

# Copy Of EIA Scoping Direction

APP 06

Development of National Significance

## 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

June 2021





The Planning Inspectorate  
Yr Arolygiaeth Gynllunio

# DNS: EIA Scoping Direction

## 3274702: Alaw Môn Solar Farm

30 June 2021

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**This Scoping Direction is provided on the basis of the information submitted to the Planning Inspectorate on 6 May 2021, in addition to consultation responses received. The advice does not prejudice any recommendation made by an Inspector or any decision made by the Welsh Ministers in relation to the development, and does not preclude the Inspector from subsequently requiring further information to be submitted with the submitted DNS application under Regulation 24 of [The Town and Country Planning \(Environmental Impact Assessment\) \(Wales\) Regulations 2017](#) (as amended) (“The 2017 Regulations”).**

## 1. Introduction

The Planning Inspectorate (“the Inspectorate”) received a request under [Regulation 33](#) of the 2017 Regulations for a Scoping Direction in relation to the proposed construction of a ground mounted solar photovoltaic farm and associated infrastructure.

The request was accompanied by a [Scoping Report](#) (SR) that outlines the proposed scope of the Environmental Statement (ES) for the proposed development.

This Direction has taken into account the requirements of the 2017 Regulations as well as current best practice towards preparation of an ES. In accordance with the 2017 Regulations the Inspectorate has consulted on the SR and the responses received from the consultation bodies have been taken into account in adopting this Direction.

The Inspectorate is authorised to issue this Scoping Direction on behalf of the Welsh Ministers.

## 2. Site Description

The site extends to some 300 ha, located approximately 500 m to the east of Llantrisant and 1.5 km to the west of Llannerch-y-medd on the Isle of Anglesey. Further details are given at paragraph 1.4 of the SR and a site location plan is provided at appendix 1 of the SR.

## 3. Proposed Development

The proposal is for construction of a ground-mounted photovoltaic solar farm (with an anticipated generating capacity of some 160 MW) and associated energy storage facility, together with associated landscaping, works, infrastructure and access. A full description of the various elements is set out at paragraph 1.12 of the SR.

The scope of the EIA should include all elements of the development as identified in the SR, both permanent and temporary, and this Scoping Direction is written on that basis.

In line with the requirements of [Regulation 17](#) and [Schedule 4](#) to the 2017 Regulations, any reasonable alternatives considered should be presented in the ES. The reasons behind the selection of the chosen option should also be provided in the ES, including where environmental effects have informed the choices made.

## 4. Consultation

In line with [Regulation 33\(7\)](#) of the 2017 Regulations, formal consultation was undertaken with the following bodies:

- Local Planning Authority [Isle of Anglesey County Council] (IoACC)
- Natural Resources Wales (NRW)
- Cadw
- Dŵr Cymru (DCWW)
- The Health and Safety Executive (HSE)
- The Planning Directorate of the Welsh Government (Aviation Safeguarding)
- The Defence Infrastructure Organisation (DIO)

Responses received are included in **Appendix 1**.

## 5. Environmental Impact Assessment Approach

The Applicants should satisfy themselves that the ES includes all the information outlined in [Schedule 4](#) of the 2017 Regulations. In addition, the Applicant should ensure that the Non-Technical Summary includes a summary of all the information included in Schedule 4. Consider a structure that allows the author of the ES and the appointed Inspector and Decision Maker to readily satisfy themselves that the ES contains all the information specified [Regulation 17](#) and Schedule 4 of the 2017 Regulations. Cross refer to the requirements in the relevant sections of the ES and include a summary after the Contents page that lays out all the requirements from the Regulations and what sections of the ES they are fulfilled by.

As the assessments are made, consideration should be given to whether standalone topic chapters would be necessary for topics that are currently proposed to be considered as part of other chapters, particularly if it is apparent that there are significant effects and a large amount of information for a particular topic.

There may also be topic areas scoped out of the ES where the developer may wish to include application documents that sit outside of the ES and provide information that will support their consultation(s) and the decision-making process. The developer is encouraged to liaise with key consultees regarding non-ES application documents which are not a legislative requirement of the DNS regime. If agreement cannot be reached over non-ES application documentation, then the developer may wish to explore whether the Inspectorate can help provide clarity via its statutory preapplication advice service.

The ES should focus on describing and quantifying significant environmental effects. Policy considerations / arguments relating to those impacts should be addressed in other documentation supporting the application (e.g. a Planning Statement), which cross references the ES where necessary.

## 5.1 Baseline

[Schedule 4](#) of the 2017 Regulations states that the 'baseline scenario' is "A description of the relevant aspects of the **current** state of the environment" (emphasis added). The baseline of the ES should reflect actual current conditions at that time.

## 5.2 Reasonable Alternatives

In line with the requirements of [Regulation 17](#) and [Schedule 4](#) to the 2017 Regulations, any reasonable alternatives studied by the Applicant should be presented in the ES. The reasons behind the selection of the chosen option should also be provided in the ES, including where environmental effects have informed the choices made.

It is worth bearing in mind that under the [Conservation of Habitats and Species Regulations 2017](#) ("the Habitats Regulations") unless it can be clearly shown to the Welsh Ministers that the project would have no adverse effect on the integrity of any designated sites, it would have to be shown that there is no feasible alternative solution (see advice note from [IEMA](#)). Further advice regarding the Habitats Regulations is provided in the final chapter of this Screening Direction.

## 5.3 Currency of Environmental Information

For all environmental aspects, the applicant should ensure that any survey data is as up to date as possible and clearly set out in the ES the timing and nature of the data on which the assessment has been based. Any study area applied to the assessments should be clearly defined. The impacts of construction, operation and decommissioning activities should be considered as part of the assessment where these could give rise to significant environmental effects. Consideration should be given to relevant legislation, planning policies, and applicable best practice guidance documents throughout the ES.

The ES should include a chapter setting out the overarching methodology for the assessment, which clearly distinguishes effects that are 'significant' from 'non-significant' effects. Any departure from that methodology should be described in individual aspect assessment chapters. Where professional judgement has been applied this should be clearly stated.

The ES topic chapters should report on any data limitations, key assumptions and difficulties encountered in establishing the baseline environment and undertaking the assessment of environmental effects.

## 5.4 Cumulative Effects

The Inspectorate welcomes the commitment to address cumulative effects. Effects deemed individually not significant from the assessment, could cumulatively be significant, so inclusion criteria based on the most likely significant effects from this type of development may prove helpful when identifying what other developments should be accounted for. The criteria may vary from topic to topic.

The applicants should note that best practice is to include proportionate information relating to projects that are not yet consented, dependent on the level of certainty of them coming forward. While development that has been constructed at the time of completion of

the ES will form part of the baseline it may still be necessary to include such developments in the consideration of cumulative effects.

All of the other developments considered should be documented and the reasons for inclusion or exclusion should be clearly stated. Professional judgement should be used to avoid excluding other development that is close to threshold limits but has characteristics likely to give rise to a significant effect; or could give rise to a cumulative effect by virtue of its proximity to the proposed development. Similarly, professional judgement should be applied to other development that exceeds thresholds but may not give rise to discernible effects. The process of refinement should be undertaken in consultation with the relevant statutory consultees listed in section 4 of this direction as appropriate. The applicants should also closely monitor the DNS Portal for other proposals in the vicinity.

It is noted that at the time the SR was produced, the applicants had identified a single scheme for cumulative assessment (the potential Môn Solar Farm – DNS Ref. 3270579). However, the applicants are advised to keep a watching brief during the process of assessment, in order to ensure completeness at the time the ES is finalised.

The scope of the cumulative assessment should be fully explained and justified in the ES.

The Planning Inspectorate's guidance for Nationally Significant Infrastructure Projects – [Advice Note 17: Cumulative Effects Assessment](#) sets out a staged process for assessing cumulative impacts that may be of relevance to the Applicant.

### 5.5 Mitigation

Any mitigation relied upon for the purposes of the assessment should be explained in detail within the ES. The likely efficacy of the mitigation proposed should be explained with reference to residual effects. The ES should provide reference to how the delivery of measures proposed to prevent/ minimise adverse effects is secured (through legal requirements or other suitably robust methods) and whether relevant consultees agree on the adequacy of the measures proposed.

### 5.6 Population and Human Health

The Applicant should ensure that the ES addresses any significant effects on population and human health, in light of the EIA Regulations 2017. This could be addressed under the separate topic chapters or within its own specific chapter.

### 5.7 Transboundary Effects

[Schedule 4 Part 5](#) of the EIA Regulations requires a description of the likely significant transboundary effects to be provided in an ES. The ES should address this matter as appropriate.

## **6. Environmental Impact Assessment Aspects**

This section contains the Inspectorate's specific comments on the scope and level of detail of information to be provided in the Applicant's ES. Environmental topics or features are not scoped out unless specifically addressed and justified by the Applicant and confirmed as being scoped out by the Inspectorate. In accordance with Regulation 17(4)(c) the ES should be based on this Scoping Direction in so far as the Proposed Development remains materially the same as the Proposed Development described in the Applicant's Scoping Report.

The Inspectorate has set out in this Direction where it has/ has not agreed to scope out matters on the basis of the information available at this time. The Inspectorate is content that the receipt of a Scoping Direction should not prevent the Applicant from subsequently agreeing with the relevant consultees to scope such matters out of the ES, where further evidence has been provided to justify this approach. However, in order to demonstrate that the matters have been appropriately addressed, the ES should explain the reasoning for scoping them out and justify the approach taken.

### **6.1 Aspects Scoped In**

Subject to the comments provided at Table 1, the following aspects are scoped into the ES:

**Agricultural Land**

**Transport and Access**

**Air Quality (in relation to Transport)**

**Accidents and Disasters (in relation to energy storage)**

**Vibration (in relation to geology)**

**Landscape and Visual Impact Assessment**

**Biodiversity**

**Water Environment**

**Noise**

**Cultural Heritage**

**Cumulative Effects**



### 7. Table 1: The Planning Inspectorate's Comments

| ID   | Reference in Scoping Report           | Issue                                | Comment  |
|------|---------------------------------------|--------------------------------------|--|
|      | <b>Description of the Development</b> |                                      |  |
| ID.1 | 1.12                                  | Energy Storage Facility              | The SR states that an energy storage facility comprising either a single compound or multiple smaller battery installations will be incorporated in the Proposed Development. The ES should include a clear description of the energy storage facility and a single solution should be presented in the ES. Significant effects associated with the battery storage facility (See comment ID.8 in relation to Accidents and Disasters) should be considered in the assessment, if appropriate. |
| ID.2 | 1.12                                  | Vehicular Access                     | The SR states that vehicular access will involve the creation of a new access or the improvement of an existing access. The ES should include a clear description of the chosen solution and appropriately assess the potential effects associated with its construction / improvement (see comment ID.6 below).   |
| ID.3 | 1.14                                  | Elements of the proposed development | No indicative site plan, layout, dimensions or parameters of the energy storage elements or details of the vehicular access are presented in the SR. The Applicant is reminded that although a level of tolerance is accepted, the ES should be prepared using a clearly identified worst case scenario, as appropriate, and that final design should not lead to greater likely significant effects than identified in the ES.  |
| ID.4 | 1.16                                  | Grid connection                      | The SR indicates that the grid connection will likely form part of the DNS application, but that the precise route is unknown. As such, the ES should address the grid connection in a proportionate manner based on the level of certainty as to the likely connection route at the time of the DNS application being made.   |

| ID  | Reference in Scoping Report | Issue                | Comment   |
|---|-----------------------------|----------------------|---|
|   |                             |                      | <p>Although the SR suggests that the cable route will be underground, it should be noted that if that approach is not possible, following <a href="#">amendments</a> to The Developments of National Significance (Specified Criteria and Prescribed Secondary Consents) (Wales) Regulations 2016, an electric line above ground of up to 132 kV associated with a DNS Generating Station is specified as a DNS in itself.</p>  |
| <b>Applicant's proposed Aspects proposed to be scoped out</b> |                             |                      |   |
| ID.5  | 2.3                         | Agricultural Land    | <p>It is agreed that the nature of the proposed development is such that effects on the land itself will be largely reversible. The intention to produce a standalone ALC Report is noted. However, given the size of the site, its agricultural classification, and the proposed 40 year lifespan of the development, it is considered that significant effects cannot be ruled out at this stage.</p> <p><b>Effects on agricultural land are therefore scoped in to the ES.</b></p>   |
| ID.6  | 2.6                         | Transport and Access | <p>As noted above, the SR does not include details of the likely vehicular access to the site. Although site traffic is likely to be limited during the operational phase, paragraph 2.6 of the SR acknowledges that there would be temporary effects during the construction phase (over a period of some 12 months) that would require mitigation via a Construction Environmental Management Plan and Construction Traffic Management Plan.</p> <p>The Applicant is reminded that where mitigation is required to ensure that residual effects are not significant, the detail of measures and how they will be implemented should be clearly set out in the ES. The information presented in the SR does not clarify this point, and there is limited</p> |

| ID   | Reference in Scoping Report | Issue                   | Comment  |
|------|-----------------------------|-------------------------|--|
|      |                             |                         | <p>information in terms of the proposed access improvement or construction works and construction traffic. Therefore, the Inspectorate does not agree that Transport and Access can be scoped out of the ES at this time.</p> <p>The Applicant should include a proportionate section on this aspect. If after further work has been conducted they consider that it should be scoped out, it is open to them to request an updated Scoping Direction.</p> <p><b>Transport and Access is therefore scoped in to the ES.</b></p>  |
| ID.7 | 2.8                         | Air Quality             | <p>The Applicant proposes to scope out Air Quality on the basis that during operation the solar farm will not generate emissions, and that standard construction methods for dust suppression will be sufficient to ensure no significant impacts on air quality. However, the Inspectorate notes that the information provided to date does not consider whether there are nature conservation designated sites along the proposed construction traffic route which could be affected by the emissions generated by construction traffic, in particular HGVs. Additional information is required regarding construction traffic emissions and location of any ecological sensitive receptors before this aspect could be scoped out.</p> <p>The Applicant should include a proportionate section on this aspect. If after further work has been conducted they consider that it should be scoped out, it is open to them to request an updated Scoping Direction.</p> <p><b>Air Quality is therefore scoped in to the ES.</b></p> |
| ID.8 | 2.10                        | Accidents and Disasters | <p>The proposal includes energy storage facilities and at this stage it is not clear which type of batteries are proposed. The Inspectorate notes that there is a potential fire risk associated with certain types of batteries such</p>  |

| ID    | Reference in Scoping Report | Issue              | Comment   |
|-------|-----------------------------|--------------------|---|
|       |                             |                    | <p>as lithium-ion and that safety measures are required in the design to minimise the risk of fire. The Inspectorate considers this to be part of the EIA process in line with Schedule 4 of the EIA Regulations (Wales) 2017.</p> <p>The Proposed Development should include adequate measures to ensure that an isolated fire would not become widespread and lead to a major incident. The Applicant may consider the submission of a Battery Safety Management Plan confirming that the risks are understood, accounted for and mitigated as far as practicable, in agreement with relevant consultees. The Applicant is reminded of the responsibilities set by the Regulatory Reform (Fire Safety) Order 2005. The ES should ensure that risks of accidents are accounted for and mitigated in line with Schedule 4. A proportionate section on this aspect should be included in the ES.</p> <p><b>Accidents and Disasters is therefore scoped in to the ES</b>, insofar as it relates to the proposed energy storage element.</p> |
| ID.9  | 2.11                        | Climate Change     | <p>The approach to the assessment of the proposal in relation to climate change set out in the SR (i.e. to be included in relevant sections of the ES where appropriate) is considered acceptable.</p> <p>Climate Change, as a standalone chapter, is agreed as being scoped out of the ES.</p>   |
| ID.10 | 2.12                        | Land Contamination | It is agreed that Land Contamination can be scoped out of the ES.   |

| ID  | Reference in Scoping Report | Issue                                | Comment   |
|---|-----------------------------|--------------------------------------|---|
| ID.11   | 2.13                        | Population and Human Health          | <p>The approach to the assessment of the proposal in relation to population and human health set out in the SR (i.e. to be included in relevant sections of the ES where appropriate) is considered acceptable.</p> <p>Population and Human Health, as a standalone chapter, is agreed as being scoped out of the ES.</p>   |
| ID.12   | 2.14                        | Wind Microclimate                    | It is agreed that Wind Microclimate can be scoped out of the ES.  |
| ID.13   | 2.15                        | Daylight, Sunlight and Overshadowing | It is agreed that Daylight, Sunlight and Overshadowing can be scoped out of the ES.   |
| ID.14   | 2.16                        | Waste                                | It is agreed that Waste can be scoped out of the ES.  |
| ID.15   | 2.17                        | Vibration                            | <p>The SR does not provide details of the proposed method for installation and securing of the solar panels, or of other required ground works associated with the proposal. The Nantanog SSSI, which is designated for its geological interest, is located within the site boundary.</p> <p>Given the level of information currently available, it is not considered possible to rule out significant effects on the SSSI that might arise from vibration during construction.</p> <p><b>Vibration is therefore scoped in to the ES.</b></p> |
| ID.16   | 2.18                        | Lighting                             | It is agreed that Lighting can be scoped out of the ES.   |
| <b>Landscape and Visual Impact Assessment</b> |                             |                                      |   |

| ID    | Reference in Scoping Report | Issue                             | Comment   |
|-------|-----------------------------|-----------------------------------|---|
| ID.17 | 3.19                        | Approach – Glint and Glare        | It is noted that the SR does not address the issue of glint and glare. It is assumed that this issue will be addressed in the relevant section of the ES as appropriate and that if scoped out during the course of assessment, a robust justification will be provided.  |
| ID.18 | 3.26                        | Viewpoints                        | The approach to establishing relevant viewpoints for assessment is considered largely appropriate. The Applicants' attention is drawn to comments from IoACC (Appendix 1) in this respect. The final list of viewpoints for assessment should be agreed in consultation with relevant consultees, as set out at paragraph 3.25 of the SR.   |
| ID.19 | 3.25                        | LVIA Search and Study Area        | The approach to refining the study area, as set out at paragraph 3.25 of the SR, is considered appropriate.   |
| ID.20 | 3.27                        | Schemes for cumulative assessment | As noted above, the SR currently identifies a single scheme for inclusion in the assessment of cumulative effects. The applicant should continue to liaise with IoACC, with a view to agreeing an up-to-date list of schemes for inclusion in the final ES.   |
| ID.21 |                             | Ynys Môn AONB                     | The applicant's attention is drawn to comments received from NRW, confirming that effects on the Ynys Môn AONB can be scoped out of the ES. The Inspectorate agrees with that approach.   |
| ID.22 | 3.26 / Table 2              | Residential Receptors             | It is confirmed at paragraph 3.26 of the SR that residential visual receptors are to be included in the scope of assessment.<br><br>In its consultation response, IoACC is of the view that a separate assessment of visual impact on residential receptors is required and the applicants' attention is drawn to the Council's comments in that respect. However, the Inspectorate does not consider a separate assessment |

| ID                  | Reference in Scoping Report | Issue               | Comment  |
|---------------------|-----------------------------|---------------------|--|
|                     |                             |                     | <p>necessary, provided the appropriate residential receptors are captured within the main LVIA.</p> <p>There does however seem to be a discrepancy within the SR, in that paragraph 3.26 refers to the inclusion of residential receptors, whereas the list set out in Table 2 does not. For the avoidance of doubt, the applicants should ensure that appropriate fixed residential receptors, as agreed with the relevant consultees, are included in the scope of the LVIA.</p>   |
| <b>Biodiversity</b> |                             |                     |  |
| ID.23               | 4.13                        | Assessment Approach | The approach to assessment set out in the SR is considered largely appropriate. The applicants' attention is drawn to relevant comments from NRW and IoACC in this respect.  |
| ID.24               | 4.15                        | Great Crested Newts | <p>It is noted at paragraph 4.8 that of the 30 ponds identified within 500m of the site, 17 of these were assessed for great crested newt presence in Spring 2020. The method of assessment is not stated. However, it is stated that eDNA samples were taken from suitable ponds although it is not reported which waterbodies among these 17 ponds were sampled and how. Based on the limited surveys reported at paragraph 4.9, paragraph 4.19 states that great crested newts were found to be absent from all but one of the ponds surveyed. The Inspectorate agrees with NRW that, if the absence of Great Crested Newts has been derived only by using eDNA testing on a limited number of ponds, traditional surveys should be used to compliment eDNA surveys and that, in this case, -a negative eDNA result should not be used to state that the species is absent. Additionally, the Applicant is reminded that eDNA testing is not suitable for population assessment. The Inspectorate advises to liaise with NRW as appropriate over methodology.</p> |

| ID                       | Reference in Scoping Report | Issue                          | Comment   |
|--------------------------|-----------------------------|--------------------------------|---|
| ID.25                    | 4.11                        | Ornithology                    | NRW advises that there is potential for the site to be functionally linked with the Dyfi SPA population of Greenland White-fronted Geese and additionally that winter waterfowl/wader species of interest may use the site, thus it is suggested that nocturnal visits to assess the use of fields should be included in the surveys. The Inspectorate endorses that approach and advises that it should be covered in the ES as appropriate. Detailed methodology for the ornithological surveys should be agreed with NRW prior the beginning of the survey visits. |
| <b>Water Environment</b> |                             |                                |   |
| ID.26                    | 5.15                        | Flood Risk                     | It is agreed that on the basis set out in the SR, flood risk can be scoped out of the ES.   |
| ID.27                    | 5.20                        | Water Demand and Foul Drainage | It is agreed that water demand and foul drainage can be scoped out of the ES.   |
| ID.28                    | 5.20                        | Ground and Surface Water       | The applicants' attention is drawn to comments received from DCWW in relation to the potential for impacts on Alaw Reservoir and the DCWW Drinking Water Catchment known as Llyn Alaw. The ES should fully assess the potential for effects on those aspects and provide details of any identified mitigation and residual effects.   |
| ID.29                    | Table 4                     | Local Abstractions             | Notwithstanding comment ID.28 above regarding Water Catchments, it is agreed that interruption affecting local abstractions specifically can be scoped out of the ES.   |
| <b>Noise</b>             |                             |                                |   |
| ID.30                    | 6.5                         | Approach                       | The approach to assessment of noise set out in the SR is considered largely appropriate.  |



| ID                        | Reference in Scoping Report | Issue                   | Comment  |
|---------------------------|-----------------------------|-------------------------|--|
| ID.31                     | Table 5                     | Receptors for inclusion | The ES should also consider noise impacts under other topic chapters as appropriate, e.g. construction noise effects on protected sites and species, effects on the setting of heritage assets.  |
| <b>Cultural Heritage</b>  |                             |                         |  |
| ID.32                     | 7.4                         | Approach to assessment  | <p>The approach to assessment of cultural heritage as set out in the SR is considered appropriate. The Inspectorate welcomes the applicants' intention to follow best practice guidance and attention is drawn to comments provided by Cadw in this respect.</p> <p>The applicant should also note the Inspectorate comment ID.30 above regarding the assessment of noise impacts where appropriate.</p> |
| <b>Cumulative Effects</b> |                             |                         |  |
| ID.33                     | 8.4                         | Approach to assessment  | The approach to the assessment of cumulative effects is considered appropriate. The applicants are advised to continue dialogue with relevant consultees to ensure a comprehensive assessment in the final ES.   |
| ID.34                     | 8.5                         | Bodies for consultation | In addition to the list set out at paragraph 8.5 of the SR and in light of the consultation response received, the Inspectorate recommends that the applicants also consult with DCWW during preparation of the ES.  |

## 8. Other Matters

**This section does not constitute part of the Scoping Direction, but addresses other issues related to the proposal.**

### 8.1 Habitats Regulation Assessment

[The Conservation of Habitats and Species Regulations 2017](#) require competent authorities, before granting consent for a plan or project, to carry out an appropriate assessment (AA) in circumstances where the plan or project is likely to have a significant effect on a European site (either alone or in combination with other plans or projects). The competent authority in respect of a DNS application is the relevant Welsh Minister who makes the final decision. It is the Applicant's responsibility to provide sufficient information to the competent authority to enable them to carry out an AA or determine whether an AA is required.

When considering whether or not significant effects are likely, applicants should ensure that their rationale is consistent with the [CJEU finding](#) that mitigation measures (referred to in the judgment as measures which are intended to avoid or reduce effects) should be assessed within the framework of an AA and that it is not permissible to take account of measures intended to avoid or reduce the harmful effects of the plan or project on a European site when determining whether an AA is required ('screening'). The screening stage must be undertaken on a precautionary basis without regard to any proposed integrated or additional avoidance or reduction measures. Where the likelihood of significant effects cannot be excluded, on the basis of objective information the competent authority must proceed to carry out an AA to establish whether the plan or project will affect the integrity of the European site, which can include at that stage consideration of the effectiveness of the proposed avoidance or reduction measures.

The applicant's attention is drawn to the NRW's comments regarding the potential for the site to be functionally linked to Dyfi SPA.

The Planning Inspectorate's guidance for Nationally Significant Infrastructure Projects – [Advice Note 10: Habitat Regulations Assessment relevant to Nationally Significant Infrastructure Projects](#) may prove useful when considering what information to provide to allow the Welsh Ministers to undertake AA. Where it is effective to cross refer to sections of the ES in the HRA, a clear and consistent approach should be adopted.

### 8.2 SuDS Consent

Whilst a separate legislative requirement from planning permission, the Applicant's attention is drawn to the statutory SuDS regime that came into force in Wales in January 2019. The applicants' intention to seek SuDS consent if planning permission is granted is noted. However, even if considered unlikely, the requirement to obtain SuDS consent may require iterative design changes that influence the scheme that is to be assessed within the ES and taken through to application. As such, it is recommended that the applicant contact the local SuDS Approval Body early on.

### 8.1 The National Development Framework (Future Wales: the national plan 2040), Planning Policy Wales (PPW) 11, and the revocation of TAN 8

On [24 February 2021](#), the Welsh Government published the [National Development Framework](#) (NDF). The NDF has development plan status, forming the highest tier of the

development plan hierarchy in Wales. Planning Policy Wales has been updated to [edition 11](#). TAN 8 was revoked on the same date.

## **9. Appendix 1 – Consultation Responses**



**CHRISTIAN BRANCH** B.Sc., P.G. Dip  
Pennaeth Gwasanaeth – Rheoleiddio a Datblygu  
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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 Mon  
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 Mon 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 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 large black rectangular redaction box covering the signature area.

**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.                                   |



**Cyfoeth  
Naturiol**  
Cymru  
**Natural  
Resources**  
Wales

Ein cyf/Our ref: CAS-148732-G3C7  
Eich cyf/Your ref: DNS 3274702

Maes Y Ffynnon,  
Penrhosgarnedd,  
Bangor,  
Gwynedd  
LL572DW

Yr Arolygiaeth Gynllunio/  
The Planning Inspectorate  
Adeilad y Goron  
Parc Cathays  
Caerdydd  
CF10 3NQ

ebost/email:  
[REDACTED]

14/06/2021

Annwyl Syr/Madam / Dear Sir/Madam,

**BWRIAD / PROPOSAL: CONSTRUCTION OF A GROUND-MOUNTED SOLAR PHOTOVOLTAIC FARM AND ASSOCIATED ENERGY STORAGE FACILITY, TOGETHER WITH ASSOCIATED LANDSCAPING, WORKS, INFRASTRUCTURE AND ACCESS.**

**LLEOLIAD / LOCATION: LAND AT LLANTRISANT ANGLESEY**

Thank you for referring the above proposal for a scoping opinion, which we received on 10/05/2021. NRW has reviewed the information provided in the EIA Scoping Report prepared by Barton Willmore, dated May 2021.

Please note that our comments are without prejudice to any comments we may wish to make when consulted on any subsequent planning application or on the submission of a more detailed scoping report or the full Environmental Statement. At the time of any planning application there may be new information available which we will need to take into account in making a formal response.

These comments include those matters NRW consider will need to be taken into consideration and applied to the Environment Impact Assessment (EIA) and the resulting Environmental Statement (ES).

### **Flood Risk**

With regard to flood risk, we are satisfied that the applicant has outlined that a Flood Consequences Assessment (FCA) report will be prepared, which assesses the potential risk of flooding to the site, and the potential impacts of the proposals on flood risk elsewhere. The FCA will need to demonstrate that the flood risk in any flood zone (Zone B or C) can be acceptably managed in accordance with TAN 15.

The Lead Local Flood Authority (LLFA), in this instance the Isle of Anglesey County Council (IACC), are the lead authority on flood risk from surface water and flooding from ordinary watercourses. The applicant should therefore consult with the Authority's drainage engineers in respect of any issues relating to flooding issues from these sources.

We note there is a small section in the south west of the proposed site which runs adjacent to a main river (Cors y Bol). NRW have permissive powers in relation to any main rivers which we may use in relation to our Flood Risk management duties therefore any proposals within 8m of the main river may require a Flood Risk Activity Permit (FRAP). Further information can be found on our website [here](#).

### **Protected Species**

The EIA for this development should include sufficient information to enable the determining authority to determine the extent of any environmental impacts arising from the proposed scheme on legally protected species,

Evaluation of the impacts of the scheme should include: direct and indirect; secondary; cumulative; short, medium and long term; permanent and temporary; positive and negative, and construction, operation and decommissioning phase and long-term site security impacts on protected species.

### Illustrations within the Environmental Statement

Any maps, drawings and illustrations that are produced to describe the project should be designed in such a way that they can be overlaid with drawings and illustrations produced for other sections of the EIA such as biodiversity.

### Description of Biodiversity

The EIA must include a description of all the existing natural resources and wildlife interests within and in the vicinity of the proposed development, together with a detailed assessment of the likely impacts and significance of those impacts.

### Significance and Favourable Conservation Status

We advise that the EIA considers significance (both alone and in combination) and where applicable conservation status. In respect of conservation status, we advise that consideration be given to current conservation status (CCS), and demonstration of no likely detriment to the maintenance of favourable conservation status (FCS) during construction operation and decommissioning phases of the scheme.

## Key Habitats

Any habitat surveys should accord with the NCC Phase 1 survey guidelines (NCC (1990) Handbook for Phase 1 habitat survey. NCC, Peterborough). We advise that Phase 1 surveys are undertaken and completed during the summer to ensure the best chance of identifying the habitats present. We also advise that Habitats Directive Annex 1 habitats are identified as part of this assessment.

We advise the site is subject to assessment to determine the likelihood of protected species, and that targeted species surveys are undertaken for all species scoped in. These should comply with current best practice guidelines and in the event that the surveys deviate or there are good reasons for deviation that full justification for this is included within the EIA.

Should protected species be found during the surveys, information must be provided identifying the species specific impacts in the short, medium and long term together with any mitigation and compensation measures proposed to offset the impacts identified. We advise that the EIA sets out how the long term site security of any mitigation or compensation will be assured, including management and monitoring information and long term financial, tenure, and management responsibility. Where the potential for significant impacts on protected species is identified, we advocate that a Conservation Plan is prepared for the relevant species and included as an Annex to the ES.

Where a European Protected Species is identified and the development proposal is predicted to likely contravene the legal protection they are afforded, a licence should be sought from NRW. The EIA must include consideration of the requirements for a licence and set out how the works will satisfy the three requirements as set out in the Conservation of Habitats and Species Regulations 2017 (as amended). One of these requires that the development authorised will 'not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status (FCS) in their natural range'. These requirements are also translated into planning policy through Planning Policy Wales (PPW) May 2021, section 6.4.22 and 6.4.23 and Technical Advice Note (TAN) 5, Nature Conservation and Planning (September 2009). The determining authority will take them into account when considering the EIA where a European Protected Species is present.

With respect of Great Crested Newts, we advise that traditional surveys should be used to compliment eDNA surveys. A negative eDNA result should not be used to state that the species is absent.

## Long term Maintenance

The scope of the ES should include details on the maintenance of the panels during the operational phase, particularly. what materials will be used to clean the panels, and any possible impacts on biodiversity.

## Biosecurity

The submitted information should also detail biosecurity measures, which should include measures to control, remove or for the long-term management of invasive species both during construction and operation.

### Local Biodiversity Interests

We recommend that the developer consults the local authority Ecologists on the scope of the work to ensure that regional and local biodiversity issues are adequately considered, particularly those habitats and species listed in the relevant Local Biodiversity Action Plan, and areas that are considered important for the conservation of biological diversity in Wales.

NRW would expect the developer to contact other relevant people/organisations for biological information/records relevant to the site and its surrounds. These include the relevant Local Records Centre (Cofnod) and any local ecological interest groups (E.g. bat groups, mammal groups).

### Protected sites

The Nantanog SSSI lies within the development boundary, and has been designated for its geological interest. The development is 423m from Llyn Alaw SSSI, which includes several species of over-wintering wildfowl; including whooper swan, shoveler and teal, and breeding tufted duck as its notified features. The proposal is also adjacent to Cors y Bol wetland, which drains into Llyn Llywenan SSSI, 2.1km away.

The ES will need to identify impact pathways for protected sites, clearly assess the possible levels of impact and, where impacts are likely, should provide full details of appropriate mitigation measures to address those impacts.

We note the proposal is located partly within Nantanog SSSI. The ES will need to clearly demonstrate how impacts on the geological feature has been avoided.

The Construction Environmental Management Plan (CEMP) will need to identify all the potential pollution risks from the proposal and ensure that there are adequate mitigation measures put in place to prevent pollution from occurring for each risk identified. The applicant should refer to PPG6 – pollution prevention guidelines for construction and demolition sites.

The proposal has the potential to impact on mobile features (e.g. birds) of protected sites. We advise that any planning application should assess whether the proposed site is used (e.g. for feeding) by birds that form part of a designated feature of a SSSI or SPA i.e. assess whether the site is functionally linked to a SSSI/SPA. The ornithological survey work to date appears appropriate but more details regarding timing and results are required before it can be concluded whether further survey is required. Our advice for other solar farms where there is potential winter waterfowl/wader interests is the inclusion of nocturnal visits to assess usage of fields. In addition, Greenland White-fronted Geese, possibly linked to the



Dyfi SPA population, have been known to use fields in the vicinity of Llyn Alaw. We would therefore recommend that this is considered within the EIA.

## **Protected Landscapes**

NRW's landscape planning advice relates to the development's potential impact on the Ynys Môn AONB's landscape character, visual amenity and special qualities and its accordance with national policy.

Section 3.24 of the EIA Scoping Report indicates an initial study area of 5 to 7.5km from the site boundary has been reviewed. This is shown on Appendix 4 Initial zone of theoretical visibility figure, drawing number LN-LP-03 Revision A. The Ynys Môn AONB lies within the study area, but this statutory designated landscape has not been referred to within the baseline assessment.

From our review, we note the site lies at more than 5km inland from the boundary of the Ynys Môn AONB. At this distance and given the limited topographical variation across the study area, we consider the solar farm development is unlikely to cause significant effects upon visual receptors in the AONB.

The indicative grid connection route shown at Appendix 2 lies outside of the AONB. The closest it comes the designated boundary is approximately 450m to the north west of the village of Llanrhyddlad. We consider this component is unlikely to cause a significant effect upon visual receptors in the AONB.

We conclude the assessment of development effects on the Ynys Môn AONB do not need to be scoped into the EIA.

## **Other Matters**

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our [website](#) for further details.

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully

**Rhys Jones**

Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning  
Cyfoeth Naturiol Cymru / Natural Resources Wales

Chris Sweet  
Planning & Environment Team  
The Planning Inspectorate

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

Eich cyfeirnod  
Your reference 3274702

Ein cyfeirnod  
Our reference

Dyddiad  
Date 15 June 2021

Llinell uniongyrchol  
Direct line

Ebost  
Email:

Dear Chris

**PROPOSED DEVELOPMENT: Alaw Mon Solar Farm**  
**LOCATION: Land at Llantrisant, Anglesey**

Thank you for your letter of 10 May 2021 asking for Cadw's view on the scope of the Environmental Impact Assessment (EIA) submitted in relation to the above.

Cadw, as the Welsh Government's historic environment service, has assessed the characteristics of this proposed development and its location within the historic environment. In particular, the likely impact on designated or registered historic assets of national importance. In assessing if the likely impact of the development is significant Cadw has considered the extent to which the proposals affect those nationally important historic assets that form the historic environment, including scheduled ancient monuments, listed buildings, registered historic parks, gardens and landscapes.

These views are provided without prejudice to the Welsh Government's consideration of the matter, should it come before it formally for determination.

**Advice**

Scheduled Monuments

AN018 Tregwehelydd Standing Stone  
AN090 Glan-Alaw Standing Stone  
AN091 Cors-y-Bol Round Barrow  
AN098 Bedd Branwen Round Cairn  
AN151 Y Werthyr Hillfort

Listed Buildings

|   |    |
|---|----|
| 5289 Pont Hafren                                  | II |
| 5293 Melin Geirn and attached agricultural ranges | II |

Mae'r Gwasanaeth Amgylchedd Hanesyddol Llywodraeth Cymru (Cadw) yn hyrwyddo gwaith cadwraeth ar gyfer amgylchedd hanesyddol Cymru a gwerthfawrogiad ohono.

The Welsh Government Historic Environment Service (Cadw) promotes the conservation and appreciation of Wales's historic environment.

Rydym yn croesawu gohebiaeth yn Gymraeg ac yn Saesneg.  
We welcome correspondence in both English and Welsh.



BUDDSODDWR MEWN POBL  
INVESTOR IN PEOPLE



|       |  |     |
|-------|--|-----|
| 5314  | Church of St Afran, St Ieuan and St Sannan | II* |
| 5315  | Glan Hafren                                | II  |
| 5316  | Former Smithy at Glan Hafren               | II  |
| 5317  | Melyn Hywel                                | II* |
| 5350  | Capel Peniel and chapel house              | II  |
| 5354  | Church of St Pabo                          | II* |
| 5371  | Church of St Mary                          | II  |
| 5396  | Church of St Cynfarwy                      | II  |
| 5401  | Church of St Ceidio                        | II  |
| 5402  | Church of St Mary (disused)                | II  |
| 19485 | Factory Llewenan                           | II  |
| 24563 | Sherry                                     | II  |
| 24963 | Fferam-gyd                                 | II  |
| 24965 | Tyn Cae Elim                               | II  |
| 24970 | Lychgate to Church of St Mary              | II  |
| 24971 | Brynkir                                    | II  |

The above designated historic assets are located inside 3km of the proposed development and are inside the ZTV. The Cultural Heritage Section of the EIA will need to assess the impact of the proposed development on the setting of all of these designated heritage assets. It is strongly recommended that the assessment should be carried out in accordance with the Welsh Government guidance given in the document "The Setting of Historic Assets in Wales". We would expect a stage 1 assessment to be carried out for all of the above designated heritage assets and the results included in the EIA, possibly as an appendix. The results of the stage 1 assessment will determine the need, if necessary, for stages 2 to 4 to be carried out for specific heritage assets.

Yours sincerely

Jenna Arnold

Diogelu a Pholisi/ Protection and Policy

Mr C Sweet  
Planning Inspectorate Wales  
Crown Buildings  
Cathays Park  
Cardiff  
CF10 3NQ

**Date: 14/06/2021**  
**Our Ref: PPA0005723**

Dear Mr Sweet

**Grid Ref: 238536 383915**

**Site Address: Alaw Môn Solar Farm, Anglesey**

**Development: DNS – EIA Scoping opinion for the construction of a ground-mounted solar photovoltaic farm**

I refer to your consultation on a scoping direction in accordance with regulation 33(7) of the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 which relates to a Development of National Significance (Procedure) (Wales) Order 2016. We note that the consultation relates to Alaw Môn Solar Farm which refers to the *“construction of a ground-mounted solar photovoltaic farm and associated energy storage facility, together with associated landscaping, works, infrastructure and access”* on land at Llantrisant, Anglesey.

We welcome the opportunity to comment on the proposal and would offer the following standing advice which should be taken into account within any future application:

### **SEWERAGE**

It appears the application does not propose to connect to the public sewerage system, and therefore Dwr Cymru Welsh Water has no objections in principle. However, should circumstances change and a connection to the public sewerage system/public sewage treatment works is preferred we must be re-consulted on this application.

As of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. It is therefore recommended that the developer engage in consultation with the Isle of Anglesey Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, Dwr Cymru Welsh Water is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation.

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

## **WATER SUPPLY & RESOURCES**

Firstly, whilst it appears the application does not propose to connect to the public water mains system, we would advise that the proposed development is crossed by 25mm and 4" distribution water mains, with their approximate positions being shown on the Statutory Public Water mains Record. Dwr Cymru Welsh Water as Statutory Undertaker has statutory powers to access our apparatus at all times. We enclose our Conditions for Development near Watermain(s). It may be possible for this watermain to be diverted under Section 185 of the Water Industry Act 1991, the cost of which will be re-charged to the developer. The developer must consult Dwr Cymru Welsh Water before any development commences on site.

With respect to this scoping opinion, we would highlight that the hydrological impact assessment submitted as part of the EIA will need to consider the effect of the scheme on runoff quality and quantity to Alaw reservoir. Based on the information available, it appears only the far northernmost part of the site drains to the reservoir, with the remainder draining to the Alaw river downstream, albeit the impact of the development in this area will need to be considered on the reservoir.

Furthermore, we refer to comments from our drinking water catchment team which reinforces the associated risks to the catchment at Llyn Alaw, which is a safeguard zone and therefore further information will be required regarding the assessment of the water environment. Please find our full comments and request for further information within the attached report.

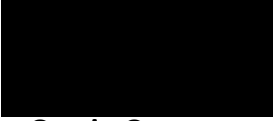
We trust that you'll find our comments, along with the attached information, of assistance for the purposes of this EIA scoping opinion and we respectfully reserve the right to comment further on any matters and issues arising from ongoing and future consultation. We look forward to continuing our engagement on the project prior to and during the submission of an application to the Planning Inspectorate.

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at [developer.services@dwrcymru.com](mailto:developer.services@dwrcymru.com)



Please quote our reference number in all communications and correspondence.

Yours faithfully,



**Owain George**  
**Planning Liaison Manager**  
**Developer Services**

**Enc. Water Plan**

***Please Note that demands upon the water and sewerage systems change continually; consequently, the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.***



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.  
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in  
Welsh and English

Dŵr Cymru Cyf, a limited company registered in  
Wales no 2366777. Registered office: Pentwyn Road,  
Nelson, Treharris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y  
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng  
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn  
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

|   |   |
|---|---|
| <b>Date received from Developer Services:</b>   | <b>28 May 2021</b>  |
| <b>DCWW Planning Application Reference:</b>   | <b>Ref: PPA0005723</b>  |
| <b>Local Authority Planning Application Reference:</b>                                | <b>P6993372</b>   |
| <b>Pre-Planning or Full Planning application?</b>                                     | <b>Pre-Planning</b>   |
| <b>Nature of proposed development:</b>  | <b>Alaw Mon Solar Farm (Development of National Significance)</b> |
| <b>Location/ Address of development (include catchment development falls within):</b> | <b>Alaw Mon, Llantrisant, Isle of Anglesey</b>                    |
| <b>Approximate distance to nearest abstraction:</b>                                   | <b>~1km</b>   |
| <b>Development status (new development/ retrospective application/ amendment):</b>    | <b>Pre-Planning</b>   |
| <b>Response provided by:</b>  | <b>CB</b>   |
| <b>Date response provided to Developer Services:</b>                                  | <b>14/06/2021</b>   |

**Assessment of Risk:**

- *This proposed development is a potential high risk to DCWW drinking water catchment Llyn Alaw. This drinking water catchment is a Safeguard Zone in the interest of algae, nutrients and taste and odour compounds within the raw water. Therefore, we will be needing supplementary information regarding the assessment of the water environment.*

**Documents Referred to:**

- *EIA Scoping Report*
- *Pre-Application Advice Request Form*
- *Pre-Application Advice Request Letter*

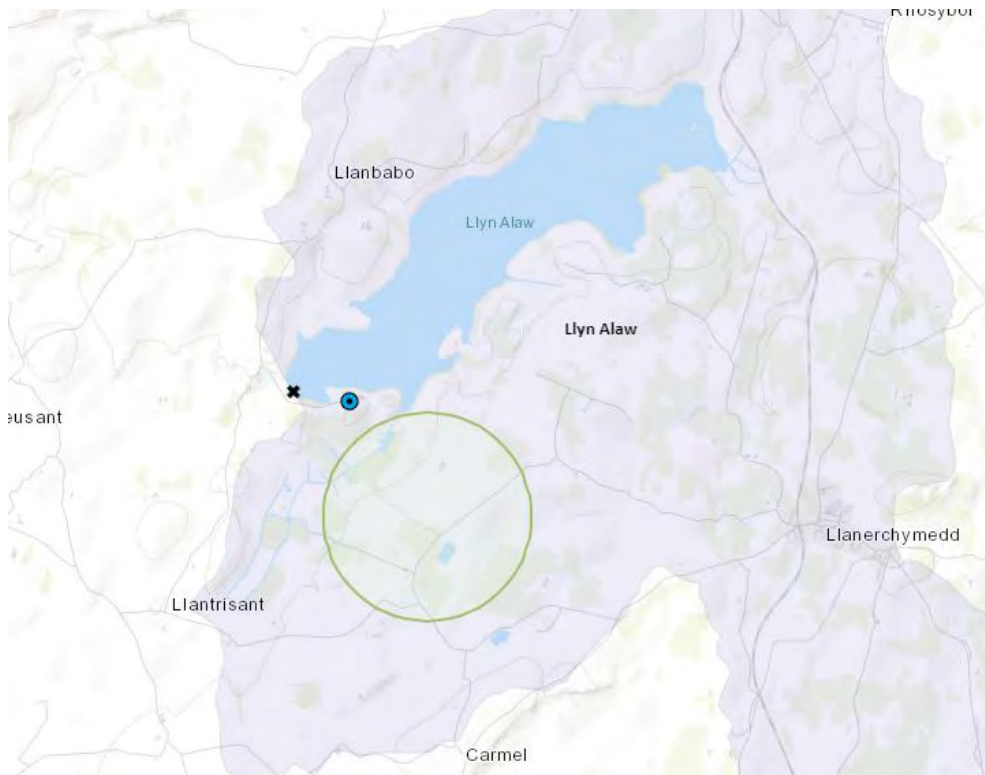
**Summary of relevant information provided:**

- Proposed development of solar farm to generate approx. 160 mega watts (MW) and energy storage facility.
- Under section 5.12 'Water resources' it states, 'it is considered unlikely that there are any active groundwater or surface water abstractions within the site or surrounding area'. Llyn Alaw abstraction ~ 1km from site.
- Site landscape drainage patterns follows a north east – south west grain. Llyn Alaw is the north of the site with Afon Alaw flowing south- west towards the coast. Within the site there are numerous of watercourses that drain through and between the site with several ponds.
- The most northerly area of the proposed development has a tributary running through which enters Alaw reservoir. This is one that is monitored by DCWW on the Taste and Odour Raw Water Programme.
- The site is partially in a flood zone B ~30m from the west of the site. Most of the site is at very low risk to surface water flood risk with some areas of high risk in which there are isolated ponds.
- Site of Special Scientific Interest (SSSI) are designated within the site's boundary at Nantanog and Llyn Alaw for geological importance. There is a local wildlife site present in the Western part, Cors y Bol.



- Site access during operation would create low traffic and significant effects on the environment are considered unlikely due to the manure of the roads, A55 through to B5112. In addition, during construction, off site compounds will be used to for the development to reduce site travel.
- The site has not been considered to provide Sustainable Drainage Systems (SuDS) – this would be to mitigate runoff from the solar panels. If the grass/ green space is to be well maintained beneath the panels this would prevent erosion of any bare ground.

***Map of proposed development location within the catchment:***



***DCWW Catchment Team Response:***

This planning application falls within a Drinking Water Protected Area under article 7 of the Water Framework Directive. This article requires the UK to take action to protect drinking water sources. Section 7.3 states that the aim is 'to avoid deterioration in water quality where this may lead to additional purification treatment being required'.

The proposed development falls within the DCWW Drinking Water Catchment known as Llyn Alaw. The site is approximately ~1km from the nearest water course.

***DCWW would like to request further information from the applicant to assess the impact of the proposed development on drinking water quality:***

- We will need to see a copy of the Construction Environmental Management Plan (CEMP) when it is submitted and available.
- Under section 5.1 there is mention of 'an assessment will be undertaken of the likely significant effects to the proposed development on the water environment' We will need to have access of this once complete to review the impact to the raw water.
  - It is expected that an associated Water Management Plan (or similar) will be made available to manage any risks identified by this assessment.
- There is mention of watercourses and ponds within the development area but no mention of applying buffer zones. For protection of raw water, buffers zones will be required around all watercourses during construction and appropriate pollution prevention measures in place where required.
- For vehicles transporting materials and maintenance of plant, are there any mitigation plans for potential fuel spills?
- Site maintenance 1.18, would there be the use of any pesticides on site to manage vegetation?

## CONDITIONS FOR DEVELOPMENT NEAR WATER MAINS

Location: Alaw Môn Solar Farm, Anglesey

Date: 14.06.2021

The development of the site with our water main located as shown on the attached plan will involve certain conditions which must be strictly adhered to. These are:-

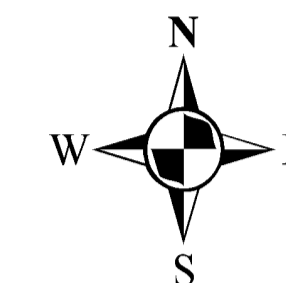
1. No structure is to be sited within a minimum distance of 3 metres from the centre line of the 25mm and 4" distribution water mains. The pipeline must therefore be located and marked up accurately at an early stage so that the Developer or others understand clearly the limits to which they are confined with respect to the Company's apparatus. Arrangements can be made for Company staff to trace and peg out such water mains on request of the Developer.
2. Adequate precautions are to be taken to ensure the protection of the water main during the course of site development.
3. If heavy earthmoving machinery is to be employed, then the routes to be used in moving plant around the site should be clearly indicated. Suitable ramps or other protection will need to be provided to protect the water main from heavy plant.
4. The water main is to be kept free from all temporary buildings, building material and spoil heaps etc.
5. The existing ground cover on the water main should not be increased or decreased.
6. All chambers, covers, marker posts etc. are to be preserved in their present position.
7. Access to the Company's apparatus must be maintained at all times for inspection and maintenance purposes and must not be restricted in any way as a result of the development.
8. No work is to be carried out before this Company has approved the final plans and sections.

These are general conditions only and where appropriate, will be applied in conjunction with specific terms and conditions provided with our quotation and other associated documentation relating to this development.



Dŵr Cymru  
Welsh Water

Alaw Mon Solar Farm



**LEGEND(Representative of most common features)**

|  |                         |  |   |
|--|-------------------------|--|---|
|  | Foul chamber            |  | Outfall   |
|  | Surface water chamber   |  | Lampole   |
|  | Combined chamber        |  | Storm Overflow  |
|  | Combined sewer overflow |  | Rising main   |
|  | Special purpose chamber |  | Gravity sewer   |
|  | Treatment works         |  | Private sewer   |
|  | Pumping station         |  | Private sewer subject to Sect. 104 adoption agreement |
|  |                         |  | Private Sewer Transfer                                |
|  |                         |  | Lateral Drain   |
|  |                         |  | Inspection Chamber                                    |

NB: Sewer symbol colour indicates the type.  
 RED - Combined  
 GREEN - Surface Water  
 BROWN - Foul  
 Purple - Former S24 sewers (for indicative purposes only)

**Notes:**

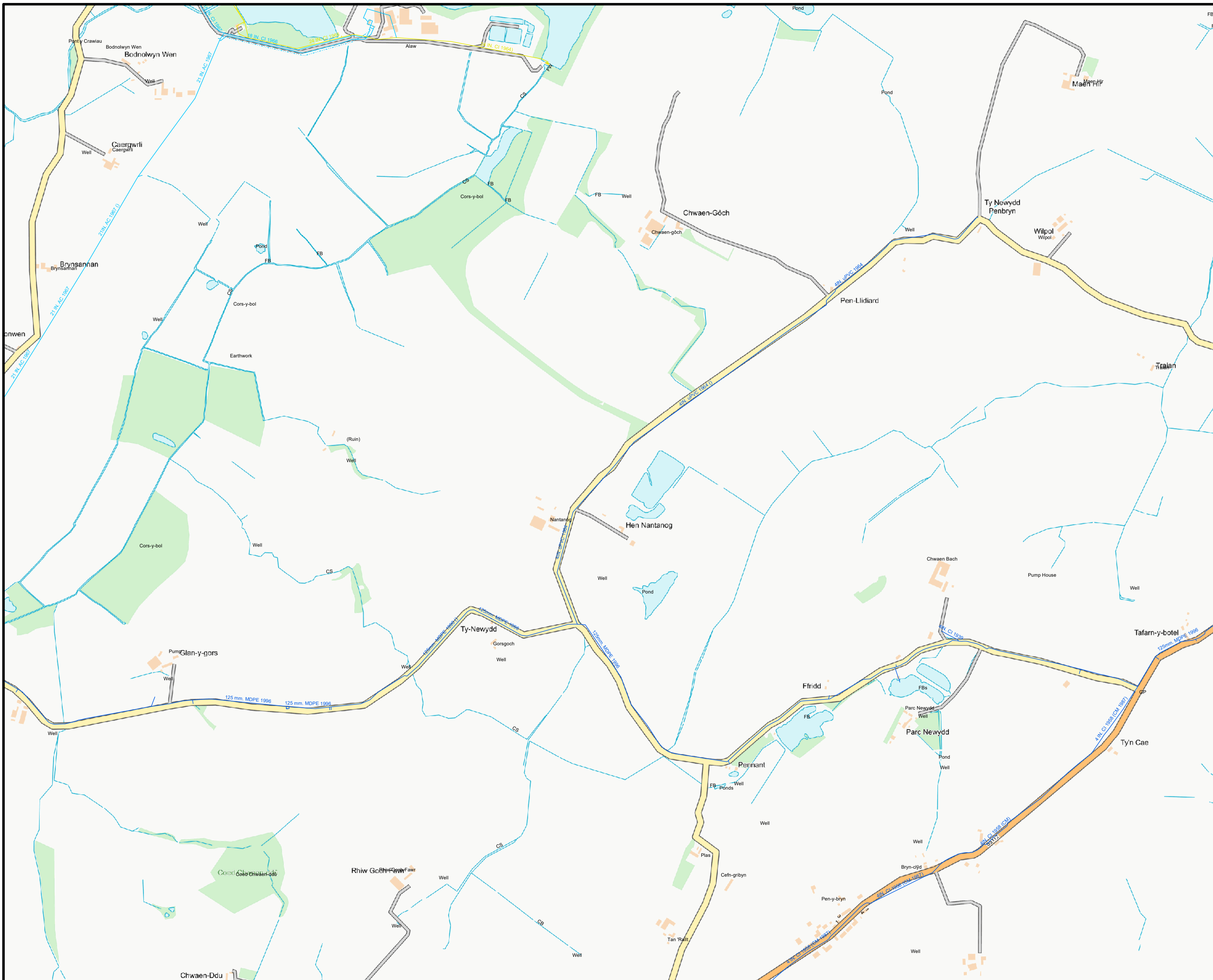
Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation

Dŵr Cymru (Welsh Water) gives this information as to the position of its underground apparatus by way of general guidance only and on the understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the Company's apparatus. The onus of locating apparatus before carrying out any excavations rests entirely on you. The information which is supplied by the Company is done so in accordance with statutory requirements of sections 138 and 139 of the Water Industry Act 1991 which is based upon the best information available and, in particular, but without prejudice to the generality of the foregoing, it should be noted that the records that are available to the Company may not disclose the existence of a water main, service pipe, sewer, lateral drain or disposal main and any associated apparatus laid before 1 September 1989, or, if they do, the particulars thereof including their position underground may not be accurate. It must be understood that the furnishing of this information is entirely without prejudice to the provision of the New Roads and Street Works Act 1991 and the Company's right to be compensated for any damage to its apparatus.

**EXACT LOCATIONS OF ALL APPARATUS TO BE DETERMINED ON SITE.**

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Map Ref: 238568,383965  
Map scale: 1:5000  
Printed by: Sion Jones  
Printed on: 14 Jun 2021



**From:** NSIP Applications <[REDACTED]>  
**Sent on:** Wednesday, June 2, 2021 8:22:55 AM  
**To:** dns.wales <dns.wales@planninginspectorate.gov.uk>  
**Subject:** RE: HPE CM: DNS 3274702 - Alaw Môn Solar Farm - EIA Scoping Consultation Request

Dear Mr Sweet

Thank you for your email dated 10 May 2021 consulting HSE on the Alaw Môn Solar Farm - EIA Scoping Consultation Development of National Significance (DNS). Please find HSE's advice below.

**HSE's Land Use Planning Advice (CEM HD5 Contribution)**

**Will the proposed development fall within any of HSE's consultation distances?**

With reference to the redlined area shown in Appendix 1: Site Location Plan (Reference: Alaw Môn Solar Farm, Anglesey Environmental Impact Assessment Scoping Report\_Issue/Rev 03\_May 2021), the proposed project/development does not currently fall within the consultation distances of any Major Hazard Installation(s) or Major Accident Hazard Pipeline(s).

Please note if prior to the granting of a development consent order for this proposed development, Hazardous Substances Consent is granted for a Major Hazard Installation or there is notification of a Major Accident Hazard Pipeline within or in the vicinity of the development, HSE reserves the right to revise its advice.

**Would Hazardous Substances Consent be needed?**

The presence of hazardous substances on, over or under land at or above set threshold quantities (Controlled Quantities) may require Hazardous Substances Consent (HSC) under the Planning (Hazardous Substances) Act 1990 as amended. The substances, alone or when aggregated with others, for which HSC is required, and the associated Controlled Quantities, are set out in The Planning (Hazardous Substances) (Wales) Regulations 2015.

Hazardous Substances Consent would be required if the site is intending to store or use any of the Named Hazardous Substances or Categories of Substances and Preparations at or above the controlled quantities set out in schedule 1 of these Regulations.

Further information on HSC should be sought from the relevant Hazardous Substances Authority.

**Explosives sites**

There are no licensed explosive sites in the vicinity so HSE has no comment to make in this regard.

Thank you for using the dedicated email account for HSE to respond to NSIPs and DNSs  
a [REDACTED]

Kind regards

*Monica*

Monica Langton  
Divisional Support Team  
CEMHD  
1.2 Redgrave Court

Bootle

PLEASE NOTE: My working days are now Wednesday, Thursday and Friday

Find out how HSE is [\*\*Helping Great Britain work well\*\*](#)

*The current COVID 19 crisis is making receipt of, and access to, post extremely problematic. HSE would be grateful if you could avoid sending hard copy mail wherever possible and instead send electronic versions.*

*Please let us know by phone or email of any instances where this is not possible and hard copy mail needs urgent attention.*

**From:** [REDACTED]

**Sent:** 14 May 2021 18:05

**To:** dns.wales <dns.wales@planninginspectorate.gov.uk>

**Cc:** Luke.Seaborne@gov.wales

**Subject:** RE: DNS 3274702 - Alaw Mon Solar Farm - EIA Scoping Consultation Request

Dear Giulia

Thank you for your email. The solar farm is unlikely to involve development which will require consultation with the Defence Infrastructure Organisation (DIO) as set out on the safeguarding maps accompanying the relevant directions. The main issue with solar farms from an EIA perspective is the possibility of glare affecting the runway approaches. The proposed site does not appear to be in proximity to any of the approaches, to the extent that glare would likely be a significant effect on the environment, so we do not have any further comments to make from an airfield safeguarding perspective.

The DIO can be contacted at Ministry of Defence, Safeguarding, DIO, Kingston Road, Sutton Coldfield, West Midlands, B75 7RL if you did wish to contact them.

Many thanks  
Hywel

Hywel Butts

[Pennaeth y Gangen Rheoli Datblygu / Head of Development Management Branch](#)

[Y Gyfarwyddiaeth Gynllunio / Planning Directorate](#)

[Llywodraeth Cymru / Welsh Government](#)

Ffôn [REDACTED]