

**From:** [Eifion Bibby](#)  
**To:** [AwelyMor](#)  
**Subject:** Re-: EN010112- EXQ1 DEADLINE 24th OCTOBER 2022 - Proposed Development- Awel y Mor Offshore Wind Farm Scheme Our Client -:Mr G & Mrs ME Hughes [REDACTED]  
**Date:** 24 October 2022 09:44:38

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RR-039

REFERENCE NO-: **20031651**

Dear Sirs,

In respect of the Examining Authority's written questions and request for information ( ExQ1), please find the following response to Question 9.3 of the attachment .

a. **Viability of the existing agricultural enterprise(s)**

1. In this instance ,as the subject area proposed to be affected is limited to the proportion of the entire agricultural unit ,the principal issue of significance to our client in respect of viability ,in this instance, applies to the concern that the affected part of the agricultural parcel will be subjected to lasting disturbance regardless of how well the reinstatement is undertaken (and that the provisions for statutory compensation will not fully recompense the ensuing loss of productive capacity). As it is heavy land it is considered imperative that topsoil , subsoil and the boulder clay are all kept separate within our client's land and are reinstated in sequence (of boulder clay followed by sub soil and then top soil). Also, that topsoil is removed, and a suitable membrane installed before any use takes place for 'compound' and haul road purposes. From the previous experience of our client with utility schemes there have been instances when the soil structure has been severely damaged. This is considered largely to have resulted from lack of care and understanding of the need to prevent the mixture, not only of the topsoil but, also of the sub soil and boulder clay to mitigate adverse impact of natural drainage and water table enabling natural organisms to survive and provide the environment for grass and other crops to thrive.

b. **Proposed mitigation measures, including reinstatement methods**

- i. It is understood from the Category 4 Publication of the 'book of reference' that '*mitigation measures are commitments made by the project to reduce and/or eliminate the potential for significant effects to arise as a result of the project. Mitigation measures can be embedded (part of the project design) or secondarily added to reduce impacts in the case of potentially significant effects*'. Accordingly ,the detail referred to in item 1 above is considered applicable, and significant, in this respect .
- ii) Regarding reinstatement, in addition to the detail referred to in item 1 above ,it is important that the topsoil is duly protected from contamination (including measures carried out in respect of routine weed control ) and reinstated in sequence of builder clay, subsoil followed by topsoil together with surface stones removed . Then subsoiling will be considered necessary with the aim of addressing compaction (for the benefit of natural drainage) and the land cultivated (together with lime applied - if a soil analysis deems appropriate) and seeded (with a grass seed mixture approved in advance by our client ) and relevant compound fertilizer applied with the affected land being protected by temporary livestock (cattle & sheep) proof fencing until the new sward is duly established .Furthermore , laying infrastructure (such as cables) at a depth of 0.75m below ground level will limit the ability to effectively subsoil and/or mole-plough , when needed to address compaction ,as appropriate . Such apparatus should therefore be installed at a minimum of 0.9 m below surface level (to accord with, what is regarded as 'established standard practice with such schemes ' ) to mitigate impact on productive capacity .

Please let us know should we be able to assist regarding any further questions ,and in such circumstances we would be obliged if detail of the same could please be relayed directly to the writer (in addition to being posted on the National Infrastructure Planning Awel y Mor Offshore Wind Farm website ) .

**Yours faithfully ,**

**Eifion Bibby**

**J Eifion Bibby MRICS FAAV**

**Director & RICS Registered Valuer**

**For and on behalf of :**

**Davis Meade Property Consultants, Plas Eirias Business Centre, Abergele Road, Colwyn Bay, Conwy, LL29 8BF.**

[REDACTED]

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