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To the Applicant
(By email only)

Your Ref:

Our Ref: EN010137

Date: 21 March 2024

Dear Mr Carter,

Planning Act 2008 (as amended) – Section 51

Application by Mona Offshore Wind Limited for an Order Granting Development Consent for the Mona Offshore Wind Farm

Advice following issue of decision to accept the application for examination

On 21 March 2024 the Secretary of State decided that the application for the above project satisfied the acceptance tests under section 55 of the Planning Act 2008 (PA2008). The Planning Inspectorate's acceptance checklist and the application documents have been published and made available on the project page of our website.

In undertaking checks at the acceptance stage, the Inspectorate has made some initial observations in relation to the application. This letter comprises advice to the Applicant provided under section 51 of the PA2008 in respect of these initial observations. The Applicant should pay attention to its content and consider how appropriate action might be taken in response.

Minor errors and omissions

There are minor errors and omissions to be corrected, as reflected in Box 30 of the acceptance checklist.

Missing documents / information

There appears to be a document referred to within the application that has not been provided, namely:

- Draft Development Consent Order Validation Report (Doc C2).

Consistency between Onshore Works Plan and Environmental Statement figures

Para 12.1 of the Application Letter (Doc A1) states that the proposed operational access to the existing National Grid Substation from the proposed Mona Substation access from Glascoed Road has been assessed in the Environmental Impact Assessment (EIA) but part of it is not currently shown on all the EIA figures. The Inspectorate advises the Applicant to undertake a thorough audit of the ES figures to ensure that they are consistent with the Onshore Work Plan (Doc B3). Amended ES figures should be provided, together with a list of the figures subject to amendment.

Draft Development Consent Order and Explanatory Memorandum

We have identified some minor cross-referencing inconsistencies between the draft Development Consent Order (dDCO) (Doc C2) and Explanatory Memorandum (EM) (Doc C3). For example, para 1.5.1.10 of the EM refers to Tables 2 and 3 under Requirement 2 (Schedule 2) of the dDCO. However, there is no Table 3 under Requirement 2 and the description of Table 2 in the EM is not consistent with the content of Table 2 in the dDCO. The EM should be amended to clarify the explanation of Requirement 2 and a thorough cross-check between the dDCO and EM should be undertaken to address any other inconsistencies.

dDCO Schedule 1: Work No. 9 appears to erroneously refer to a connection between Work Nos. 3 and 10; it appears from the Works Plan that it should refer to a connection between Work Nos. 8 and 10. It would be helpful if this could be clarified.

The end of para 1.5.1.8 of the EM states “*(see paragraph 4.1.65)*” but the document to which this refers is not clear. It would be helpful if this could be clarified.

Onshore Construction Method Statement

Doc J26.15 is titled ‘Outline Onshore Construction Method Statement’ and is presented as an outline plan throughout. However, the list of documents to be certified in Schedule 15 of the dDCO (pursuant to Article 42) refers to Doc J26.15 as the ‘Onshore Construction Method Statement’ and this is also the document title that appears in the Application Guide (Doc A5).

Requirement 9 of the dDCO states that the Code of Construction Practice must include, amongst other things, an Onshore Construction Method Statement. Since a document with that title is listed in Schedule 15, there is scope for confusion in the current drafting. The Applicant is advised to consider this inconsistency and to make any amendments to application documents that are required to clarify matters.

Planning Policy Wales 12

The Application Letter (Doc A1, para 9) and Planning Statement (Doc J2, para 1.3.4.63) note that Planning Policy Wales (PPW) 11 was superseded by PPW12 on 7 February 2024. The application does not take account of PPW12 but the Applicant states that a note will be submitted to the ExA “*at the outset of the Examination*” to address any changes in PPW12 of relevance to the Proposed Development.

In order to be in the most up-to-date position from the outset of Examination, the Applicant is advised to submit an updated Planning Statement and any other application documents requiring updates in light of the publication of PPW12.

Hard copy application documents

The Applicant is advised that once appointed, the Examining Authority may request hard copy versions of a small number of application documents to assist in its preparation for the Examination.

It would be helpful and assist the examination process if any information, clarification documents or amendments made to the application documents are submitted to the Inspectorate as soon as possible to assist those who may benefit from their publication whilst preparing Relevant Representations.

Please pay close attention to the advice set out in this letter and act on it promptly. This will contribute towards a more efficient examination and give the future Examining Authority comfort that the documentation is complete and accurate.

If you have any queries on the matters raised in this letter, please do not hesitate to contact our office using the contact details at the head of this letter.

Yours sincerely,

Jake Stephens

Jake Stephens
Case Manager

This communication does not constitute legal advice.

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