

From: [Eifion Bibby](#)
To: [Mona Offshore Wind Project](#)
Subject: RE: Proposed Mona Offshore Wind Farm Scheme Written Representations -Deadline 1 Our Ref-: Mon Gen.
Date: 07 August 2024 18:17:13

Registration identification number -: 20047783.

Dear Sirs,

We act as Agents in respect of a number of clients (being 'Affected Persons') for whom preliminary relevant representations have been individually lodged in capacity of interested parties .

The following generic points apply to each of our clients -:

a. Proposed reinstatement methods

Regarding reinstatement it is vital that topsoil and subsoil together with any boulder clay (as appropriate) are kept separate and are not removed from our clients land .In addition it is important that the top soil is duly protected from contamination (including measures carried out in respect of routine weed control) and reinstated in sequence of bolder clay, subsoil followed by top soil 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 .

b. Land Drainage schemes /remediation

It is fundamental that all land drainage schemes applicable to the affected persons' properties are agreed in advance (each party acting reasonably). In the event of agreement not being consensually achieved then it is considered the matter should be determined by means of dispute resolution involving an independent expert.

c. Surface intrusive apparatus

Detailed information as to proposed location & dimension of surface intrusive apparatus such as manholes is required at the earliest opportunity, pre-installation (with such apparatus to be kept to the

minimum and sited to result in the least disruption to farming operations, being located as close as practicable to existing boundaries).

d. Pre- Scheme 'enabling works'

No pre scheme enabling works (including ,for instance, felling of trees ,removal of hedges ,drainage operations etc) are deemed appropriate (unless agreed in writing in advance by our clients) prior to construction Notices having been served to commence the actual scheme operations .

e. Post scheme access routes

It is advocated that such routes to access the cables and associated infrastructure should be agreed voluntarily between the Applicant and affected persons to undertake future maintenance, repairs and replacement of on-shore apparatus ,with each party acting reasonably .

f. Compulsory acquisition of rights

Given the limited anticipated operational 'life time' of the offshore wind farm apparatus it is considered that rights for the installation of the on-shore infrastructure should be granted for a fixed term period of no greater than 99 years (instead of in perpetuity).

g. Public Utility apparatus

It is considered appropriate that terms including also routes for ,the installation of any new ,temporary of diverted , public utility apparatus (as appropriate) are voluntarily agreed between the affected persons and the subject Utility provider (all parties acting reasonably). Again, in the event of agreement not being consensually achieved then it is considered the matter should be determined by means of dispute resolution involving an independent expert.

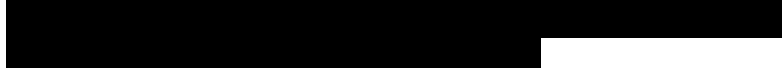
**Yours faithfully ,
Eifion Bibby**

J Eifion Bibby MRICS FAAV

Director & RICS Registered Valuer

For and on behalf of :

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