

# MONA OFFSHORE WIND PROJECT

## Response to Davis Meade Property Consultants on behalf of EW Roberts - Listed Building Consent and CAH2

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Image of an offshore wind farm

**MONA OFFSHORE WIND PROJECT**

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## MONA OFFSHORE WIND PROJECT

### Glossary

Term	Meaning
Applicant	Mona Offshore Wind Limited.
Appropriate Assessment	A step-wise procedure undertaken in accordance with Article 6(3) of the Habitats Directive, to determine the implications of a plan or project on a European site in view of the site's conservation objectives, where the plan or project is not directly connected with or necessary to the management of a European site but likely to have a significant effect thereon, either individually or in-combination with other plans or projects.
Bodelwyddan National Grid Substation	This is the Point of Interconnection (POI) selected by the National Grid for the Mona Offshore Wind Project.
Competent Authority	Regulation 6(1) defines competent authorities as "any Minister, government department, public or statutory undertaker, public body of any description or person holding a public office".
Development Consent Order (DCO)	An order made under the Planning Act 2008 granting development consent for one or more Nationally Significant Infrastructure Project (NSIP).
Environmental Statement	The document presenting the results of the Environmental Impact Assessment (EIA) process for the Mona Offshore Wind Project.
Evidence Plan Process	The Evidence Plan process is a mechanism to agree upfront what information the Applicant needs to supply to the Planning Inspectorate as part of the Development Consent Order (DCO) applications for the Mona Offshore Wind Project.
Expert Working Group (EWG)	Expert working groups set up with relevant stakeholders as part of the Evidence Plan process.
Inter-array cables	Cables which connect the wind turbines to each other and to the offshore substation platforms. Inter-array cables will carry the electrical current produced by the wind turbines to the offshore substation platforms.
Interconnector cables	Cables that may be required to interconnect the Offshore Substation Platforms in order to provide redundancy in the case of cable failure elsewhere.
Intertidal access areas	The area from Mean High Water Springs (MHWS) to Mean Low Water Springs (MLWS) which will be used for access to the beach and construction related activities.
Intertidal area	The area between MHWS and MLWS.
Landfall	The area in which the offshore export cables make contact with land and the transitional area where the offshore cabling connects to the onshore cabling.
Local Authority	A body empowered by law to exercise various statutory functions for a particular area of the United Kingdom. This includes County Councils, District Councils and County Borough Councils.
Local Highway Authority	A body responsible for the public highways in a particular area of England and Wales, as defined in the Highways Act 1980.
Marine licence	The Marine and Coastal Access Act 2009 requires a marine licence to be obtained for licensable marine activities. Section 149A of the Planning Act 2008 allows an applicant for a DCO to apply for a 'deemed' marine licence as part of the DCO process. In addition, licensable activities within 12nm of the Welsh coast require a separate marine licence from Natural Resource Wales (NRW).

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Term	Meaning
Maximum Design Scenario (MDS)	The scenario within the design envelope with the potential to result in the greatest impact on a particular topic receptor, and therefore the one that should be assessed for that topic receptor.
Mona 400kV Grid Connection Cable Corridor	The corridor from the Mona onshore substation to the National Grid substation at Bodelwyddan.
Mona Array Area	The area within which the wind turbines, foundations, inter-array cables, interconnector cables, offshore export cables and offshore substation platforms (OSPs) forming part of the Mona Offshore Wind Project will be located.
Mona Array Scoping Boundary	The Preferred Bidding Area that the Applicant was awarded by The Crown Estate as part of Offshore Wind Leasing Round 4.
Mona Offshore Cable Corridor	The corridor located between the Mona Array Area and the landfall up to MHWS, in which the offshore export cables will be located.
Mona Offshore Cable Corridor and Access Areas	The corridor located between the Mona Array Area and the landfall up to MHWS, in which the offshore export cables will be located and in which the intertidal access areas are located.
Mona Offshore Transmission Infrastructure Scoping Search Area	The area that was presented in the Mona Scoping Report as the area encompassing and located between the Mona Potential Array Area and the landfall up to MHWS, in which the offshore export cables will be located.
Mona Offshore Wind Project	The Mona Offshore Wind Project is comprised of both the generation assets, offshore and onshore transmission assets, and associated activities.
Mona Offshore Wind Project Boundary	The area containing all aspects of the Mona Offshore Wind Project, both offshore and onshore.
Mona Offshore Wind Project PEIR	The Mona Offshore Wind Project Preliminary Environmental Information Report (PEIR) that was submitted to The Planning Inspectorate (on behalf of the Secretary of State) and NRW for the Mona Offshore Wind Project.
Mona Offshore Wind Project Scoping Report	The Mona Scoping Report that was submitted to The Planning Inspectorate (on behalf of the Secretary of State) and NRW for the Mona Offshore Wind Project.
Mona Onshore Cable Corridor	The corridor between MHWS at the landfall and the Mona onshore substation, in which the onshore export cables will be located.
Mona Onshore Development Area	The area in which the landfall, onshore cable corridor, onshore substation, mitigation areas, temporary construction facilities (such as access roads and construction compounds), and the connection to National Grid substation will be located
Mona Onshore Transmission Infrastructure Scoping Search Area	The area that was presented in the Mona Scoping Report as the area located between MHWS at the landfall and the onshore National Grid substation, in which the onshore export cables, onshore substation and other associated onshore transmission infrastructure will be located.
Mona PEIR Offshore Cable Corridor	The corridor presented at PEIR that was consulted on during statutory consultation and has subsequently been refined for the application for Development Consent. It is located between the Mona Array Area and the landfall up to MHWS, in which the offshore export cables and the offshore booster substation will be located.
Mona PEIR Offshore Wind Project Boundary	The area presented at PEIR containing all aspects of the Mona Offshore Wind Project, both offshore and onshore. This area was the boundary consulted on during statutory consultation and subsequently refined for the application for Development Consent.

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Term	Meaning
Mona Potential Array Area	The area that was presented in the Mona Scoping Report and in the PEIR as the area within which the wind turbines, foundations, meteorological mast, inter-array cables, interconnector cables, offshore export cables and OSPs forming part of the Mona Offshore Wind Project were likely to be located. This area was the boundary consulted on during statutory consultation and subsequently refined for the application for Development Consent.
Mona Proposed Onshore Development Area	The area presented at PEIR in which the landfall, onshore cable corridor, onshore substation, mitigation areas, temporary construction facilities (such as access roads and construction compounds), and the connection to National Grid infrastructure will be located. This area was the boundary consulted on during statutory consultation and subsequently refined for the application for Development Consent.
Mona Scoping Report	The Mona Scoping Report that was submitted to The Planning Inspectorate (on behalf of the Secretary of State) and NRW for the Mona Offshore Wind Project.
National Policy Statement (NPS)	The current national policy statements published by the Department for Energy Security & Net Zero in 2024.
Non-statutory consultee	Organisations that an applicant may choose to consult in relation to a project who are not designated in law but are likely to have an interest in the project.
Offshore Substation Platform (OSP)	The offshore substation platforms located within the Mona Array Area will transform the electricity generated by the wind turbines to a higher voltage allowing the power to be efficiently transmitted to shore.
Offshore Wind Leasing Round 4	The Crown Estate auction process which allocated developers preferred bidder status on areas of the seabed within Welsh and English waters and ends when the Agreements for Lease (AfLs) are signed.
Pre-construction site investigation surveys	Pre-construction geophysical and/or geotechnical surveys undertaken offshore and, or onshore to inform, amongst other things, the final design of the Mona Offshore Wind Project.
Point of Interconnection	The point of connection at which a project is connected to the grid. For the Mona Offshore Wind Project, this is the Bodelyyddan National Grid Substation.
Relevant Local Planning Authority	The Relevant Local Planning Authority is the Local Authority in respect of an area within which a project is situated, as set out in Section 173 of the Planning Act 2008. Relevant Local Planning Authorities may have responsibility for discharging requirements and some functions pursuant to the DCO, once made.
the Secretary of State for Business, Energy and Industrial Strategy	The decision maker with regards to the application for development consent for the Mona Offshore Wind Project.
Statutory consultee	Organisations that are required to be consulted by an applicant pursuant to the Planning Act 2008 in relation to an application for development consent. Not all consultees will be statutory consultees (see non-statutory consultee definition).
Wind turbines	The wind turbine generators, including the tower, nacelle and rotor.
The Planning Inspectorate	The agency responsible for operating the planning process for NSIPs.

## MONA OFFSHORE WIND PROJECT

### Acronyms

Acronym	Description
AfL	Agreement for Lease
BEIS	Department for Business, Energy and Industrial Strategy
BNG	Biodiversity net gain
DCO	Development Consent Order
EIA	Environmental Impact Assessment
EnBW	Energie Baden-Württemberg AG
EWG	Expert Working Group
HVAC	High Voltage Alternating Current
IEF	Important Ecological Feature
IEMA	Institute for Environmental Management and Assessment
ISAA	Information to support the Appropriate Assessment
MDS	Maximum Design Scenario
MHWS	Mean High Water Springs
MLWS	Mean Low Water Springs
NBB	Net Benefits for Biodiversity
NRW	Natural Resources Wales
NSIP	Nationally Significant Infrastructure Project
NTS	Non-Technical Summary
OSP	Offshore Substation Platform
PDE	Project Design Envelope
PEI	Preliminary Environmental Information
PEIR	Preliminary Environmental Information Report
POI	Point of Interconnection
SAC	Special Area of Conservation
SoCC	Statement of Community Consultation
SPA	Special Protection Area
TCE	The Crown Estate
WTW	Wildlife Trust Wales
TWT	The Wildlife Trusts

## MONA OFFSHORE WIND PROJECT

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### Units

Unit	Description
GW	Gigawatt
km	Kilometres
km <sup>2</sup>	Kilometres squared
kV	Kilovolt
MW	Megawatt
nm	Nautical miles



# **1 Response to Davis Meade Property Consultants on Behalf of EW Roberts - Listed Building Consent and CAH2**

## **1.1 Introduction**

1.1.1.1 Applicant has responded to Davis Meade Property Consultants on behalf of EW Robert's Listed Building Consent (REP5-107) and request to attend CAH2 (REP5-108) below.

## 2 Response to Davis Meade Property Consultants on Behalf of EW Roberts - Listed Building Consent and CAH2

Table 2.1: REP5-107/108 - Davis Meade Property Consultants on behalf of EW Roberts

Planning Inspectorate Ref. No.	Davis Meade Property Consultants on behalf of EW Roberts Applicant's response comment	
REP5-107.1	<p>With regard to Q2.6.11 -I interpret that the reference is intended to apply to our client Mr EW Roberts (rather than Mr RW Roberts) and unfortunately we are unable to locate item EV-008 on the Examination library (updated on 19th November).</p> <p>Please note ,since CAH1 there has been one telephone discussion with the applicant's representative from Dalcour Maclaren on the morning of 28th November when I reaffirmed the concerns referred to previously. I was told that those concerns (as detailed below ) would be reported to Dalcour Maclaren's client. Please note no associated solution has since been offered in respect of the DCO application.</p>	<p>The Applicant has been in ongoing dialogue with Mr Roberts' representative regarding the concerns raised at CAH1 regarding the listed building consent with the intention to resolve the concern through the voluntary agreement.</p>
REP5-107.2	<p>Whilst ,as previously reported , Heads of Terms for a voluntary agreement have been approved subject to contract with provision(s) therein to seek to protect our client ( albeit subject to requiring advice on actual phraseology from Mr Roberts ' legal advisor) matters have not further progressed in this respect .</p> <p>For completeness we reaffirm the concerns apply to the proposal ,on behalf of Conwy County Borough Council's Highways Department, for the following condition to be imposed in the event of a Listed Building Planning Consent application (Application reference 0/51909) being granted to alter the roadside access to Plot no 02-032 [on the Land Plan (On Shore)-; B5_Mona_Land Plan (Onshore)] ,i.e. -: **'No surface water drainage from the site shall be allowed to discharge onto the county highway'.</p>	<p>The Applicant agrees with the response that the heads of terms have been agreed, however there is further negotiation to address the concerns raised around the listed building consent. The Applicant's agents issued updated wording to be included in the voluntary agreements on the 11<sup>th</sup> December.</p>
REP5-107.3	<p>Accordingly, our client requires, please -:</p> <ol style="list-style-type: none"> <li>confirmation of what measures are to be put in place to prevent discharge of water onto the county highway</li> </ol>	<p>As the Applicant set out at the Compulsory Acquisition Hearing 2, the Outline Highways Access Management Plan (REP5-046) is not the appropriate place for an indemnity provision. This is because it is a control document for the purposes of how those works would be undertaken and not one where legal obligations can be provided for third parties. The Applicant has</p>

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	<p>2. that the draft Development Consent Order (together with the associated Book of Reference) be amended to include an unequivocal obligation that the Applicant (and assigns) ensure ,should such a condition (or a variation of the same) be imposed, that the existing and future owner(s) and occupier(s) of the subject plot will be indemnified against prosecution , penalty and monetary loss in consequence of the proposed project (including the access alterations) - so that the affected party (and successors in title) is not disadvantaged to accord with the principle of equivalence</p>	<p>included measures within the Outline Highways Access Management Plan (REP5-046) which sets out that the detailed designs for accesses, crossings and any associated traffic management measures will be submitted to the relevant Local Highway Authority, in this case, Conwy County Borough Council. The technical approval process will include submission of finalised drawings, showing full details of access and crossing arrangements, including drainage, lighting, signing, and standard construction details.</p>
<p>REP5-107.4</p>	<p>Moreover regarding the Outline Highway Access Management Plan [APP-228] in respect of our clients affected land (by means of proposed Temporary Construction Compound 1 and associated access alterations), provisions need to be added to require, please, the Applicant (and Assigns) to -:</p> <p>a. arrange at the Applicant's own cost for a satisfactory drainage scheme to be implemented to prevent the discharge of surface water from the affected land onto the county highway -:</p> <p>i) during the intended scheme and</p> <p>ii) subsequent to the completion of the scheme (and to maintain the same thereafter in perpetuity).</p> <p>b. to fully indemnify our client (as existing landowner) and successors in title in respect of any and all loss , penalties and prosecution resulting from the proposed condition** referred to above being imposed in consequence of the associated listed building planning consent application being granted.</p>	<p>The Applicant will continue to engage with Mr Roberts on the points raised within the submission but notes that the Outline Highways Access Management plan is not the appropriate place for the requests to be captured and instead should form part of a voluntary agreement as communicated in the CAH2.</p>