

Mona Offshore Wind Ltd

Via email only: monaoffshorewindproject@planninginspectorate.gov.uk

7th August 2024

Dear Sirs

Mona Offshore Wind Farm ('the Project')
**Mr M T Leach and Mrs S A Leach ('the Owners') – CYM74465 – Nant
Ganol, Y Nentydd, Abergele, Conwy LL22 8EF ('the Property')**
Written Representations

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.

The Project design has changed from the formal consultation phase and land is no longer being acquired from the Owner. However, the Owner will have rights affected by the Project and will suffer significant disturbance during the construction phase, being located less than 100m from the cable route, haul road and several HDD crossings. Whilst strictly 'outside' the project boundary the Owners and the Property will be practically part of the Project and this will create an unintentional consequence that the Owners will not be able to seek equivalence under the Compensation Code.

Having had their Property removed from the Project, this will make the Owners statutory route to claim compensation extremely difficult under the Compensation Code. The Property has been on the market for some time and has failed to attract a buyer, we consider, as a direct result of perceived risk of disturbance from the Project. The Owner has no route to Statutory Blight.

We are seeking an undertaking from the Project that the Owners route to claim compensation under the Compensation Code is fully protected in line with a landowner who has property acquired under a scheme given their immediate proximity to it. The impacts of noise, dust and vibration are all set out in the Project Environmental Statement as falling into the 'High' category of magnitude and adequate protection under the Compensation Code should be afforded to the Owners.

Whilst, subject to the above points, 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. These concerns are set out below and require further clarification.

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. Specifically, the Property enjoys a water supply across third party land under Rights proposed to be affected by the Project. What affect will the Project have on the Property's water supply?

- 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.

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.

Yours faithfully,



Richard Fearnall MRICS