



North Falls Offshore Wind Farm Ltd – EN010119

Section 51 advice regarding draft application documents submitted by North Falls Offshore Wind Farm Ltd

On 24 May 2024 North Falls Offshore Wind Farm Ltd submitted the following draft documents for review by the Planning Inspectorate as part of its Pre-application Service¹:

- Draft Development Consent Order (dDCO)
- Explanatory Memorandum
- Work Plan Offshore
- Work Plan Onshore

The advice recorded in the table below relates solely to matters raised upon the Planning Inspectorate's review of the draft application documents listed above. The advice is limited by the maturity of the documentation provided by the Applicant and the time available for consideration and is raised without prejudice to the acceptance decision or the final decision about whether development consent should be granted.

¹ See <https://infrastructure.planninginspectorate.gov.uk/application-process/pre-application-service-for-applicants/>



Explanatory Memorandum/ draft Development Consent Order		
Ref No.	Paragraph/ Section	Comment or query
1.	13(a)	<p>In 13(a)</p> <p>a. Work No. 2 – up to offshore substation platforms, or up to one offshore substation platform and up to one offshore converter platform;</p> <p>Query: should this read ‘... up to two offshore substation...’</p>
2.	13(n)	<p>The EM states:</p> <p>a. Work No. 12B provides for the laying of two additional cable circuits for later installation of electrical connections between Work No. 4D and Work No. 12 by Five Estuaries.</p> <p>The dDCO states:</p> <p><i>Work No. 12B</i> - cable ducting for two additional cable circuits for later installation of additional electrical connections between Work No. 6 and Work No. 14.</p> <p>Query: Is there is a need to amend the EM wording to 1) clarify the relevance of Five Estuaries and 2) whether the Work Plan references are for the Five Estuaries project or the North Falls project.</p>
3.	34(e)(e)	<p>EM states:</p> <p>iv. "Connection to Electricity Networks" and "underground lines" would include connection works (Work Nos. 4C, 4D, 6, 11, 12, and 14);</p> <p>Comment: Should the Work No. 12 should be specified as Work No. 12B?</p>
4.	dDCO	<p>Comment: Limits of deviation are not defined. The applicant may wish to consider defining the limits of deviation, including subsoil.</p>



Plans – Onshore & Offshore Work Plans	
Ref.	Comment or query
5.	The applicant is advised to provide a full-page key plan on a separate sheet within each set of plans. This would be in addition to the key plan which is inset into each sheet.
6.	The scale and north arrow are within the Legend. The applicant may want to consider separating these from the Legend.
7.	Although the Work Plans areas are highlighted and shown within the plans, the sheets lack details as to what is within the dDCO in relation to each Work No. Whilst the information is available in the dDCO, the public would have to cross reference in order to understand the Work Plans. The Applicant may wish to review Works Plans for other projects where further information is provided on plans to make them more accessible to the public who are likely to be inexperienced in the DCO process.
8.	Each sheet contains all Work numbers even when that work does not appear on the sheet. The Applicant could consider whether this is confusing to the user. Eg 4d is on Legend for all sheets but is not present on all of them
9.	The Legend states, 'Works numbers' and the dDCO refers to Works numbers, but the references in the plots start with 'WP' and not 'WN'. The Applicant may wish to consider renaming the Works numbers to make it clear that the ref is to the Work number within the dDCO and not a Work Plan.
10.	Limits of deviation are not defined. The Applicant may wish to consider defining the limits of deviation.

Offshore plans		
Ref.	Plan ref	Comment or question
11.	Works No.4A	Within the Legend an abbreviation is used 'HDD' that is not explained. For ease of understanding, the Applicant may wish to consider using the full term rather than an acronym.

Onshore plans		
Ref.	Plan ref	Comment or question
12.		The Works Plans do not contain any identifying information, such as village or road names, which the public may wish to use to identify their properties, land or other areas of interest.



13.		The dDCO separates Works No. 12 down into 12A and 12B. It is not clear from the Work Plan which applies in each instance as only Works No. 12 is referenced. The Applicant may wish to consider distinguishing between Works No. 12A and 12B within the Work Plan.
14.		The dDCO separates Works No. 6 down into 6A and 6B. It is not clear from the Work Plan which applies in each instance as only Works No. 6 is referenced. The Applicant may wish to consider distinguishing between Works No. 6A and 6B within the Work Plan.

General

1. Where references are provided to other draft application documents it would be beneficial to provide the full title thereof inclusive of document reference number. Should further draft documents be provided for review, the Applicant may wish to consider providing a full list of known application documents (for purpose of signposting) as well as their respective reference number.
2. [\[MHCLG\] Application form guidance](#), paragraph 3, states: “*The application must be of a standard which the Secretary of State considers satisfactory: Section 37(3) of the Planning Act requires the application to specify the development to which it relates, be made in the prescribed form, be accompanied by the consultation report, and be accompanied by documents and information of a prescribed description. The Applications Regulations set out the prescribed form at Schedule 2, and prescribed documents and information at regulations 5 and 6.*”