

MONA OFFSHORE WIND PROJECT

Explanatory Memorandum

[F04 F05 \(Tracked\)](#)

Deadline: [57](#)

Application Reference: EN010137

Document Reference: C3 [F04 F05](#)

Document Number: MOCNS-J3303-BGS-10002

~~3 December 2024~~ [14 January 2025](#)

[F04 F05](#)



Image of an offshore wind farm

MONA OFFSHORE WIND PROJECT

Document status					
Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
F01	Application	Burges Salmon	Mona Offshore Wind Ltd	Mona Offshore Wind Ltd	February 2024
F02	Section 51 Advice	Burges Salmon	Mona Offshore Wind Ltd	Mona Offshore Wind Ltd	April 2024
F03	Deadline 2	Burges Salmon	Mona Offshore Wind Ltd	Mona Offshore Wind Ltd	27 Aug 2024
F04	Deadline 5	Burges Salmon	Mona Offshore Wind Ltd	Mona Offshore Wind Ltd	3 Dec 2024
F05	Deadline 7	Burges Salmon	Mona Offshore Wind Ltd	Mona Offshore Wind Ltd	14 January 2025

Prepared by:

Burges Salmon LLP

Prepared for:

Mona Offshore Wind Ltd.

MONA OFFSHORE WIND PROJECT

Contents

1. EXPLANATORY MEMORANDUM	4
Nationally Significant Infrastructure Project	4
Associated development	5
Part 1 – Preliminary	8
Article 1 - Citation and commencement	8
Article 2 - Interpretation	8
Part 2 Principal Powers	9
Article 3 – Development consent etc. granted by the Order	9
Article 4 – Operation of generating station	10
Article 5 – Deemed marine licence under the 2009 Act	10
Article 6 – Power to maintain the authorised project	10
Article 7 - Benefit of the Order	11
Article 8 - Application and modification of legislative provisions	12
Article 9 - Defence to proceedings in respect of statutory nuisance	12
Part 3 Streets	13
Article 10 – Street works	13
Article 11 – Application of the 1991 Act	13
Article 12 – Temporary restriction of use of streets	14
Article 13 – Temporary stopping up of public rights of way	15
Article 14 – Access to works	15
Article 15 – Agreements with street authorities	16
Part 4 – Supplemental powers	16
Article 16 - Discharge of water	16
Article 17 - Authority to survey and investigate the land	16
Article 18 – Protective work to buildings	17
Article 19 - Removal of human remains	18
Part 5 - Powers of Acquisition	18
Article 20 - Compulsory acquisition of land	18
Article 21 - Time limit for exercise of authority to acquire land compulsorily	19
Article 22 - Compulsory acquisition of rights	19
Article 23 – Compulsory acquisition of land: minerals	20
Article 24 - Private rights	21
Article 25 – Application of the 1981 Act	21
Article 26 - Acquisition of subsoil only	22
Article 27 – Modification of Part 1 of the 1965 Act	23
Article 28 - Rights under or over streets	23
Article 29 - Temporary use of land for carrying out the authorised project	23
Article 30 - Temporary use of land for maintaining the authorised project	24
Article 31 - Statutory undertakers	25
Article 32 - Recovery of costs of new connections	25
Article 33 – Funding	25
Part 6 - Miscellaneous and General	26
Article 34 – Application of landlord and tenant law	26
Article 35 - Felling or lopping of trees and removal of hedgerows	26
Article 36 - Trees subject to tree preservation orders	27
Article 37 - Abatement of works abandoned or decayed	27
Article 38 - Saving provisions for Trinity House	27
Article 39 - Crown rights	27
Article 40 – Protective provisions	28
Article 41 - Operational land for purposes of the 1990 Act	28
Article 42 – Certification of plans etc.	28
Article 43 - Service of notices	28
Article 44 – No double recovery	28
Article 45 - Requirements, appeals, etc.	29

MONA OFFSHORE WIND PROJECT

Article 46 - Arbitration29

Article 47 - Inconsistent Planning Permissions.....29

Schedule 1 – Authorised development30

Schedule 2 - Requirements31

Schedule 3 – Streets subject to street works.....35

Schedule 4 – Streets to be temporarily stopped up or restricted.....35

Schedule 5 – Public rights of way to be temporarily stopped up or restricted36

Schedule 6 – Access to works36

Schedule 7 – Land of which only temporary possession may be taken36

Schedule 8 - Land in which only new rights etc. may be acquired36

Schedule 9 – Modification of compensation and compulsory purchase enactments for creation of new rights and imposition of restrictive covenants.....36

Schedule 10 – Protective Provisions36

Schedule 11 – Removal of hedgerows37

Schedule 12 – Approval of matters specified in requirements37

Schedule 13 – Arbitration Rules38

Schedule 14 – Marine Licence: Mona Offshore Wind Farm Generation Assets38

Part 1 – Licensed Marine Activities.....39

Part 2 – Conditions39

Schedule 15 – Documents to be certified43

1. Explanatory Memorandum

1.1 Summary and introduction

- 1.1.1.1 This memorandum explains the purpose and effect of each article of, and Schedule to, the draft Mona Offshore Wind Farm Order (the "Order"), as required by Regulation 5(2)(c) of the Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 (the "APFP Regulations").
- 1.1.1.2 Regulation 5(2)(c) of the APFP Regulations requires explanatory memoranda to explain "*the purpose and effect of provisions in the draft order*".

1.2 Purpose and The Order

- 1.2.1.1 Mona Offshore Wind Limited (incorporated under company number 13497266 and having its registered office at Chertsey Road, Sunbury on Thames, Middlesex, United Kingdom, TW16 7BP) (the "undertaker") is applying to the Secretary of State for a development consent order (the "Application") for the construction, operation and decommissioning of an offshore wind power generating station and related associated development (the "authorised development").
- 1.2.1.2 The authorised development and ancillary works (together the "authorised project") are described in Part 1 (authorised development) of Schedule 1 of the Order. See also article 2 (interpretation).
- 1.2.1.3 The Mona Array Area is located in the east Irish Sea, 28.8 km (15.6 nm) from the north coast of Wales, 46.5 km (25.1 nm) from the northwest coast of England, and 46.5 km (25.1 nm) from the Isle of Man (when measured from mean high water springs). The electricity cables will come ashore at landfall at Llandulas from where they will be installed to the new Mona substation which will connect into the National Grid substation at Bodelwyddan.
- 1.2.1.4 A detailed description of the authorised project is included in Volume 1, Chapter 3: Project description of the Environmental Statement (document reference F1.3).
- 1.2.1.5 The Order also seeks to confer upon the undertaker powers of compulsory acquisition of land or rights over land which are required for the onshore elements of the authorised project or to facilitate them, or that are incidental to them within the meaning of section 122 of the Planning Act 2008 (the "2008 Act").
- 1.2.1.6 As the Order seeks to apply and modify statutory provisions under section 120(5) of the 2008 Act including in relation to drainage, hedgerows and the compulsory acquisition of land, it has been drafted as a statutory instrument as required under section 117(4) of the 2008 Act.

Nationally Significant Infrastructure Project

- 1.2.1.7 The authorised project is a nationally significant infrastructure project ("NSIP") within sections 14(1)(a) and 15(3B) of the 2008 Act. Under section 15(3B) a generating station is an NSIP if:
- it is in waters in or adjacent to Wales up to the seaward limits of the territorial sea, or in the Welsh zone; and
 - its capacity is more than 350 megawatts (MW).

MONA OFFSHORE WIND PROJECT

- 1.2.1.8 The Mona Offshore Wind Project will be located in Welsh offshore waters (beyond 12 nautical miles (nm) from the Welsh coast) and inshore waters, with the onshore infrastructure located wholly within Wales. As its capacity will be more than 350MW it accordingly falls within section 15(3B).
- 1.2.1.9 As the Mona Offshore Wind Project is an NSIP, development consent must be obtained from the Secretary of State to authorise it, and an application for a development consent order must be made to the Secretary of State, care of the Planning Inspectorate, under section 37 of the 2008 Act.
- 1.2.1.10 Schedule 1, Part 1 (Authorised development) to the Order contains a list of numbered works comprising the authorised development.

Associated development

- 1.2.1.11 The Order specifically authorises development which is associated with the NSIP. The Secretary of State may, under the provisions of section 115(4A) of the 2008 Act, grant consent for development that is associated with an NSIP.
- 1.2.1.12 Guidance on associated development has been issued by the Secretary of State¹. Paragraph 5 of the Department for Communities and Local Government (DCLG – now the Department for Levelling Up, Housing and Communities) Guidance sets out core principles which must be taken into account by the Secretary of State when deciding whether or not development should be treated as associated development. In summary:
- There should be “*a direct relationship between associated development and the principal development.*”
 - “*Associated development should therefore either support the construction or operation of the principal development, or help address its impacts.*”
 - “*Associated development should not be an aim in itself but should be subordinate to the principal development.*”
- 1.2.1.13 In most cases therefore associated development will be “*typical of development brought forward alongside the relevant type of principal development or of a kind that is usually necessary to support a particular type of project*” (paragraph 6, DCLG Guidance). The grid connection for a commercial power station is given as a specific example of associated development.
- 1.2.1.14 In addition, the core principles in paragraph 5 of the DCLG Guidance also states that “*Associated development should be proportionate to the nature and scale of the principal development. However, this core principle should not be read as excluding associated infrastructure development (such as a network connection) that is on a larger scale than is necessary to serve the principal development if that associated infrastructure provides capacity that is likely to be required for another major infrastructure project.*”
- 1.2.1.15 Details of associated development are set out in Part 1 of Schedule 1 and include offshore activities such as scour protection around the foundations of the offshore structures and onshore activities such as works to alter the position of apparatus, including mains, sewers, drains and cables (overhead and underground).-

¹ Guidance on associated development applications for major infrastructure projects’ (Department for Communities and Local Government) (April 2013) (the DCLG Guidance)

MONA OFFSHORE WIND PROJECT

1.3 Ancillary Matters

- 1.3.1.1 The Order also authorises ancillary works within the Order limits. These are works that do not constitute development but are required to facilitate the construction of the authorised project.
- 1.3.1.2 Details of ancillary works are set out in Part 2 of Schedule 1 and include offshore activities such as marking buoys, temporary landing places, moorings or other means of accommodating vessels in the construction and/or maintenance of the authorised project and onshore activities such as intrusive ground investigations including the making of boreholes and trial pits.
- 1.3.1.3 In addition to providing for the construction and operation of the authorised project, the Order will, in accordance with section 122, section 120(3) and Schedule 5 of the 2008 Act, authorise the acquisition of land and rights over land, and the extinguishment of, or interference with, interests in or rights over land. The Book of Reference (document reference D4) sets out a description of the land and interests included in the Order. The Order and the Book of Reference should be read together with the Statement of Reasons (document reference D3) which accompanies the Application and sets out the justification for the acquisition of or interference with rights in the Order land.
- 1.3.1.4 Other ancillary matters include the application and disapplication of legislation, the power to undertake works to streets, and the ability to take temporary possession of land.

1.4 The Order

- 1.4.1.1 The purpose and effect of the provisions of the Order are explained below in sequence. The Order is based on the model provisions set out in Schedule 1 to the Infrastructure Planning (Model Provisions) (England and Wales) Order 2009 (the “Model Provisions”) as well as relevant precedents. Whilst the Model Provisions have been repealed, Planning Inspectorate Advice Note 13 ‘Preparing the draft Order and Explanatory Memorandum, February 2019’ explains that they were intended as a guide for developers in drafting orders, rather than a rigid structure, but aided consistency and assisted in drafting a comprehensive set of lawful provisions.
- 1.4.1.2 The Order adopts the ‘Rochdale Envelope’ approach² whereby the maximum permitted consent envelope is provided for and assessed, allowing some of the scheme detail to be approved post-consent. The approval of that detail is provided for within the Requirements in Part 1 of Schedule 2 of the Order.
- 1.4.1.3 A marine licence is required before carrying out any licensable marine activities under the Marine and Coastal Access Act 2009. The marine licence (“ML”) for activities wholly located in Welsh offshore waters will be deemed under the Order. The deemed ML will cover works related to the offshore wind farm generation infrastructure as well as the OSPs and inter-connector cables.
- 1.4.1.4 A separate, standalone ML will be required for activities in Welsh offshore and inshore waters. The standalone ML will cover the transmission assets which includes the offshore export cables, OSPs and inter-connector cables, Mona Offshore Cable Corridor and Access Areas.

² See Planning Inspectorate Advice Note 9: Rochdale Envelope (version 3)

MONA OFFSHORE WIND PROJECT

- 1.4.1.5 The OSPs and inter-connector cables will be included in both the deemed ML and the standalone ML as it is not known at this stage whether they will remain as generation assets or be transferred to the offshore transmission operator (“OFTO”) post-construction.
- 1.4.1.6 The Mona Offshore Wind Project is making a separate application for a marine licence to Natural Resource Wales (“NRW”) in respect of the transmission assets which will be a standalone consent. Please see the Marine Licence Principles Document (document reference J9) for further information.
- 1.4.1.7 The form of the Order has had regard to comparable precedent orders. These are relevant for the Project for the reasons explained below and are referenced in the below sections as applicable to the specific drafting:

Order	SI Number	Comments
Sheringham Shoal and Dudgeon Extensions Offshore Wind Farm Order 2024 (“SEP DEP DCO”)	S.I. 2024/564	This is the most recently consented offshore wind farm. This development has similar considerations with regards to construction of a multi-circuit underground onshore cables and includes offshore deemed marine licences a multi-circuit underground onshore cables.
HyNet Carbon Dioxide Pipeline Order 2024 (“HyNet”)	S.I. 2024/436	This is a ‘linear project’ with similar considerations with regards to constructing a long corridor of underground works (in this case a carbon dioxide pipeline).
Awel y Môr Offshore Wind Farm Order 2023 (“Awel y Môr”)	S.I.2023/1033	This is an offshore wind farm located in North Wales, a short distance from the Project and also connecting into National Grid’s Bodelwyddan substation. This development therefore has similar considerations with regards to constructing a multi-circuit underground onshore cables and is within Wales.
Hornsea Project Four Office Wind Farm Order 2023 (“Hornsea Four”)	S.I. 2023/800	This is a recently consented offshore wind farm. This development has similar considerations with regards to constructing a multi-circuit underground onshore cables and includes offshore deemed marine licences a multi-circuit underground onshore cables.
East Anglia Two Offshore Wind Farm Order 2022 (“East Anglia Two”)	S.I. 2022/433	This is an offshore wind farm which is referenced to demonstrate the long-standing precedents (where applicable) for particular drafting. This development has similar considerations with regards to constructing a multi-circuit underground onshore cables and

MONA OFFSHORE WIND PROJECT

		includes offshore deemed marine licences a multi-circuit underground onshore cables.
East Anglia One North Offshore Wind Farm Order 2022 (“East Anglia One North”)	S.I. 2022/432	This is an offshore wind farm which is referenced to demonstrate the long-standing precedents (where applicable) for particular drafting. This development has similar considerations with regards to constructing a multi-circuit underground onshore cables and includes offshore deemed marine licences a multi-circuit underground onshore cables.
Norfolk Boreas Offshore Wind Farm Order 2021 (“Norfolk Boreas”)	S.I. 2021/1414	This is an offshore wind farm which is referenced to demonstrate the long-standing precedents (where applicable) for particular drafting. This development has similar considerations with regards to constructing a multi-circuit underground onshore cables and includes offshore deemed marine licences a multi-circuit underground onshore cables.
Norfolk Vanguard Offshore Wind Farm Order 2022 (“Norfolk Vanguard”)	S.I. 2022/138	This is an offshore wind farm which is referenced to demonstrate the long-standing precedents (where applicable) for particular drafting. This development has similar considerations with regards to constructing a multi-circuit underground onshore cables and includes offshore deemed marine licences a multi-circuit underground onshore cables.

Part 1 – Preliminary

Article 1 - Citation and commencement

- 1.4.1.8 Article 1 sets out the name of the Order and the date on which it comes into force.
- 1.4.1.9 This article did not appear in the Model Provisions. However, it is a standard article that is included in all development consent orders.

Article 2 - Interpretation

- 1.4.1.10 Article 2(1) defines the terms used in the Order. It is a standard article and was included in the Model Provisions as article 1.
- 1.4.1.11 Definitions to note include:
- “Commence”. The definition of “commence” is based on the wording used in Hornsea Four. This allows certain onshore works to be undertaken with appropriate controls in place without the details to be provided under requirements needing to be approved. The drafting differs from precedent in relation to offshore works. This is due to the fact the Order will contain a dML for licensable marine activities in relation to the generation assets and a separate

MONA OFFSHORE WIND PROJECT

standalone marine licence is being sought for the transmissions assets. This specifies that for the purposes of the Requirements (as set out in Schedule 2), “commence” will mean the first carrying out of any activities relating to the offshore works. For both offshore works and all other works, the definition specifies which activities which, if undertaken, will not constitute “commencement”. Specifically, the carrying out of “onshore site preparation works” as defined in the Order will not constitute “commencement”. The controls on the carrying out of onshore site preparation works are included in the relevant outline management plans.

- "Maintain". A definition of "maintain" has been added to make clear what is authorised under article 6 (Power to maintain the authorised project), and that this does not permit the undertaker to depart from the description of the authorised project in Schedule 1 or to carry out maintenance operations which would cause different environmental effects to those identified in the Environmental Statement (“ES”). It also clarifies that maintenance does not include removal, reconstruction or replacement of the whole onshore substation and in relation to offshore works links the ~~definition~~[definition](#) to Condition 11 (Maintenance of the authorised scheme) of the deemed marine licence at Schedule 14. It covers both the onshore works and offshore works and includes inspect, upkeep, repair, adjust or alter.
- “Order land” which means the land shown on the Land plan (onshore) which is within the limits of land to be acquired or used and described in the book of reference.
- “Order limits” which means the limits for authorised project as shown on the Works plans – onshore and Works plans – offshore and intertidal and the Offshore order limits and grid coordinates plan.
- The "undertaker" is defined as Mona Offshore Wind Limited who has the benefit of the provisions of the Order.

1.4.1.12 Article 2(2) expands the definition of rights over land in the same way as many other DCOs including Norfolk Boreas and Norfolk Vanguard, East Anglia One North, East Anglia Two, Hornsea Four and Awel y Môr. This was included in the Model Provisions as article 1(2).

1.4.1.13 Articles 2(3) and 2(4) define measurements as approximate. The purpose of this is to ensure that if upon construction of the works it transpires that the distances are marginally different to those listed in the Order, there is no issue over whether the Order permits the works. Thus this provision allows for a small tolerance, although all works will take place within the Order limits. It is now common practice to include such provision in development consent orders; the Model Provisions included similar wording in article 1(3) and similar wording is used in Norfolk Boreas, Norfolk Vanguard, East Anglia One North, East Anglia Two and Awel y Môr.

1.4.1.14 Article 2(6) confirms that references to works are to the works numbered in Schedule 1.

Part 2 Principal Powers

Article 3 – Development consent etc. granted by the Order

1.4.1.15 Article 3 provides the principal power to construct and operate the authorised development described in Part 1 of Schedule 1 and ancillary works described in Part

MONA OFFSHORE WIND PROJECT

2 of Schedule 1 within the Order limits. Together the authorised development and ancillary works form the authorised project.

1.4.1.16 Development consent is subject to the provisions of the Order, including the requirements listed in Schedule 2 and the conditions contained within the deemed marine licence in Schedule 14 and therefore all the relevant management plans secured through either the requirements or the conditions. This is based on article 2 of the Model Provisions, with the only substantive difference being that the model article does not refer to consent being granted for ancillary works, which is the approach that is now taken in other offshore wind development consent orders including Hornsea Two, Teesside A and B, Hornsea Four, Norfolk Vanguard, Norfolk Boreas, East Anglia One North, East Anglia Two and Awel y Môr.

1.4.1.17 Paragraph (2) confirms the geographic extent of the onshore works and offshore works as defined in the Order.

Article 4 – Operation of generating station

1.4.1.18 Article 4 provides the principal power to use and operate the authorised project within the Order limits. Schedule 1 describes the authorised project. Article 4 provides authorisation for the undertaker to operate the authorised project as a generating station.

1.4.1.19 Article 4(2) provides that grant of development consent does not relieve the undertaker of the need to obtain any other necessary consents to operate the authorised project. This clarifies that the operator will still require to obtain, for example, an electricity generation licence under the Electricity Act 1989. A list of the other consents and licences anticipated to be required is set out in the Other Consents or Licences Required (document reference J1). The Planning Act 2008 confirms this can be included in the Order.

1.4.1.20 This article is included as standard in other development consents for offshore generating stations including Hornsea Four, Norfolk Boreas, Norfolk Vanguard, East Anglia One North, East Anglia Two and Awel y Môr.

Article 5 – Deemed marine licence under the 2009 Act

1.4.1.21 Article 5 is the provision under which the marine licence in Schedule 14 is deemed granted. The marine licence is given for activities relating to the Mona generation assets which includes the wind turbine generators, inter-array cabling, interconnector cabling, and OSPs.

1.4.1.22 The Mona Offshore Wind Project is making an additional application for a marine licence to NRW in respect of the transmission assets which will be a standalone consent. Please see the Marine Licence Principles Document (document reference J9) for further information.

Article 6 – Power to maintain the authorised project

1.4.1.23 This article provides the undertaker with a general power to maintain the authorised project, subject to any contradictory provisions in the Order. As at the application stage it is not possible to identify or define the precise scope of maintenance activities, “maintain” is defined in Article 2 by reference to activities that do not give rise to any materially new or materially different environmental effects to those identified in the Environmental Statement. The powers conferred by the article do not negate the need for an undertaker to obtain further marine licences for offshore works not covered by

MONA OFFSHORE WIND PROJECT

the deemed marine licences included in the Order. This provision follows Model Provision 3 and article 5 in both of Norfolk Boreas and Norfolk Vanguard and article 4 in both East Anglia One North and East Anglia Two and article 5 of Awel y Môr.

Article 7 - Benefit of the Order

- 1.4.1.24 This article allows the benefit of the Order to be transferred or leased to others by the undertaker. This article is necessary to allow the undertaker commercial freedom to sell or lease the authorised project while ensuring that the Secretary of State can control such sale or lease through the need to obtain their consent. Without the ability to transfer the benefit, no party but the undertaker could operate the power station without committing a criminal offence. This article is therefore necessary to ensure that the authorised project is fundable and could be sold or leased in the future and for the transmission and generation assets to be owned separately in future, while the Secretary of State retains the ability to approve any transfer or lease.
- 1.4.1.25 Paragraph (1) is based on article 4 of the Model Provisions. Paragraphs (2) and (3) are based on article 5 of the Model Provisions, amended to clarify that they are subject to other provisions of the article and that it is the undertaker that benefits from the provisions of the Order, rather than particular articles applying for the benefit of other specified parties as per the Model Provisions. The exercise of any transferred benefits or rights is therefore subject to the same restrictions, liabilities and obligations as would apply under the Order if those benefits or rights were exercised by the undertaker. Paragraph (3) provides for the transfer of the whole of the deemed marine licences. The consent of the Secretary of State is required for a transfer or grant, except where it is made to specified categories of person (paragraph (6)). To enable this ability to transfer, Sections 72(7) and (8) of the Marine and Coastal Access Act 2009 are disapplied in paragraph (11). Notice must also be given in writing to NRW if the transfer or grant relates to the deemed marine licence (paragraph (8)). Paragraphs (2) and (3) have been included in a number of offshore wind orders in respect of the Marine Management Organisation (MMO) including Hornsea Four.
- 1.4.1.26 Paragraph (5) is based on article 5 of the Model Provisions. It differs in that it allows a transfer or grant to specified licence holders to take place without the Secretary of State's consent, on the basis that it is appropriate for those companies to be able to carry out those works. As these transfers are restricted to persons holding appropriate licences, such persons will already have been determined to be fit to operate such facilities. It also allows for transfer or grant of powers to any third party where the time limit for claims of compensation in respect of the acquisition of land or effects upon land as a consequence of the Order have elapsed.
- 1.4.1.27 Paragraphs (4) and (5) were not included in the Model Provisions but equivalent provision has been included in offshore wind development consent orders in English waters in respect of the MMO including Hornsea Four, Norfolk Boreas, Norfolk Vanguard, East Anglia One North, East Anglia Two. As the Mona Offshore Wind Project is the first to include a deemed marine licence in its order there is no precedent for this wording for projects in Welsh waters.
- 1.4.1.28 Paragraphs (8) to (10) include a procedure to be adopted when making an application to the Secretary of State for consent and follows the approach in including Hornsea Four, Norfolk Boreas, Norfolk Vanguard, East Anglia One North, East Anglia Two and Awel y Môr.

Article 8 - Application and modification of legislative provisions

- 1.4.1.29 This article provides for the disapplication of certain requirements which would otherwise apply under public general legislation, as well as local legislation as authorised by section 120(5)(a) of the 2008 Act (what may be included in order granting development consent). Section 120(5)(a) provides that an order granting development consent may apply, modify or exclude a statutory provision which relates to any matter for which provision may be made in the Order.
- 1.4.1.30 Article 8(a) and (b) disapply byelaws where the carrying out of the authorised project would conflict with such byelaws.
- 1.4.1.31 Article 8(c) provides for the disapplication of consents ordinarily required in respect of the Land Drainage Act 1991. Specifically, these are the requirements for consents for the construction of culverts, together with the requirements for approval under byelaws made under the Land Drainage Act 1991. These are consents for activities which may be a necessary part of constructing the authorised development. To provide certainty that the authorised development can proceed, the Order disapplies the requirement for a separate statutory consent to be obtained in relation to these activities. These provisions were included in Norfolk Boreas and Norfolk Vanguard.
- 1.4.1.32 Article 8(d) disapplies the provisions of the Neighbourhood Planning Act 2017 (the “2017 Act”) relating to the temporary possession of land. This is on the basis that the temporary possession of land is dealt with by articles 29 and 30 and the wording of those provisions is well established. The 2017 Act provisions differ from those in the Order and are untested, as they are not yet in force, it is therefore necessary to disapply them in case they should come into force in the future. This disapplication has been included in a number of offshore generating station development consent orders including most recently Hornsea Four, Norfolk Boreas and Norfolk Vanguard as article 6(2), East Anglia One North and East Anglia Two.

Article 9 - Defence to proceedings in respect of statutory nuisance

- 1.4.1.33 Section 158 of the 2008 Act confers statutory authority for the purposes of a defence in civil or criminal proceedings for nuisance. This article provides a defence to proceedings brought in a magistrates’ court under section 82(1) of the Environmental Protection Act 1990 (the “1990 Act”) in relation to certain nuisances set out in paragraph 79(1) of that Act. The sub-paragraphs included are:
- any dust, steam, smell or other effluvia arising on industrial, trade or business premises and being prejudicial to health or a nuisance;
 - artificial light emitted from premises so as to be prejudicial to health or a nuisance;
 - noise emitted from premises so as to be prejudicial to health or a nuisance; and
 - noise that is prejudicial to health or a nuisance and is emitted from or caused by a vehicle, machinery or equipment in a street or in Scotland, road.
- 1.4.1.34 A broad defence to civil and criminal proceedings for nuisance is provided by section 158 of the 2008 Act. However, the view taken under the NSIP regime is that section 158 does not extend to the relatively rare situation by which if, somebody considers that the local authority ought to be tackling a nuisance using its statutory nuisance powers, but it is not, that person may apply to the magistrates’ court under section 82 of the 1990 Act. Accordingly, this article is seeking to fill in a legislative gap by extending the effect of section 158.

MONA OFFSHORE WIND PROJECT

- 1.4.1.35 As section 158 does not distinguish between different types of nuisance, the logical position is that this article should apply to all categories of nuisance. However, as a matter of practice other projects have been more discriminating and have considered whether there is any possibility of a statutory nuisance occurring, leading to specific types of nuisance being referred to. The undertaker has followed this approach by seeking to restrict the application of this article so that it only applies to nuisances that have been identified as potentially resulting from the authorised project, as set out in the Statutory Nuisance Statement (document reference J5) accompanying the application. This ensures that this article is focused only on those nuisances that may be of relevance, whilst also reflecting the logic and correct interpretation of section 158.
- 1.4.1.36 The defence is available if the nuisance relates to:
- the use of premises by the undertaker for the purposes of or in connection with the construction or maintenance of the authorised project and is attributable to the carrying out of the authorised project in accordance with a notice served, or consent given, under the Control of Pollution Act 1974; or
 - the construction, maintenance or use of the authorised project and cannot reasonably be avoided.
- 1.4.1.37 It is recognised that noise will arise as a consequence of the authorised project and that provision to define its consequences in an appropriate and balanced manner will be needed. Given the mitigation measures and protections secured under the Order, it is considered appropriate and proportionate to make provision for a defence to any proceedings in respect of statutory nuisance relating to noise. This provision reflects the status of the project as a nationally significant infrastructure project.
- 1.4.1.38 This article is based on article 7 of the Model Provisions and recent orders including article 7 in each of Hornsea Four and East Anglia One North and East Anglia Two and article 8 in Norfolk Vanguard and Norfolk Boreas. The references to section 65 of the Control of Pollution Act 1974 are omitted because that section has been repealed.

Part 3 Streets

Article 10 – Street works

- 1.4.1.39 Article 10 allows the undertaker to interfere with and execute works in or under the streets within the Order limits for the purposes of the authorised project. The authority given by this article is a statutory right for the purposes of sections 48(3) and 51(1) of the New Roads and Street Works Act 1991 (the “1991 Act”). Certain provisions of the 1991 Act apply to works carried out under this article, subject to the provisions of article 11 (Application of the 1991 Act).
- 1.4.1.40 This article is necessary to enable the construction of the authorised project, as the undertaker will need to alter street layouts for accesses in order to minimise disruption to the local highway network. Inclusion of this power avoids the need to obtain separate consents for these works and reflects the status of the project as a nationally significant infrastructure project.
- 1.4.1.41 Article 10 is based on article 8 of the Model Provisions.

Article 11 – Application of the 1991 Act

- 1.4.1.42 Article 11 provides for the application of the 1991 Act. Although not included in the Model Provisions, there is precedent for these provisions in previous orders for

MONA OFFSHORE WIND PROJECT

example, most recently in article 9 in each of Hornsea Four, East Anglia One North and East Anglia Two and article 14 of Norfolk Vanguard and Norfolk Boreas.

- 1.4.1.43 Paragraph (4) provides that certain provisions of the 1991 Act listed in that paragraph will not apply. The disapplication of these provisions (which are designed primarily to regulate the carrying out of street works by utility companies in respect of their apparatus) is appropriate given the scale of works proposed under the Order, the specific authorisation given for those works by the Order and the specific provisions in the Order which regulate the carrying out of the Order works.

Article 12 – Temporary restriction of use of streets

- 1.4.1.44 This article allows for the temporary alteration, diversion or stopping up of streets for the purposes of the authorised project for any reasonable time (paragraph (1)), whilst ensuring that essential pedestrian access to and from premises along that street is maintained if necessary (paragraph (3)).
- 1.4.1.45 Paragraph (2) confers a power on the undertaker where a street has been temporarily stopped up under this article to use it as a temporary working site. It is not anticipated that any street would be used as a working site except when undertaking works affecting the carriageway itself.
- 1.4.1.46 Paragraph (5) provides for the street authority to be consulted prior to using this power on the streets specified in Schedule 4 and for approval to be obtained from the street authority prior to using this power on any other street. This paragraph ensures that although the general power in paragraph (1) applies to all streets, the undertaker must only use the general power in two circumstances. The first is where the power is being exercised in relation to those streets are described within Schedule 4 of the Order limits. In this case, the power can only be used to the extent described and only following consultation with the street authority (in this case Conwy County Borough Council and Denbighshire County Council – as appropriate for the street in question). The second circumstance is where the undertaker uses that general power in relation to any other streets (i.e. not those described in Schedule 4, which may include streets outside the Order limits) in which case they must obtain the consent of the street authority in advance of exercising the power and the street authority may attached reasonable conditions to that consent.
- 1.4.1.47 Paragraph (6) provides a right to compensation for any person suffering loss due to the suspension of a private right of way under this article. The undertaker is not aware of any private rights of way in streets however this article is retained as precautionary in the case that unidentified, extant title rights to take exist along the same lines as the current public highway.
- 1.4.1.48 Paragraph (7) states that where the street authority fails to notify the undertaker of its decision in respect of an application for consent within 28 days of the application being made is deemed to have given its consent. This time limit is considered necessary to remove the possibility for delay and provide certainty that the authorised project can be delivered by the undertaker in a timely fashion. As a nationally significant infrastructure project, the authorised project should not be at risk of being held up due to a failure to respond to an application for consent.
- 1.4.1.49 This power is required because it is necessary to be able to restrict the use of the street in order to allow installation of the cables and other street works required to facilitate the onshore works. Closures and traffic management will also be required to facilitate the creation or improvement of junctions. Where possible and safe, closures for access junction works will be partial only and not close the full width of the

MONA OFFSHORE WIND PROJECT

carriageway. The power also needs to extend beyond the Order limits. This is because the Order limits only includes highway land within which works to delivery visibility splays are being done. When undertaking these works, restrictions to streets will need to applied for highways safety reasons but the extent of those restrictions do not necessarily fall within the Order limits. The extent of those restrictions are not known until detailed design of highway accesses have been undertaken so it is also not possible to extend the Order limits to cover the necessary extent at this stage and would not be proportionate. Instead the Order retains the ability to delivery these restrictions through the Order powers (without having to seek separate consents) but any restrictions to be applied requires the undertaker to seek approval from the relevant street authority. This approach is considered to be suitable in the circumstances. This provision has been included in numerous previous orders including article 10 of Hornsea Four, article 12 of East Anglia One North and East Anglia Two and article 11 of Norfolk Vanguard and Norfolk Boreas, all of which include the ability to restrict streets within and outwith the Order limits.

Article 13 – Temporary stopping up of public rights of way

- 1.4.1.50 This article allows the undertaker, where it is in connection with the carrying out of the authorised project, to temporarily stop up, restrict or divert a public right of way where it is specified in Schedule 5 of the Order to the extent stipulated in the Schedule. The provision avoids the need for a separate consent for the temporary stopping up, alteration or diversion due to the authorised project. As a nationally significant infrastructure project, the authorised project should not be at risk of being held up due to a failure to respond to an application for consent. A public rights of way management strategy will be submitted to the relevant local authority for approval (as part of the code of construction practice) prior to commencement of works which will help manage any temporary stopping up, alteration or diversion and is secured through Requirement 9, Schedule 2.
- 1.4.1.51 This article is not a model provision, but it is preceded in article 11 in Hornsea 4, East Anglia One North and East Anglia Two and article 10 of Norfolk Boreas and Norfolk Vanguard.

Article 14 – Access to works

- 1.4.1.52 This article allows accesses, which are either specified in Schedule 6 and shown on the street works and access to works plan or which are subject to the approval of the relevant planning authority in consultation with the highway authority, to be created within the Order limits. This article departs from the Model Provisions (article 12) to provide the undertaker with a general power to provide means of access should that be necessary or expedient. It is required to avoid the need for a separate consent for the creation of those accesses identified and provides a deemed approval mechanism and timing for street approval for access not specified in Schedule 6 (paragraph (2)). This is preceded in previous orders including article 12 in Norfolk Boreas and Norfolk Vanguard and article 13 of East Anglia One North and East Anglia Two.
- 1.4.1.53 The inclusion of this article is considered to be appropriate as it will help to ensure that the authorised project can be carried out expeditiously by allowing the undertaker to create new temporary accesses as and where required, particularly in response to requests from landowners, occupiers and other affected parties.

Article 15 – Agreements with street authorities

- 1.4.1.54 This article allows street authorities and the undertaker to enter into agreements relating to any temporary stopping up, alteration or diversion of a street authorised by the Order, or the carrying out of works in the streets referred to in Article 10 (Street works) of the Order. This article follows the approach taken in article 13 in Hornsea Four, Norfolk Boreas and Norfolk Vanguard and article 14 of both East Anglia One North and East Anglia Two.

Part 4 – Supplemental powers

Article 16 - Discharge of water

- 1.4.1.55 This article sets out the circumstances in which the undertaker is entitled to discharge water into a watercourse, public sewer or drain, for the purposes of carrying out or maintaining a project, and its purpose is to establish statutory authority for doing so.
- 1.4.1.56 The effect of paragraph (3) is that this can only be done with the consent of the owner but the article is made subject to Part 5 of the Order in which rights (including rights to discharge water) can be taken compulsorily. Consent can be given subject to reasonable terms and conditions, but cannot be unreasonably withheld.
- 1.4.1.57 Paragraph (4) states that the undertaker cannot carry out works on a public sewer or drain except in accordance with approved plans by the owner of the sewer or drain, or where the undertaker has been given the opportunity to supervise the making of the opening.
- 1.4.1.58 Paragraph (5) requires the approval of Natural Resources Wales to any works potentially affecting or within 16 meters of a main river.
- 1.4.1.59 Paragraph (6) requires the undertaker to take reasonably practicable steps to ensure that any water that is discharged is as free as may be practicable from gravel, soil or other solid substance, oil or matter in suspension.
- 1.4.1.60 Deemed approval is provided in paragraph (9) if a person who received an application for consent or approval fails to notify the undertaker within 28 days of receiving the application for consent or approval.
- 1.4.1.61 The inclusion of this article reflects the status of the project as a nationally significant infrastructure project. This article follows article 15 of Hornsea Four.

Article 17 - Authority to survey and investigate the land

- 1.4.1.62 This article gives the undertaker the power to enter land for the purpose of surveying and investigating. The provision includes authority to bring equipment onto the land and making trial pits and boreholes where necessary. There are a number of conditions attached to this power for example it provides that the undertaker must give 14 days' notice before exercising the powers of entry. Compensation is payable for any loss or damage caused. Paragraphs (1) and (3) to (5) were included in the Model Provisions as article 16. The first part of paragraph (2) was also included in the Model Provisions but additional wording has been added to clarify that the notice to be served on landowners must include certain details where certain specified activities will be undertaken.
- 1.4.1.63 Paragraph (4) states that no trial holes are to be made in land located within the highway boundary without consent of the highway authority or in a private street without consent of the street authority. However, this consent cannot be unreasonably

MONA OFFSHORE WIND PROJECT

withheld or delayed. If either the highway authority or street authority fails to notify the undertaker of its decision within 28 days of receiving the application, authority is deemed to have been ~~been~~ granted (paragraph (6)).

- 1.4.1.64 Paragraph (7) applies section 13 of the Compulsory Purchase Act 1965, thereby providing an enforcement mechanism (by way of a warrant) where entry onto land under the article is refused. This paragraph was included in article 17 in Hornsea Four, East Anglia One North and East Anglia Two and article 16 of Norfolk Vanguard and Norfolk Boreas.
- 1.4.1.65 The provision removes the need to obtain separate consent for survey and investigation of land within the Order limits or that could be affected by the authorised project and reflects the status of the project as a nationally significant infrastructure project. It is necessary for this power to extend beyond the Order limits as the need to survey is not limited only to matters which fall geographically within those limits. For example, in order to undertake certain groundwater monitoring or ecological surveys the relevant receptor may not be within the Order limits but may nonetheless have the potential to be impacted by the authorised project and the power should therefore be provided to enter and survey that land without needing to negotiate individual rights of survey over each relevant land parcel. In addition, the ability to exercise the rights under Article 17, the land must be such that it has the potential to '*be affected by the authorised project*' so suitable caveats on the extent of the power apply. Articles providing for this ability to enter land within and outwith the Order limits for the purposes of surveying have been included in a significant number of development consent orders and the precedent for this drafting is clear³.

Article 18 – Protective work to buildings

- 1.4.1.66 The purpose of this article is to allow the undertaker to undertake protective works to buildings within the Order limits affected by the authorised project, before or during construction, or up to 5 years from the start of commercial operation.
- 1.4.1.67 Paragraph (3) allows the undertaker to enter and survey any building that falls within the Order limits. Paragraph (4) includes the power to enter any building and land within its curtilage to survey or determine whether protective works are needed and there are powers to enter adjacent land to carry out any protective works.
- 1.4.1.68 Paragraph (5) notes that prior to utilising and exercising the powers in the provision, the undertaker (except in an emergency) must serve a notice on the owners and occupiers of the building with at least 14 days' notice of the works. There is an ability for the owners or occupiers to serve a counter notice within 10 days from the date the notice was received.
- 1.4.1.69 Paragraph (7) provides for the payment of compensation in relation to the consequences of the protective provisions being undertaken and where the protective works where are inadequate to protect the land or building from damage. This must be within a period of five years from when the part of the project within the vicinity of the building is brought into commercial operation and it appears the protective works are inadequate.
- 1.4.1.70 The Model Provision has been modified to provide that section 13 (refusal to give possession to the acquiring authority) of the Compulsory Purchase Act 1965 applies

³ All of the Orders mentioned in paragraph 1.4.1.64 but also Associated British Ports (Immingham Eastern Ro-Ro Terminal) Development Consent Order 2024, National Grid (Bramford to Twinstead Reinforcement) Order 2024, Cottam Solar Project Order 2024, Gate Burton Energy Park Order 2024, Mallard Pass Solar Farm Order 2024, Sunnica Energy Farm Order 2024 etc.

MONA OFFSHORE WIND PROJECT

to entry onto or possession of land under this article to the same extent as it applies to the compulsory acquisition of land under this Order by virtue of section 125 (application of compulsory acquisition provisions) of the 2008 Act.

- 1.4.1.71 The provision avoids the need to obtain separate consent and it was included in the Model Provisions as article 15 and is a standard provision that is often included in DCOs such as Hornsea Four. This provision is included as a fall-back in the event that during detailed design it becomes clear that protective works to buildings will be required.

Article 19 - Removal of human remains

- 1.4.1.72 This article requires the undertaker, before it carries out any development or works which will or may disturb any human remains, to remove those remains. This article is included on a precautionary basis in case human remains are discovered while carrying out the authorised project.

- 1.4.1.73 Without this article, authorisation from the appropriate Minister would be required to remove remains, which could require the works to stop for an unspecified period and could lead to delays.. The Article sets out a process of notification of the discovery of remains and for their removal and reinternment or cremation and states that the undertaker would be required to pay reasonable expenses associated with this process. The removal of any remains is required to be carried out in accordance with any directions which may be given by the Secretary of State. Article 19 follows the Model Provision 17 and was included in article 17 of both Norfolk Vanguard and Norfolk Boreas.

Part 5 - Powers of Acquisition

Article 20 - Compulsory acquisition of land

- 1.4.1.74 This article authorises the acquisition of land by compulsory purchase. It grants the power to acquire the land that is required for the authorised project. This is subject to:
- article 21 (time limit for exercise of authority to acquire land compulsorily);
 - article 22 (compulsory acquisition of rights);
 - article 26 (acquisition of subsoil only);
 - article 29 (temporary use of land for carrying out the authorised project); and
 - article 39 (crown rights);

which are explained below.

- 1.4.1.75 The acquisition of land is considered necessary and proportionate based on the proposed development. As set out in the Statement of Reasons (Document Reference D3) and Planning Statement (Document Reference J2), there is a critical national priority for the provision of nationally significant low carbon infrastructure. Compulsory acquisition powers have therefore been included in the Order to ensure that the Proposed Development can be delivered should it not be possible to reach reasonable terms, landowners default on voluntary agreements, or where unknown interests in land emerge.
- 1.4.1.76 This provision ensures that the nationally significant infrastructure project can be delivered within an appropriate timescale at an appropriate cost. Article 20 is based on article 18 of the Model Provisions. This power applies to all of the plots identified in the

MONA OFFSHORE WIND PROJECT

Book of Reference as being subject to the acquisition of freehold rights. Power to acquire other land including the permanent landscaping and ecological mitigation land is required as these elements must be able to be delivered for the authorised project to be acceptable in environmental and ecological terms.

Article 21 - Time limit for exercise of authority to acquire land compulsorily

- 1.4.1.77 This article gives the undertaker seven years to issue notices to treat or to execute a general vesting declaration to acquire the land that may be compulsorily acquired under the Order. These are the procedural methods by which the process of compulsorily acquiring land may be undertaken should the Order be made.
- 1.4.1.78 The article also sets a seven year time limit on the power to take temporary possession of land under article 29, although it does not prevent the undertaker from remaining in possession of land after that time.
- 1.4.1.79 This article was included in the Model Provisions as article 20. The article ensures that the nationally significant infrastructure project can be delivered within the appropriate timescale and cost. The seven year time limit has been included in a number of offshore wind DCOs. It was included in article 19 of Norfolk Boreas, Norfolk Vanguard East Anglia One North and East Anglia Two, article 2 of Hornsea Four and article 18 of the SEP DEP DCO and is considered appropriate for the Mona Offshore Wind Project.
- 1.4.1.80 A seven year time limit is considered appropriate for Mona given the scale of the project and the fact that it will take time to move into construction and may need to secure a contract for difference award prior to the commencement of construction for which there is no guarantee of timings. Moreover, in the context of very high demand for suppliers of necessary equipment and services the additional time would provide greater flexibility in securing key contracts with suppliers. For example, there is a long lead in time for equipment and other elements of the Project. Further, the offshore wind market changes quickly and involves a number of pressures from different suppliers. The Applicant does not yet understand the particular commercial pressures it may face and requires flexibility to meet the constraints of the market at the time.
- 1.4.1.81 A seven year period would allow for a greater ability to capitalise on opportunities for collaboration with the Morgan Offshore Wind Project which is being developed by the same partners, bp and EnBW, in the vicinity of the Mona Offshore Wind Project but on a later timescale. This would be in terms of procurement, construction contracts and economies of scale.

Article 22 - Compulsory acquisition of rights

- 1.4.1.82 This article allows for rights over land to be acquired as well as the land itself, and also for new rights to be created over land. This includes the power to impose restrictive covenants.
- 1.4.1.83 Paragraph (2) provides that for the land described in Schedule 8, the undertaker's powers of compulsory acquisition are limited to the acquisition of such rights, and the imposition of such restrictive covenants, as set out in that Schedule.
- 1.4.1.84 The power to impose restrictive covenants will allow for the possibility of reducing the land subject to outright acquisition and thus enable a more proportionate exercise of compulsory powers. It is therefore in the public interest.

MONA OFFSHORE WIND PROJECT

- 1.4.1.85 Paragraph (3) provides that where the undertaker only needs to acquire rights over land it is not obliged to acquire any greater interest in that land.
- 1.4.1.86 Paragraph (4) applies Schedule 9, which imposes modifications to the compulsory purchase and compensation provisions under general legislation. They do not affect the entitlement to compensation, but generally ensure that the compensation code applies to the additional categories of acquisition covered by the Order and the creation of new rights and the imposition of restrictive covenants in particular. This is a consequence of the extension of land acquisition powers to these categories (done to allow lesser land interests to be acquired).
- 1.4.1.87 The Applicant is seeking compulsory acquisition of rights in land where necessary to facilitate the construction of the project. As set out in the Statement of Reasons (Document Reference D3) the Applicant is committed to relying on powers of compulsory acquisition as a last resort.
- 1.4.1.88 As set out in the Statement of Reasons (Document Reference D3) and Planning Statement (Document Reference J2), there is a critical national priority for the provision of nationally significant low carbon infrastructure. Compulsory acquisition powers have therefore been included in the Order to ensure that the Proposed Development can be delivered should landowners default on voluntary agreements, or where unknown interests in land emerge.
- 1.4.1.89 Article 22 is based on article 21 of the Model Provisions. It differs from the Model Provisions in the following respects (but which reflects the approach in recent DCOs including article 20 of Norfolk Vanguard, Norfolk Boreas, East Anglia One North and East Anglia Two and article 21 of Hornsea Four):
- Paragraph (1) allows the undertaker to acquire existing rights and create new rights over any of the Order land. Although the Applicant has sought to identify all of the plots which are to be subject to the acquisition or creation of rights and has set these out in Schedule 8, this provision ensures that the undertaker retains the flexibility to acquire or create rights over land where that land might otherwise have to be acquired outright.
 - Paragraph (2) is included to clarify that the land identified in Schedule 8 may only be subject to the acquisition or creation of rights or imposition of restrictive covenants, and may not be subject to outright acquisition.
 - Paragraph (4) refers to Schedule 2A of the Compulsory Purchase Act 1965, as modified by Schedule 9, rather than section 8 of the Compulsory Purchase Act 1965. The effect is to limit the possible exceptions to this article to cases where part only of a house, building, factory, park or garden belonging to a house is being acquired.
 - Paragraph (4) confirms that Schedule 9 has effect for the purpose of modifying compensation provisions to ensure that they apply to the compulsory acquisition or creation of rights, or imposition of restrictive covenants, under this article.
 - Paragraphs (5) and (6) set out a mechanism for the transfer of rights to statutory undertakers with the consent of the secretary of state in circumstances where order land is required for the diversion or relocation of their apparatus.

Article 23 – Compulsory acquisition of land: minerals

- 1.4.1.90 This article incorporates Parts 2 and 3 of Schedule 2 to the Acquisition of Land Act 1981, exempting existing rights in minerals from the scope of compulsory acquisition unless they are expressly named and conveyed. It also makes provision for a situation

MONA OFFSHORE WIND PROJECT

where the owner of mines or minerals wishes to work such mines or minerals. The article ensures that nationally significant infrastructure projects can be delivered within an appropriate timescale and cost.

Article 24 - Private rights

- 1.4.1.91 This article provides for the extinguishment of private rights over land that is subject to compulsory acquisition pursuant to the Order. In so far as the undertaker acquires land or creates new rights over land under the Order, where the continuance of private rights over that land would be inconsistent with the exercise of the right being acquired or created then the private rights in question will be extinguished.
- 1.4.1.92 Paragraph (3) provides that rights over the Order land that is already owned by the undertaker are extinguished on commencement of any activity authorised by the Order which interferes with or breaches those rights.
- 1.4.1.93 Paragraph (4) provides that all private rights over land which the undertaker takes temporary possession of under the Order will be suspended and unenforceable for as long as the undertaker remains in lawful possession of the land.
- 1.4.1.94 Paragraphs (5) to (8) make provision for compensation and for circumstances where rights are preserved.
- 1.4.1.95 Article 24 is based on article 22 of the Model Provisions. Whilst it differs from the model provisions in certain respects as set out below, the changes mirror the approach taken in other DCOs including article 21 in each of Norfolk Boreas, Norfolk Vanguard, East Anglia One North and East Anglia Two and article 22 of Hornsea Four. It differs from the Model Provisions in the following respects:
- It applies to all private rights, not just private rights of way. This is to reflect the broad nature of private rights that may exist over the Order land including easements.
 - Paragraph (2) is included to confirm that where land is subject to the acquisition or creation of rights or the imposition of restrictive covenants, any other rights in that land are extinguished if their continuance would be incompatible with the right or covenant being acquired or created by the undertaker.
 - Paragraph (3) (paragraph (2) of the Model Provision) is amended to refer to the Order land, rather than “the limits of land which may be acquired shown on the land plan”, and to clarify the circumstances in which other rights in land owned by the undertaker will be extinguished.
 - Paragraph (4) is included to clarify the compensation position where the undertaker takes temporary possession of land.
- 1.1.1.2. The article allows and ensures that nationally significant infrastructure projects can be delivered within the appropriate time and cost.

Article 25 – Application of the 1981 Act

- 1.4.1.96 This article applies the provisions of the Compulsory Purchase (Vesting Declarations) Act 1981 (the “1981 Act”) (with minor modifications to ensure consistency between the terms of the Order and the 1981 Act) to compulsory acquisition under the Order so that the undertaker has the option to acquire land via the vesting declarations procedure.

MONA OFFSHORE WIND PROJECT

- 1.4.1.97 Vesting declarations are one of two ways of acquiring land that is subject to compulsory purchase (the other being by means of a notice to treat). They allow several parcels to be acquired at once and therefore more efficiently than under the notice to treat procedure.
- 1.4.1.98 The modifications to the 1981 Act contained in this article can be summarised as follows:
- Paragraph (3) modifies section 1(2) so that section 1 applies to the undertaker.
 - Paragraph (4) modifies section 5 to remove the reference to situations where the compulsory purchase order is subject to special parliamentary procedure.
 - Paragraph (5) omits section 5A, on the basis that the Order prescribes the time limit for compulsory acquisition in article 21.
 - Paragraph (6) modifies the statutory reference in section 5B(1), on the basis that the 2008 Act contains equivalent provisions that apply in respect of development consent orders. The cross-reference to section 5A is also modified, to reflect that the time limit is set out in article 21.
 - Paragraph (7) modifies the statutory references in section 6(1)(b), on the basis that the 2008 Act contains equivalent provisions that apply in respect of development consent orders.
 - Paragraph (9) modifies paragraph 1(2) of Schedule A1 to change the reference to compulsory purchase orders excluding land that is 9 metres or more below the surface from the counter-notice procedure.
 - Paragraph (10) clarifies that references to the Compulsory Purchase Act 1965 in the 1981 Act are to be construed as references to the 1965 Act as applied by section 125 of the 2008 Act and as modified by article 29, on the basis that both section 125 and article 29 modify the provisions of the 1965 Act.
- 1.4.1.99 The modifications to the 1981 Act do not have the effect of disapplying any control or power by another body, but simply make modifications necessary to allow the relevant terms of the 1981 Act to be properly applied in relation to the Order. These modifications are made in relation to section 120(5)(a) of the 2008 Act, which allows an order for development consent to modify statutory provisions.
- 1.4.1.100 Article 25 is based on article 23 of the Model Provisions. Due to extensive changes to the relevant provisions of the 1981 Act since the Model Provisions came into force, the wording of this article departs significantly from the Model Provisions. The drafting of this article follows article 22 in each of Norfolk Boreas, Norfolk Vanguard, East Anglia One North and East Anglia Two and article 23 of Hornsea Four.
- Article 26 - Acquisition of subsoil only**
- 1.4.1.101 This article allows the undertaker to acquire, or acquire or create rights in, the subsoil below land, rather than having to acquire the land itself.
- 1.4.1.102 The purpose of article 26 is to give the undertaker the flexibility to minimise so far as is possible the extent of interests to be acquired, with consequently less impact on landowners which is in the public interest.
- 1.4.1.103 This article is based on article 24 of the Model Provisions.

Article 27 – Modification of Part 1 of the 1965 Act

- 1.4.1.104 The purpose of this article is to ensure consistency between the terms of the Order and the Compulsory Purchase Act 1965, as applied by section 125 of the 2008 Act.

Article 28 - Rights under or over streets

- 1.4.1.105 The purpose of this article is to allow the undertaker to appropriate and use land above or below streets within the Order limits, without having to acquire the street or any right or easement in it. The exercise of this power, without acquisition, is prohibited in the circumstances set out in paragraph (3). Compensation is payable for any loss or damage caused to an owner or occupier of land affected by the power of appropriation where no acquisition has taken place.
- 1.4.1.106 The authorised project crosses streets and creates new accesses onto existing streets in several places. This article allows those works to be undertaken without interfering with the ownership of land under and above streets which is often separately held from the highway authority interest in the street itself.
- 1.4.1.107 This article was included in the Model Provisions as article 27 and is generally included in development consent orders including in article 25 of each of Norfolk Boreas, Norfolk Vanguard, East Anglia One North and East Anglia Two and article 27 of Hornsea Four.

Article 29 - Temporary use of land for carrying out the authorised project

- 1.4.1.108 The purpose of this article is to allow the land set out in Schedules 7 and 8 to be occupied temporarily while the works are carried out. This is land which is required during construction of the authorised project but which is not required permanently. Article 29 also allows for the temporary occupation of any of the land intended for permanent acquisition that has not yet been acquired.
- 1.4.1.109 Paragraph (3) provides that the undertaker must not remain in possession of land for longer than one year beginning with the date of completion of part of the authorised project specified in Schedule 7 unless otherwise agreed with the landowner. The article requires the undertaker not less than 28 days before entering and taking possession of the land to serve a notice of the intended entry on the owners and occupiers of the land to explain why the undertaker will be entering the land.
- 1.4.1.110 The article is based on article 28 of the Model Provisions, with a number of modifications listed below, which are included to minimise the amount of land that is required to be subject to permanent acquisition. These modifications are preceded in numerous development consent orders including, in respect of the (a) and (b) below, in Article 26 of each of Norfolk Boreas, Norfolk Vanguard, East Anglia One North and East Anglia Two and article 28 of Hornsea Four. The modifications are:
- First, the ability to occupy land temporarily that is subject to powers of permanent acquisition but that has not yet been acquired (paragraph (1)(a)(ii)) has been added. This allows the undertaker to occupy land without having to acquire it immediately.
 - Secondly, paragraph (1)(e) has been added so that permanent works specified in column (3) of Schedule 7, and any other permanent mitigation works in connection with the authorised project, may be left on land that has been temporarily occupied, rather than having to acquire such land for this purpose. The intended scope of 'mitigation works' is any permanent works necessary and

MONA OFFSHORE WIND PROJECT

appropriate to mitigate the impacts of the authorised project (e.g. landscaping or ecological mitigation works).

- The notice period has been set at 28 days to align with the drafting included in recent DCOs including Hornsea Four.

1.4.1.111 The inclusion of this article is important to ensure that the authorised project can be carried out efficiently and expeditiously following the making of the Order. The undertaker is entitled to either occupy and use land pending its permanent acquisition, or to temporarily occupy and use land that is not to be permanently acquired, with provision made for the restoration of the land and the payment of compensation to the affected landowners and occupiers for any loss or damage arising. These powers are considered to be reasonable given the status of the authorised project as a nationally significant infrastructure project.

1.4.1.112 The undertaker is not, however, permitted to compulsorily acquire land or rights in land which is in Schedule 7 (Land of which only temporary possession may be taken) of the Order.

1.4.1.113 If the powers conferred by this article were not included then the undertaker would be forced to seek permanent rights over, or the permanent acquisition of, all of the land required for the authorised project, which would be disproportionate for those plots which have been identified as being suitable for temporary occupation and use. The provision minimises the undertaker's interference with the land and ensures permanent rights or acquisition are only over the 'as built' area.

Article 30 - Temporary use of land for maintaining the authorised project

1.4.1.114 This article provides that the undertaker may take temporary possession of land within the Order limits, as required for the purpose of maintaining the authorised project, at any time within the "maintenance period" which is defined in paragraph (11) without the need to acquire the land or rights in land. This power could be used for example to create a safe working area around the electrical cables should maintenance works be required and for the replacement of trees, hedges and shrubs as required by a landscape and ecology management plan approved and implemented in accordance with the requirements.

1.4.1.115 Paragraph (1)(c) authorises the construction of such temporary works and buildings on the land as may be reasonably necessary for that purpose. Under paragraph (5) all temporary works must be removed before the undertaker gives up possession under this article and the land must be restored to the reasonable satisfaction of the owners.

1.4.1.116 This power does not apply in relation to houses, gardens or any other occupied buildings (paragraph (2)).

1.4.1.117 Paragraph (3) requires at least 28 days' notice of intended entry to be served on the owners and occupiers of the land in question.

1.4.1.118 Paragraph (4) provides that the undertaker may only remain in possession of land for so long as may be reasonably necessary to carry out the maintenance of the part of the authorised project which possession of the land was taken.

1.4.1.119 Paragraphs (6) to (8) provide for compensation to be paid to owners and occupiers of land of which temporary possession is taken under this article.

MONA OFFSHORE WIND PROJECT

- 1.4.1.120 This article was included in the Model Provisions as article 29 and is also included in article 27 of each of Norfolk Vanguard, Norfolk Boreas, East Anglia One North and East Anglia Two and Article 29 of Hornsea Four.
- 1.4.1.121 This article minimises the undertaker's interference with land and ensures that permanent rights or acquisition is only over 'as built' area and not all land that could be needed for maintenance.

Article 31 - Statutory undertakers

- 1.4.1.122 This article allows the undertaker to extinguish rights of statutory undertakers and remove and reposition their apparatus. Reference is made to the Order land so that this power is not restricted to apparatus which has been specifically shown on the Land plans - onshore (document reference B5) and described in the Book of Reference (document reference D4). In practice it is impractical to show and describe all such apparatus and so a general power for the extinguishment of rights and the removal or relocation of apparatus belonging to statutory undertakers over or within any of the Order land is required.
- 1.4.1.123 As the land over which this power may be exercised is shown on the Land plans – onshore, and the beneficiaries of such rights are described in the Book of Reference, the requirements of Regulations 5(2)(i)(iii) and 7(1)(c) of the Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 are satisfied.
- 1.4.1.124 Article 31 is required to clarify that the undertaker may compulsorily acquire land, or rights in land, held by statutory undertakers, and may alter a statutory undertakers' rights in relation to apparatus within the Order limit. In recognition of the need to ensure the apparatus of statutory undertakers is appropriately protected, if the undertaker does require to exercise these powers, how such powers can be exercised is governed by the protections set out in Schedule 10 (protective provisions).
- 1.4.1.125 This article ensures that the nationally significant infrastructure project can be delivered within the appropriate timescale and cost. This article is based on article 31 of the Model Provisions. It differs from the Model Provisions in that the article is expressed to be subject to the protective provisions in Schedule 10 (Protective provisions).

Article 32 - Recovery of costs of new connections

- 1.4.1.126 This article provides that if any statutory undertaker's apparatus is removed and this halts a supply from that apparatus to owners or occupiers of premises such that they have to seek a connection to other apparatus, then their reasonable costs in obtaining a new supply can be claimed from the undertaker.
- 1.4.1.127 This article was included in the Model Provisions as article 33 and has been included on a number of offshore wind farm development consent orders including article 29 of East Anglia One North and East Anglia Two, article 30 of Norfolk Boreas and Norfolk Vanguard and article 31 of Hornsea Four.

Article 33 – Funding

- 1.4.1.128 Article 33 provides that the undertaker may not exercise a number of powers prior to it putting into place a guarantee or security equal to its potential liability to compensation payable under the Order which is approved by the Secretary of State.

MONA OFFSHORE WIND PROJECT

- 1.4.1.129 This article is preceded in a number of DCOs including Awel y Môr and Hornsea Four.
- 1.4.1.130 Article 33(5) allows the Applicant to demonstrate to the Secretary of State that neither a parent company guarantee or an alternative form of security is required because the undertaker is sufficiently funded to meet any liability to pay compensation under the Order. The inclusion of this paragraph reflects the fact that in many other DCOs, where an undertaker is considered to be sufficiently funded to meet its liabilities, there is no equivalent provision requiring a parent company guarantee or another alternative form of security to be provided by the relevant undertaker. A clear example of this are DCOs where National Highways are the undertaker. This approach is preceded in the Sheringham Shoal and Dudgeon Extensions Offshore Wind Farm Order 2024.

Part 6 - Miscellaneous and General

Article 34 – Application of landlord and tenant law

- 1.4.1.131 This article provides that any agreement for the transfer of the benefit of the Order overrides landlord and tenant law so far as it would prejudice the operation of any agreement for leasing the whole of the authorised project or the right to operate it.
- 1.4.1.132 This article follows article 35 of the Model Provisions.

Article 35 - Felling or lopping of trees and removal of hedgerows

- 1.4.1.133 This article allows (subject to the restrictions in paragraph (2)) any tree or shrub that is within or overhanging the Order limits or near any part of the authorised project to be felled or lopped, or have its roots cut back, if it is considered to obstruct the construction, operation or maintenance of the scheme or endanger anyone using it. Compensation is payable for any loss or damage caused, and the undertaker must not do any unnecessary damage to any tree or shrub.
- 1.4.1.134 Further, this article also authorises the removal of any hedgerow as defined in the Hedgerow Regulations 1997 within the Order Limits in addition to those identified in Schedule 11 of the Order. Any important hedgerows (as set out in the Hedgerow Regulations 1997) proposed to be impacted by the authorised project have been assessed as part of the Environmental Statement. Hedgerow mitigation, woodland creation, tree planting and scrub creation are all measures of habitat creation as secured in the outline landscape and ecology management plan (Document Reference J22) and are part of the Works descriptions and associated development.
- 1.4.1.135 This article provides broader powers available to hedgerows not listed in Schedule 11. This ensures that there is appropriate flexibility to remove hedgerows which, at the date of the made Order, are not listed within Schedule 11, in the circumstances outlined in paragraph (1).
- 1.4.1.136 The provision ensures that the nationally significant infrastructure project can be delivered within the appropriate timescale and cost. This article is based on article 39 of the Model Provisions and recent DCOs for offshore generating stations including article 34 of East Anglia One North and East Anglia Two and article 35 of Norfolk Vanguard and Norfolk Boreas. It is necessary for the undertaker to have the power to remove hedgerows across the Order Limits to ensure that any new hedgerow planting does not prevent or impede the construction, operation or maintenance of the authorised project.

Article 36 - Trees subject to tree preservation orders

- 1.4.1.137 Article 36 provides that the undertaker may fell or lop or cut back the roots of any tree which is subject to a tree preservation order or shrub to prevent it obstructing or interfering with onshore site preparation works, the construction, maintenance or operation of the authorised project. Compensation is provided for if loss or damage is caused and the undertaker must not do any unnecessary damage to any tree.
- 1.4.1.138 The article is a model provision save for that the article applies generally to any tree subject to a tree preservation order made after the date of the application (to be added) and either within or overhanging the Order limits.
- 1.4.1.139 This article provides broad powers for the felling, lopping or cutting back of the roots of any tree, and does not identify the trees affected. This is necessary to enable the undertaker to acquire the necessary flexibility to fell, lop or cut back the roots of trees that are encountered during construction.-

Article 37 - Abatement of works abandoned or decayed

- 1.4.1.140 This article is intended to make sure that the undertaker will not abandon or allow to fall into decay the offshore works. It provides a power which enables the Secretary of State, following consultation with the undertaker, to serve notice on the undertaker requiring it, at its own expense, to remove or restore those works. Section 105 of the Energy Act 2004 makes provision for the Secretary of State being able to serve notice on the undertaker requiring it to submit a decommissioning programme for approval. The provisions of this article do not cut across this statutory provision but supplement it. It follows the approach in Hornsea Four, East Anglia Two and Norfolk Vanguard.

Article 38 - Saving provisions for Trinity House

- 1.4.1.141 This is a model provision for harbours and is commonly used in DCOs for offshore wind generating stations. It has, for example, most recently been included in Hornsea Four, Norfolk Boreas, Norfolk Vanguard, East Anglia One North and East Anglia Two. It is intended to provide protection to Trinity House.

Article 39 - Crown rights

- 1.4.1.142 Article 39 is not a model provision, but it reflects the terms of section 135 of the 2008 Act and is also precedented. The intention of the article is to protect the Crown in respect of its land and interests, both where it holds the land and where it is held by another person (such as a government department). It provides that nothing in the Order authorises the undertaker to interfere with any land or rights in that land where that interest belongs to His Majesty in right of the Crown and forms part of the Crown Estate, where it belongs to His Majesty in the right of the Crown but do not form part of the Crown Estate, or where it belongs to a government department or is held in trust for His Majesty.
- 1.4.1.143 Paragraph (2) provides that the prohibition in paragraph (1) of the article does not apply where it is proposed to compulsory acquire an interest in the Crown land which for the time being is held otherwise than by or on behalf of the Crown.
- 1.4.1.144 It has been used in many made orders, including Hornsea Four, Norfolk Boreas, Norfolk Vanguard, East Anglia One North and East Anglia Two.

Article 40 – Protective provisions

- 1.4.1.145 This article gives effect to Schedule 10, which contains provisions protecting the interests of third parties. It was not included in the Model Provisions but is a standard article in development consent orders that include protective provisions.

Article 41 - Operational land for purposes of the 1990 Act

- 1.4.1.146 The effect of this article is that the land within the Order limits is to be treated as the operational land of a statutory undertaker for the purposes of the Town and Country Planning Act 1990. Although section 264 of the Town and Country Planning Act 1990 is entitled “cases in which land is to be treated as not being operational land”, subsections (3) and (4) set out cases in which land is to be treated as operational land.
- 1.4.1.147 This article was included in the Model Provisions as article 36. This article is necessary to ensure that development is correctly classified under the Town and Country Planning Act 1990 and benefits from the appropriate permitted development rights.

Article 42 – Certification of plans etc.

- 1.4.1.148 This article provides for various application plans and documents listed in Schedule 15 to be certified by the Secretary of State as true copies of those documents following the making of the Order. This is based on article 41 of the Model Provisions. However, the list has been moved to Schedule 15 as, with the inclusion of all parts of the Environmental Statement, it is of considerable length.

Article 43 - Service of notices

- 1.4.1.149 This article governs the service of notices required to be given under the Order. In particular it allows service by email with the consent of the recipient (paragraph (1)(c)), and deals with the situation of service on an unknown landowner (paragraph (4)).
- 1.4.1.150 This article was not included in the Model Provisions but is a sensible addition that has been included in similar orders for example, article 43 of Norfolk Vanguard and Norfolk Boreas, article 45 of East Anglia One North and East Anglia Two and article 47 of Hornsea Four.

Article 44 – No double recovery

- 1.4.1.151 This article provides that compensation is not payable both under this Order and other compensation regimes for the same loss or damage. In addition, the article provides that there is not to be double recovery under two or more different provisions of this Order.
- 1.4.1.152 This article was not provided for in the Model Provisions but has been included in granted orders, see for example article 46 of The HyNet Carbon Dioxide Pipeline Order 2024⁴. This article simply reflects the established position that a claimant in a compulsory purchase matter shall be compensated for no more than and no less than their loss.

⁴ S.I. 2024/436

Article 45 - Requirements, appeals, etc.

- 1.4.1.153 This article has the effect of providing that section 78 of the 1990 Act applies to the discharge of requirements included in Part 2 Schedule 1 of the Order except for where those are subject to the provisions in Schedule 12.
- 1.4.1.154 This article provides for an appeal process for the refusal or non-determination of any details under a requirement or other approval specified within the Order. The details of the appeal procedure are provided in Schedule 12. It is required to ensure that subsequent applications for approval are determined appropriately. This is preceded in Awel y Môr.

Article 46 - Arbitration

- 1.4.1.155 This article governs any disagreement about any provision of the Order. Unless the Upper Tribunal (Lands Chamber) has jurisdiction the matter is to be settled by arbitration. If the parties cannot agree on who the arbitrator should be then this will be decided by the Secretary of State.
- 1.4.1.156 Section 46(2) provides that no decision of the Secretary of State is subject to arbitration. This article is also subject to article 38 (Saving provisions for Trinity House).
- 1.4.1.157 This article was included in the Model Provisions as article 42. This article departs from the model provisions in that it applies Schedule 13 which sets out more detailed rules and a process for arbitration in order to provide greater certainty to all parties involved in the process who may rely on this provision. A similar approach has been taken in recent DCOs including Norfolk Vanguard, Norfolk Boreas, East Anglia One North and East Anglia Two.

Article 47 - Inconsistent Planning Permissions

- 1.4.1.158 Paragraph (1) permits certain development authorised by a planning permission granted under the Town and Country Planning Act 1990 (the 1990 Act) that is within the Order limits to be carried out pursuant to the terms of the planning permission without breaching the Order. This provision ensures that the undertaker does not breach section 161 of the 2008 Act in carrying out certain development pursuant to a grant of planning permission. These provisions have precedent in numerous highway DCOs including the M20 Junction 10a Development Consent Order 2017 (article 7), the A30 Chiverton to Carland Cross Development Consent Order 2020 (article 7) and The A303 (Amesbury to Berwick Down) Development Consent Order 2023 (article 6).
- 1.4.1.159 Paragraph (2) provides that the land within the Order limits in which the undertaker holds an interest shall be treated as “operational land of a statutory undertaker” for the purposes of the 1990 Act. The effect of that Order land being treated as operational land is that the person responsible for operating and maintaining the Project will benefit from certain permitted development rights on that land in connection with the operation of the project. Article 37 of the A19/A184 Testo’s Junction Alteration Development Consent Order 2018 and article 42 of the A30 to Chiverton to Carland Cross Development Consent Order 2020 followed the same approach. Other DCOs often have this provision as a separate article. On this occasion, the Applicant has included the provision in this article as it relates to “planning permissions” under the 1990 Act.
- 1.4.1.160 Paragraph (3) addresses the Supreme Court’s ruling in *Hillside Parks Ltd v Snowdonia National Park Authority 2022 UKSC [2020] EWCA Civ 1440*. That judgment relates to planning permissions granted under the 1990 Act. It holds that, unless there is an express provision otherwise, where there is an existing planning permission which has

MONA OFFSHORE WIND PROJECT

been implemented, a second permission which overlaps physically with that existing permission cannot be lawfully implemented if there is a physical incompatibility, created by the implementation of the existing permission, which would prevent the second, later, permission from being constructed. This is a scenario otherwise known as “overlapping consents” and creates a risk that consents cannot be lawfully implemented where they are granted in respect of the same land.

1.4.1.161 Paragraph (3) ensures that enforcement action is not taken in respect of planning permissions granted under the 1990 Act, or conditions attached to those, which are inconsistent with the works and exercise of powers under the Order. It is intended to cater for the potential inconsistency in respect of, for example, the National Grid Bodelwyddan Substation Extension application which is expected to come forward. The provision ensures that those permissions, or attached conditions, do not cause enforcement action to be taken and enable that planning permission to continue to be valid notwithstanding a condition can no longer be complied with as a result of the authorised development. The provision is based on article 3(3) of the Lake Lothing (Lowestoft) Third Crossing Order 2020. However, it differs from that precedent in that the provision which reflects the terminology used by their Lordships in that case, and confirms that planning permissions which conflict with the Project can proceed without the risk of enforcement action being taken notwithstanding any incompatibility between the Project and the development authorised under a planning permission. It is considered this is necessary to confirm that developments are not prevented but can exist as “overlapping consents” without falling foul of *Hillside*.

1.4.1.162 Paragraph (4) has been inserted to deal with the converse situation and confirms that development under a planning permission is not to prevent activity authorised under the Order. Without paragraphs (3) or (4) there is a significant risk of the Project or other permissions being undeliverable or subject to enforcement action.

[1.4.1.163](#) [Article 47 is based on the drafting of article 56 from the draft A122 \(Lower Thames Crossing\) Development Consent Order \(TR010032, REP10-005\), which finished examination in December 2023. Decision on this is still awaited. The Applicant further notes that this article has been used in article 58 of the draft Rampion 2 Offshore Wind Farm Development Consent Order \(EN010117, REP6-007\), for which a decision is also awaited.](#)

[1.4.1.164](#) ~~1.4.1.163~~ The Applicant wishes to emphasise that maintaining these provisions in the Order are vital to address matters which relate to the long-term interaction between planning permissions, and the Order, but also development comprised in the Project. In the absence of this provision, there is potential for an amendment to the Order to be required. It would be wholly disproportionate and inappropriate to have to seek an amendment to the Order in those circumstances. In light of the need, and support for these provisions, the Applicant strongly requests these provisions are retained should development consent be granted.

1.5 Schedules

Schedule 1 – Authorised development

1.5.1.1 Part 1 of Schedule 1 describes the authorised development, which is described in detail in the Project Description chapter (document reference F1.3) of the Environmental Statement.

1.5.1.2 The Schedule is split into different Work Nos.. Each of these Work Nos. represents a different part of the authorised development. This split of the authorised development

MONA OFFSHORE WIND PROJECT

between different Work Nos is designed to enable the Order to refer to different parts of the authorised development by citing the relevant work number.

- 1.5.1.3 The numbered works have been separated out between “Offshore”, “Intertidal and in the County of Conwy”, “In the County of Denbighshire” and “In the Counties of Conwy and Denbighshire”.
- 1.5.1.4 Table 1 provides the maximum co-ordinates within which the offshore works may be situated. This delineates the area of Work No. 1 within which wind turbine generators can be placed and Work no. 2 within which the offshore export cable can be placed.
- 1.5.1.5 The split between the authorised development and the ancillary works is to make distinctions between the ancillary works which does not form part of the authorised development for which development consent is needed, but they are required to be carried out to facilitate the authorised development.
- 1.5.1.6 The ancillary works are set out in Part 2 of Schedule 1.
- 1.5.1.7 The ancillary works are works within the Order limits that fall within the scope of the work assessed by the Environmental Statement. These include, instructive ground investigation, means of accommodating vessels in the construction and maintenance of authorised development, marking buoys, beacons, fenders and other navigational warnings/ protection works.

Schedule 2 - Requirements

- 1.5.1.8 The requirements in Schedule 2 are the equivalent of planning conditions. They apply to the carrying out and operation of the authorised project and reflect the processes and procedures usually employed by the undertaker when implementing a project such as this. Where appropriate, controls are also included in certain requirements in relation to onshore site preparation works.
- 1.5.1.9 The requirements provide that the various details and plans to be approved must, where appropriate, reflect the mitigation measures included in the Environmental Statement. The requirements also provide that the approved details and plans must be implemented as approved, unless further amendments to them are approved. The authorised development has been separated into Work Nos. to enable the Order to refer to specific elements of the authorised development citing the relevant work number.
- 1.5.1.10 The requirements have been drafted in line with recently approved offshore generating station DCOs including Awel y Môr, Hornsea Four, Norfolk Boreas, Norfolk Vanguard, East Anglia One North and East Anglia Two.
- 1.5.1.11 Requirement 1 (Time limits) specifies the time limit for commencing the authorised project as being seven years from the date on which the Order comes into force. A time limit of seven years follows the approach taken in Hornsea Four and the SEP DEP DCO and is considered appropriate (see paragraphs 1.4.1.80 and 1.4.1.81).
- 1.5.1.12 The seven year time limit would be subject to sub-paragraph (2) which replicates the provisions of Section 91(3B) of the Town and Country Planning Act 1990 whereby if proceedings are begun to challenge the validity of the grant of a planning permission the period before the end of which development is required to be begun is extended by one year. This provision is not preceded in other DCOs but is considered to be appropriate to ensure that there is no risk of the Order lapsing if challenge proceedings are drawn out. This is intended to cover claims for judicial review in relation to the consenting of the Order. The drafting is considered appropriate as it follows drafting set out in other legislation (i.e. Town and Country Planning Act 1990) and it is

MONA OFFSHORE WIND PROJECT

considered to be clear on its face what the intention of the drafting is without the need for additional definitions to be included, for example. If the undertaker seeks to rely on this provision to extend the seven year time limit, it will be for them to provide suitable evidence at the point of discharging relevant requirements that judicial review proceedings had begun and that the extension should then be applied.

- 1.5.1.13 In Requirement 2 (Offshore ~~Design Parameters~~[design parameters](#)) Table 2 provides maximum parameters for the offshore works. This includes a number of parameters to restrict the overall development which can be constructed and ensure the development does not result in impacts greater than those assessed in the Environmental Statement. For example, the maximum rotor swept area (RSA) acts as a control on the size and number of wind turbine generators which can be constructed. The maximum RSA is the combined swept path taken up by all wind turbine rotors within the Mona Array and is by multiplying the total number of wind turbines installed by the swept area of a single wind turbine for a specific rotor diameter. Whilst the Order secures a maximum rotor diameter of 320 m, the Order does not allow for the maximum number of turbines (96 wind turbine generators) to be installed with a 320 m rotor diameter because that would result in an exceedance of the maximum RSA specified in the Order.
- 1.5.1.14 Requirements 3 (Aviation safety) impose restrictions on the operation of the authorised project in the interests of aviation safety and requires the undertaker to exhibit lights as required by the Air Navigation Order 2016 and/or determined necessary for aviation safety after consulting with the Defence Infrastructure Organisation Safeguarding and as directed by the Civil Aviation Authority. The undertaken must notify Defence Infrastructure Organisation Safeguarding and the Civil Aviation Authority regarding the construction of the scheme and its parameters at least 14 days prior to the commencement of the offshore works. Details within the notification must include the date of commencement of the construction, expected date any wind turbine generators are brought into use and details of the height of the construction and wind turbine generators and offshore substation platform. The undertaker is required to operate the lights installed at the lowest permissible lighting intensity level.
- 1.5.1.15 Requirement 4 (Stages of authorised project) requires the undertaker to submit for approval to the relevant planning authority confirmation of whether construction of the development will be in one or more stages before the onshore works may start. Onshore works are not allowed to commence until details of the stages of the onshore works have been submitted and approved by the relevant planning authority.
- 1.5.1.16 Requirement 5 (Onshore substation works) provides that the undertaker must obtain approval from the relevant planning authority (following consultation with NRW as appropriate) of detailed parameters for the onshore substation works. Under subparagraph (3), the detailed parameters must be in accordance with requirement 6 (Detailed design parameters onshore) and substantially in accordance with the design principles document.
- 1.5.1.17 Requirement 6 (Detailed design parameters onshore) sets out the maximum parameters for the onshore works with specified maximum heights for the buildings and structures required for the onshore substation. It also specifies that trenchless installation techniques must be used in accordance with the onshore crossing schedule to install the cable ducts and electrical units unless otherwise agreed with the planning authority.
- 1.5.1.18 Requirement 7 (Provision of landscaping) and Requirement 8 (Implementation and maintenance of landscaping) requires a written landscaping scheme and associated work programme to be approved by the relevant planning authority (following

MONA OFFSHORE WIND PROJECT

consultation with NRW if appropriate) before Work No. 22a may commence. The replanting period applied as necessary to any trees or shrubs planted in accordance with a landscaping scheme is 5 years.

- 1.5.1.19 Requirement 9 (Code of construction practice) provides that no stage of the onshore works may commence until a code of construction practice (“CoCP”) for the relevant stage of works has been submitted to and approved by the relevant planning authority (following consultation with NRW and the local highways authority as appropriate). The CoCP must cover all the matters in the outline code of construction practice. In addition, as relevant for the particular stage being discharged any additional outline management plans will be submitted for approval. Once approved, those will form “the” code of construction practice for that stage and it must then be implemented as approved. Requirement 9 also specifies that onshore site preparation works must be carried out in accordance with the applicable details set out in the outline code of construction practice.
- 1.5.1.20 Requirement 10 (Highway accesses) prevents formation of new temporary or permanent means of access to a highway to be used by vehicular traffic, or any permanent or temporary alteration to an existing means of access to a highway used by vehicular traffic until a highway access management plan for that access has been submitted to and approved by the relevant planning authority in consultation with the highway authority. The highway accesses must only be constructed in accordance with the approved details.
- 1.5.1.21 Requirement 11 (Onshore archaeology) requires the undertaker to submit to the relevant planning authority an onshore written scheme of investigation (“WSI”) for that stage of the onshore works for approval. The WSI must be in accordance with the outline onshore and intertidal written scheme of investigation as appropriate for the relevant stage. The drafting requires a WSI to be submitted and approved prior to commencement of each stage save for in respect of onshore site preparation works which must be carried out in accordance the applicable details set out in the outline onshore written scheme of investigation.
- 1.5.1.22 Requirement 12 (Landscape and ecology management plan) requires a landscape and ecology management plan to be approved by the relevant planning authority (following consultation with NRW) before the relevant stage of the onshore works may commence. In respect of onshore site preparation works, they must be carried out in accordance the applicable details set out in the outline landscape and ecology management plan. The landscape and ecology management plan must be in accordance with the outline landscape and ecology management plan as well as include the matters listed within the requirement. The landscape and ecology management plan must be implemented as approved.
- 1.5.1.23 Requirement 13 (European protected species onshore) prohibits the commencement of any stage of the onshore works (other than surveying and investigation necessary to comply with this requirement) until pre-construction surveys to identify whether any European protected species or nationally protected species under the Wildlife and Countryside Act 1981 (“Protected Species”) is present or could be affected by the relevant works which have been carried out for that stage. If a Protected Species is present then a scheme of protection and mitigation is required to be approved by the relevant planning authority (in consultation with NRW) before a stage of the onshore works which is likely to affect the species is commenced. Each stage must be implemented in accordance with the approved scheme.
- 1.5.1.24 Requirement 14 (Construction hours) sets out standard construction hours for onshore construction works and heavy goods vehicle movements of 07.00 to 19.00 Monday –

MONA OFFSHORE WIND PROJECT

Saturday, with no activity on Sundays or bank holidays except where otherwise specified in the Requirement or agreed within the CoCP. Sub-paragraph (2) specifies the type of work that can be carried out outside of the standard construction hours and provides for 'mobilisation activities' to be undertaken outside of core hours and a definition of these has been added. This follows precedent set by other DCOs, including most recently the SEP DEP DCO albeit the Order refers to 'mobilisation activities' to align with terminology in the Code of Construction Practice rather than 'start-up and shut down-activities' which was used in the SEP DEP DCO. Sub-paragraphs (3) to (5) deal with the specific notification requirements in relation to works. The intention of sub-paragraph (3) is that a request for approval will be given to the relevant local authority at least 48 hours in advance of works being undertaken outside of core construction hours (save for where that approval is not needed) and the relevant local authority will then approve the works. 48 hours is provided for that approval to be forthcoming but ultimately the works cannot take place until the relevant local authority has approved.

- 1.5.1.25 Requirement 15 (Restoration of land used temporarily for construction) requires land used for temporary construction of the onshore works to be reinstated within 12 months of completion of the relevant stage of the onshore works in accordance with the details submitted to and approved by the relevant planning authority in relation to reinstatement pursuant to Requirements 7, 9 and 12 unless alternative details for the land are otherwise agreed in writing with the relevant planning authority. This differs from precedent drafting and seeks to further clarify that the details as to how land will be reinstated will be approved under the referenced Requirements and only if the position is to differ from the already approved position will the undertaker be obliged to discharge Requirement 15.
- 1.5.1.26 Requirement 16 (Control of operational artificial light emissions) requires the undertaker to submit for approval to the local planning authority a written scheme for the management and mitigation of artificial light emissions from the onshore substation before it can be brought into operation. The approved mitigation scheme must be implemented and maintained during the lifetime of the onshore substation.
- 1.5.1.27 Requirement 17 (Control of noise during operational phase) places restrictions on the noise rating level for the operation of onshore substation as identified in the Requirement. The noise levels are to be measured in accordance with the relevant British Standard provided and other conditions set out in the requirement.
- 1.5.1.28 Requirement 18 (Operational drainage~~strategy~~) provides that works relating to onshore substation must not commence until a written operation drainage management strategy is approved by the relevant planning authority (following consultation with NRW). Each operation drainage management strategy must substantially accord with the principles set out in the outline operation drainage management strategy and must be implemented as approved.
- 1.5.1.29 Requirement 19 (~~Employment and skills~~[Skills and employment](#) plan) provides that no stage of the authorised project can commence until an employment and skills plan has been submitted to and approved in ~~writing~~[writing](#) by Denbighshire County Council on behalf of the relevant authorities. A ~~defintiion~~[definition](#) of relevant authorities for the purposes of this requirement sets out that those relevant authorities are Conwy County Borough Council, Isle of Man Government, and the Isle of Anglesey County Council. This differs from precedent but the position has been agreed with Denbighshire County Council and is considered to be appropriate as it provides for clarity on which entity is the discharging authority. The employment and skills plan must accord with the outline employment and skills plan and must be ~~implemtened~~[implemented](#) as approved.

MONA OFFSHORE WIND PROJECT

- 1.5.1.30 Requirement 20 (Offshore decommissioning) provides for a written offshore decommissioning programme to be submitted to the Secretary of State prior to the commencement of the offshore works and replicates the wording used in numerous offshore generating station DCOs to date including Hornsea Four, the East Anglia One North and East Anglia Two. This requirement operates in addition to the statutory requirements under the Energy Act 2004.
- 1.5.1.31 Requirement 21 (Onshore decommissioning) requires the undertaker to submit for approval to the relevant planning authority a written scheme of decommissioning for the onshore works at least 6 months prior to any decommissioning works taking place. The scheme of decommissioning must include a code of construction practice and must be implemented as approved. **Requirements**
- [1.5.1.32](#) [Requirement 22](#) (Great Dun Fell, Lowther Hill and St. Anne's Primary Surveillance Radar) imposes restrictions on the operation of the authorised development in the interests of air defence and air safety for military and civil airspace. The restrictions on operation will apply until the Secretary of State, having consulted with NATS (En-Route) Plc has confirmed in writing that appropriate mitigation will be implemented and maintained for the lifetime of the authorised project.
- [1.5.1.33](#) ~~1.5.1.32~~ Requirement 23 (Warton Aerodrome Primary Surveillance Radar) imposes restrictions on the operation of the authorised development in the interests of air defence and air safety for military and civil airspace. The restrictions on operation will apply until the Secretary of State, having consulted with the Ministry of Defence and the licensed operator of Warton Aerodrome (currently BAE Systems (operations) Limited, has confirmed in writing that appropriate mitigation will be implemented and maintained for the lifetime of the authorised project.
- [1.5.1.34](#) [Requirement 24 \(Air traffic services at Liverpool John Lennon Airport\)](#) imposes restrictions on the operation of the authorised development in the interests of air defence and air safety for military and civil airspace. The restrictions on operation will apply until the Secretary of State, having consulted with Liverpool Airport Limited and the Civil Aviation Authority, has confirmed in writing that appropriate mitigation will be implemented and maintained for the lifetime of the authorised project.
- [1.5.1.35](#) [Requirement 25 \(VHF communication systems at Blackpool Airport\)](#) imposes restrictions on the operation of the authorised development in the interests of air defence and air safety for military and civil airspace. The restrictions on operation will apply until the Secretary of State, having consulted with Blackpool Airport Operations Limited and the Civil Aviation Authority, has confirmed in writing that appropriate mitigation will be implemented and maintained for the lifetime of the authorised project.
- [1.5.1.36](#) [Requirement 26 \(Air traffic services at Isle of Man Airport\)](#) imposes restrictions on the operation of the authorised development in the interests of air defence and air safety for military and civil airspace. The restrictions on operation will apply until the Secretary of State, having consulted with the Isle of Man Airport and the Isle of Man Civil Aviation Administration, has confirmed in writing that appropriate mitigation will be implemented and maintained for the lifetime of the authorised project.
- [1.5.1.37](#) [Requirement 27 \(Blackpool Airport Minimum Sector Altitude and Instrument Flight Procedures\)](#) imposes restrictions on the operation of the authorised development in the interests of air defence and air safety for military and civil airspace. The restrictions on operation will apply until the Secretary of State, having consulted with Blackpool Airport Operations Limited, has confirmed in writing that appropriate mitigation will be implemented.

MONA OFFSHORE WIND PROJECT

[1.5.1.38](#) [Requirement 28 \(Landscape enhancement scheme\) requires a scheme for the provision of landscape enhancement in accordance with the landscape enhancement scheme principles to be approved by the relevant planning authority in consultation with Natural Resources Wales, the Isle of Anglesey County Council and Eryri National Park Authority prior to commencement of Work No. 1 and to be implemented as approved.](#)

[1.5.1.39](#) ~~1.5.1.33~~ Requirement [2429](#) (Requirement for written approval) provides that all agreements and approvals required pursuant to the requirements in this Schedule whether given by the Secretary of State, the relevant planning authority or another person must be given in writing. This requirement replicates the wording used in Awel y Môr.

[1.5.1.40](#) ~~1.5.1.34~~ Requirement [2530](#) (Amendments to approved details) confirms that details approved pursuant to the requirements include any amendments that may subsequently be agreed or approved. This was included in the Model Provisions as requirement 37 and replicates the wording used in Awel y Môr and Hornsea Four.

~~1.5.1.35 Discussions are ongoing with the relevant aviation stakeholders and it is anticipated that a further requirement will be agreed securing the necessary mitigation measures. The DCO will be updated with this during examination when the requirement wording is agreed.~~

Schedule 3 – Streets subject to street works

[1.5.1.41](#) ~~1.5.1.36~~ This Schedule lists the streets subject to street works. Street works are mainly required to form new accesses, create visibility splays to allow for safe use of accesses and to improve existing visibility splays. Much of the work required will be undertaken in highway verges but occupation of some areas of carriageways may be required to create new accesses or provide safe working areas. This Schedule relates to article 10 (Street works).

Schedule 4 – Streets to be temporarily stopped up or restricted

[1.5.1.42](#) ~~1.5.1.37~~ This Schedule lists the streets and rights of way which will be temporarily stopped up during construction. Column (1) of the table lists the streets to be temporarily stopped up or restricted. Column (2) of the table lists the extent of temporary stopping up or restriction as shown on the street works and access to works plan. This Schedule relates to article 12 (Temporary restriction of use of streets).

Schedule 5 – Public rights of way to be temporarily stopped up or restricted

[1.5.1.43](#) ~~1.5.1.38~~ This Schedule lists the public rights of way which will be temporarily stopped up during the carrying out of the authorised project. Column (1) of the table notes the public rights of way to be temporarily stopped up or restricted. Column (2) of the table details the extent as shown on the public rights of way plan. This Schedule relates to article 13 (Temporary stopping up of public rights of way).

Schedule 6 – Access to works

[1.5.1.44](#) ~~1.5.1.39~~ A number of accesses to works will require to be made. This Schedule lists the locations of those accesses and where accesses will be taken from. It identifies the public highways from which access can be taken and the plans show the area of those highways where access will be taken. Column (1) of the table lists the reference

MONA OFFSHORE WIND PROJECT

as shown on the street works and access to works plan. Column (2) of the table describes the new accesses and crossings. This Schedule relates to article 14 (Access to works).

Schedule 7 – Land of which only temporary possession may be taken

[1.5.1.45](#) ~~1.5.1.40~~ This Schedule lists the plots of which the undertaker may only take temporary possession and cannot acquire rights or ownership of the land. Column (1) of the table notes the number of plot shown on land plan. Column (2) of the table notes the purpose for which temporary possession may be taken. Column (3) of the table details the relevant part of the authorised project. The Schedule relates to article 29 (Temporary use of land for carrying out the authorised project).

Schedule 8 - Land in which only new rights etc. may be acquired

[1.5.1.46](#) ~~1.5.1.41~~ This Schedule lists the plots within which the undertaker may only acquire rights and cannot acquire ownership. Column (1) of the table is the number of the plot shown on the land plan. The rights which the undertaker may acquire are set out in Column (2). The Schedule relates to article 22 (Compulsory acquisition of rights).

Schedule 9 – Modification of compensation and compulsory purchase enactments for creation of new rights and imposition of restrictive covenants

[1.5.1.47](#) ~~1.5.1.42~~ Modifies existing compensation legislation including the Land Compensation Act 1973 and the Compulsory Purchase Act 1965 to provide for the acquisition of rights and imposition of restrictive covenants as well as acquisition of ownership of the land. The Schedule relates to article 22 (Compulsory acquisition of rights).

Schedule 10 – Protective Provisions

[1.5.1.48](#) ~~1.5.1.43~~ This Schedule relates to article 40 (Protective provisions) and sets out a number of protections for various bodies to ensure that the powers sought in the Order are exercised appropriately. They are for the benefit of statutory undertakers whose equipment may be affected by the implementation of the authorised development.

[1.5.1.49](#) ~~1.5.1.44~~ Protections for utilities are routinely included in orders and are set out in Part 1. It sets out protective provisions for electricity, gas, water and sewerage undertakers.

[1.5.1.50](#) ~~1.5.1.45~~ Protections for electronic communication code providers and operators are routinely included in orders and are set out at Part 2.

[1.5.1.51](#) ~~1.5.1.46~~ Part 3 provides for the protection of Dwr Cymru Cyfyngedig.

[1.5.1.52](#) ~~1.5.1.47~~ Part 4 provides for the protection SP Manweb as electricity undertaker.

[1.5.1.53](#) ~~1.5.1.48~~ Part 5 provides for the protection of Wales and West Utilities.

[1.5.1.54](#) ~~1.5.1.49~~ Part 6 provides for the protection of the Welsh Government, specifically Welsh Ministers as Strategic Highway Authority for the A55.

[1.5.1.55](#) ~~1.5.1.50~~ Part 7 provides for the protection of National Grid Electricity Transmission Plc.

[1.5.1.56](#) ~~1.5.1.51~~ Part 8 ~~sets out~~ [provides for the](#) protection ~~for~~ [of](#) Network Rail.

[1.5.1.57](#) [Part 9 provides for the protection of Awel y Môr.](#)

Schedule 11 – Removal of hedgerows

[1.5.1.58](#) ~~1.5.1.52~~ This schedule sets out the lengths of hedgerows which may be interfered with or removed under the Order. Column (1) of the table details the grid coordinates. Column (2) of the table details the identifier as shown on the tree and hedgerow plan. There is a distinction between Part 1 and Part 2. Part 1 concerns removal of all hedgerows affected where as Part 2 notes the removal of important hedgerows. [Part 3 sets out the removal of trees subject to tree preservation orders.](#) The Schedule relates to article 35 (Felling or lopping of trees or removal of hedgerows) [and article 36 \(Trees subject to tree preservation orders\).](#)

Schedule 12 – Approval of matters specified in requirements

[1.5.1.59](#) ~~1.5.1.53~~ This Schedule sets out a procedure for the approval of matters under the Requirements and any appeals related thereto.

[1.5.1.60](#) ~~1.5.1.54~~ Paragraph 3 of the schedule states that where an application has been made to the relevant discharging authority for any agreement or approval required, the relevant authority must give notice to the undertaker of their decision within eight weeks the day immediately following that on which the application was received or, if further information has been requested, eight weeks from when the further information has been provided, or any further period agreed in writing between the parties. The discharging authority must provide its reasons for that decision when they provide the notice of their decision.

[1.5.1.61](#) ~~1.5.1.55~~ Paragraph 4 provides that a discharging authority can request further information from the undertaker if it considers necessary to determine an application to discharge a requirement.

[1.5.1.62](#) ~~1.5.1.56~~ Paragraph 5 provides that any consultee who receives a consultation must respond to that request within 20 working days from receipt, unless a consultee requests further information, then they must respond to the consultation within 10 working days from the receipt of the further information.

[1.5.1.63](#) ~~1.5.1.57~~ Paragraph 6 provides that where an application relating to a requirement is made, the requisite fee for the discharge of conditions should be paid by the undertaker to the relevant planning authority.

[1.5.1.64](#) ~~1.5.1.58~~ Paragraph 7 sets out the circumstances in which an applicant who has submitted an application to a discharging authority may appeal to the Secretary of State including where the discharging authority grants such an application subject to conditions and the discharging authority refuses an application for any consent. The remaining sub-paragraphs set out the appeals procedure.

[1.5.1.65](#) ~~1.5.1.59~~ This procedure follows that set out in recent energy DCOs Awel y Môr and Hornsea Four.

Schedule 13 – Arbitration Rules

[1.5.1.66](#) ~~1.5.1.60~~ This Schedule relates to article 46 (Arbitration) and provides an arbitration process. It is considered that this approach will provide greater certainty to all parties involved in the process and is preferential to the approach adopted in the Model Provisions. This was preceded in Awel y Môr and Hornsea Four. The intention of the drafting is to achieve fair, impartial, final and binding award on substantive differences between the parties within 4 months from the date an arbitrator is appointed in accordance with Article 46 of the Order.

MONA OFFSHORE WIND PROJECT

[1.5.1.67](#) ~~1.5.1.61~~ Paragraph 3 of Schedule 13 sets out the timetable for the arbitration as follows:

- Within 15 days of the arbitrator being appointed, the claimant will provide both the respondent and arbitrator with a written statement of claim and all statement of evidence;
- Within 15 days of receipt of the claimant's statements by the arbitrator and respondent, the respondent will provide the claimant and the arbitrator with a written statement of defence responding to the claimant's statement of claim, its statement in respect of the nature of the difference, all supporting statements of evidence and any objections it wishes to make to the claimant's statements;
- Within 5 days of receipt of the respondent's statements by the arbitrator and claimant, the claimant may provide the respondent and the arbitrator with a written statement responding to the respondent's submissions, all supporting statements of evidence, any expert report in response to the respondent's submissions, any objections to the statements of evidence and its written submissions in response to the legal and factual issues involved.

[1.5.1.68](#) ~~1.5.1.62~~ Paragraph 4 sets out the procedure for any arbitration carried out under Schedule 13 and paragraph 5 details the role and powers of the arbitrator. Paragraph 6 provides that the costs of the arbitration must include the fees and expenses of the arbitrator, the reasonable fees and expenses of any experts and the reasonably legal and other costs incurred by the parties. The arbitrator will award recoverable costs on the general principle that each party should bear its own costs, but may depart from this principle where it considers that a party has behaved unreasonably as defined within the National Planning Practice Guidance or such other guidance as may replace it. Paragraph 7 provides that any hearings held and documentation produced in the carrying out of arbitration under Schedule 13 are to be confidential and will only be publicly disclosed where required by law or with the agreement of both parties.

Schedule 14 – Marine Licence: Mona Offshore Wind Farm Generation Assets

[1.5.1.69](#) ~~1.5.1.63~~ Schedule 14 includes the deemed marine licence for the Mona generation assets. A standard structure has been developed by previous applications for development consent for offshore wind farms which has been followed in this Schedule as well. The licence is deliberately drafted such that it can be read independently of the rest of the Order and follows the approach taken on numerous offshore generating station DCOs including most recently Hornsea 3, Norfolk Vanguard, Norfolk Boreas, East Anglia One North and East Anglia Two. The deemed marine licence sets out marine licences referred to in Article 5 which would be deemed to be granted for works comprised in the Order with separate licences for the generation assets and transmission assets.

Part 1 – Licensed Marine Activities

[1.5.1.70](#) ~~1.5.1.64~~ Paragraph 1 (interpretation) provides interpretation of certain words, phrases and key terms used in the licence. Many of which are identical to the main Order or have been amended to make sense in the offshore only context. One in particular which differs is the definition of "commence" which for the purposes of Schedule 14 is the first carrying out of any licensable marine activities (which is also defined in Schedule 14). It is appropriate for this to be the case as Schedule 14 controls

MONA OFFSHORE WIND PROJECT

licensable marine activities so commencement should be linked with these activities specifically.

- [1.5.1.71](#) ~~1.5.1.65~~ Paragraphs 2 to 4 (Details of licensed activities) sets out a description of the licensed activities by reference to the relevant Work Nos. in Schedule 1 of the main Order. It provides details of the licensable marine activities as they relate to the generation assets, in terms of construction, maintenance and operation. It replicates the description of the authorised project in Schedule 2 of the Order (referred to as the “authorised scheme” in the deemed marine licence), and it also describes the volumes of substances that may be disposed of as part of the construction of the authorised scheme.
- [1.5.1.72](#) ~~1.5.1.66~~ Paragraph 5 sets out the grid coordinates for the authorised scheme for those works within the deemed marine licence.
- [1.5.1.73](#) ~~1.5.1.67~~ Paragraph 6 confirms the deemed marine licence will remain in force until the authorised scheme has been decommissioned.
- [1.5.1.74](#) ~~1.5.1.68~~ Paragraph 7 confirms that section 72(7) and (8) (Variation, suspension, revocation and transfer) of the 2009 Act does not apply to a transfer of the deemed marine licences falling within article 7 (Benefit of the Order). Section 72(7) permits the licensing authority to transfer a marine licence to another person. Section 72(8) provides that “a licence may not be transferred except in accordance with subsection 7”. Article 7 (Benefit of the Order) however provides for a transfer to take place in a different way to section 72(7). Since article 7 is different from the precise wording of section 72(7) of the 2009 Act it is necessary to specify that section 72(7) only applies to a transfer not falling within article 7 in order to enable article 7 to operate. Without specifying this, article 7 might be claimed to be inoperative because of adopting a different wording from section 72(7).
- [1.5.1.75](#) ~~1.5.1.69~~ Paragraph 8 confirms that where any condition requires the licensed activities be carried out in accordance with the plans, protocols or statements approved under the licence, the approved details, plan or scheme are taken to include any amendments that may subsequently be approved by NRW.
- [1.5.1.76](#) ~~1.5.1.70~~ Paragraph 9 is not used, the drafting having been removed following NRW’s request (see Schedule of Changes of the draft Development Consent Order – Document Reference S_PD_6). In order to avoid cross-referencing errors with other Application documents (for example the Mitigation and Monitoring Schedule - Document Reference J10) the Applicant has not removed the paragraph entirely.

Part 2 – Conditions

- [1.5.1.77](#) ~~1.5.1.71~~ Condition 10 (Design parameters) specifies the design parameters associated with the works comprised within the authorised project relevant to the deemed marine licence. This largely replicates the design parameters in the requirements but also include some restrictions which are not included in Schedule 2 of the Order, this is because the deemed marine licence covers only part of the offshore infrastructure. Column (1) of the table provides details of the parameters. Column (2) of the table provides the value.
- [1.5.1.78](#) ~~1.5.1.72~~ Condition 11 (Maintenance of the authorised project) provides that the undertaker may maintain the authorised project except where the deemed marine licence provides otherwise and sets out what maintenance works are. No maintenance works can take place until an operations and maintenance plan has been approved by NRW. The operations and maintenance plan must be submitted to NRW in writing at least four months prior to commencement of the operation of licenced activities. The

MONA OFFSHORE WIND PROJECT

operations and maintenance plan must be provided for review and resubmission every three years during the operational phase.

[1.5.1.79](#) ~~1.5.1.73~~ Condition 12 (Extension of time periods) confirms that any time periods given in the licence may be extended with the agreement of the other party, but that such agreement cannot be withheld or delayed.

[1.5.1.80](#) ~~1.5.1.74~~ Condition 13 (Notifications and inspections) provides for a system of supplying copies of the licence and other notices to agents and contractors, restricting the use of contractors and vessels to those notified to NRW and where appropriate the Maritime and Coastguard Agency (“MCA”), Trinity House, United Kingdom Hydrographic Office and/or the Kingfisher Information Service of Seafish, mariners and regional fisheries contacts and publicising commencement and progress of the licensed activities.

[1.5.1.81](#) ~~1.5.1.75~~ Condition 14 (Colouring of structures) specifies the colours which structures must be painted.

[1.5.1.82](#) ~~1.5.1.76~~ Condition 15 (Aids to navigation) provide for various matters to aid navigation in the vicinity of the authorised project, including the provision of various navigation aids; the ongoing availability of the aids to navigation; and notification of the progress of works to Trinity House and NRW and a procedure to be followed where an aid to navigation fails.

[1.5.1.83](#) ~~1.5.1.77~~ Condition 16 (Chemicals, drilling and debris) restricts the use of chemicals and other substances and provides for the disposal of certain drilling arisings and the monitoring of construction materials so as to identify those which may accidentally fall into the sea, which shall then be investigated and, where identified, recovered. This provision also deals with how the undertaker is to deal with any oil, fuel or chemical spills. It sets the standards that must be met by the undertaker in relation to the chemicals and other substances that can be used, ensuring that all materials are suitable for the marine environment.

[1.5.1.84](#) ~~1.5.1.78~~ Condition 17 (Force majeure and dropped objects) provides for the notification of deposits made in an emergency within or outside of the Order limits and any material misplaced or lost within the Order limits. The full details of the circumstances must be provided by the undertaker to the licencing authority, MEO, Trinity House and the MCA within 48 hours. It also provides for the requirement for the undertaker at its own cost, to recover that deposit where it constitutes a navigation or environmental hazard unless written approval is otherwise received.

[1.5.1.85](#) ~~1.5.1.79~~ Condition 18 (Pre-construction plans and documentation) provides for the submission for approval, before the commencement of licensed activities, of a design plan showing the proposed location, dimensions and choice of foundation of all elements of the authorised project to ensure that the licensed activities conform with the description of the works and the design parameters specified within the conditions. It also provides for submission for approval of the following:

- a design plan;
- a construction programme;
- a monitoring plan;
- an offshore construction method statement;
- an offshore environmental management plan;
- an offshore written scheme of investigation for archaeology and protocol for archaeological discoveries;

MONA OFFSHORE WIND PROJECT

- an aids to navigation management plan;
- a marine mammal mitigation protocol where driven or part-driven pile foundations are used;
- a dropped objects plan;
- a vessel traffic management plan; and
- a vessel traffic monitoring strategy.

[1.5.1.86](#) ~~1.5.1.80~~ Many of the outline or in principle versions of these schemes and plans are being submitted with the Application and the versions of these documents that are submitted for approval will need to be in accordance with the outline or in principle plan or scheme.

[1.5.1.87](#) ~~1.5.1.81~~ Condition 20 (Underwater sound management strategy) requires submission and approval of an underwater sound management strategy which must be in accordance with the outline underwater sound management strategy before commencement of any piling activities [or low order unexploded ordnance clearance](#).

[1.5.1.88](#) ~~1.5.1.82~~ Condition 21 (Low order unexploded ordnance) requires the submission and approval of a method statement for low order unexploded ordnance clearance and a marine mammal mitigation protocol for the clearance of low order UXO before any clearance activities are undertaken. It further requires details of clearance activities to be provided to NRW prior to and after low order unexploded ordnance clearance takes place. The method statement for low order unexploded ordnance clearance must include methodologies for identification and investigation of potential unexploded ordnance targets, low order unexploded ordnance clearance and removal and disposal of large debris, a plan showing the clearance activities, programme of works, and exclusion zones. Further, a specific offshore written scheme of investigation and protocol for archaeological discoveries and a marine mammal mitigation protocol must be provided. The condition also confirms that no high order ~~unexploded~~ [unexploded](#) ordnance clearance is permitted by the marine licence.

[1.5.1.89](#) ~~1.5.1.83~~ Condition 22 (Offshore safety management) states that no part of the authorised project may commence until NRW has confirmed that the undertaker has taken into account and adequately addressed all MCA recommendations as appropriate contained within MGN654 and its annexes and the search and rescue checklist has been approved.

[1.5.1.90](#) ~~1.5.1.84~~ Condition 23 (Reporting of engaged agents, contractors and vessels) requires the undertaker to provide to NRW details of agents and contractors engaged to carry out the licensed activities no less than 24 hours before the commencement of the licensed marine activity, and a weekly update as to which vessels are being used during construction. The notification must include the master's name, vessel type, vessel IMO number and the vessel owner or operating company.

[1.5.1.91](#) ~~1.5.1.85~~ Condition 24 (Pre-construction monitoring and surveys) specifies the manner in which the undertaker shall discharge its obligation under Condition 18(1)(c) to put forward proposals for pre-construction surveys/monitoring and provides an indicative list of the expected pre-construction surveys. The survey proposals must be in general accordance with the principles set out in the offshore in-principle monitoring plan and must specify each survey's objectives. The baseline report proposals must ensure that the outcome of the agreed surveys. The pre-construction surveys must have regard to the need to undertake a swath-bathymetry survey. The undertaker must carry out all the surveys specified within the monitoring plan.

MONA OFFSHORE WIND PROJECT

- [1.5.1.92](#) ~~1.5.1.86~~ Condition 25 (Construction monitoring) specifies the manner in which the undertaker shall discharge its obligations under Condition 18(1)(c) to put forward proposals for construction surveys/monitoring, and specifically requires certain underwater sound monitoring, and Condition 18(1)(k) in respect of vessel traffic monitoring. It provides for NRW to require further underwater sound monitoring depending on the results. Monitoring proposals must specify each monitoring proposal's objectives.
- [1.5.1.93](#) ~~1.5.1.87~~ Condition 26 (Post-construction monitoring) specifies the manner in which the undertaker shall discharge its obligations under Condition 18(1)(c) to put forward and carry out its proposals for post-construction surveys/monitoring and provides an indicative list of the expected post-construction surveys, and Condition 18(1)(k) in respect of vessel traffic monitoring. It also requires the undertaker to carry out additional monitoring in the event any report submitted to NRW under this Condition identifies a need for additional monitoring. Post-construction monitoring methodologies, timings, proposed format and content must be submitted for approval in writing to the licensing authority. Each proposal should explain how it will assist in informing a useful and valid comparison with the pre-construction position and/ or will enable the validation or otherwise of the key predictions in the environmental statement.
- [1.5.1.94](#) ~~1.5.1.88~~ Condition 27 (Reporting of scour and cable protection) provides for the undertaker to give details of the location and volume of scour and cable protection, within four months following completion. The report should include the location and volume of the cable protection and scour protection.
- [1.5.1.95](#) ~~1.5.1.89~~ Condition 28 (Completion of construction) requires the submission of a close-out report (confirming the date of completion of construction and final as built details of the installed wind turbine generators and cables as appropriate) to NRW, MCA, Trinity House, UKHO and relevant statutory nature conservation bodies within 3 months of completion of construction. The condition prohibits construction activities following completion of construction. The close-out report must include details such as the final number of installed wind turbine generators, installed wind turbine generator parameters, as built plans, the latitude and longitude coordinates of the centre point of the location of each wind turbine generator and offshore substation platform and the latitude and longitude coordinates of the inter-array and interconnector cables.
- [1.5.1.96](#) ~~1.5.1.90~~ Condition 29 (Marine noise registry) requires the undertaker to submit information compliant with the Marine noise registry requirements to NRW in relation to driven or part-driven pile foundation works. This includes details of the expected location and start / end dates of the impact pile driving prior to the commencement of each part of the construction of the authorised project, and the locations and dates of impact pile driving within six months of completion of the impact pile driving for the relevant part of the authorised project.
- [1.5.1.97](#) ~~1.5.1.91~~ Condition 30 (Requirement for written approval) requires any agreement or approvals given by NRW in relation to the conditions to be given in writing.

Schedule 15 – Documents to be certified

- [1.5.1.98](#) ~~1.5.1.92~~ This schedule lists the documents and plans to be certified under article 42 (Certification of plans and documents, etc.) by the Secretary of State as true copies of those documents following the making of the Order. Column (1) of the table states the document reference number. Column (2) of the table notes the planning inspectorate number. Column (3) of the table notes the document name. Column (4) of the table details the revision. Column (5) of the table denotes the date.