

Mr Jake Stephens
Case Manager
National Infrastructure Planning
The Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

30th September 2024

Your Ref:EN10137

By email only

monaoffshorewindproject@planninginspectorate.gov.uk

Dear Sirs,

Application by Mona Offshore Wind Limited for an Order Granting Development Consent for the Mona Offshore Wind Farm (Case Ref: EN10137)

**Mr & Mrs M T Leach – Nant Ganol, Y Nentydd, Rhyd-y-Foel. LL22 8EF
IP Ref – 20048465**

Deadline 3 – Response to ExQ1

Please find responses to the Examining Authorities written questions below.

Q1.1.6

In [PDA-008], pages 242 & 252 the Applicant highlighted its proposals for mitigating the potential impacts of dust and submitted an updated ODMP at Deadline 2 [REP2-042]. If you consider these proposals to be inadequate, can you advise how they need to be supplemented?

Appendix 214 [PDA-008] states there will be a dust management plan. There are no further details on what any of the methods of mitigation are or how these will be implemented and monitored. The ODMP identifies a number of receptors within 350 meters of the proposed works as being potentially affected. Nant Ganol is approximately 115 meters from the



scheme and is a residential dwelling likely to be more sensitive to this type of disturbance. Dust has been identified as the key pollutant from the construction phase of the Project in 1.8.8.2 of the Non-Technical summary.

Nant Ganol lies immediately adjacent to the potential haul road, 2 HDD locations and a road crossing and is highly likely to be impacted by all the construction activities. As no new land rights are required by the project over Nant Ganol, Mr and Mrs Leach are not Category 1 landowners so do not receive the same level of statutory protection against disturbance as other property owners who have land affected but are located further away from the main construction activities.

It is requested that the project undertakes further engagement with Mr and Mrs Leach to:

- Provide details and assurances of the specific dust mitigation measures that will be implemented for the benefit and protection of Nant Ganol.
- Provide an assurance that Rule 6 of Section 5 of the Land Compensation Act 1961 and Section 7 of the Compulsory Purchase Act 1965 will apply to the owners of Nant Ganol in respect of any impacts arising from the project. This will ensure the owners of Nant Ganol would have a route to reasonable and fair compensation should mitigation not be sufficient.

Q1.2.2

In [PDA-008], pages 242 & 255, the Applicant identified proposed measures associated with soil storage and management and submitted an updated Outline Soil Management Plan at Deadline 2 [REP2-054]. If you consider these proposals to be inadequate, can you advise how they need to be supplemented?

The proposals are considered adequate.

Q1.2.3

In [REP2-078], REP1-087.3, 4, 5 & 6, the Applicant responded to your submissions about: • the Proposed Development's potential impact on your property's existing utility and private service media; and • perceived lack of detail in submitted documentation and in respect of specified elements of the proposed works. With reasoning for your conclusion, does this address your concerns?

Insufficient detail has been provided regarding the timing, methods or location of the various elements of the project to allow a detailed impact assessment on Nant Ganol. Nant Ganol is a residential dwelling

near the boundary of the scheme – it is significantly closer than most other impacted dwellings. We have concerns regarding the location and use of the haul road, the extent of HDD works in two locations adjacent to Nant Ganol and the temporary road crossing. We have still not received any assurance and detail regarding how the mains water connection to Nant Ganol will be provided during works, and the route of any long-term diversion, should this be required.

It is requested that the project undertakes further engagement with Mr and Mrs Leach to:

- Provide details and assurances of the construction methods, timings and mitigation measures to be implemented proximate to Nant Ganol for the benefit and protection of the property and its inhabitants.
- Provide an assurance that Rule 6 of Section 5 of the Land Compensation Act 1961 and Section 7 of the Compulsory Purchase Act 1965 will apply to the owners of Nant Ganol in respect of any impacts arising from the project. This will ensure the owners of Nant Ganol would have a route to reasonable and fair compensation should mitigation not be sufficient. The project has acknowledged the Mr and Mrs Leach are protected by Section 10 of the Land Compensation Act 1965, but this is wholly insufficient given the levels and types of disturbance that Nant Ganol will suffer because of the project.

Q1.6.29

In its Response to Written Representations ([REP2-078], REP1-087.1) the Applicant responded to your submission about compensation. With reasoning for your conclusion, does this address your concerns?

In the applicant's response to REP1-087.1, Mr and Mrs Leach are incorrectly referred to as Category 3 parties, but within the Book of Reference they are correctly identified as Category 2 parties.

Under the proposed DCO Mr and Mrs Leach's' only statutory route to protection arises from any interference with their rights across adjacent land for a mains water connection. The limited protection under Section 10 of the Land Compensation Act 1965, is wholly insufficient given the levels and types of disturbance that Nant Ganol will suffer because of its proximity to the project which is clearly illustrated in **Figures 1.27 to 1.34** of the ***Environmental Statement - Volume 7, Annex 9.2: Construction Noise and Vibration Technical Report***.

As set out above, it is considered fair and reasonable that the project provides equivalent protections to Mr and Mrs Leach that would be enjoyed by a Category 1 party under relevant statute. It is requested that the project undertakes further engagement with Mr and Mrs Leach to:

- Provide details and assurances of the construction methods, timings and mitigation measures to be implemented proximate to Nant Ganol for the benefit and protection of the property and its inhabitants.
- Provide an assurance that Rule 6 of Section 5 of the Land Compensation Act 1961 and Section 7 of the Compulsory Purchase Act 1965 will apply to the owners of Nant Ganol in respect of any impacts arising from the project.

Q1.8.3

In its Response to WRs ([REP2-078], REP1-087.2) the Applicant addressed your submission about the Proposed Development's potential impact on your property's water supply. With reasoning for your conclusion, does this address your concerns?

The mains water connection to Nant Ganol will be directly impacted by the scheme. Mr and Mrs Leach have not been provided with any formal assurance that there will be no long-term outage of or disturbance to this service.

In addition to an assurance that the additional statutory compensation protections are included as set out above, it is requested that the project undertakes to maintain all existing services to Nant Ganol or to provide suitable alternatives at their own cost.

Q1.12.4

In its Response to RRs ([PDA-008], pages 243 & 256) the Applicant highlighted its proposals for management or diversion of footpaths and PRoWs, and at Deadline 2 submitted an updated Outline Public Rights of Way Management Strategy [REP2-070]. If you consider these proposals to be inadequate, can you advise how they need to be supplemented and identify any routes that are of particular concern?

No further concerns.

Q1.16.1


In its Response to Relevant Representations ([PDA-008], pages 242, 243, 255 & 256) the Applicant signposted its assessment of noise and vibration and highlighted its associated mitigation proposals. This was supplemented by submission of a revised Outline Construction Noise and Vibration Management Plan [REP2-044]. If you consider the assessment and proposed mitigation to be inadequate, can you advise how they need to be revised or supplemented?

As outlined above, the Outline Construction Noise and Vibration Management Plan does not provide sufficient information on mitigation at Nant Ganol. **Figures 1.27 to 1.34** of the ***Environmental Statement - Volume 7, Annex 9.2: Construction Noise and Vibration Technical Report*** clearly illustrates that there will be a significant impact at Nant Ganol.

It is requested that the project undertakes further engagement with Mr and Mrs Leach to:

- Provide details and assurances of the construction methods, timings and mitigation measures to be implemented proximate to Nant Ganol for the benefit and protection of the property and its inhabitants.
- Provide an assurance that Rule 6 of Section 5 of the Land Compensation Act 1961 and Section 7 of the Compulsory Purchase Act 1965 will apply to the owners of Nant Ganol in respect of any impacts arising from the project.

Yours faithfully,



Richard Fearnall MRICS