

**From:** [REDACTED] on behalf of [REDACTED]  
**To:** [AwelyMor](#)  
**Subject:** COMPENSATION - AWEL Y MOR WIND FARM  
**Attachments:** [image001.png](#)  
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Dear Sirs

Please find attached a copy of the response to the Examining Authorities questions on behalf of Cwybr Fawr Partnership, Cwybr Fawr, Rhyl Road, Rhuddlan, Rhyl, Denbighshire, LL18 2YD.

I would be grateful if you could confirm receipt of this email.

Please do not hesitate to contact me, should you wish to discuss the matter further.

Kind regards

Jonathan Bell



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Phone: 01829 773000



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# **AWEL Y MOR OFFSHORE WINDFARM PROJECT**

## **Development Consent Order**

### **Response to Examining Authority**

**Prepared on behalf of**

**Cwybr Fawr Partnership  
Cwybr Fawr  
Rhyl Road  
Rhuddlan  
RHYL  
Denbighshire  
LL18 2YD**

**Prepared by: Tony Rimmer MRICS FAAV**



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**Ref: AJR.SC.CP9412**

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## **I. INTRODUCTION**

This report has been prepared by Rostons following instructions from the Cwybr Fawr Partnership who own and occupy the land referred to as Cwybr Fawr within the Development Consent Order.

The business operates a diversified enterprise with multiple income streams derived principally from tourism, leisure and residential lettings. Details of the business can be found on their website: [REDACTED]

We would like to extend an invite to the members of the Examining Authority to attend a site visit to see the site first hand and understand the impact that the property faces.

This report is in response to the Awel Y Mor Offshore Wind Farm Development Consent Order Application.

## 2. RESPONSE TO EXAMINING AUTHORITY

In response to the Examining Authority's first written questions in Section 9.4 Effect on Agriculture Enterprises. It is an accepted principle that large scale excavations including the separation and replacement of topsoil from sub soil, has a significant impact upon the productive capacity and yield potentials of agricultural land following the reinstatement of the lands post works, even in ideal weather conditions.

When conditions are less favourable, particularly during periods of extremely wet weather as we are now prone to suffer. Then the use of heavy plant and construction equipment across agricultural land during the works and during its reinstatement, will cause long-lasting or in the worst case irreparable damage to the soil structure, particularly if the sub soil becomes mixed with the topsoil.

These principles apply to all agricultural land affected by the route. However, in the land at Cwybr Fawr in particular, this damage could be mitigated by ensuring that the cable is direct drilled along the entire length of this land rather than by open cut trench which would significantly reduce the affected areas.

In response to question 18.6 The impact on the commercial operations at Cwybr Fawr can be listed below, Appendix 2 identifies the location of the business elements in relation to the proposed works.

**Residential lettings:** the business operates 28 residential lettings from the site generating an average income over the last 3 years of £123,942.95 per annum let to local families. The majority of the residential lettings are located within close proximity to the construction compound, the closest being less than 30m away. The area identified for the compound extends to an area of 4.6 acres and it is feared that the dust, noise and light pollution emitted from the compound and working areas will have a significant impact on the health and wellbeing of those living on the site.

**Caravan storage:** The site offers outdoor and indoor storage for 300 private leisure caravans on an area of hardstanding and within forming a secure storage facility. This element has generated an average income of £88,510.40 per annum over the last 5 years, however it should be noted that the income generated in 2020 and 2021 was £98,195.00 and £93,233.00 respectively as the new business grows.

**Equine livery yard:** The business operates a horse livery enterprise offering stabling for up to 36 horses generating an average income over 5 years £20,769.30 per annum. The stables offer grazing paddocks for all horses and the customer base is long standing and loyal, with people keeping the horses on the yard for long periods of time. The cable route and working area is located directly through 6 of the principle horse paddocks, these will be unusable during the works and the horses cannot be kept stabled permanently, all other land is used agricultural use. As such the horses will be moved off-site to alternative livery yards and once settled on a new yard, it is unlikely that they will return.

**C L and touring site for leisure caravans:** Cwybr Fawr has operated a touring park since 1937 and offers 19 all-season touring pitches and 5 grass pitches with a range of modern facilities including electrical hook-up, water and drainage, toilet block and hot water. The site has generated an average income over the last 5 years of £42,050.20 per annum, however this has been showing sustained growth due to the growing popularity of caravanning holidays and 'stay-cations' a trend that is expected to continue. The hardstanding touring pitches are approximately 60m from the construction compound, and will be severely affected by the dust and noise from the site, while the grass pitches are located adjacent to the compound and will not be viable while the compound is in use.

**Events field:** The field scheduled for use as the temporary construction compound is used for the growing of a crop of hay and also for events, principally an annual travelling circus which occupy the site during the month of August. Should the works go ahead, the circus will be forced to relocate to an alternative venue, and a high likelihood that it may not return in future years.

**Agricultural land:** The land, extending to approximately 49.27 acres is let to a local farmer for grazing, livestock and haylage production at Cwybr Fawr and land at Ty Issa, which is also affected by the scheme. The route of the cable affects the majority of this land, in particular the presence of 2 large temporary construction compounds and 7 trenchless crossing compounds which will remove the land from production for at least 12-18 months and will take several more years to return it to its full productive capacity.

It is clear that this is a significantly diversified business and is greatly impacted by this scheme, particularly given the location of a major construction and material storage compound.

Except for a small section beneath the hard-standing which is to be direct drilled, we believe that there will still be a significant section of the cable route will be installed via an open cut trench which would have a significant impact on the agricultural and equine livery side of the business, this could be mitigated by way of direct drilling the entire length of the cable route across this land.

In response to 19.6 The impact on recreation at the property. It is clear that the business provides recreational leisure facilities throughout the year for a wide number of participants including those who have their horses on the livery yard and the paddocks that they use cannot be easily replaced during the works, through to the tourists using the caravan pitches for holidays who in turn spend their money in the wider area. Finally, the events field provides a site for a travelling circus on an annual basis, attracting a large number of visitors from both near and far which would not be able to continue at this site if the area is to be used as a temporary construction compound.

We would like to take this opportunity to invite the Examining Committee to attend a site visit in person so as to better understand the business first hand and would be happy to arrange this at your earliest convenience.

### **3. SUMMARY & CONCLUSION**

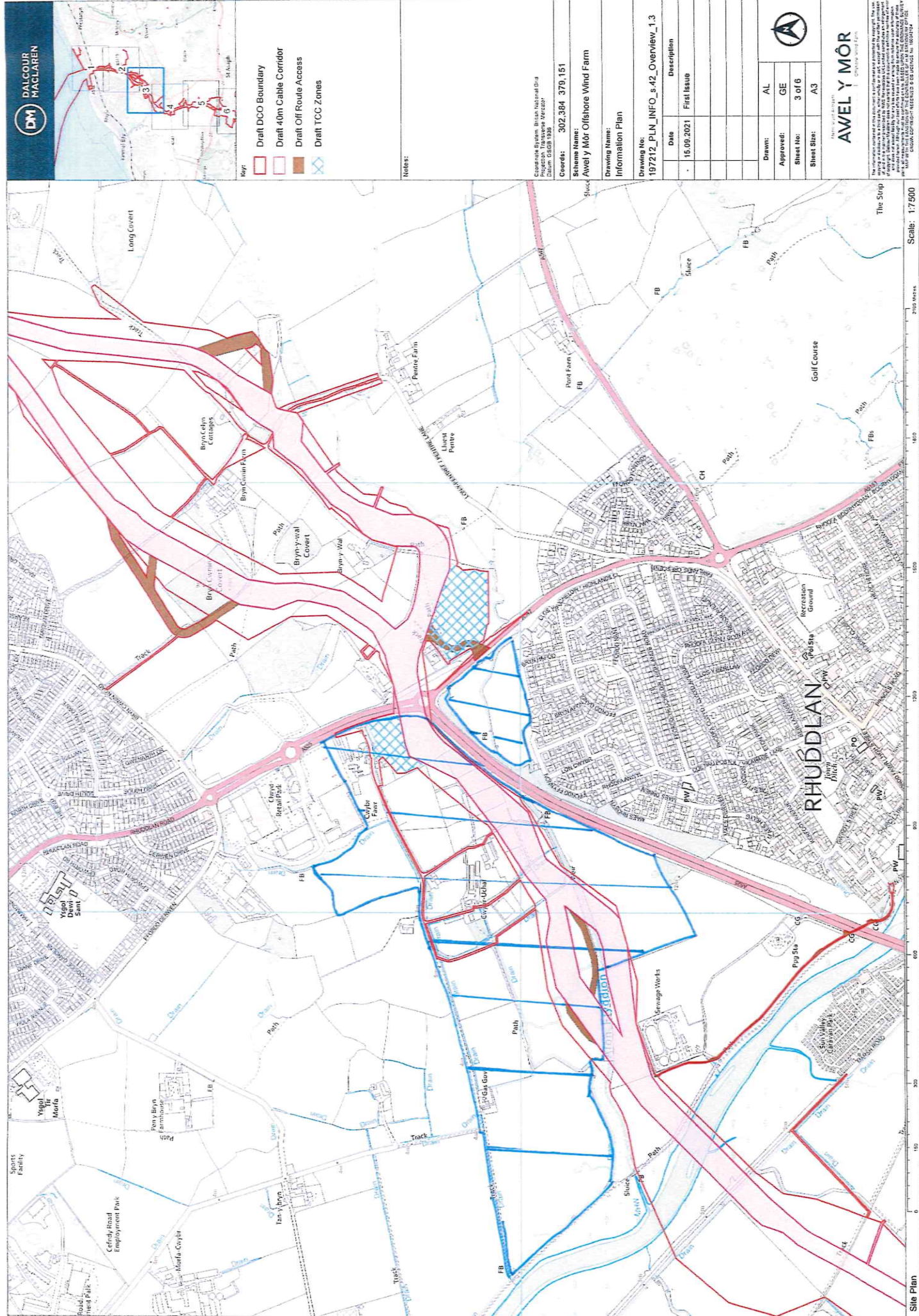
It is clear to see that the land and property at Cwybr Fawr is one of the, if not the, most significantly impacted property along the onshore cable route, a fact that has been acknowledged by the developer's agent, Dalcour Maclaren.

The presence of the construction compound at the entrance to the property will place not just a significant financial burden on the business but also the presence of a construction doorstep on a main construction site will be detrimental to all the residents who live on site.

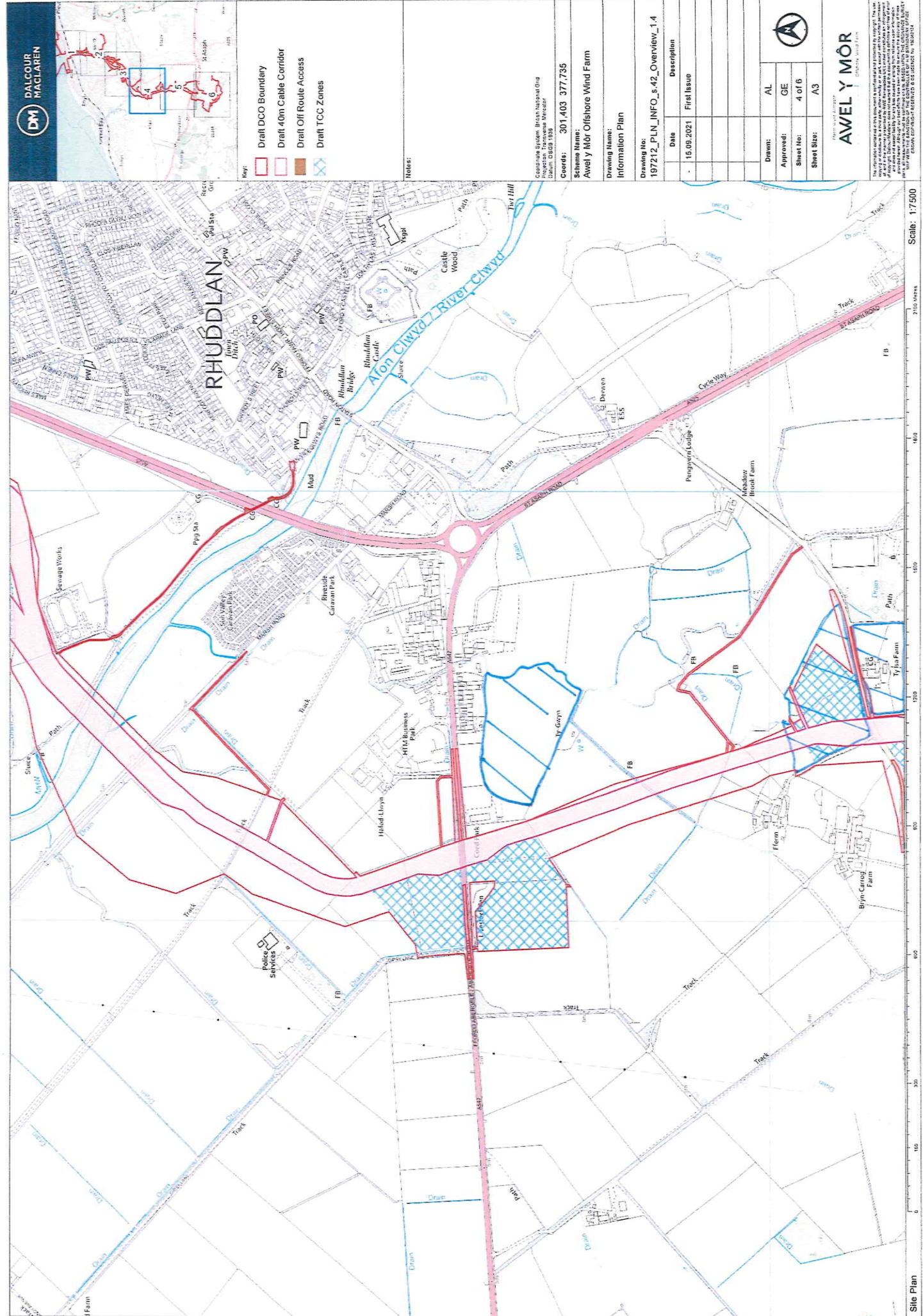
While it has been made clear during numerous site meetings that we do not want to have the cable and associated infrastructure laid over our land, if it is to be so then the impact can be greatly mitigated by the route being positioned as close to the property boundary alongside the A525 as possible, directional drilling the entire length and removing or significantly reducing the size of the construction compounds.

## **APPENDIX I – PROPERTY PLANS**

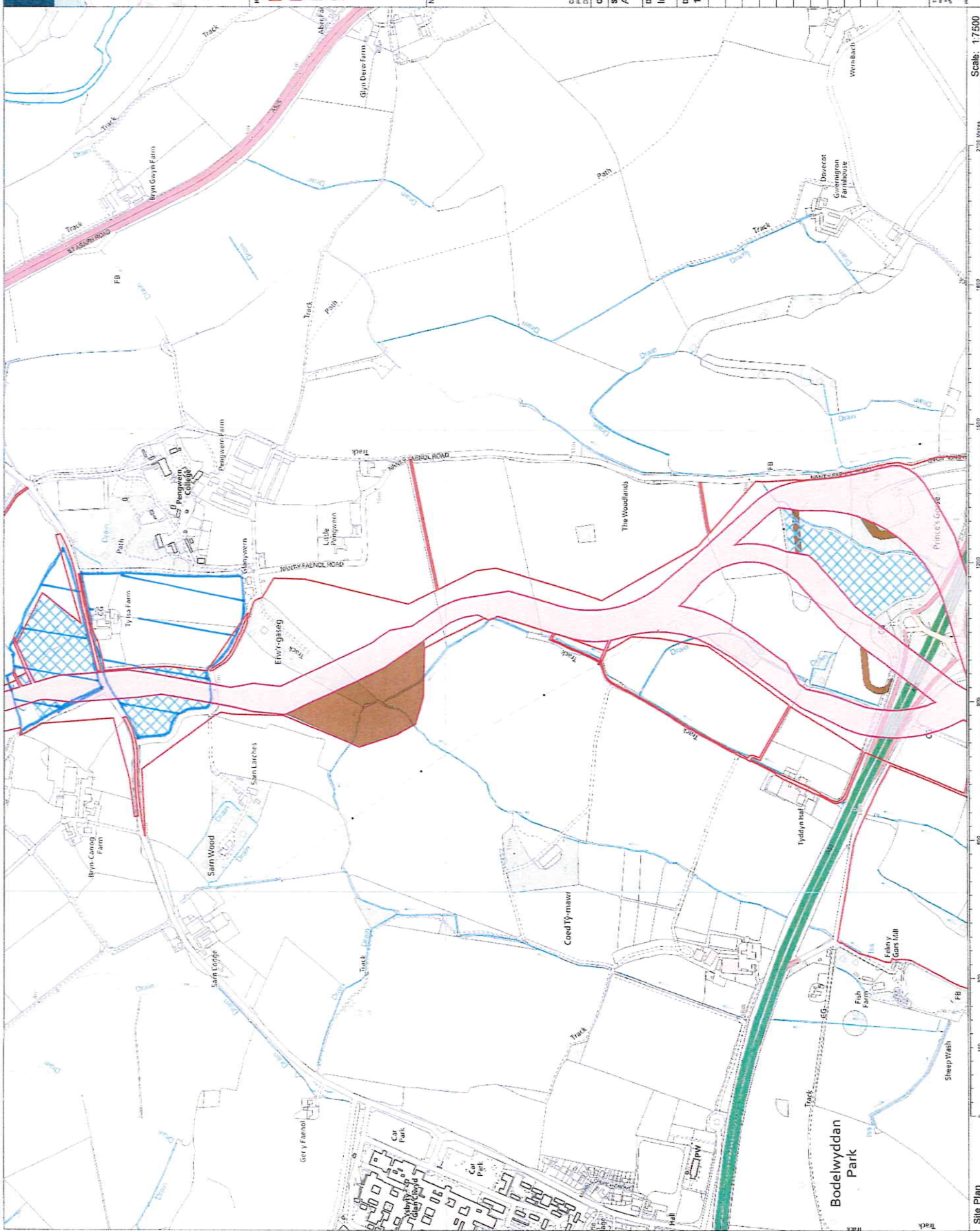












## **APPENDIX 2 – LOCTION OF BUSINESS ELEMENTS**

