

MONA OFFSHORE WIND PROJECT

Response to Davis Meade Property Consultants on behalf of Jennings Building & Civil Engineering Ltd

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Image of an offshore wind farm

MONA OFFSHORE WIND PROJECT

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Glossary

| Term | Meaning |
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| 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 |
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| 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). |

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| Term | Meaning |
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| 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 |

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Units

| Unit | Description |
|-----------------|--------------------|
| GW | Gigawatt |
| km | Kilometres |
| km ² | Kilometres squared |
| kV | Kilovolt |
| MW | Megawatt |
| nm | Nautical miles |

1 Response to Davis Meade Property Consultants on behalf of Jennings Building & Civil Engineering Ltd

1.1 Introduction

1.1.1.1 The Applicant has responded to Jennings Building & Civil Engineering Ltd's deadline 6 submission below.

2 Response to Davis Meade Property Consultants on behalf of Jennings Building & Civil Engineering Ltd

Table 2.1: REP6-141 Davis Meade Property Consultants on behalf of Jennings Building & Civil Engineering Limited

| Planning Inspectorate Ref. No. | Written Submission Comment | Applicant's response |
|--------------------------------|--|---|
| REP6-141.1 | <p>Following on from our written submission of 3rd December (at Deadline 5) and the detail referred to during the Compulsory Acquisition Hearing 2 (on 11th December), given the understanding of-:</p> <ul style="list-style-type: none"> i)the significant depth below ground of the intended cables under the Affected Party's land ,and ii)the intention by the Applicant to only use trenchless installation techniques including (but not limited to) directional drilling, and iii)the associated impracticality of excavating via the ground surface above the same for future repairs and maintenance etc, and iv) to avoid unnecessarily adversely impacting the future potential development of the Affected party's land we confirm the requirement please -: <p>A. For Schedule 8 of the draft Development Consent Order to allocate the following amended Rights and Restrictive Covenants in respect of plot Nos 02-023 (i.e. the part applicable to our client's ownership) & 02-024 -:</p> <p>Cable rights under existing infrastructure</p> <p>Rights for the purposes of the construction, installation, operation, maintenance and decommissioning of the authorised project to— a)lay down, install, retain, adjust, alter, construct, operate, erect, use, maintain, repair, renew, upgrade, inspect, remove and replace the electricity cables (including the removal of materials including spoil) in or under the land, together with such telemetry and fibreoptic lines, ducting, jointing bays and other apparatus, protection</p> | <p>The rights sought in relation to the plots owned by Jennings Building & Civil Engineering Limited are as set out in the Statement of Reasons (REP6-020) and are necessary for the delivery, operations and maintenance of the Mona Offshore Wind Farm. The proposed wording suggested does not allow for sufficient powers for the proposed trenchless installation techniques necessary to install cables in this location.</p> |

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| Planning Inspectorate Ref. No. | Written Submission Comment | Applicant's response |
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| | <p>measures, cable, cable clamping and other subterranean equipment which is ancillary to the purposes of transmitting electricity along such electricity cables (the "cables"), and in doing so, to use or resort to trenchless installation techniques only including (but not limited to) directional drilling; b)fell, lop, cut or remove or coppice wood, uproot trees or hedges or shrubs which now or hereafter may be standing on the land or other land which would if not felled, lopped, cut or removed would obstruct or interfere with the installation or operation of the cables; c)to excavate materials below ground level, including soils, and re-use or dispose of the same, and in so excavating to undertake any works, including works of protection or removal of archaeological remains as may be required by any written scheme of investigation approved under this Order</p> | |
| <p>REP6-141.2</p> | <p>Restrictive Covenants</p> <p>A restrictive covenant over the land for the benefit of the remainder of the subject Order land : a)to prevent anything being done which may interfere with free flow and passage of electricity or telecommunications through the cables or support for the authorised project; and b)to prevent the carrying out of operations or actions (including but not limited to blasting and piling) which may obstruct, interrupt, or interfere with the exercise of the rights or damage the authorised project ;but not preventing the installation of hardstanding and utility service apparatus together with the erection of buildings and static caravans ,cabins (or similar) and/or construction, erection of works (including the foundations or footings thereto) . c)to prevent the planting or growing within the land of any trees, shrubs or underwood without the consent in writing of the undertaker (such consent not to be unreasonably withheld or delayed provided that the proposed trees, shrubs or underwood would not cause damage to the relevant part of the authorised project nor make it materially more difficult or</p> | <p>The Applicant welcomes the ongoing engagement with the representative of Jennings Building & Civil Engineering Limited regarding the rights sought and as set out in the response to the Deadline 5 submission (REP6-111). The Applicant reiterates that the landowner may be able to undertake certain development within the area where permanent rights are being sought, however this must be with the consent from the Applicant to ensure that any proposals do not compromise the safety and integrity of the buried cables. This approach is standard within the industry and preceded through many other recently consented offshore wind development consent orders. The Applicant is hopeful that it can agree a voluntary agreement that would avoid the use of compulsory acquisition powers and address the concerns around any future development of the site.</p> |

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| Planning Inspectorate Ref. No. | Written Submission Comment | Applicant's response |
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| | <p>expensive to access and maintain the relevant part of the authorised project) B. For temporary rights to only be permitted where approved subject to a voluntary agreement with the Affected Party (such agreement not to be unreasonably withheld or delayed) for access to undertake surveys in advance of the proposed scheme operations on the following plots numbers as applicable to the Affected Party's ownership -: 02-016 02-017(in part) 02-018 02-019(in part) 02-020 (in part) 02-021(in part)</p> | |