn Cefni • Bryn Cefni Business Park  
LLANGEFNI  
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ffôn / tel:

Gofynnwch am / Please ask for:

E-bost / Email:

Ein Cyf / Our Ref: Barn Sgopio Alaw Môn

Eich Cyf / Your Ref: DNS 3274702

Dyddiad / Date: 11eg Mehefin 2021

Mr C Sweet,  
Tim Cynllunio a'r Amgylchedd,  
Yr Arolygaeth Cynllunio

[dns.wales@planninginspectorate.gov.uk](mailto:dns.wales@planninginspectorate.gov.uk)

Annwyl Mr Sweet,

**Deddf Cynllunio Gwlad a Thref 1990**  
**Gorchymyn Datblygiadau o Arwyddocâd Cenedlaethol (Gweithdrefn) (Cymru) 2016**  
**(Fel y'i Diwygiwyd)**  
**Rheoliadau Cynllunio Gwlad a Thref (Asesu Effeithiau Amgylcheddol) (Cymru) 2017**

**Enw'r Prosiect:** Fferm Solar Alaw Môn.

**Cyfeiriad y Safle:** Tir yn Llantrisant, Ynys Môn.

**Datblygiad Arfaethedig:** Adeiladu fferm ffotofoltäig solar wedi'i gosod ar y ddaear gyda chapasiti cynhyrchu o tua 160 MW a chyfleuster storio ynni cysylltiedig, ynghyd â thirlunio cysylltiedig, seilwaith gwaith a mynediad.

Diolch am ofyn am gyngor Cyngor Sir Ynys Môn (y Cyngor) fel yr awdurdod cynllunio perthnasol yng nghyswllt cwmpas yr Asesiad o'r Effaith Amgylcheddol (AEA) o ran datblygiad arfaethedig Fferm Solar Alaw Môn. Mae'r Cyngor yn cydnabod y byddai'r prosiect yn Ddatblygiad o Arwyddocâd Cenedlaethol ('DAC') o dan Ddeddf Cynllunio (Cymru) 2015.

Y Cyngor yw'r Awdurdod Lleol ar gyfer Ardal y Prosiect, a hwn fyddai'r Awdurdod Cynllunio Perthnasol (ACP) at ddibenion cyflawni amodau cynllunio a monitro cydymffurfiaeth. Y Cyngor fyddai'r awdurdod priffyrdd hefyd ar gyfer unrhyw dir priffyrdd a nodir o fewn ardal y prosiect.

Mae'r Cyngor yn cadarnhau nad yw'r cyngor a ganlyn yn rhagfarnu sefyllfa'r Cyngor o ran y datblygiad hwn, gan gynnwys y cyngor a roddir gan y Cyngor ar ôl derbyn gwybodaeth bellach neu wybodaeth fanylach gan gynnwys Datganiad Amgylcheddol.

## 1. Cwmpas yr AEA

Mae'r Cyngor wedi adolygu Tabl 1 o Adran 2 o Adroddiad Cwmpasu'r ymgeisydd sy'n darparu Crynodeb Cwmpasu'r AEA.



Mae'r Cyngor yn nodi'r cadarnhad ym mharagraff 2.2. bod y materion a ganlyn wedi'u cwmpasu allan o'r AEA.

- *Tir Amaethyddol – bydd Adroddiad Dosbarthiad Tir Amaethyddol yn cael ei baratoi*
- *Trafnidiaeth a Mynediad – bydd Datganiad Trafnidiaeth a Chynllun Rheoli Traffig Adeiladu Amlinellol yn cael eu paratoi*
- *Y Boblogaeth ac Iechyd Pobl – bydd Datganiad Buddion Economaidd yn cael ei baratoi*

Ar ôl adolygu'r Adroddiad Cwmpasu ac oherwydd y wybodaeth gyfyngedig sydd ar gael, nid yw'r Cyngor ar hyn o bryd yn gallu cytuno nad oes gan y prosiect y potensial i gael effaith arwyddocaol ar y tri maes testun uchod sydd wedi'u cwmpasu allan o'r Datganiad Amgylcheddol (DA). Mae'r Cyngor hefyd yn gofyn am gael cwmpasu materion economaidd-gymdeithasol i mewn i'r DA (gweler adran 8 am ragor o fanylion).

Fodd bynnag, mae'r Cyngor yn nodi'r cadarnhad a ddarparwyd yn yr Adroddiad Cwmpasu y caiff y cais cynllunio ei gyflwyno gyda'r datganiadau a nodwyd, sy'n sefyll ar eu pennau eu hunain, a fydd yn delio â'r materion o ran testunau'r DA sydd dan sylw.

Mae'r Cyngor yn disgwyl y bydd y datganiadau hyn, sy'n sefyll ar eu pennau eu hunain, yn cael eu paratoi yn seiliedig ar ddealltwriaeth gadarn o'r amodau sylfaenol, er mwyn sicrhau bod effeithiau posibl y prosiect yn cael eu canfod yn briodol ac wedyn bod mesurau lliniaru priodol yn cael eu canfod a'u diogelu.

Nodir rhagor o fanylion o ran gofynion y Cyngor yn nhermau asesu o dan bob testun DA priodol.

Bydd y Cyngor yn gofyn am i'r cais gynnwys manylion holl elfennau'r prosiect y tu hwnt i'r disgrifiad cychwynnol ac am gynnal asesiad priodol o effeithiau priodol. Bydd hyn yn cynnwys, ond heb fod yn gyfyngedig i fanylion ffensys terfyn, gan gynnwys ffensys diogelwch, yn ogystal â gofynion o ran goleuadau.

Bydd y Cyngor yn mynnu bod y DA yn ystyried effeithiau pob cam o'r prosiect, gan gynnwys y gweithgareddau'r camau adeiladu, gweithredu a datgomisiynu lle gallant arwain at effeithiau amgylcheddol arwyddocaol.

Bydd y Cyngor yn gofyn am i'r DA ddangos y dilynwyd yr hierarchaeth lliniaru, sef bod mesurau osgoi wedi'u hymgorffori yn y prosiect i osgoi creu effeithiau o'r cychwyn cyntaf, neu fod mesurau lliniaru wedi'u cynnig a'u cytuno i leihau cyfnod/dwysedd a/neu raddau'r effeithiau a nodwyd, cyn ystyried mesurau digolledu yn y diwedd i wrthbwysu effeithiau gweddilliol.

## **2. Safbwynt cyffredinol y Cyngor**

Mae'r Cyngor wedi ymrwmo'n gryf i hyrwyddo, cefnogi a hwyluso cynnydd yn y sector ynni carbon isel trwy'r Rhaglen Ynys Ynni (RhYY)<sup>1</sup> ac mae ganddynt hanes o lwyddiant yn y maes. Mae'r rhaglen yn ymdrech ar y cyd ymhlith rhanddeiliaid allweddol i roi Ynys Môn ar flaen y gad ym maes ynni carbon isel o ran ymchwil a datblygu, cynhyrchu a gwasanaethu, gan gyflawni'r posibilrwydd o fuddion economaidd aruthrol yn sgil hynny. Mae Rhaglen Ynys Ynni yn cefnogi datblygiadau ynni carbon isel sy'n darparu cyfleoedd economaidd-gymdeithasol trawsffurfiol. Nod y RhYY yw denu a dadrisgio buddsoddiad strategol mawr trwy gyfrannu at gefnogi datblygiad pobl a chymunedau cystadleuol, busnesau cystadleuol ac isadeiledd ac

<sup>1</sup> Gwefan Rhaglen Ynys Ynni CSYM ([Dolen](#))



eiddo modern sy'n addas i'r diben. Trwy ymgymryd ag ymyriadau uniongyrchol yn y meysydd hyn, ceir gwir gyfle i wireddu buddion prosiectau mawr a fyddai'n lliniaru effeithiau andwyol ac yn gwneud y gorau o fuddion etifeddol hirdymor.

Mae'r Cyngor yn nodi y byddai'r prosiect arfaethedig yn cynorthwyo i wireddu gweledigaeth drosfwaol Rhaglen Ynys Ynni'r Cyngor. Fodd bynnag, mae hyn yn dibynnu ar sawl factor, gan gynnwys gwireddu buddiannau (e.e. economaidd-gymdeithasol) a gallu lliniaru unrhyw effeithiau andwyol posibl yn effeithiol.

Mae'r Cyngor yn cydnabod y byddai'r prosiect yn cyfrannu tuag at darged sero net 2050<sup>2</sup> y DU yn ogystal â helpu i gyflawni Ffyniant i Bawb: Cymru Carbon Isel Llywodraeth Cymru<sup>3</sup>. Cydnabyddir hefyd bod cyflawni llwybr carbon isel i Gymru yn cyfrannu at amcanion llesiant Llywodraeth Cymru.

Mae Cynllun Datblygu Lleol ar y Cyd (CDLI ar y Cyd) Ynys Môn a Gwynedd<sup>4</sup> yn darparu fframwaith polisi cynllunio defnydd tir yr ynys ac yn cadarnhau pwysigrwydd sicrhau, lle bynnag y bo hynny'n ymarferol ac yn hyfyw, bod ardal y cynllun yn gwireddu ei photensial fel ardal flaenllaw ar gyfer mentrau sy'n seiliedig ar dechnolegau adnewyddadwy neu ynni carbon isel. (Polisi Strategol PS 7: Technoleg Ynni Adnewyddadwy, ADN 2: Ynni PV Solar a PS 13: Darparu cyfle ar gyfer economi ffyniannus).

Heb unrhyw amheuaeth, mae gan Ynys Môn, fel ynys, Naws am Le unigryw ac arbennig iawn. Mae'r laith Gymraeg yn llinyn euraidd, sy'n gwau hanes a threftadaeth, yn creu ymdeimlad cryf o gymuned, llesiant, y tir a'r dirwedd sydd wedi gwasanaethau'r gymuned dros y canrifoedd - sy'n allweddol i gynnal yr economi amaethyddol a chefnogi'r diwydiant twristiaeth, sy'n hanfodol o ran cynaliadwyedd economaidd yr ynys.

Mae buddion posibl ac effeithiau cadarnhaol ffermydd solar ar gyfer y cymunedau sy'n eu lletya a'r economi lleol yn fach iawn iawn. Fodd bynnag, mae'r effeithiau o ran y dirwedd, colli tir amaethyddol a manau agored, ynghyd â newid ardaloedd cefn gwlad sydd heb eu datblygu i'w defnyddio ar gyfer cynhyrchu ynni, yn effeithio'r naws am le ac yn arwain at newid cynyddol sylweddol i'r ynys a fydd yn effeithio cymunedau'n uniongyrchol. Mae'r golled hon o dir amaethyddol a'r effeithiau o ran hunaniaeth ddiwylliannol a hanesyddol Ynys Môn yn destun cryn bryder i'r Cyngor.

Yn erbyn cefndir y materion pwysig hyn, mae'r Cyngor yn cefnogi'r prosiect ar y sail bod y prosiect yn cynrychioli math cynaliadwy o ddatblygu. Bydd y Cyngor felly'n gofyn am i'r cais gadarnhau a rhoi sicrwydd bod y prosiect yn cynrychioli math cynaliadwy o ddatblygu sy'n manteisio i'r eithaf ar fuddion y prosiect i'r economi leol a chymunedau wrth gydbwysu'r

effeithiau amgylcheddol a chymdeithasol posibl, yn unol â gofynion Polisi 17 o Cymru'r Dyfodol.

### 3. Ystyriaethau o ran Polisiau

- *Polisi Cynllunio Cenedlaethol*

Ar 24 Chwefror 2021, cyhoeddwyd Cymru'r Dyfodol: Y Cynllun Cenedlaethol 2040 gan Lywodraeth Cymru ac mae'n ffurfio rhan o'r cynllun datblygu ar gyfer ardal ochr yn ochr â'r Cynllun Datblygu Lleol<sup>5</sup>.

<sup>2</sup> Targed Sero Net 2050 y DU ([Dolen](#))

<sup>3</sup> Ffyniant i Bawb: Cymru Carbon Isel ([Dolen](#))

<sup>4</sup> Cynllun Datblygu Lleol ar y Cyd Ynys Môn a Gwynedd ([Dolen](#))

<sup>5</sup> Cymru'r Dyfodol: Y Cynllun Cenedlaethol 2040 ([Dolen](#))

Mae Cymru'r Dyfodol yn cydnabod bod gan Gymru nifer helaeth o gyfleoedd i gynhyrchu ynni adnewyddadwy ac yn datgan bod Llywodraeth Cymru wedi ymrwymo i wneud y gorau o'r potensial hwn. Mae cynhyrchu ynni adnewyddadwy yn rhan allweddol o'i hymrwymiad i ddatgarboneiddio a mynd i'r afael â'r argyfwng hinsawdd ac yn cyfeirio at y targedau uchelgeisiol a osodwyd ar gyfer cynhyrchu ynni adnewyddadwy.

Mae Polisi 17 – 'Ynni Adnewyddadwy a Charbon Isel a Seilwaith Cysylltiedig' yn rhoi'r safbwynt cadarnhaol o ran polisi gan Lywodraeth Cymru yng nghyswllt cynhyrchu ynni adnewyddadwy a charbon isel, ac yn mynd ymlaen i roi dimensiwn gofodol y polisiâu sy'n berthnasol i barciau cenedlaethol, AHNEau a'r Ardaloedd a Aseswyd Ymlaen Llaw. Mae'r Polisi'n cadarnhau y dylai'r cynigion sicrhau nad oes unrhyw effaith andwyol annerbyniol sylweddol ar yr amgylchedd naturiol a chymunedau lleol o amgylch datblygiad, ac y dylai'r datblygiad ddisgrifio'r buddion net a ddaw yn sgil y cynllun yn nhermau gwelliannau cymdeithasol, economaidd, amgylcheddol a diwylliannol i gymunedau lleol.

Mae Polisi 18 – 'Datblygiadau Ynni Adnewyddadwy a Charbon Isel o Arwyddocâd Cenedlaethol' yn ymwneud â datblygiadau ynni adnewyddadwy a charbon isel ar raddfa fawr (o faint Datblygiad o Arwyddocâd Cenedlaethol (DAC)) ac yn darparu fframwaith ar gyfer gwneud penderfyniadau. Mae wedi'i fframio'n gadarnhaol tuag at sicrhau mai caniatáu prosiectau yw'r man cychwyn, yn amodol ar gydymffurfiaeth â pholisi 17 a'r meini prawf a gynhwysir ym mholisi 18.

Mae'r meini prawf yn nodi y dylid rhoi ystyriaeth i effaith y cynnig ar y dirwedd, cymunedau cyfagos ac anheddau unigol, safleoedd dynodedig, bioamrywiaeth, treftadaeth adeiledig, adlewyrchiad golau, cyfleusterau a gweithrediadau amddiffyn, y rhwydwaith cludiant ac effaith gronol y cais. Dylid rhoi ystyriaeth hefyd i ddefnyddio a rheoli adnoddau mewn modd cynaliadwy a bod darpariaethau o ran datgomisiynu ac adfer.

Bydd y Cyngor yn disgwyl i unrhyw gais ddangos y modd yr ystyriwyd y meini prawf a nodwyd o dan Bolisiâu 17 ac 18.

Cynghorir y dylai datblygwyr ymgynghori â'r Weinyddiaeth Amddiffyn yn gynnar os oes safleoedd amddiffyn gweithredol yng nghyffiniau cais.

Cyhoeddwyd diweddariad, sef Argraffiad 11 o Bolisi Cynllunio Cymru (PCC) ar 24ain Chwefror 2021<sup>6</sup>. Mae'r Adran Ynni yn cyd-fynd â Cymru'r Dyfodol o ran ceisio gwneud y gorau o gynhyrchu ynni adnewyddadwy a charbon isel, gan nodi y dylai Awdurdodau Lleol hwyluso pob math o ddatblygiadau ynni adnewyddadwy a charbon isel.

Mae'n nodi y dylai datblygiadau chwilio am ddulliau addas i osgoi, lliniaru a gwneud iawn am effeithiau andwyol datblygiadau ynni adnewyddadwy a charbon isel. Mae'r materion a gynhwysir o fewn Polisi 18 Cymru'r Dyfodol yn cael eu hailadrodd gyda chyfeiriad ychwanegol at effaith y newid yn yr hinsawdd ar gais.

Mae'n annog datblygwyr i chwarae rôl weithredol o ran ymgysylltu â'r gymuned leol mewn perthynas â chynigion ar gyfer datblygiadau ynni adnewyddadwy. Dylai hyn gynnwys trafodaeth cyn cyflwyno cais cynllunio a darparu gwybodaeth am y dechnoleg ynni adnewyddadwy a gynigir.

Mae Llywodraeth Cymru'n disgwyl i bob prosiect ynni adnewyddadwy yng Nghymru gynnwys o leiaf un elfen o berchnogaeth leol, er mwyn cadw cyfoeth o fewn cymunedau a darparu budd

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<sup>6</sup> Argraffiad 11 o Bolisi Cynllunio Cymru ([Dolen](#))

gwirioneddol iddynt. Mae datblygiadau cynhyrchu ynni a berchnogir yn lleol yn darparu cyfle cryf i gadw gwerth economaidd, gan gyfrannu at ffyniant.

Mae Deddf Llesiant a Chenedlaethau'r Dyfodol (Cymru) 2015 yn rhoi dyletswydd llesiant ar gyrff cyhoeddus i gyflawni datblygu cynaliadwy. Yn y Ddeddf, mae "datblygu cynaliadwy" yn golygu'r broses o wella llesiant economaidd, cymdeithasol, amgylcheddol a diwylliannol Cymru trwy gymryd camau, yn unol â'r egwyddor datblygu cynaliadwy sy'n anelu at gyflawni'r nodau llesiant.

Mae'r Cyngor yn gofyn am gael gofyn i'r ymgeisydd ddangos, fel rhan o'i gais, sut y mae'r datblygiad arfaethedig yn cyflawni'r nodau llesiant fel y diffinnir hwy gan y Ddeddf er mwyn dangos math cynaliadwy o ddatblygu.

- *Polisi Cynllunio Lleol*

Ceir yr adran Technoleg Ynni Adnewyddadwy o fewn Pennod 6.2 o Gynllun Datblygu Lleol ar y Cyd Ynys Môn a Gwynedd (CDLI ar y Cyd) sydd wedi'i fabwysiadu. Rhoddodd hyn y cyddestun ar gyfer ynni adnewyddadwy ar adeg paratoi'r Cynllun ac mae'n cynnwys polisiau cynllunio cadarnhaol o ran ynni adnewyddadwy. Yng nghyswllt cais ar gyfer fferm solar, y polisiau perthnasol yw polisi strategol PS 7 'Technoleg Ynni Adnewyddadwy' a pholisi ADN 2 'Ynni PV Solar'.

Mae Polisi Strategol PS 7 yn hyrwyddo technolegau ynni adnewyddadwy os ydynt yn cydymffurfio â'r meini prawf o fewn y Polisi.

Mae Polisi ADN 2 yn datgan y dylai ceisiadau ar gyfer Ffermydd PV Solar o 5MW neu fwy gael eu cyfeirio tuag ag ardaloedd chwilio posib a ddangosir ar y map cynigion (ardaloedd cyfle). Mae'n datgan ymhellach na fydd cynigion ar y raddfa hon (h.y. 5MW neu ragor) ond yn cael eu caniatáu mewn lleoliadau eraill mewn amgylchiadau eithriadol pryd y gellir cyfiawnhau'r angen am gynllun a bod amgylchiadau lleoliadol penodol yn caniatáu. Mae'r polisi'n cynnwys 4 o feini prawf penodol y mae angen i gynigion gydymffurfio â hwy.

Fel rhan o'r sylfaen dystiolaeth ar gyfer y CDLI ar y Cyd, bu rhaid i'r Cyngor ymgymryd ag astudiaeth yng nghyswllt y potensial o ran clustnodi ardaloedd cyfleoedd ar gyfer cynlluniau ynni adnewyddadwy neu dechnolegau carbon isel eraill.

Canfuwyd 11 o safleoedd posibl, a gwelir y rhain o fewn Tabl 11 yn y testun Eglurhaol ar gyfer Polisi ADN 2 fel ardaloedd cyfleoedd posibl. Nid dyraniadau tir ar gyfer ffermydd PV solar mo'r Ardaloedd Cyfleoedd Posibl hyn ond ardaloedd y dylid cyfeirio cynigion o'r fath tuag atynt.

Gan nad yw'r un o'r parseli a nodwyd yn yr adroddiad cwmpasu AEA yn ffurfio rhan o'r Ardaloedd Cyfleoedd Posibl a nodwyd o fewn Polisi ADN 2 o'r CDLI ar y Cyd, ac yn unol â gofynion Polisi ADN 2, byddai angen i gais gyfiawnhau ardaloedd amgen i'r ardaloedd cyfleoedd posibl a nodwyd yn y Cynllun:

- Yr angen am y cynllun - Fel yr eglurwyd gan Lesley Griffiths (Ysgrifennydd y Cabinet dros yr Amgylchedd a Materion Gwledig) mewn llythyr, dyddiedig 7 Awst 2017: "*Nid yw'r mater o ddangos yr angen am ynni adnewyddadwy wedi'i amlygu erioed fel ystyriaeth berthnasol yn y broses gynllunio ac mae'r prif agweddau hanfodol o ran cynhyrchu mwy o ynni adnewyddadwy i leihau effaith y newid yn yr hinsawdd a chyflawni ein targedau datgarboneiddio yn hollbwysig yn y cyswllt hwn.*" Mae'r angen am y cynnig yn nhermau Polisi ADN 2 yn cyfeirio at y gofyniad i gyfiawnhau ardaloedd amgen i'r ardaloedd cyfleoedd posibl a nodir yn y Cynllun, yn hytrach na chwestiynu'r angen penodol am ffermydd PV solar ychwanegol.
- Amgylchiadau Lleoliadol Penodol – Mae hyn yn cyfeirio at yr angen i gyfiawnhau sut y mae'r ymgeisydd wedi canfod y safle penodol hwn trwy broses dewis safle.

Yng ngolau'r uchod, dylid cefnogi cais ffurfiol gyda chyfiawnhad dros yr angen am y cynllun, gan amlinellu pam na chafodd yr ardaloedd cyfleoedd a nodwyd yn y CDLI ar y Cyd eu hystyried gan yr ymgeisydd ynghyd â/neu faterion sy'n effeithio gweithredu'r ardaloedd cyfleoedd hyn. Hefyd, dylai cyfiawnhad o'r fath amlinellu'r amgylchiadau lleoliadol penodol a arweiniodd at ganfod y parseli penodol o dir sy'n destun i'r cais, yn seiliedig ar broses dewis safle.

Yn Atodiad 1, ceir rhestr lawn o'r holl bolisiau perthnasol a gynhwysir yn y CDLI ar y Cyd ac y mae angen eu hystyried fel rhan o unrhyw gais. Cyfeirir isod hefyd at yr ystyriaethau o ran polisiau mewn perthynas â meysydd testun penodol.

#### **4. Asesiad o'r Effaith ar y Dirwedd a'r Effaith Weledol**

Mae Polisi 18 Cymru'r Dyfodol yn cadarnhau y caniateir cynigion ar gyfer datblygiadau ynni adnewyddadwy a charbon isel sy'n gymwys fel Datblygiadau o Arwyddocâd Cenedlaethol os ydynt yn cyflawni'r meini prawf a restrir, a nodir o dan y Polisi. Mae meini prawf 1 a 2 yn cadarnhau:

1. *y tu hwnt i'r Ardaloedd a Aseswyd Ymlaen Llaw ar gyfer datblygiadau gwynt a phob man ar gyfer pob technoleg arall, ni chaiff y cynnig effaith andwyol annerbyniol ar y dirwedd gyfagos (yn enwedig ar leoliad Parciau Cenedlaethol ac Ardaloedd o Harddwch Naturiol Eithriadol);*
2. *nid oes unrhyw effeithiau gweledol andwyol annerbyniol ar gymunedau nac anheddau unigol gerllaw;*

Mae'r Polisi'n cadarnhau hefyd y dylid ystyried effeithiau cronol cynlluniau ynni adnewyddadwy presennol a rhai sydd wedi'u caniatáu.

Hefyd, rhaid ystyried y darpariaethau a gynhwysir o fewn polisi ADN2 o Gynllun Datblygu Lleol Mabwysiedig Gwynedd ac Ynys Môn (CDLI ar y Cyd) y cyfeirir ato yn Adran 3 o'r ymateb hwn.

Bydd angen cytuno ar gwmpas yr Asesiad o'r Effaith ar y Dirwedd a'r Effaith Weledol (LVIA) gyda'r Cyngor, gan gynnwys cytundeb o ran ardal yr astudiaeth, y wybodaeth sylfaenol i'w hasesu, cynlluniau cronol posibl i'w cynnwys, methodoleg yr asesiad a'r golygfannau i'w defnyddio fel rhan o'r Asesiad.

Nid oes unrhyw fanylion ynghylch elfennau'r prosiect y tu hwnt i'r disgrifiad cychwynnol. Bydd hyn yn dylanwadu ar y math o ddelweddadau a ddefnyddir ynghyd â'u cynnwys. Bydd angen cytuno ar yr ymagwedd (ffotogyfosodiadau, ffotograffau gyda nodiadau ac ati) ynghyd â'r manylion i'w cynnwys, e.e. panelau, ffensys, is-orsaf, cyfleuster storio ynni, traciau mynediad ac ati.

Yn ychwanegol i'r LVIA mae angen Asesiad Amwynder Gweledol Preswyl (RVAA) sy'n asesiad o'r effeithiau posibl ar amwynder preifat.

Dylai'r Asesiad o'r Effaith ar y Dirwedd ac Effeithiau Gweledol (LVIA) gydymffurfio â'r Canllawiau ar gyfer Asesu'r Effaith ar y Dirwedd a'r Effaith Weledol (GLVIA 3<sup>ydd</sup> Argraffiad) a dylai'r Asesiad Amwynder Gweledol Preswyl (RVAA) gydymffurfio â chanllawiau diweddaraf y Sefydliad Tirwedd.

O ran y cyfeiriad at yr asesiad o olygfannau ym mharagraff 3.25, efallai y bydd angen i'r asesiad hwn ystyried ardaloedd y tu hwnt i'r astudiaeth gychwynnol at ddibenion asesiadau cronol.

Dylid ystyried y golygfeydd o dderbynyddion gweledol preswyl sefydlog y cyfeirir atynt ym mharagraff 3.26 o dan y RVAA.

Mae'r Cyngor yn cadarnhau y dylai'r wybodaeth sylfaenol ar gyfer yr Asesiadau hyn gynnwys y canlynol:

- Ardaloedd Cymeriad Tirwedd Lleol
- Ardaloedd Agweddau LANDMAP CNC a llwybrau beics lleol a chenedlaethol
- Y rhwydwaith Beics Cenedlaethol a'r rhwydwaith Hawliau Tramwy Cyhoeddus

Mae'r Cyngor yn cadarnhau nad oes unrhyw ddynodiadau tirwedd Cenedlaethol neu Leol o fewn ardal yr astudiaeth gychwynnol.

Dylai ffynonellau gwybodaeth gynnwys y canlynol:

- Cymru'r Dyfodol – Cynllun Cenedlaethol 2040
- PCC - Arg. 11
- Cynllun Datblygu Lleol ar y Cyd Gwynedd ac Ynys Môn 2011 - 2026
- Asesiad Sensitifrwydd a Chapasiti y Dirwedd Ynys Môn, Gwynedd a Pharc Cenedlaethol Eryri
- Strategaeth Tirwedd Ynys Môn, Diweddariad 2011
- Canllawiau LANDMAP CNC
- Canllawiau'r Sefydliad Tirwedd (ffotograffiaeth ac asesiad amwynder gweledol preswyl (RVAA)).

Yn nhermau'r rhestr o gynlluniau cronol a ddarperir yn nhabl 7, byddai'r Cyngor yn croesawu'r cyfle i gytuno ar restr o gynlluniau cronol sydd i'w cynnwys yn yr asesiad gyda'r ymgeisydd.

Mae angen rhoi ystyriaeth i unrhyw golled o ran nodweddion tirwedd fel coed, gwrychoedd neu ffurf y dirwedd trwy unrhyw waith lefelu ar y safle. Dylid lleihau lefel y newid ar y safle cymaint â phosibl gan ystyried mesurau lliniaru fel ailblannu ar gyfer sgrinio ac ati.

Hefyd, o fewn yr asesiad, mae angen ystyried effaith colli patrymau caeau os yw'r panelau'n uwch na'r terfynau presennol, yn enwedig os cânt eu gosod yn agos i derfynau presennol.

## 5. Treftadaeth Ddiwylliannol ac Archaeoleg

Mae maen prawf (6) o Bolisi 18 o Cymru'r Dyfodol yn nodi na ddylid bod unrhyw effeithiau andwyol annerbyniol ar asedau treftadaeth adeiledig a ddiogelir yn statudol.

- *Archaeoleg*

Mae'r Cyngor wedi ymgynghori â Gwasanaeth Cynllunio Archeolegol Gwynedd (GCAG), sef y curador rhanbarthol â swyddogaethau rheoleiddiol a chynghorol ynghyd â chynghorydd y Cyngor mewn perthynas â materion o ran archaeoleg.

Mae GCAG wedi cadarnhau bod ymgynghorwyr treftadaeth yr ymgeisydd, Pegasus, wedi dod i gysylltiad ag ef ynglŷn â'r cynllun hwn.

Mae GCAG a'r Cyngor yn cadarnhau yr ymddengys fod yr ymagwedd a nodir yn Adran 7: Treftadaeth Ddiwylliannol, o'r Adroddiad Cwmpasu, yn briodol ac fel y'i trafodwyd â GCAG. Deallir bod Cynllun Ymchwilio Ysgrifenedig (CYI) ar gyfer arolwg geoffisegol wedi'i gyflwyno i GCAG a'i gymeradwyo ganddo, er nad yw'n hysbys p'un a yw'r gwaith hwn wedi dechrau.

Mae'r Cyngor yn amlygu ei bod yn debygol y bydd angen cloddio ffosydd prawf yn dilyn cynnal asesiad desg ac arolwg geoffisegol er mwyn canfod cymeriad, graddau ac arwyddocâd

unrhyw archaeoleg ar y safle. Bydd angen cynnwys canlyniadau'r ffosydd prawf yn y Datganiad Amgylcheddol hefyd.

- *Adeiladau wedi ei Rhestru*

Nid oes unrhyw adeiladau rhestredig wedi'u lleoli ar y safle datblygu arfaethedig. Felly, ni fydd y cynigion yn arwain at effeithiau uniongyrchol ar yr adeiladau rhestredig. Fodd bynnag, fel y cydnabuwyd yn yr Adroddiad Cwmpasu, bydd angen cwmpasu'r effeithiau anuniongyrchol ar yr asedau trefnadaeth dynodedig hyn, trwy newid i leoliad.

Er ei bod yn ymddangos bod yr Adroddiad Cwmpasu wedi nodi'r holl adeiladau rhestredig cyfagos yn amlwg, bydd lleoliad rhai yn fwy sensitif nag eraill gyda delweddau yn ofynnol i asesu effaith y cynigion ar eu lleoliad e.e. Eglwys y Santes Fair ger Ceidio ac ati. Dylai'r asesiad fod yn unol â'r canllawiau sydd yng nghyhoeddiad LIC / Cadw Gosod Asedau Hanesyddol yng Nghymru 2017.

Byddai'r Cyngor yn croesawu ymgysylltiad pellach â'r datblygwyr mewn perthynas â'r asesiad hwn.

## 6. Dosbarthiad Tir Amaethyddol

Mae Polisi Cynllunio Cymru'n datgan y dylid gwarchod y tir amaethyddol gorau a mwyaf amlbwrpas (gradd 1, 2 a 3a) a dylid rhoi cryn bwys ar ddiogelu tir o'r fath rhag ei ddatblygu. Ni ddylid datblygu tir o raddau 1, 2 a 3a onid oes angen sy'n drech na dim arall am y datblygiad, ac os nad oes tir o radd is ar gael. Ailadroddir hyn o fewn Polisi PS 6 o'r CDLI ar y Cyd.

Mae'r Cyngor yn nodi'r cadarnhad y bydd Adroddiad Dosbarthiad Tir Amaethyddol yn cael ei baratoi i gefnogi'r cais cynllunio.

Mae paragraff 2.3 o'r Adroddiad Sgrinio'n nodi y byddai'n dal i fod yn bosibl i ddefaid bori ar y safle. Disgwylie'm ymrwymiad cadarn tuag at hyn i leihau'r effaith o ran y golled o dir amaethyddol, gyda thystiolaeth o'r defnydd hwn ar safleoedd eraill a weithredwyd.

## 7. Ystyriaethau Economaidd-Gymdeithasol

Mae'r Cyngor yn gofyn am gael cwmpasu materion o ran ystyriaethau economaidd-gymdeithasol i mewn i'r DA.

Mae Cymru'r Dyfodol yn cydnabod y gall cynlluniau ynni adnewyddadwy a charbon isel ar raddfa fawr gynhyrchu buddion cymdeithasol ac economaidd uniongyrchol ar gyfer cymunedau lleol.

Bydd y Cyngor yn chwilio am gadarnhad ac ymrwymiad y byddir yn gwneud y gorau o'r buddion economaidd-gymdeithasol lleol o ganlyniad i bob cam o'r prosiect ac y byddir yn eu diogelu'n briodol o fewn unrhyw ganiatâd a roddir ar gyfer y datblygiad hwn. Mae hyn yn cynnwys cyfleoedd o ran swyddi a chadwyni cyflenwi yn ystod y cyfnodau adeiladu a gweithredu. Bydd y Cyngor hefyd yn chwilio am sefydlu mecanweithiau monitro priodol er mwyn cadarnhau'r buddion gwirioneddol yn ystod y cyfnod gweithredu'r prosiect.

Mae'r Cyngor yn croesawu'r cadarnhad a ddarparwyd yn yr Adroddiad Cwmpasu y bydd Datganiad Buddion Economaidd yn cael ei baratoi ac y bydd yn ffurfio rhan o'r cais.

Dylai'r ddogfen hon amlinellu'r buddion economaidd-gymdeithasol meintioledig sy'n codi o'r prosiect ar gyfer unigolion, busnesau a'r gymuned, dylai gyfeirio at enghreifftiau o arferion da o ddatblygiadau tebyg eraill, ynghyd â chadarnhau'r polisiau a gweithdrefnau hynny a fabwysiadir i sicrhau y gwirreddir canlyniadau economaidd cadarnhaol.

Bydd y Cyngor yn chwilio am Ddatganiad o'r fath i ganiatáu i'r Cyngor ddod i farn wybodus gyda'r hyder â'r sicrwydd angenrheidiol) o ran agweddau fel:

- Cyfleoedd o ran y Gadwyn Gyflenwi Leol – canfod y cyfleoedd o ran y gadwyn gyflenwi leol bosibl yn fuan, ynghyd â chanfod yr hyn y mae'n rhaid ei ddatblygu o ran cyflenwyr lleol i sicrhau y gall cyflenwadau lleol elwa ar y cyfleoedd sy'n codi o'r datblygiad (o ran agweddau adeiladu a gweithredol);
- Canfod y cyfleoedd o ran swyddi (uniongyrchol ac anuniongyrchol), yr ystod cyflogaeth ddisgwyliedig a'r gofynion o ran cymwysterau
- Yn gynnar yn y broses, canfod y gofynion o ran sgiliau at y dyfodol i sicrhau bod darparwyr hyfforddiant lleol, gan gynnwys Grŵp Llandrillo Menai, cyngorwyr gyrfaoedd ac unigolion yn cael gwybod am y cyfleoedd/gofynion tebygol o ran cyflogaeth at y dyfodol;
- Ystyried a datblygu unrhyw bosibiliadau o ran cyfleoedd cysylltiedig ar gyfer hyfforddeiaethau a phrentisiaethau.

Byddai'r Cyngor yn falch o gael cyfle buan i gwmpasu'r Asesiad Buddion Economaidd gyda'r ymgeisydd i sicrhau ei fod yn gadarn ac yn ddigon manwl.

Twristiaeth yw'r sector economaidd mwyaf ar yr ynys gydag ymwelwyr yn dod i Ynys Môn i brofi ei chymeriad unigryw a'i nawws arbennig iawn am le, ynghyd â'i lleoliad tawel, ei thraethau, ei morweddau a'i thirweddau dramatig. Ceir ei hasedau mwyaf o ran twristiaeth o fewn ei hamgylchedd naturiol a hanesyddol a'i thirwedd, sydd wedi'u cydnabod a'u dynodi ar lefel genedlaethol a rhyngwladol.

Bydd y Cyngor eisiau gweld bod y cais yn cynnal asesiad priodol o'r effeithiau posibl, yn ystod pob cam o'r prosiect, ar Sector Twristiaeth Ynys Môn.

Bydd angen i hyn gynnwys cadarnhad o ran sut y bydd gweithwyr yn cael eu lletya yn ystod pob cam o'r gwaith. Mae hyn yn ofynnol i gadarnhau a oes gan y prosiect y potensial i effeithio ar y sector twristiaeth, ac i gadarnhau p'un a oes angen canfod mesurau lliniaru priodol i sicrhau cyn lleied o effeithiau â phosibl.

- *Yr Iaith Gymraeg a'r Diwylliant Cymreig*

Mae angen rhoi ystyriaeth i ofynion Polisi PS1 o'r Cynllun Datblygu Lleol ar y Cyd.

Mae'r Polisi'n cadarnhau bod angen Datganiad Iaith Gymraeg neu Asesiad o'r Effaith ar yr Iaith Gymraeg lle bo datblygiad yn dod o fewn y categorïau a bennwyd. Pwrpas hyn yw sicrhau bod y datblygiad, lle bo angen, yn gwarchod, yn hyrwyddo ac yn gwella'r Gymraeg.

Pe bai 10 neu ragor o swyddi'r gweithwyr adeiladu a/neu weithwyr datgomisiynu'n gorfod cael eu marchnata y tu hwnt i'r 3 Ardal Teithio i'r Gwaith leol, yna byddai rhaid paratoi Asesiad o'r Effaith ar yr Iaith Gymraeg i gefnogi'r cais. Fel arall, oherwydd maint ardal y safle, byddai angen Datganiad Iaith Gymraeg i gefnogi'r cais cynllunio.

Cynhwysir methodoleg ar gyfer paratoi Asesiad neu Ddatganiad o'r fath o fewn y Canllawiau Cynllunio Atodol (CCA) Cynnal a Chreu Cymunedau Nodedig a Chynaliadwy<sup>7</sup>.

Gall Asesiad o'r Effaith ar yr Iaith Gymraeg neu Ddatganiad i'r perwyl hwn hefyd gynorthwyo i amlygu buddion economaidd y cynllun.

<sup>7</sup> Canllawiau Cynllunio Atodol (CCA) Cynnal a Chreu Cymunedau Nodedig a Chynaliadwy ([Dolen](#))



- **Ymrwymiad Lleol a Buddion Cymunedol**

- *Ymrwymiad Lleol*

Mae Polisi Cynllunio Cymru (paragraff 5.9.22) yn cadarnhau '*beth bynnag fo maint cynllun, dylai datblygwyr fynd ati'n weithredol i ymgysylltu â'r gymuned leol ar gynigion ynni adnewyddadwy. Dylai hyn gynnwys trafodaethau cyn gwneud cais a darparu gwybodaeth gefndirol am y dechnoleg ynni adnewyddadwy arfaethedig*'.

Mae'r Cyngor hefyd yn hybu ymgysylltiad cynnar ac ystyrlon â'r gymuned. Trwy ymgysylltu â chynrychiolwyr y prosiect a swyddogion o fewn y RhYY, byddai'r Cyngor yn croesawu'r cyfle i ddylanwadu ar weithgareddau ymgynghori ac ymgysylltu lleol a chael ei ddiweddarau yn eu cylch.

- *Buddion Cymunedol*

Mae Cymru'r Dyfodol yn cydnabod y gall cynlluniau ynni adnewyddadwy a charbon isel ar raddfa fawr gynhyrchu buddion cymdeithasol ac economaidd uniongyrchol i gymunedau lleoll ac y dylai datblygwyr archwilio sut y gellir defnyddio gwelliannau o ran isadeiledd sy'n gysylltiedig â datblygiad (gan gynnwys isadeiledd cludiant a systemau cyfathrebu) gan gymunedau sy'n lletya datblygiad i greu buddion ychwanegol, nad ydynt yn ymwneud â chynllunio. Er nad yw'n ystyriaeth gynllunio, gall perchnogaeth leol ar brosiectau, yn llawn neu'n rhannol, sicrhau y gellir cronni'r buddion hyn dros y tymor hir.

Mae paragraff 5.9.24 o Bolisi Cynllunio Cymru'n nodi bod Llywodraeth Cymru'n cefnogi prosiectau a ddatblygir gan sefydliadau wedi'u lleoli'n gyfan gwbl yng Nghymru, yn cynnwys grwpiau cymunedol, neu sydd o fudd cymesur i'r gymuned neu i Gymru yn gyffredinol.

Ym mis Chwefror 2020, cyhoeddodd Llywodraeth Cymru ddatganiad polisi ar berchenogaeth leol o ddatblygiadau ynni. Roedd yn nodi disgwyliad Llywodraeth Cymru i bob prosiect ynni adnewyddadwy newydd yng Nghymru gynnwys o leiaf un elfen o berchenogaeth leol; i gadw cyfoeth a rhoi budd gwirioneddol i gymunedau. Mae creu datblygiadau sy'n eiddo lleol yn cynnig cyfle cryf i gadw gwerth economaidd, gan gyfrannu at ffyniant.

Mae paragraff 5.9.26 yn cadarnhau '*Mae profiad wedi dangos bod cyfleoedd sylweddol i gyflawni mantais leol drwy ddatblygiadau ynni adnewyddadwy. Gellir cyfiawnhau rhai manteision fel lliniaru effeithiau datblygu drwy'r broses gynllunio. Hefyd, gall datblygwyr gynnig manteision nad ydynt yn uniongyrchol gysylltiedig â'r broses gynllunio. Lle y bo'n ymarferol, dylai awdurdodau lleol hwyluso ac annog cynigion o'r fath*'.

Gall Gwasanaeth Ynni Llywodraeth Cymru ddarparu cymorth a rhoi cyngor ynghylch ymrwymiad lleol o ran datblygu ynni adnewyddadwy a chael budd ohono.

Er mwyn i Ynys Môn a'i phreswylwyr elwa'n llawn ar yr effeithiau cadarnhaol a ragwelir o ganlyniad i ddatblygiadau mawr, mae'r Cyngor Sir wedi paratoi Strategaeth Cyfraniadau Buddion Cymunedol gwirfoddol<sup>8</sup>.

Mae'r Cyngor yn cadarnhau ei fod wedi ymrwymo i sicrhau bod pob cymuned yn cael budd uniongyrchol o ddefnyddio eu hadnoddau a'u hamgylchedd lleol gan bob prosiect mawr ar Ynys Môn. Mae'r Cyngor Sir yn disgwyl y bydd pob prosiect mawr yn cyflawni "gwaddol" ar gyfer Ynys Môn, gyda'u datblygu, eu gweithredu a'u hadeiladu yn gwneud cyfraniad

<sup>8</sup> Strategaeth Cyfraniadau Buddion Cymunedol gwirfoddol ([Dolen](#))

cadarnhaol tuag at lesiant, ansawdd bywyd a chynaliadwyedd yr ynys a'i chymunedau.

Mae cyfraniadau buddion cymunedol gwirfoddol yn darparu cyfle dilys i ddatblygwyr prosiectau mawr ddarparu gwobrwyon ystyrion (bo'r rheiny'n rhai ariannol a/neu gyfraniadau o fath arall) i gydnabod y baich, yr anghyfleustod a'r modd y maent yn tarfu ar gymunedau sy'n lletya eu datblygiadau. Byddwn yn rhagweithiol, yn gyson ac yn dryloyw o ran ein hymagwedd tuag at weithio gyda phartneriaid yn y sectorau preifat a chyhoeddus ynghyd â chymunedau'r ynys, er mwyn diogelu buddion ystyrion sy'n mynd i'r afael ag anghenion Ynys Môn.

Mae'r Cyngor yn cydnabod nad oes ganddo unrhyw bwerau i orfodi datblygwyr i ddarparu cyfraniadau o ran buddion cymunedol gwirfoddol, a bod rhaid i ddatblygwyr weld eu bod yn fforddiadwy yn nhermau costau a'r elw a wneir gan eu prosiectau yn ystod oes y prosiectau hynny. Fodd bynnag, erys disgwyliad clir a chryf o safbwynt y Cyngor a'r gymuned leol i'r fferm solar arfaethedig ddarparu lefel sylweddol a hirdymor o fuddion gwirfoddol (ar gyfer y cymunedau hynny sydd agosaf at y prosiect yn bennaf) yn ystod oes y prosiect.

Er mwyn osgoi unrhyw gamddealltwriaeth, neu ansicrwydd, mae'r Cyngor Sir yn nodi nad yw cyfraniadau buddion cymunedol gwirfoddol yn fecanwaith i wneud prosiect/datblygiad mawr yn dderbyniol yn nhermau cynllunio, ac ni fyddant yn cael eu hystyried wrth benderfynu a fydd cais yn cael caniatâd cynllunio. Darperir y sylwadau hyn ar faterion "dewisol" i sicrhau bod ymateb y Cyngor Sir, cyn gwneud cais cynllunio, yn gyflawn a chynhwysfawr.

## 8. Ecoleg

Mae meini prawf (3) a (4) o Bolisi 18 o Cymru'r Dyfodol yn cadarnhau bod angen i'r cynigion sicrhau nad oes unrhyw effeithiau andwyol annerbyniol ar gyfanrwydd safleoedd a ddynodwyd yn rhyngwladol a'r nodweddion y'u dynodwyd ar eu cyfer, ac nad oes unrhyw effeithiau andwyol annerbyniol ar safleoedd cenedlaethol a ddynodwyd yn statudol at ddibenion cadwraeth natur, cynefinoedd na rhywogaethau gwarchoddedig. Mae maen prawf (5) yn cadarnhau y dylai'r cynnig gynnwys mesurau gwella bioamrywiaeth er mwyn sicrhau mantais net i fioamrywiaeth.

Bydd y Cyngor eisiau i'r cais ddangos ei fod wedi ceisio cyfrannu tuag at warchod a gwella'r amgylchedd ac er mwyn osgoi effeithiau andwyol diwrthdro ar yr amgylchedd naturiol trwy ddyluniad arfaethedig a mesurau lliniaru corfforedig y datblygiad.

Mae'r Cyngor yn cadarnhau ei fod yn fodlon â'r cynnig a amlinellir yn Adran 4 o Adroddiad Cwmpasu'r ymgeisydd, lle mae'n berthnasol i'r Cyngor o ran asesu effeithiau posibl y cynnig ar y derbynyddion ecolegol a nodwyd. Mae'r Cyngor yn cadarnhau mai CNC fydd y cynghorydd arweiniol yng nghyswllt Rhywogaethau a Warchodir gan Ewrop a darpariaethau'r Gyfarwyddeb Cynefinoedd.

Mae'r Cyngor yn gobeithio y bydd yr ardal o Safle Bywyd Gwyllt Lleol Cors y Bol, o fewn ardal y cynnig, yn cael ei wella, ac yn gofyn am gadarnhad na fydd unrhyw effeithiau andwyol ar rannau eraill o'r safle.

Mae'r Cyngor wedi derbyn cyfathrebiad gan yr ymgeisydd, a gyflwynwyd ar wahân, sy'n cadarnhau ymrwymiad i gynnwys, fel rhan o'r prosiect, cyfleoedd i wella rhwydweithiau ecolegol presennol, a hynny'n unol â dyletswydd A6 o Ddeddf yr Amgylchedd Cymru, sy'n golygu bod angen i'r Cyngor geisio gwarchod a gwella bioamrywiaeth yn gyffredinol. Nodir y gofynion hyn ym mholisiau AMG5 ac AMG6 y Cynllun Datblygu Lleol hefyd.

Mae'r Cyngor yn croesawu'r ymrwymiad hwn, a byddai'n croesawu trafodaeth bellach maes o law er mwyn cael gwell dealltwriaeth o'r hyn y byddai'r ymrwymiad hwn yn ei gynnwys a sut y caiff ei ddiogelu o fewn y broses gynllunio.

## 9. Traffig a Thrafnidiaeth

Fel y nodwyd yn Adran 1 o'r llythyr hwn, mae'r Adroddiad Cwmpasu'n cadarnhau bod Trafnidiaeth a Mynediad wedi'u cwmpasu allan o'r DA fel effeithiau posibl yn ystod y camau adeiladu a gweithredu gan nad yw'n cael ei ystyried y byddant yn debygol o fod yn sylweddol.

Ar ôl adolygu'r Adroddiad Cwmpasu ac o ganlyniad i'r wybodaeth gyfyngedig sydd ar gael, nid yw'r Cyngor yn gallu cytuno ar hyn o bryd nad oes gan y prosiect y potensial i gael effaith sylweddol ar Drafnidiaeth a Mynediad ac y gellir ei gwmpasu allan o'r DA.

Tra bo'r Cyngor yn cytuno mai ychydig iawn o draffig a gynhyrchir gan y datblygiad unwaith y bydd yn weithredol, a fydd yn golygu rhywfaint o waith cynnal a chadw a gwiriadau achlysurol, mae'r Cyngor yn nodi'r cadarnhad ym mharagraff 2.6 y rhagwelir y bydd rhai effeithiau dros dro o ran trafndiaeth a mynediad, yn enwedig o ystyried natur wledig y safle a'i gyffiniau, yn ystod y cyfnod adeiladu.

Mae'r Cyngor yn gofyn am ragor o fanylion o ran materion yn ymwneud â thrafnidiaeth a mynediad er mwyn penderfynu beth yw arwyddocâd posibl yr effeithiau. Mae hyn yn cynnwys, ond nid yw'n gyfyngedig i nifer y symudiadau a ragwelir yn ôl ac ymlaen i'r safle (o ran cerbydau adeiladu, cerbydau danfon a symudiadau staff), manylion llwybrau cludo ar gyfer y gwaith adeiladu a ddefnyddir i ddanfôn offer i'r safle, ynghyd â chynigion o ran rheoli traffig adeiladu, cyn y gall ddod i farn wybodus ynghylch arwyddocâd yr effaith bosibl ar drafnidiaeth a mynediad.

Mae'r Cyngor yn nodi'r cadarnhad y bydd Datganiad Trafnidiaeth, sy'n sefyll ar ei ben ei hun, a Chynllun Rheoli Traffig Adeiladu Amlinellol yn cael eu cyflwyno gyda'r cais. Ar hyn o bryd, ni all y Cyngor gadarnhau y bydd Datganiad Trafnidiaeth yn ddigonol, ac nad oes angen i Aseiad Trafnidiaeth gynnwys asesiad llawn o effeithiau posibl y datblygiad arfaethedig ar Drafnidiaeth a Mynediad.

Mae'r Cyngor yn disgwyl y bydd y DA yn seiliedig ar ddealltwriaeth gadarn o'r amodau sylfaenol er mwyn sicrhau bod effeithiau posibl y prosiect ar drafnidiaeth a mynediad yn cael eu nodi'n briodol, a bod mesurau lliniaru priodol yn cael eu nodi wedyn a'u diogelu yn ffurf cynigion o ran rheolaeth.

Bydd y Cyngor hefyd yn gofyn am i'r Aseiad Trafnidiaeth/Datganiad Trafnidiaeth/ (gael eu penderfynu yn dilyn ymgysylltiad pellach gan y datblygwr gyda'r Cyngor), a fydd yn cynnwys y manylion a'r ystyriaethau a ganlyn:

- *Dylid ymgymryd â Dadansoddiad Gwrthdrawiad Anaf Personol ar ôl cytuno ar y llwybr cludo a ffeirir ar gyfer y gwaith adeiladu.*
- *Dylai asesiadau gynnwys dadansoddiad o'r rhwydwaith priffyrdd presennol (ar ôl cytuno ar y llwybr cludo a ffeirir ar gyfer y gwaith adeiladu), yn enwedig o ran lled cyfyngedig y gerbyttfordd (ymgymerir â dadansoddiad llwybr cerbydau 'swept path' manwl) a'r gwelliannau posibl i'r priffyrdd a fynir i hwyluso symudiadau traffig dwyffordd.*
- *Mae paragraff 1.17 yn cyfeirio at Gompowndau Adeiladu Dros Dro. Dylid sicrhau ymgysylltu cynnar â'r awdurdod priffyrdd mewn perthynas â'u lleoliad a threfniadau mynediad.*
- *Mae Paragraff 2.4 o'r Adroddiad Cwmpasu'n nodi mai'r prif llwybr i'r safle yw hwnnw trwy'r B5112 o Gyffordd 5 yr A55, a bod y B5112 "yn gyffredinol yn ddigon llydan i ddau gerbyd basio". Mae'r Cyngor yn cadarnhau bod rhannau o'r B5112 yn gul ac nad ydynt yn ddigon llydan i ddau gerbyd mawr basio'n ddirwystr.*
- *O ran y llwybr mynediad arfaethedig ar y B5112, yn ogystal â bod yn gul mewn manau, mae'n gymharol wael o ran ei safonau adeiladu, a gallai cerbydau adeiladu*

*mawr ei ddifrodi. Mae'r awdurdod priffyrdd yn ystyried y dylai'r Datganiad Trafnidiaeth/Asesiad Trafnidiaeth/Cynllun Rheoli Traffig Adeiladu, fel y bo'n briodol, fynd i'r afael â'r agwedd hon, ynghyd â mesurau lliniaru/gwella/adferol a gytunwyd.*

- *Bydd y Cyngor yn gofyn am gytundeb bod y datblygwr am ymgymryd ag arolygon o gyflwr y briffordd ar y cyd cyn, yn ystod, ac ar ôl y cyfnod adeiladu, ac yn ymgymryd â gwaith adferol fel y bo angen.*
- *Mae paragraff 2.6 yn cyfeirio at y traffig yn ystod y cam adeiladu ac yn cyfeirio at "rai effeithiau dros dro" o ran trafndiaeth a mynediad. Mae'r awdurdod priffyrdd yn gofyn am gynnal trafodaeth bellach ynghylch traffig adeiladu a mynediad, er mwyn i lwybrau a mesurau lliniaru a gytunwyd lywio'r Datganiad Trafnidiaeth a Mynediad ar y cyfle cyntaf. Mae'r drafodaeth gynnar hon hefyd yn berthnasol i'r CRhAA (CEMP) a'r CRhTA (CTMP) y cyfeirir atynt ym mharagraff 2.7.*
- *Mae paragraff 9.11 yn cyfeirio at y bennod Methodoleg a Chyfnodau Adeiladu, a fydd yn ffurfio sail tybiaethau'r cam adeiladu ym mhob un o benodau technegol y DA. Mae'r awdurdod priffyrdd yn ystyried y bydd hyn hefyd yn llywio agweddau Trafnidiaeth a Mynediad a CRhTA y cynllun.*

Croesawir y cadarnhad y bydd Cynllun Rheoli Traffig Adeiladu (CRhTA) Amlinellol yn cael ei baratoi i gefnogi'r cais cynllunio, a byddai'r Awdurdod hefyd yn croesawu'r cyfle i gwmpasu manylion y CRhTA gyda'r ymgeisydd.

Lleolir rhai hawliau tramwy cyhoeddus o fewn ardal y datblygiad, fel y cadarnheir gan yr Adroddiad Cwmpasu. Byddai'r Cyngor yn disgwyl i'r cais gynnwys cadarnhad o ran terfynau arfaethedig y safle, ynghyd â chadarnhau y bydd hawliau tramwy cyhoeddus yn dal i fod yn hygyrch yn ystod pob cam o'r datblygiad.

## **10. Gwarchod y Cyhoedd**

Mae'r Cyngor yn fodlon â'r cynnig a nodir yn Adran 6 o Adroddiad Cwmpasu'r ymgeisydd o ran asesu effeithiau posibl y datblygiad arfaethedig yng nghyswllt sŵn.

Bydd y Cyngor yn gofyn am gynnwys amod sydd wedi'i eirio'n addas o fewn unrhyw ganiatâd cynllunio, sy'n cyfyngu'r oriau gweithio yn ystod y cam adeiladu er mwyn lleihau'r effeithiau o ran sŵn a dirgryndod yng nghyswllt unrhyw eiddo preswyl cyfagos a feddiennir.

Mae'r Cyngor yn gofyn y byddai amod o'r fath yn cyfyngu gwaith y cam adeiladu i'r oriau gweithio a ganlyn:

- 0800 – 1800 – dydd Llun i ddydd Gwener
- 0800 – 1300 ar ddyddiau Sadwrn, a dim gweithio ar ddyddiau Sul neu Wyliau Banc

Hefyd, argymhellir bod angen cynnal y gwaith adeiladu'n unol â Dogfen CIRIA – C741,2015–Arferion Amgylcheddol Da ar Safle ('Environmental Good Practice on Site') (4ydd argraffiad).

Yn ogystal, lle bo angen paratoi'r safle yn defnyddio peiriannau torri cerrig niwmatig, bydd angen i'r datblygwr gymryd pob cam rhesymol i atal creu niwsans i feddianwyr cartrefi yn y cyffiniau o ganlyniad i sŵn, dirgryniad a llwch. Dylid hysbysu preswylwyr yn y cyffiniau ymlaen llaw ynghylch unrhyw waith swnllyd ac am faint y bydd y gwaith yn debygol o bara. Dylai camau rheoli addas a digonol fod ar waith i reoli llwch sy'n cael ei chwythu gan y gwynt o bentyrrau stoc cerrig.

## **11. Yr Amgylchedd Dŵr**

Ar ôl adolygu Adran 5 o Adroddiad Cwmpasu'r ymgeisydd, mae'r Cyngor yn fodlon yr ymddengys fod yr ymagwedd gyffredinol yn gymesur a phriodol.

Mae Adran 5.15 yn cynnig cwmpasu'r asesiad o'r risg o lifogydd o'r AEA, ar y sail y bydd angen ymgymryd ag Asesiad Canlyniadau Llifogydd (ACLI). Er cyflawnder, mae'r Cyngor yn awgrymu bod y risg o lifogydd yn cael ei gwmpasu i mewn i'r AEA, gyda chanlyniadau'r ACLI yn cael eu tynnu i mewn i'r maes testun hwnnw, yn ôl yr ymagwedd a gynigir o ran yr effeithiau ar ddŵr daear a dŵr wyneb.

#### - *Caniatâd Systemau Draenio Cynaliadwy*

Tra bo hwn yn ofyniad sy'n sefyll ar wahân i'r angen am ganiatâd cynllunio o dan y ddeddfwriaeth, tynnir sylw'r ymgeiswyr at y drefn System Ddraenio Drefol Gynaliadwy (SuDS) a ddaeth i rym yng Nghymru yn Ionawr 2019. O ran y gofyniad i gael caniatâd SuDS cyn y gwaith adeiladu, efallai y bydd angen newidiadau ailadroddus o ran dyluniad sy'n dylanwadu ar y cynllun a asesir o fewn y DA ac a gyflwynir fel rhan o'r cais.

Mas Adran 5.16 yn cadarnhau nad yw'n cael ei ystyried yn angenrheidiol i ddarparu mesurau SuDS i reoli dŵr ffo, ond y bydd angen cais SuDS ar ôl cael caniatâd. Mae'r Cyngor yn awgrymu i'r ymgeisydd nodi'r strategaeth ddraenio arfaethedig ar gyfer y safle o fewn y bennod berthnasol yn y DA. Dylid nodi'r strategaeth ddraenio yn unol â'r safonau a'r egwyddorion dylunio a nodir yn Safonau Systemau Draenio Cynaliadwy Cymru, gan amlinellu sut y mae'r datblygiad yn cynnig cyflawni'r safonau hynny, ynghyd ag amlinellu unrhyw gyfyngiadau o ganlyniad i natur y safle neu'r math o ddatblygiad.

Felly mae'r Cyngor yn argymhell ymgysylltu'n gynnar â'r Cyngor yn ei gapasiti fel corff cymeradwyo SuDS (CCS). Gellir cael rhagor o fanylion yn yr adran a ganlyn o wefan y Cyngor. <https://www.anglesey.gov.uk/en/Residents/Flood-and-water-management/Sustainable-drainage-systems-approval-body-SAB.aspx>

## **12. Datgomisiynu**

Mae'r Cyngor yn nodi'r cadarnhad y byddai datgomisiynu'r prosiect arfaethedig yn cael ei reoli gan amodau cynllunio. Er mwyn caniatáu rhoi ystyriaeth lawn i fuddion economaidd y cynnig yn ogystal ag unrhyw effeithiau ar yr Iaith Gymraeg (rhai cadarnhaol a negyddol), dylid cynnwys manylion y fethodoleg a gynigir o ran datgomisiynu gyda'r cais.

## **13. Asesu Effeithiau Cronnol**

Fel rhan o'r DA, bydd angen cynnal asesiad priodol o'r Effeithiau Cronnol y bydd angen iddo ystyried effeithiau cronol y prosiect arfaethedig yng nghyswllt prosiectau gweithredol, rhai sydd wedi'u caniatáu neu y gellir eu rhagweld yn rhesymol yn y dyfodol. Byddai'r Cyngor yn croesawu'r cyfle i gytuno ar y prosiectau hynny y dylid eu cynnwys mewn asesiad o'r fath gyda'r ymgeisydd.

## **14. Cysylltiad Grid**

Nodir ym mharagraff 1.16 o Adroddiad Cwmpasu'r ymgeisydd y bydd y datblygiad arfaethedig yn cysylltu â'r rhwydwaith trydan trwy Is-orsaf y Grid Cenedlaethol yng Ngorsaf Bŵer Wylfa, ac y rhagwelir ar hyn o bryd y bydd coridor llwybr y cyswllt grid yn cael ei gynnwys fel rhan o'r cais DAC.

Mae'r Cyngor yn nodi'r llwybr dangosol a ddangosir yn Atodiad 2 o'r Adroddiad Cwmpasu, ynghyd â'r cadarnhad yr ystyrir y darperir y cysylltiad trwy geblau tanddaearol a leolir o fewn y briffordd a fabwysiadir, a chyda lefel yr asesu'n ddibynnol ar y sicrwydd o ran llwybr penodol y cysylltiad grid ar adeg cyflwyno'r cais DAC.

Byddai'r Cyngor yn croesawu cadarnhad o ran p'un a geisir caniatâd ar gyfer llwybr cysylltiad grid y cebl fel rhan o'r DAC neu trwy A50 o'r Ddeddf Ffyrdd Newydd a Gwaith Stryd.

Hyderaf y bydd y cyngor a ddarparwyd uchod yn llywio eich Cyfeiriad o ran Cwmpasu. Pe baech yn dymuno trafod ein cyngor, peidiwch ag oedi rhag cysylltu ag Angharad Crump, Swyddog Arweiniol Prosiectau Mawr (AngharadCrump@ynysmon.gov.uk)

Yn gywir / Yours sincerely

A handwritten signature in black ink, appearing to read 'C. Branch', written in a cursive style.

**Christian Branch**

Pennaeth Gwasanaeth - Gwasanaeth Rheoleiddio a Datblygu Economaidd  
Head of Service - Regulation and Economic Development Service

**Atodiad 1 - Rhestr o holl Bolisiau Perthnasol y Cynllun Datblygu Lleol ar y Cyd (CDLI ar y Cyd)**

PS 1	Yr Iaith Gymraeg a'r Diwylliant Cymreig;
PS 2	Isadeiledd a chyfraniadau gan ddatblygwyr;
ISA 1	Darpariaeth Isadeiledd;
TRA 1	Datblygiadau Rhwydwaith Cludiant;
TRA 4	Rheoli Ardrawiadau Cludiant;
PS 5	Datblygu Cynaliadwy;
PS 6	Lliniaru effeithiau newid hinsawdd ac addasu iddynt;
PCYFF 2	Meini Prawf Datblygu;
PCYFF 3	Dylunio a Siapio Lle;
PCYFF 4	Dylunio a Thirweddu;
PCYFF 6	Cadwraeth Dŵr;
PS 7	Technoleg Adnewyddadwy;
ADN 2	Ynni PV Solar;
PS 13	Darparu cyfle ar gyfer economi ffyniannus;
PS 19	Gwarchod a ble'n briodol gwella'r amgylchedd naturiol;
AMG 3	Gwarchod a gwella nodweddion a rhinweddau sydd yn nodedig i gymeriad y dirwedd leol;
AMG 5	Cadwraeth Bioamrywiaeth Leol;
AMG 6	Gwarchod Safleoedd o Arwyddocâd Rhanbarthol neu Leol;
PS 20	Diogelu a ble'n briodol gwella asedau treftadaeth;
AT 3	Asedau Treftadaeth nad ydynt wedi'u dynodi sydd o arwyddocâd lleol neu ranbarthol;
AT 4	Diogelu safleoedd archaeolegol nad ydynt wedi'u dynodi a'u gosodiad.





**CHRISTIAN BRANCH** B.Sc., P.G. Dip  
Pennaeth Gwasanaeth – Rheoleiddio a Datblygu  
Economaidd  
Head of Service - Regulation and Economic Development

CYNGOR SIR YNYS MÔN  
ISLE OF ANGLESEY COUNTY COUNCIL  
Canolfan Fusnes Môn • Anglesey Business Centre  
Parc Busnes Bryn Cefni • Bryn Cefni Business Park  
LLANGEFNI  
Ynys Môn • Isle of Anglesey  
LL77 7XA

ffôn / tel:

Gofynnwch am / Please ask for:  
E-bost / Email:  
Ein Cyf / Our Ref: Scoping Alaw Môn  
Eich Cyf / Your Ref: DNS 3274702

Dyddiad / Date: 11<sup>th</sup> June 2021

Mr C Sweet,  
Planning and Environment Team,  
The Planning Inspectorate

[dns.wales@planninginspectorate.gov.uk](mailto:dns.wales@planninginspectorate.gov.uk)

Dear Mr Sweet,

**Town and Country Planning Act 1990**  
**The Developments of National Significance (Procedure) (Wales) Order 2016 (As Amended)**  
**Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017**

**Project Name:** Alaw Môn Solar Farm.

**Site Address:** Land at Llantrisant, Anglesey.

**Proposed Development:** Construction of a ground-mounted solar photovoltaic farm with a generating capacity of approximately 160 MW and associated energy storage facility, together with associated landscaping works, infrastructure and access

Thank you for requesting the advice of the Isle of Anglesey County Council (the Council) as the relevant planning authority on the scope of the EIA in relation to the proposed Alaw Môn Solar Farm. The Council acknowledges that the project would constitute a Development of National Significance ('DNS') under the Planning (Wales) Act 2015.

The Council is the Local Authority for the Project Area and would be the relevant Local Planning Authority (LPA) for the purposes of discharging planning conditions and monitoring compliance. The Council would also be the Highway Authority for any highway land identified within the project area.

The Council confirms that the following advice does not prejudice the position of the Council in relation to this development, including the advice of the Council upon receipt of further or more detailed information including an Environmental Statement.

## 1. Scope of the EIA

The Council has reviewed Table 1 of Section 2 of the applicants Scoping Report which provides an EIA Scoping Summary.

The Council notes the confirmation in paragraph 2.2 that the following matters have been scoped out of the EIA.

- *Agricultural Land – an Agricultural Land Classification Report to be prepared*
- *Transport and Access – a Transport Statement and Outline Construction Traffic Management Plan to be prepared*
- *Population and Human Health – an Economic Benefits Statement to be prepared*

Having reviewed the Scoping Report and due to the limited information available, the Council cannot currently agree that the project does not have the potential to have a significant impact on the above three topic areas that have been scoped out of the ES. The Council also requests that matters concerning Socio-Economics are scoped into the ES (see section 8 for further details).

The Council however, notes the confirmation provided in the Scoping Report that the planning application will be accompanied by the identified standalone statements that will deal with the ES topic matters concerned.

The Council expects these standalone statements to be prepared based on a sound understanding of the baseline conditions in order to ensure that potential impacts of the project are appropriately identified and subsequently appropriate mitigation identified and secured.

Further details of the Councils requirements in terms of assessment are set out below under each appropriate ES topic.

The Council will be seeking for the application to include details of all the project components beyond the initial description and for an appropriate assessment of potential impacts to be carried out. This shall include, but not limited to, details of boundary fencing including security fencing as well as lighting requirements.

The Council will require the ES to consider the impacts of all project stages including construction, operation and decommissioning activities where these could give rise to significant environmental effects.

The Council will be seeking for the ES to demonstrate that the mitigation hierarchy has been followed that being that avoidance measures have been built into the project to avoid creating impacts from the outset, or that mitigation measures are proposed an agreed to reduce the duration/intensity and/or extent of impacts identified before finally considering compensation measures to off-set residual impacts.

## **2. Council's overall position**

The Council has a strong commitment and a track record of promoting, supporting and facilitating progress in the low carbon energy sector through the Energy Island Programme (EIP)<sup>1</sup>. The programme is a collective effort amongst key stakeholders to put Anglesey at the forefront of low carbon energy research and development, production and servicing, and bringing with it potentially huge economic benefits. The Energy Island Programme is supportive of low carbon energy developments that provide transformational socio-economic

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<sup>1</sup> IACC Energy Island Programme Website ([Link](#))

opportunities. The EIP aims to attract and de-risk major strategic investment by contributing to supporting the development of competitive people and communities, competitive businesses and modern and fit for purpose infrastructure and premises. By undertaking direct interventions in these areas, there is real opportunity to realise the benefits of major projects that would mitigate adverse impacts and maximise long-term legacy benefits.

The Council notes that the proposed project would assist in realising the overarching vision of the Council's Energy Island Programme. This however is dependent on a number of factors including the realisation of benefits (e.g. socio-economic) and being able to mitigate any potential adverse impacts effectively.

The Council recognises that the project would also contribute towards the UK 2050 net zero target<sup>2</sup> as well as helping to meet the Welsh Government's Prosperity for all: A low carbon Wales<sup>3</sup>. It is also recognised that achieving a low carbon pathway for Wales is contributing to the Welsh Government's well-being objectives.

The Ynys Môn and Gwynedd Joint Local Development Plan (JLDP)<sup>4</sup> provides the Island's land use planning policy framework and confirms the importance of ensuring that, wherever feasible and viable, the plan area realises its potential as a leading area for initiatives based on renewable or low carbon energy technologies. (Strategic Policy PS 7: Renewable Energy Technology, ADN 2: PV Solar Energy and PS 13: Providing opportunity for a flourishing economy).

Anglesey, as an Island, undoubtedly has a very unique and special Sense of Place. The Welsh Language serves as a golden thread, weaving together history and heritage, a strong sense of community, well-being, the land and landscape that has served the community over the centuries – pivotal in sustaining the agricultural economy and supporting a tourism industry, which is critical to the Island's economic sustainability.

The potential benefits and positive impacts from solar farms for host communities and the local economy are minimal. However the landscape impacts, loss of agricultural land and open space and change of undeveloped countryside to energy generation affecting the sense of place results in a substantial cumulative change to the Island which will directly affect communities. This loss of agricultural land and the impacts on the cultural and historical identity of Anglesey is of significant concern to the Council.

Against the background of these important matters, the Council's support for the project is on the basis that the project represents a sustainable form of development. The Council will therefore be seeking for the application to provide confirmation and reassurance that the project represents a sustainable form of development that maximises the benefits of the project to the local economy and communities whilst balancing potential environmental and social effects, in accordance with the requirements of Policy 17 of Future Wales.

### 3. Policy Considerations

#### - *National Planning Policy*

On the 24 February 2021 the Future Wales: The National Plan 2040 was published by the Welsh Government and it forms part of the development plan for an area alongside the Local Development Plan<sup>5</sup>.

<sup>2</sup> UK 2050 Net Zero Target ([Link](#))

<sup>3</sup> Prosperity for all: A low carbon Wales ([Link](#))

<sup>4</sup> Ynys Môn and Gwynedd Joint Local Development Plan ([Link](#))

<sup>5</sup> Future Wales: The National Plan 2040 ([Link](#))

Future Wales acknowledges that Wales is abundant in opportunities to generate renewable energy and states that the Welsh Government is committed to maximising this potential. Generating renewable energy is a key part of their commitment to decarbonisation and tackling the climate emergency and refers to the ambitious targets set for the generation of renewable energy.

Policy 17 – ‘Renewable and Low Carbon Energy and Associated Infrastructure’ gives the positive policy stance from the Welsh Government on renewable and low carbon energy generation, and goes on to give the spatial dimension of the policies which apply to National Parks, AONBs and the Pre Assessed Areas. The Policy confirms that proposals should ensure there is no significant unacceptable detrimental impact on the surrounding natural environment and local communities and that the development should describe the net benefits the scheme will bring in terms of social, economic environmental and cultural improvements to local communities.

Policy 18 – ‘Renewable and Low Carbon Energy Developments of National Significance’ relates to large scale (Development of National Significance (DNS) size) renewable and low carbon developments and provide a framework for decision-making. It is positively framed to making permitting projects the starting point subject to compliance with both Policy 17 and the criteria included within Policy 18.

The criteria states that consideration should be given towards the impact of the proposal on the landscape, nearby communities and individual dwellings, designated sites, biodiversity, built heritage, reflected lights, defence facilities and operations, transport network and the cumulative impact of the proposal. Consideration should also be given towards the sustainable use and management of resources and that there are provisions for decommissioning and restoration.

The Council will expect any application to demonstrate how consideration has been given to the criteria set out under Policies 17 and 18.

Early consultation with the Ministry of Defence by developers is advised where there are active defence sites in the vicinity of a proposal.

An updated Edition 11 of Planning Policy Wales (PPW) was published on the 24th February 2021<sup>6</sup>. The Energy Section is in line with Future Wales by seeking to maximise renewable and low carbon energy generation stating that Local Authorities should facilitate all forms of renewable and low carbon energy development.

It states that developments should seek suitable ways to avoid, mitigate or compensate adverse impacts of renewable and low carbon energy developments. The issues contained within Policy 18 of Future Wales are reiterated with additional reference to impact of climate change on a proposal.

It encourages developers to take an active role in engaging with the local community on renewable energy proposals. This should include pre-application discussion and provision of background information on the renewable energy technology that is proposed.

Welsh Government’s expectation for all new renewable energy projects in Wales to include at least an element of local ownership, to retain wealth and provide real benefit to communities. Locally owned generation provides a strong opportunity to retain economic value, contributing

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<sup>6</sup> Edition 11 of Planning Policy Wales ([Link](#))

to prosperity.

The Wellbeing and Future Generations (Wales) Act 2015 places a well-being duty on public bodies to carry out sustainable development. In the Act, “sustainable development” means the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle aimed at achieving the wellbeing goals.

The Council requests that the applicant is asked to demonstrate as part of its application how the proposed development meets the wellbeing goals as defined by the Act in order to demonstrate a sustainable form of development.

- *Local Planning Policy*

The Renewable Energy Technology section lies within Chapter 6.2 of the adopted Ynys Mon and Gwynedd Joint Local Development plan (JLDP). This gave the context for renewable energy at the time the Plan was prepared and contains positive planning policies for renewable energy. For a solar farm application the applicable policies are strategic policy PS 7 ‘Renewable Energy Technology’ and policy ADN 2 ‘PV solar energy’.

Strategic Policy PS 7 promotes renewable energy technologies provided that they comply with the criteria within the Policy.

Policy ADN 2 states that applications for Solar PV Farms of 5MW or more should be directed to the potential search areas shown on the proposals map (opportunity areas). It further states that proposals of this scale (i.e. 5MW or more) will only be permitted in other locations in exceptional circumstances when the need for a scheme can be justified and there are specific locational circumstances. The policy includes 4 specific criteria’s that proposals need to conform with.

As part of the evidence base for the JLDP the Council had to undertake a study over the potential of allocating areas of opportunity for renewable energy schemes or other low carbon technologies

11 potential sites were identified and these appear within Table 11 in the Explanation text to Policy ADN 2 as potential opportunity areas. These Potential Opportunity Areas are not allocations for solar PV farms but rather areas where such proposals should be directed to.

As none of the parcels identified in the EIA Scoping report forms part of the Potential Opportunity Areas identified within Policy ADN 2 of the JLDP, in line with the requirements of Policy ADN 2, an application would need to justify an alternative to the potential opportunity areas identified in the Plan:

- Need for the scheme - As clarified by Lesley Griffiths (Cabinet Secretary for Environment and Rural Affairs) in a letter dated the 7 August 2017: “*The issue of demonstrating need for renewable energy has never been highlighted as a material consideration in the planning process and the over-riding imperatives to produce more renewable energy to reduce the impact of climate change and meet our decarbonisation targets are crucial in this regard.*” The need for the proposal in terms of Policy ADN 2 refers to the requirement to justify an alternative to the potential opportunity areas identified in the Plan rather than questioning the specific need for additional solar PV farms.
- Specific Locational Circumstances - This refers to the need to justify how this specific site has been identified by the applicant through a site selection process.

In light of the above, a formal submission should be supported with justification over the need for the scheme outlining why the potential opportunity areas identified in the JLDP were not considered by the applicant and/or issues affecting the implementation of these opportunity areas. In addition, such justification should also outline the specific locational circumstances that led to the identification of the specific parcels of land subject to the application based upon a site selection process.

Included in Appendix 1 is a full list of all the relevant policies included in the Joint LDP that are relevant and require consideration as part of any application. The policy considerations are also dealt with below in relation to specific topic areas.

#### **4. Landscape and Visual Impact Assessment**

Policy 18 of Future Wales confirm that renewable and low carbon Energy Development qualifying as DNS will be permitted provided that they meet the listed criteria set out under the Policy. Criteria 1 and 2 confirms that;

1. *outside of the Pre-Assessed Areas for wind developments and everywhere for all other technologies, the proposal does not have an unacceptable adverse impact on the surrounding landscape (particularly on the setting of National Parks and Areas of Outstanding Natural Beauty);*
2. *there are no unacceptable adverse visual impacts on nearby communities and individual dwellings;*

In addition the Policy confirms that the cumulative impacts of existing and consented renewable Energy schemes should also be considered.

Consideration is also required to the provisions included within policy ADN2 of the adopted Ynys Mon and Gwynedd Joint Local Development plan (JLDP) which is referred to in Section 3 of this response.

The scope of the Landscape and Visual Impact Assessment (LVIA) will need to be agreed with the Council including agreement in relation to the study area, baseline, potential cumulative schemes to be included, assessment methodology and viewpoints to be used as part of the Assessment.

There is no detail on the project components beyond the initial description. This will influence the type and content of visualisations. The approach (photomontages, annotated photographs etc.) will need to be agreed along with details to be included e.g. panels, fencing, substation, energy storage facility, access tracks etc.

In addition to the LVIA a standalone Residential Visual Amenity Assessment (RVAA) is also required which is an assessment of potential effects on private amenity.

The Landscape and Visual Impact Assessment (LVIA) should comply with the Guidelines for Landscape and Visual Impact Assessment (GLVIA 3<sup>rd</sup> Ed.) and the Residential Visual Amenity Assessment (RVAA) should comply with the Landscape Institute up to date guidelines.

In relation to the reference to the viewpoint assessment in paragraph 3.25, this assessment may need to consider areas outside the initial study for the purpose of cumulative assessments.

Views from fixed residential visual receptors referred to in paragraph 3.26 should be considered under the RVAA.

The Council confirms that the baseline for these Assessments should include the following;

- Local Landscape Character Areas
- NRW LANDMAP Aspect Areas Local and national cycle routes
- National Cycle and PRow network

The Council confirms that no National or Local landscape designations fall within the initial study area.

Sources of information should include the following;

- Future Wales – the National Plan 2040
- PPW - Ed. 11
- Anglesey and Gwynedd Joint Local Development Plan 2011 - 2026
- Isle of Anglesey, Gwynedd and Snowdonia National Park Landscape Sensitivity and Capacity Assessment
- Anglesey Landscape Strategy Update 2011
- NRW LANDMAP guidance
- Landscape Institute guidance (photography and residential visual amenity assessment (RVAA)).

In terms of the list of cumulative schemes provided in table 7, the Council would welcome the opportunity to agree a list of cumulative schemes that are to be included in the assessment with the applicant.

Consideration needs to be given to the loss of any landscape features such as trees, hedges or landscape form through any levelling of the site. The level of change on the site should be minimised with consideration being given to mitigation measures such as replanting for screening etc.

In addition, the impact of losing field patterns if the panels are higher than the existing boundaries especially if placed close to existing boundaries need to be considered within the assessment.

## **5. Cultural Heritage and Archaeology**

Criterion (6) of Policy 18 of Future Wales states that there should be no unacceptable adverse impacts on statutorily protected built heritage assets.

### *- Archaeology*

The Council has consulted with GAPS, the regional curator with regulatory and advisory functions and the Council's advisor with regards to matters concerning archaeology.

GAPS have confirmed that it has been contacted by the applicant's heritage consultants, Pegasus about this scheme.

GAPS and the Council confirms that the approach set out in the Scoping Report Section 7: Cultural Heritage appears appropriate and as discussed with GAPS. It is understood that a Written Scheme of Investigation (WSI) for geophysical survey has been submitted to and approved by GAPS although it is not known whether this work has commenced.

The Council highlights that it is likely that trial trenching will be necessary following desk-based assessment and geophysical survey in order to establish the character, extent and significance of any archaeology at the site. The results of the trial trenching evaluation will also need to be included in the Environmental Statement.

### *- Listed Buildings*

No listed buildings are located within the proposed development site. Therefore, the proposals will not result in direct impacts on the listed buildings. However, as has been acknowledged in the Scoping Report the indirect impacts on these designated heritage assets by, change to setting, will need to be scoped in.

Whilst the Scoping Report appears to have identified all the neighbouring listed buildings obviously, the setting of some will be more sensitive than others with visualisations required to assess the impact of the proposals on their setting e.g. Church of St Mary near Ceidio etc. The assessment should be in accordance with the guidance contained within the WG/Cadw publication Setting of Historic Assets in Wales 2017.

The Council would welcome further engagement with the developer with regards to this assessment.

## **6. Agricultural Land Classification**

Planning Policy Wales states that the best and most versatile agricultural land (grades 1, 2 and 3a) should be conserved and considerable weight should be given towards protecting such land from development. Land in grades 1, 2 and 3a should only be developed if there is an overriding need for the development and lower grade land is unavailable. This is reiterated within Policy PS 6 of the JLDP.

The Council notes the confirmation that a Agricultural Land Classification Report is to be prepared in support of the planning application.

Paragraph 2.3 of the Screening Report states that sheep grazing would still be possible at the site. We would expect a firm commitment towards this to lessen the impact on the loss of agricultural land with evidence of this usage at other implemented sites.

## **7. Socio-Economic Considerations**

The Council requests that matters concerning socio-economics are scoped into the ES.

Future Wales acknowledges that large-scale renewable and low carbon energy schemes can generate direct social and economic benefit to local communities.

The Council will be seeking for confirmation and commitment that the local socio-economic benefits arising from all stages of the project will to be maximised and appropriately secured within any consent given for the development. This includes both job opportunities and supply chain opportunities during construction and operation. The Council will also be looking for appropriate monitoring mechanisms to be established in order to confirm the actual benefits during the project implementation stage.

The Council welcomes the confirmation provided in the Scoping report that an Economic Benefits Statement is to be prepared and form part of the application.

This document should outline the quantifiable socio-economic benefits arising from the project for local individuals, businesses and the community, refer to good-practice examples from other similar developments, and confirm those policies and procedures that are to be adopted to ensure positive local economic outcomes are realised.

The Council will be looking for such a Statement to allow the Council to reach an informed view (with the necessary confidence and certainty) in respect of aspects such as:

- Local Supply Chain Opportunities – early identification of the potential local supply chain opportunities and identification of the local supplier development that are require to ensure that local supplies can capitalise on the opportunities that arise from the



- development (building and operational);
- Identification of the job opportunities (direct and indirect), expected wage range and qualification requirements
- Early identification of future skill requirements to ensure local training providers including Grwp Llandrillo Menai, career advisors, and individuals are made aware of likely future employment opportunities/ requirements;
- Consideration and development of any potential for associated traineeship and apprenticeship opportunities

The Council would be pleased to have the opportunity to scope the Economic Benefits Statement early with the applicant on order to ensure that it is robust and sufficiently detailed.

Tourism is the largest economic sector on the Island with visitors coming to Anglesey to experience its unique character and very special sense of place, peaceful and tranquil setting, its beaches, seascapes and its dramatic landscapes. Its greatest tourism assets lie in its natural and historic environment and its landscape which have been acknowledged and designated nationally and internationally.

The Council will be seeking for the application to carry out appropriate assessment of the potential impacts arising from all stages of the project on Anglesey's Tourism Sector.

This will need to include confirmation as to how workers are to be accommodated during all stages of the work. This is required in order to confirm if the project has the potential to impact on the tourism sector and to confirm whether appropriate mitigation measures need to be identified to minimise effects.

- *Welsh language and Culture*

Consideration needs to be given to the requirements of Policy PS 1 of the Joint Local Development Plan.

The Policy confirms that a Welsh Language Statement or Welsh Language Assessment is required where development falls within the specified categories. This is to ensure that development, where required protects, promotes and enhances the Welsh Language.

If 10 or more of the construction workers and/or decommissioning workers jobs on the site would have to be marketed beyond the 3 local Travel to Work Areas, then a Welsh language Impact Assessment would have to be prepared in support of the application. If this is not the case then due to the size of the site area a Welsh Language Statement would need to support the planning application.

A methodology for preparing such an Assessment or Statement is contained within the Supplementary Planning Guidance (SPG) Maintaining and Creating Distinctive and Sustainable Communities<sup>7</sup>.

A Welsh Language Assessment or Statement can also assist with highlighting the economic benefits of the scheme.

- **Local Involvement and Community Benefits**

- *Local Involvement*

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<sup>7</sup> Supplementary Planning Guidance (SPG) Maintaining and Creating Distinctive and Sustainable Communities [\(Link\)](#)

Planning Policy Wales (paragraph 5.9.22) confirms that *‘whatever the size of a scheme, developers should take an active role in engaging with the local community on renewable energy proposals. This should include pre-application discussion and provision of background information on the renewable energy technology that is proposed’.*

The Council also promotes early and meaningful community engagement. The Council through engagement between project representatives and officers within the EIP would welcome the opportunity to influence the local consultation and engagement activities and be kept updated.

- *Community Benefits*

Future Wales acknowledges that large-scale renewable and low carbon energy schemes can generate direct social and economic benefit to local communities and that developers should explore how infrastructure improvements associated with a development (including transport infrastructure and communications systems) may be utilised by the host communities to bring additional, non-planning related benefits. Although not a planning consideration, local ownership of projects, in whole or part, can ensure these benefits are accrued over the long-term.

Paragraph 5.9.24 of Planning Policy Wales states that the Welsh Government supports projects which are developed by wholly Wales based organisations, including community groups or provide proportionate benefit to the host community or Wales as a whole.

In February 2020 the Welsh Government published a policy statement on local ownership of energy developments. This set out the Welsh Government’s expectation for all new renewable energy projects in Wales to include at least an element of local ownership, to retain wealth and provide real benefit to communities. Locally owned generation provides a strong opportunity to retain economic value, contributing to prosperity.

Paragraph 5.9.26 confirms that *‘experience has shown that there are significant opportunities to achieve local benefits through renewable energy developments. Some benefits can be justified as mitigation of development impacts through the planning process. In addition, developers may offer benefits not directly related to the planning process. Local authorities, where practical, should facilitate and encourage such proposals’.*

The Welsh Government’s Energy Service can provide support and advice on local involvement in developing renewable energy and benefiting from it.

In order for Anglesey and its residents to fully capitalise upon the anticipated positive impacts of major development, the County Council has prepared a voluntary Community Benefit Contributions Strategy<sup>8</sup>.

The Council confirms that it is committed to ensuring that all communities benefit directly from the use of their local resources and environment by all major projects on Anglesey. The Council expects all major projects to deliver a positive “legacy” for Anglesey, with their development, operation and construction making a positive contribution to the well-being, quality of life and sustainability of the Island and its communities.

Voluntary community benefit contributions provide a legitimate opportunity for major project developers to provide meaningful rewards (be it financial and/or in-kind contributions) in recognition of the burden, disruption and inconvenience being imposed on the communities

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<sup>8</sup> Community Benefit Contributions Strategy ([Link](#))

hosting their developments. We will be proactive, consistent and transparent in our approach to working with private and public sector partners, and the island's communities, to secure meaningful benefits which address the needs of Anglesey.

The Council acknowledges that it has no powers to compel developers to provide voluntary community benefit contributions; and that they must be seen by developers to be affordable in terms of the overall costs and profits of their projects over their lifecycles. However, there remains a clear and strong expectation from both the Council and the local community for the proposed solar farm to provide a significant and long term level of voluntary benefits (primarily for the communities in closest proximity) for the lifetime of the project .

For the avoidance of misunderstanding; or uncertainty, the County Council notes that voluntary community benefit contributions are not a mechanism to make a major project/development acceptable in planning terms, and they are not taken into account when determining an application for planning consent. These comments on "discretionary" issues are provided to ensure the County Council's pre application response is complete and comprehensive.

## **8. Ecology**

Criteria (3) and (4) of Policy 18 of Future Wales confirms that proposals need to ensure no unacceptable impact on the integrity of internationally designated sites and the features for which they are designated and that there are no unacceptable adverse impact on national statutory designated sites for nature conservation, protected habitats and species. Criterion (5) confirms that the proposal should include biodiversity enhancement measures to provide a net benefit for biodiversity.

The Council will be seeking for the application to demonstrate that it has sought to contribute to the protection and enhancement of the environment and avoid irreversible harmful effects on the natural environment through the proposed design and embedded mitigation measures applied to the development.

The Council confirms that it is satisfied with the proposal outlined in Section 4 of the applicants Scoping Report where relevant to the Council with regards to assessing the potential impacts of the proposal on the ecological receptors identified. The Council confirms that NRW will be the lead advisor with regards to European Protected Species and the provisions of the Habitats Directive.

The Council trusts that the area of Cors y Bol Local Wildlife Site within the proposal area will be enhanced, and seek confirmation that there will not be any adverse impacts on other parts of the site.

The Council has received separate communication from the applicant which confirms a commitment to include as part of the project opportunities to enhance existing ecological networks, this being in line with S6 duty from Environment Wales Act, under which there is a need for the Council to seek to conserve and enhance biodiversity overall. These requirements are also set out in the Local Development Plan policies AMG5 and AMG6.

The Council welcomes this commitment and would welcome further discussion in due course in order to get a better understanding of what this commitment would include and how it will be secured within the planning process.

## **9. Traffic and Transport**

As identified in Section 1 of this letter, the Scoping Report confirms that Transport and Access is scoped out of the ES as potential effects during both construction and operations phase are

not considered likely to be significant.

Having reviewed the Scoping Report and due to the limited information available, the Council cannot currently agree that the project does not have the potential to have a significant impact on Transport and Access and can be scoped out of the ES.

Whilst the Council agrees that the development will generate very little traffic once operational, consisting of limited maintenance and occasional checks, the Council notes the confirmation in paragraph 2.6 that it is anticipated that there will be some temporary effects on transport and access, particularly given the rural nature of the site and surrounding during the construction phase.

The Council requires further details in relation to matters concerning transport and access in order to determine what the potential significance of the impacts are. This includes, but not limited to, the anticipated number of movements to and from the site (both construction vehicles, delivery vehicles and staff movement), details of the construction haulage routes that will be used to deliver equipment to site and construction traffic management proposals before it can come to an informed view with regards to the significance of the potential impact on transport and access.

The Council notes the confirmation that the application will be accompanied by a standalone Transport Statement and Outline Construction Traffic Management Plan. At this stage the Council cannot confirm that a Transport Statement will be sufficient and that there is no need for a Transport Assessment to fully assess the potential impacts of the proposed development on Transport and Access.

The Council expects the ES to be based on a sound understanding of the existing baseline conditions in order to ensure that potential impacts of the project on transport and access are appropriately identified and subsequently appropriate mitigation identified and secured in the form of management proposals.

The Council will also be seeking for the Transport Assessment/Transport Statement/ (to be determined following further engagement by the developer with the Council) to include the following detail and considerations;

- *Personal Injury Collision Analysis should be undertaken once the preferred construction haulage route has been agreed.*
- *Assessments should include analysis of the existing highway network (once the preferred construction haulage route has been agreed), particularly the existing constrained carriageway widths (detailed swept path analysis to be undertaken) and potential highway improvements required to facilitate two-way traffic movements.*
- *Paragraph 1.17 refers to Temporary Construction Compounds. Early engagement with the highway authority should take place with regard to location and access arrangements.*
- *Paragraph 2.4 of the Scoping Report notes that the main route to the site is via the B5112 from J5 of the A55 and that the B5112 is “generally wide enough for two vehicles to pass”. The Council confirms that there are sections of the B5112 that are narrow and not wide enough for two large vehicles to pass unhindered.*
- *The proposed access route via the B5112 as well as being narrow in places, is of relatively poor construction standards and could be liable to damage from large construction vehicles. The highway authority considers that the Transport Statement/Transport Assessment/CTMP as appropriate should address this aspect together with agreed mitigation/improvement/remedial measures.*
- *The Council will be seeking agreement that the developer will undertake pre, during and post joint highway condition surveys and undertake remedial works as necessary*

- *Paragraph 2.6 refers to construction phase traffic and refers to “some temporary effects” on transport and access. The highway authority requests that further discussion on construction traffic and access is undertaken, in order that agreed routes and mitigation measures can inform the Transport & Access Statement at the earliest opportunity. This early discussion is also relevant to the CEMP and CTMP referred to at paragraph 2.7.*
- *Paragraph 9.11 refers to the Construction Methodology and Phasing chapter, which will form the basis of the construction phase assumptions in each of the technical chapters of the ES. The highway authority considers that this will also inform the Transport and Access and CTMP aspects of the scheme.*

The confirmation that an Outline Construction Traffic Management Plan (CTMP) is to be prepared to support the planning application is welcomed and the Authority would also welcome the opportunity to scope the detail of the CTMP with the applicant.

Some public rights of way are located within the development area as confirmed by the Scoping Report. The Council would expect the application to include confirmation of the proposed site boundaries and confirm that public rights of way will still be accessible at all stages of the development.

## **10. Public Protection**

The Council is satisfied with the proposal set out in Section 6 of the applicants Scoping Report with regards to assessing the potential effects of the proposed development with respect to noise.

The Council will be requesting that a suitable worded condition is included on any planning consent restricting the hours of work during the construction phase in order to minimise both noise and vibration effects for any nearby occupied residential properties.

The Council requests that such a condition would restrict the construction phase to the following working hours;

- 0800 – 1800hrs – Monday to Friday
- 0800 – 1300hrs on Saturday's and no working on Sunday's or Bank Holidays.

In addition, it is recommended that the construction works be carried out in accordance with CIRIA Document – C741,2015– Environmental Good Practice on site (4th edition).

Furthermore, where it is necessary to prepare the site using pneumatic rock machinery, the developer will be required to take all reasonable steps to prevent nuisance being caused to current occupiers of surround residences from noise vibration and dust. Surrounding residents should be pre-notified of any noisy work and the likely duration of the works. Suitable and sufficient controls should be in place to control wind-blown dust arising from rock stock piles.

## **11. Water Environment**

Having reviewed Section 5 of the applicants Scoping Report, the Council is satisfied that the overall approach seems proportionate and appropriate.

Section 5.15 proposes to scope out the assessment of flood risk from the EIA, on the basis that a FCA will need to be undertaken. For completeness the Council suggest that flood risk is scoped in to the EIA with the results of the FCA drawn into that topic area, as per the proposed approach for ground and surface water impacts.

- *Sustainable Drainage Consent*

Whilst a separate legislative requirement from the need for Planning permission, the applicants attention is drawn to the statutory Sustainable Urban Drainage System (SuDS) regime that came into force in Wales in January 2019. The requirement to obtain SuDS consent prior to construction may require iterative design changes that influence the scheme that is to be assessed within the ES and taken through to application.

Section 5.16 confirms that it is not deemed necessary to provide SuDS measures to manage runoff, but that a SuDS application will be required post consent. The Council suggests that the applicant sets out the proposed drainage strategy for the site within the relevant ES Chapter. The drainage strategy should be laid out in line with the design standards and principles set out in the Sustainable Drainage Systems Standards for Wales, outlining how the development proposes to meet those standards and outlining any constraints due to the nature of the site or type development.

The Council therefore recommends early engagement with the Council in its capacity as SuDS approving body (SAB). Further details can be found on the following section of the Councils website

<https://www.anglesey.gov.uk/en/Residents/Flood-and-water-management/Sustainable-drainage-systems-approval-body-SAB.aspx>

## **12. Decommissioning**

The Council notes the confirmation that decommissioning of the proposed project would be controlled by planning conditions. To allow for full consideration to be given towards the economic benefits of the proposal as well as any Welsh Language impacts (both positive and negative) details regarding the proposed decommissioning methodology should be included with the application.

## **13. Assessment of Cumulative Effects**

As part of the ES there will be a need for an appropriate Cumulative Impact Assessment which will need to consider the impacts of the proposed project cumulatively with other operational, consented or reasonable foreseeable projects. The Council would welcome the opportunity to agree those projects that are to be included in such an Assessment with the applicant.

## **14. Grid Connection**

It is noted that paragraph 1.16 of the applicants Scoping Report confirms that the proposed development will connect to the electricity network via the National Grid Substation at Wylfa Nuclear Power Station and that it is currently anticipated that the grid connection route corridor will be included as part of the DNS application.

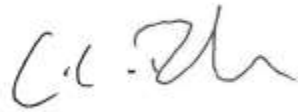
The Council notes the indicative route shown at Appendix 2 of the Scoping Report, the confirmation that it is considered that the connection will be provided by underground cabling located within the adopted highway and with the level of assessment being dependant on the certainty on the specific grid connection route at the time the DNS application is submitted.

The Council would welcome confirmation as to whether consent for the cable grid connection route is to be sought as part of the DNS or via S50 of the New Roads and Street Works Act.

I hope that the above advice will help inform your Scoping Direction. Should you wish to discuss our advice please do not hesitate to contact Angharad Crump, Lead Officer Major Projects (AngharadCrump@ynysmon.gov.uk)

SWYDDOGOL / OFFICIAL

Yn gywir / Yours sincerely

A handwritten signature in black ink, appearing to read 'C. Branch', written in a cursive style.

**Christian Branch**

Pennaeth Gwasanaeth – Gwasanaeth Rheoleiddio a Datblygu Economaidd  
Head of Service - Regulation and Economic Development Service

**Appendix 1 – List of all relevant Joint Local Development Plan (JLDP) Policies**

PS 1	Language and culture;
PS 2	Infrastructure and Developer Contributions;
ISA 1	Infrastructure Provision;
TRA 1	Transport Network Developments;
TRA 4	Managing Transport Impacts;
PS 5	Sustainable Development;
PS 6	Alleviating and Adapting to the Effects of Climate Change;
PCYFF 2	Development Criteria;
PCYFF 3	Design and Place Shaping;
PCYFF 4	Design and Landscaping;
PCYFF 6	Water Conservation;
PS 7	Renewable Energy Technology;
ADN 2	PV Solar energy;
PS 13	Providing Opportunity for a Flourishing Economy;
PS 19	Conserving and where appropriate enhancing the natural environment;
AMG 3	Protecting and enhancing features and qualities that are distinctive to the local landscape character;
AMG 5	Local biodiversity conservation;
AMG 6	Protecting sites of regional or local significance;
PS 20	Preserving and where appropriate enhancing heritage assets;
AT 3	Locally or regionally significant non-designated heritage assets;
AT 4	Protection of non-designated archaeological sites and their setting.