

# MONA OFFSHORE WIND PROJECT

## Response to Davis Meade Property Consultants on behalf of Jennings Building & Civil Engineering Limited CAH2

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Image of an offshore wind farm

**MONA OFFSHORE WIND PROJECT**

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**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,

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Term	Meaning
	licensable activities within 12nm of the Welsh coast require a separate marine licence from Natural Resource Wales (NRW).
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.

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Term	Meaning
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.
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 Bodelwyddan 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).



## MONA OFFSHORE WIND PROJECT

Term	Meaning
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.

## 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 Response to Davis Meade Property Consultants on behalf of Jennings Building & Civil Engineering Limited CAH2**

## **1.1 Introduction**

1.1.1.1 The Applicant has responded to Davis Meade Property Consultants on behalf of Jennings Building & Civil Engineering Limited's CAH2 response below.

## 2 Response to Davis Meade Property Consultants on behalf of Jennings Building & Civil Engineering Limited CAH2

### 2.1 Jennings Building & Civil Engineering Limited CAH2

**Table 2.1: REP5-111 - Jennings Building & Civil Engineering Limited**

Planning Inspectorate Ref. No.	Submission comment	Applicant's response
REP5-111.1	<p>Appertaining to the proposed Compulsory Acquisition Hearing 2, scheduled to be conducted virtually on the afternoon of Wednesday 11th December, I would be grateful if you could please register my intention to attend to participate in the same as Agent on behalf of the above mentioned affected party regarding the adverse impact of proposed permanent rights (together with mitigating the impact of temporary possession ) in respect of the following plot numbers (referred to in the Book of Reference) regarding which we are given to understand our client is the recognised owner -:</p> <ul style="list-style-type: none"> <li>• 02-016</li> <li>• 02-017(in part)</li> <li>• 02-018 02-019(in part)</li> <li>• 02-020 (in part)</li> <li>• 02-021(in part)</li> <li>• 02-023(in part)</li> <li>• 02-024</li> </ul>	<p>The Applicant notes the request to attend CAH2.</p> <p>As set out in the Applicant's response to DTM Legal LLP on behalf of Jennings Building &amp; Civil Engineering Limited D4 submission (REP5-065), the Applicant has only been provided with evidence of ownership for plot 02-018 for which temporary possession is being sought and for plot 02-024 for which acquisition of rights is being sought.</p>
REP5-111.2	<p>For the proposed CAH 2 hearing and further to item3 of the submission issued by our clients legal representatives on 4th November 2024 [REP4-117] we aim to raise /reaffirm our client's concerns in respect of -:</p> <p>1. the impact of the extensive rights on our client's property located outside of the intended area on which permanent rights are sought (i.e. coloured yellow on Sheet 2 of the Land Plan (B5_Mona_Land Plan (Onshore)). Our Client is concerned that, in particular, the temporary possession rights</p>	<p>In its response to the Deadline 4 submission (REP5-065), the Applicant may only compulsorily acquire land or rights in land that are reasonably required for the development or to facilitate the development of the Mona Offshore Wind Project, contained within the order limits of the DCO.</p> <p>Certain activities can still occur within this permanent easement area; for example, with the necessary consent from the Applicant it would be possible to surface the area and place on it temporary structures, or for parking vehicles. The Applicant is in ongoing dialogue with Mr Bibby on behalf of</p>

Planning Inspectorate Ref. No.	Submission comment	Applicant's response
	<p>requested will hinder and prevent our Client from maximising the potential use of its own property until the intended scheme operations are completed ( which could be many years ) and delay the prospects for utilising land which is to be subject to pursuance of potential alternative leisure use . Our client would however not have an objection to access rights being approved by means of a voluntary agreement subject to contract .</p>	<p>Jennings Building &amp; Civil Engineering Limited to agree a voluntary position that would address concerns around the future development of the site.</p>
<p>REP5-111.3</p>	<p>2. As regards to In the intended area on which permanent rights are sought – in the draft voluntary documentation received on behalf of the Applicant it is specified that -:</p> <p>i) the 'Easement Strip' is '<i>To be a standard width of 30 metres, and a maximum width of the Option Area at locations of difficult engineering or where cables are installed using Horizontal Directional Drilling (HDD) (or similar trenchless techniques) where the width may increase</i>'</p> <p>ii) the Landowner ( Grantor) - '<i>will not knowingly interfere with any of the Grantee's rights and apparatus or the Grantee's use and occupation of the Easement Strip, to include but not limited to:</i></p> <p style="padding-left: 40px;"><i>a. excavate, store materials (excluding normal agricultural operations), nor erect structures or buildings over the Easement Strip as defined, or knowingly alter the ground level thereof without the prior written consent of the Grantee, not to be unreasonably withheld or delayed.</i></p> <p style="padding-left: 40px;"><i>b. plant or grow within the Easement Strip any trees, shrubs or underwood without the consent in writing of the Grantee (such consent not to be unreasonably withheld or delayed).</i> '</p>	<p>The Applicant notes that the text included in the submission is from the voluntary agreements and is not a matter for the examining authority. The Applicant is endeavouring to agree a voluntary position with the representative of Jennings Building &amp; Civil Engineering Limited on the matter.</p>
<p>REP5-111.4</p>	<p>Unfortunately ,the specific location of the proposed easement strip isn't known but it is interpreted that the same would be sited within the area coloured blue forming part of Plots no 02-021,02-023 &amp; 02-024 on the Land Plan:- B5_Mona_Land Plan (Onshore) - being estimated to be where marked between the two pink lines on the attached draft Heads of Terms plan</p> <p><i>[which also identifies our Client's further affected property ( applicable to the draft heads of terms for proposed voluntary agreements -to which consensus has not yet been achieved) tinted in green thereon].</i></p>	<p>The location of the cables within Work No. 8 at this stage of the project is not known, but further information will be provided once detailed design has been completed.</p>

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Planning Inspectorate Ref. No.	Submission comment	Applicant's response
REP5-111.5	<p>3. Given the understanding of the significant depth of the intended cables under Plots no 02-021,02-023 &amp; 02-024 on the Land Plan (and the associated impracticality of excavating via the ground surface above the same for future repairs and maintenance etc) whether it is possible to remove the rights (albeit excepting for the installation ,use and decommissioning of the subject apparatus) together with restrictive covenants, as detailed in Table 2 of the Book of Reference [EN010137-001229-D4_Mona_BoR F05 clean.pdf (and associated draft Development Consent Order regarding which I interpret Schedule 8 would apply -SI/SR Template )], that would adversely impact the future potential development of the affected party's land. That is, surely it would be deemed unreasonable to impose rights and restrictive covenants which are unnecessary and blight our client's property in consequence.</p>	<p>The depth of the landfall trenchless crossing at this location has not yet been determined. The class of acquisition of the plots the Applicant is seeking at this location (relating to plots 02-021; 02-022; 02-023; and 02-024) are cable rights under existing infrastructure and restrictive covenants. As Paragraphs 1.10.1.6 to 1.10.1.9 of the Statement of Reasons (APP-029) describes, this class of acquisition aims to '...prevent any interference with the existing use, damage to that infrastructure or environment' and once the cables are installed, the buried cables can co-exist with the existing land uses, which can resume, resulting in minimal interference to the owners and occupiers'.</p>
REP5-111.6	<p>If it is considered appropriate by the Examining Authority for any part of the above to be relevant to discussions applying to the Issue specific Hearing 6 item regarding the draft Development Consent Order, I would be available to attend the same from 11.00am on Wednesday 11th December (but regrettably would be unable to participate on Tuesday 10th December).</p>	<p>The Applicant notes the response.</p>