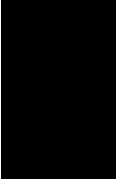


**From:** [Eifion Bibby](#)  
**To:** [Ella Dainty](#)  
**Cc:** [Mona Offshore Wind Project](#)  
**Subject:** RE: Mona Offshore Wind | Hearing Action Point 1 | EW Roberts Our Ref:- Mon.Rob.E-1-C  
**Date:** 13 January 2025 08:33:49  
**Attachments:** 

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**Affected Party Registration identification number-: 20048005**

Dear Ella,  
Thank you for your e-mail .

I note in item 1 of the actions arising from Compulsory Acquisition Hearing (CAH 2), that the Examination Authority are stating -:

*'When voluntary agreements are reached with APs, the Applicant is to request that the AP either:  
-withdraws their objection/ representation;  
-where it relates to planning issues as well as land rights, the part of it that is relevant to land rights; or  
-signs a declaration that they are withdrawing their objection either in whole or just as it relates to land rights if planning issues were also raised .'*

Moreover ,the foregoing Heads of Terms states -:

*'From the date of these heads of terms and during the Option Period the Grantor are not to object or express opposition to any DCO application, planning application, consent or appeal by the Grantee, or make any planning application which could interfere with the proposed Works affecting the Option Area. The Grantor and other parties with an interest in land may however make reasonable representations so far as they are limited to practical matters only and not in any way opposing the project or the rights and powers sought. The Grantor will from the date of the signed terms (acknowledging representations may be made prior to signing these terms) notify the Grantee in advance of any representation they intend to make to allow the Grantee a reasonable opportunity to address their representation prior to them presenting it to any examining body or decision-maker.'*

As you will appreciate ,and to reaffirm , the Voluntary Agreements have not yet been completed . Consensus has been achieved subject to contract and conditional to the opportunity for our client's legal representative's input on certain provisions therein (at the Applicant's expense).

Our client has reserved rights to submit representations to the Examination Authority in respect of the Mona Offshore Wind farm project at the commencement of the Examination process . In this instance our client is making ongoing reasonable representations (already notified to the applicant via Dalocur Maclaren) on practical matters given justifiable concerns as to the potential indefinite adverse impact of the proposal ,on behalf of Conwy County Borough Council's Highways Department, for the following condition to be imposed in the event of a Listed Building Planning Consent application (Application reference 0/51909) being granted to alter the roadside access to Plot no 02-032 [on the Land Plan (On Shore)-; [B5\\_Mona\\_Land Plan \(Onshore\)](#)] ,i.e. -: **\*\*'No surface water drainage from the site shall**

be allowed to discharge onto the county highway’.

No objection to the actual scheme per se has been lodged . The reservation to make ongoing representations can be withdrawn -:

i)subject to the above concerns being duly addressed on the basis requested . In this respect it has been put forward to the Examining Authority -:

a)to insert within an appropriate document applicable to the Development Consent Order process an unequivocal obligation that the Applicant (and assigns) ensure ,that should the subject condition (\*\* detailed above) or a variation of the same be imposed by the Highway Authority ,that the existing and future owner(s) and occupier(s) of the Affected Party’s subject plot will be indemnified by the Applicant (and Assigns) against prosecution , penalty and monetary loss in consequence of the proposed project ( including the access alterations) - so that the Affected Party (and successors in title) is not disadvantaged (during and subsequent to the completion of the proposed project , **in perpetuity** ) to accord with the principle of equivalence ;and

b) that appropriate engineering measures are to be put in place (by and at the Applicant’s expense ) to prevent discharge of water onto the county highway (on the basis of mitigating any adverse impact to our client’s (the Affected party’s) land resulting from such works in respect of which due compensation would be required to be provided by the Applicant for any associated damage and /or loss sustained.

ii)the voluntary agreements being completed in accordance with the details of the conditionally approved Heads of Terms [duly accounting for the above-mentioned concerns] and also consistent with our client’s appointed Solicitor’s advice (which may result in reasonable amendments being required ) .

Many thanks.

**Yours sincerely,**  
**Eifion Bibby**

**J Eifion Bibby MRICS FAAV**  
**Director & RICS Registered Valuer**  
**For and on behalf of :**

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

**Mobile No:** [REDACTED] **Tel:** [REDACTED] **Fax:** [REDACTED]

**Website:** [www.dmpropertyconsultants.com](http://www.dmpropertyconsultants.com)

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**From:** Ella Dainty <[REDACTED]@dalcourmaclaren.com>

**Sent:** 09 January 2025 15:05

**To:** Eifion Bibby <[REDACTED]@dmpropertyconsultants.com>

**Subject:** RE: Mona Offshore Wind | Hearing Action Point 1 | EW Roberts Our Ref:- Mon.Rob.E-1-C

Dear Eifion,

Thank you for your email,

I note the wording in the Heads of Terms is that there should be no objections from the signing of the Heads of Terms rather than the voluntary agreement -

*'From the date of these heads of terms and during the Option Period the Grantor are not to object or express opposition to any DCO application, planning application, consent or appeal by the Grantee, or make any planning application which could interfere with the proposed Works affecting the Option Area. The Grantor and other parties with an interest in land may however make reasonable representations so far as they are limited to practical matters only and not in any way opposing the project or the rights and powers sought. The Grantor will from the date of the signed terms (acknowledging representations may be made prior to signing these terms) notify the Grantee in advance of any representation they intend to make to allow the Grantee a reasonable opportunity to address their representation prior to them presenting it to any examining body or decision-maker.'*

On that basis, would you be able to withdraw the objections please?

The paperwork has been drawn up for the voluntary agreements, are solicitors are completing some final checks then these should be sent to your clients respective solicitors within the next few weeks,

Kind regards,

Ella



**Ella Dainty**



Chat with me on Teams

[dalcourmaclaren.com](http://dalcourmaclaren.com)



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**From:** Eifion Bibby <[redacted]@dmpropertyconsultants.com>

**Sent:** Monday, January 6, 2025 8:52 AM

**To:** Ella Dainty <[redacted]@dalcourmaclaren.com>

**Cc:** Mona Offshore Wind Project <MonaOffshoreWindProject@planninginspectorate.gov.uk>

**Subject:** RE: Mona Offshore Wind | Hearing Action Point 1 | EW Roberts Our Ref:- Mon.Rob.E-1-C

**Registration Identification number:- 20048005**

Dear Ella,

**SUBJECT TO CONTRACT**

Thank you for your e-mail.

Whilst consensus has been achieved in respect of the Heads of Terms (subject to contract and conditional to the opportunity for our client's legal representative's input on certain provisions therein ) you will appreciate that voluntary agreements have **not** yet been finalised .

We would be grateful to hear from you ,please, on how matters are being advanced in this respect (including whether Mona Offshore Wind Limited's Solicitors have been in contact with our client's counterpart to agree an undertaking in respect of legal fees) .

Many thanks .

**Yours sincerely,**  
**Eifion Bibby**

**J Eifion Bibby MRICS FAAV**  
**Director & RICS Registered Valuer**  
**For and on behalf of :**

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

**Mobile No:** [REDACTED] **Tel:** [REDACTED] **Fax:** [REDACTED]

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**From:** Ella Dainty [REDACTED] [@dalcourmaclaren.com](mailto:[REDACTED]@dalcourmaclaren.com)>

**Sent:** 24 December 2024 11:32

**To:** Eifion Bibby [REDACTED] [@dmpropertyconsultants.com](mailto:[REDACTED]@dmpropertyconsultants.com)>

**Subject:** Mona Offshore Wind | Hearing Action Point 1 | EW Roberts

Dear Eifion,

Further to the Compulsory Acquisition Hearing held on 11<sup>th</sup> December, the Examining Authority requested that any objections to the scheme are withdrawn ahead of Deadline 7 (14<sup>th</sup> January).

The action point states:

*When voluntary agreements are reached with APs, the Applicant is to request that the AP either:*

- withdraws their objection/ representation;*
- where it relates to planning issues as well as land rights, the part of it that is relevant to land rights; or*

*– signs a declaration that they are withdrawing their objection either in whole or just as it relates to land rights if planning issues were also raised.*

The following representations correspond with your above named client. We would be grateful if you could liaise with your clients to remove these objections.

RR-051  
REP1-082  
REP4-116  
REP5-108  
REP5-107

Kind regards,

Ella



**Ella Dainty**



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