

Mona Offshore Wind Ltd

Via email only: monaoffshorewindproject@planninginspectorate.gov.uk

7th August 2024

Dear Sirs,

Mona Offshore Wind Farm ('the Project')
Mr J T Owen ('the Owner') – CYM74465 – Nant Fawr, Y Nentydd,
Abergele, Conwy LL22 8EF ('the Property')
Written Representation

I am writing to set out our concerns for the impact of this Project on the Property. The Owner is freehold owner of the Property which will be directly affected by the Project. The Property is registered with the Land Registry under title CYM871374.

Whilst the Owner is not opposed to the development of the Project in principle, there are strong concerns regarding the current proposed onshore cable route and associated works at the Property, and within the vicinity of it.

Background

The Property comprises of two residential units at Nant Fawr farmstead, agricultural land and woodland.

The land is managed in-hand, but grazing rights are let to third parties on an annual basis. There are various environmental schemes that may be affected by the Project. The design detail throughout the consultation material is extremely broad for this formal stage of feedback but it is clear that the Project will cause significant short and long-term disturbance to the Owners and the Property.

Due to the differing boundaries put out at various times by the scheme covering different areas of the field, we are currently unclear how much of the field will be required for the construction of the scheme, and over what total area rights will be taken for the benefit of the scheme outside of the proposed easement area.

Any residual land rights acquired under compulsory acquisition powers will significantly affect the value of the Property. Particularly as in this case the easement runs along the road boundary for the field.

General Comments

- To date, we have received limited information and plans for the design of the scheme detailing what impact construction will have in this area and what mitigation works will be put in place by the Project.

- There is insufficient detail on the proposed design and locations of specific works in Works Area, with further information being required in the construction methodology, onshore cable route, haul road detail, and highway and transport detail before we can accurately assess the impact on the Property.
- Lack of detail in Code of Construction Practice, PEIR, draft DCO and Work Plans. Inadequate information provided for accurate assessment on the significance impacts to the Property from:
 - o Construction traffic, vehicle movements and road closures
 - o Noise
 - o Vibration
 - o Lighting
 - o Dust/Fumes
 - o Soil Storage and Management
 - o Environmental impacts and mitigation areas
 - o Footpath and PROW diversions
 - o Decommissioning
 - o HDD locations and working requirements
 - o Construction compounds and storage locations
 - o Temporary and Permanent Works access routes
 - o Construction Programme

While we have been assured trenchless crossings will ensure no roads in the area have to be closed for to facilitate works, we have no detail on how the construction haul road crossing the route will be managed and what impact this will have on local traffic.

Services

The Property is crossed by a number of existing utility and private service media. Current proposals do not include adequate information or design tolerance for avoiding or diverting these existing services. All services are to be maintained throughout the duration of the Project.

Land Rights

There has been little information provided as to the requirement for temporary and permanent land rights for which the project may seek Compulsory Acquisition powers. Our understanding currently suggests the project is seeking to take permanent land rights, even though the scheme has a finite lifespan, we would like detailed justification as to why this is deemed necessary and proportionate.

We request instead the lifetime of the rights are limited to a set number of years or for the construction, operation and decommissioning of the project **only**.

Consultation and Engagement

The Owners do not consider sufficient engagement has been undertaken with landowners to fully inform the project design or to incorporate relevant mitigation. Further detailed engagement should continue with all affected parties to ensure feedback and mitigation is fully considered and we welcome meaningful engagement with the Project Team going forward.

The Owners are members of the NFU and we have been working collectively with this organisation and other landowner representatives to provide additional general concerns which have been raised directly by the NFU. We remain fully aligned with the overarching concerns of the NFU and anticipate full and detail responses to their representations on our behalf.

Yours faithfully,

A solid black rectangular box used to redact the signature of Richard Fearnall.

Richard Fearnall MRICS