

From: [REDACTED]
To: [Mona Offshore Wind Project](#)
Subject: Re Proposed Development- Mona Offshore Wind Farm Scheme-REFERENCE No. EN010137- ExQ1 Deadline 3 -: 30 September 2024 Our Ref-: Mon.Gen
Date: 30 September 2024 17:56:22
Importance: High

REGISTRATION NO-: 20047783.

Dear Sirs,

In respect of the Examining Authority's written questions and request for information (ExQ1), please find the following replies issued in our capacity as Agents on behalf of the Affected Parties that we represent -:

- a. **Q1.16.16 -:**The answer to this question is being issued by the NFU on behalf of Davis Meade Property Consultants (DMPC) as part of the Land Interest Group in respect of our clients (as Affected Parties) .
- b. **Q1.16.17-:** The answer to this question is being issued by the NFU on behalf of Davis Meade Property Consultants (DMPC) as part of the Land Interest Group in respect of our clients (as Affected Parties) .
- c. **Q1.6.18- R:egarding the Applicant's response in REP2-078 to our WR [REP1-082] , please note the following -:**
 - a. **Proposed Reinstatement methods-:** The detail provided in the Applicant's response does cover points of concern in outline .However we specifically re-emphasise the need for -:
 - i)affected topsoil to be duly protected from contamination (including measures carried out in respect of routine weed control) and reinstated in sequence of bolder clay, subsoil followed by topsoil ,together with surface stones removed.
 - ii) subsoiling to be considered necessary with the aim of addressing compaction.
 - b. **Land Drainage schemes /remediation-:** The response provided shall address the point raised subject to the wording applicable to proposed voluntary agreement documents being duly agreed .
 - c. **Surface intrusive apparatus-:** Whilst it is noted that the exact locations of the final above ground infrastructure will be determined following detailed design ,it would be considered helpful to receive drawings showing the best reliable indication (as to location ,actual size and type of apparatus proposed) in this respect, in good time, before 11th October 2024 (being the updated deadline provided by the Applicant for receipt of signed heads of terms to qualify for incentive payments offered to Affected Parties) so as to aid discussions in seeking consensus as to appropriate wording (including in respect of compensation) in proposed voluntary agreements .The emphasis of needing such equipment (in so far as is reasonably possible) to be minimised ,and located as close as practicable to existing boundaries, is considered very significant to reduce their future impact [as regard to productive capacity (not only of the actual surface area of the subject apparatus, .e.g. chamber, but also its direct environs) as well as ensuing inconvenience].
 - d. **Pre- Scheme 'enabling works'-:** whilst the Applicant's response is noted the detail of our written representation (REP1-082.5) is reaffirmed in respect that no pre scheme enabling works are permitted unless agreed in writing in advance by the Affected Parties. There is concern that physical works e.g. felling of trees and removal of established natural vegetation (having environmental benefits) together with other intrusive operations (e.g. where needed in association with the capture and translocation of Great Crested Newts) do not take place until either there is prior written agreement by the Affected Parties and /or a construction notice of entry is issued (-in case the scheme does not ultimately progress).
 - e. **Post scheme access routes-:** The imposition of specific post scheme operational access routes is considered inappropriate in case it adversely

impacts any future potential change of use of the Affected Parties land . Whilst the potential need by the Applicant of such access routes is not disputed ,these need to be consensually agreed between the Applicant and the affected landowners/occupiers (as such routes may require to be varied over time) on the basis that the respective parties are required to act reasonably in seeking concurrence .

- f. **Compulsory Acquisition rights** -: It is interpreted that perpetuity rights are being sought not to equate to the anticipated life span of the offshore wind farm scheme but to assist to justify funding resource to deliver the scheme .However one would have thought that it would be possible to tailor the same accordingly .For that reason it is considered the granting of such lasting rights is superfluous as it shall impose a disproportional impact on the Affected Parties properties (and that 99 years would be amply sufficient in this instance) .
- g. **Public utility Apparatus** -:We are latterly informed on behalf of the Applicant that no such Public Utility apparatus will need to diverted or installed in respect of the subject 'Affected Parties properties' (other than temporary installations of utility apparatus to compound sites – in respect of which it is significant that those installations are removed and the Affected Parties properties are duly reinstated before such compound sites are vacated unless there is consensual agreement between the parties, in writing, to the contrary).
- d. **Q1.12.8-**: The answer to this question is being issued by the NFU on behalf of Davis Meade Property Consultants (DMPC) as part of the Land Interest Group in respect of our clients (as Affected Parties) .We are also issuing a separate submission specifically regarding the Affected Party having ID Registration Number -: 20048007.

Please let us know should we be able to assist regarding any further questions ;and in such circumstances we would be obliged if detail of the same could please be relayed directly to the writer (in addition to being posted on the National Infrastructure Planning Awel y Mor Offshore Wind Farm website) to avoid any potential oversight .

Yours faithfully,

Eifion Bibby

J Eifion Bibby MRICS FAAV

Director & RICS Registered Valuer

For and on behalf of :

Davis Meade Property Consultants, Plas Eirias Business Centre, Abergele Road, Colwyn Bay, Conwy, LL29 8BF.

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