

# Covering Letter

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APP 03

Development of National Significance

## Alaw Môn Solar Farm

Land west of the B5112, 415m south of Llyn Alaw, 500m east of Llantrisant and 1.5km west of Llannerch-y-Medd, Anglesey

April 2024



GRO/P21-0032

24 April 2024

Chris Sweet  
Infrastructure Consenting Manager  
DNS Casework Team  
Planning and Environment Decisions Wales (PEDW)  
Welsh Government  
Cathays Park  
CARDIFF  
CF10 3NQ

Dear Mr Sweet

**TOWN AND COUNTRY PLANNING ACT 1990  
THE DEVELOPMENT OF NATIONAL SIGNIFICANCE (WALES) REGULATIONS 2016  
APPLICATION REF: DNS/3274702  
APPLICATION BY: WYLFA GREEN LTD  
SITE: WEST OF THE B5112, 325M SOUTH OF LLYN ALAW, 500M EAST OF  
LLANTRISANT AND 1.5KM WEST OF LLANERCH-Y-MEDD**

On behalf of Wylfa Green Ltd, I hereby submit an application for planning permission for a Development of National Significance (DNS) for the construction, operation, management and subsequent decommissioning of a co-located solar farm and battery storage facility on land approximately 1.5km land on the west of the B5112 and is located 415m to the south of Llyn Alaw, 500m to the east of the small hamlet of Llantrisant, and 1.5km to the west of the village of Llannerch-y-Medd.

**Planning Application Documents**

The application has been submitted electronically to PEDW via its shared drive platform. Paper copies of the application submission have also been dispatched to PEDW and the Isle of Anglesey County Council as the host Local Planning Authority.

The application submission comprises: –

- APPLICATION FORM<sup>1</sup>
- COVERING LETTER (this letter)
- APPLICATION INDEX

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<sup>1</sup> DUE TO INADEQUATE SPACE WITHIN THE APPLICATION FROM, A FULL LIST OF NAMES AND ADDRESSES AT WHICH NOTICE WAS SERVED IS PROVIDED AT ENCLOSURE 1 – THIS LIST SHOULD NOT BE MADE PUBLICLY AVAILABLE.

First Floor, South Wing, Equinox North, Great Park Road, Almondsbury, Bristol, BS32 4QL  
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Offices throughout the UK.

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales.  
Registered Office: 33 Sheep Street, Cirencester, Gloucestershire, GL7 1RQ

**Expertly Done.**

DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE



**APPLICATION DRAWINGS: -**

<b><i>Drawing No</i></b>	<b><i>Drawing Name</i></b>
• ENSO-11-01 REV -	SITE LOCATION PLAN SHEET 1 OF 4
• ENSO-11-01 REV -	SITE LOCATION PLAN SHEET 2 OF 4
• ENSO-11-01 REV -	SITE LOCATION PLAN SHEET 3 OF 4
• ENSO-11-01 REV -	SITE LOCATION PLAN SHEET 4 OF 4
• WAM-01-PO2REV REV -	PROPOSED SITE LAYOUT
• WAM-01-P19 REV -	132KV CONNECTION CABLE ARRANGEMENTS BETWEEN THE NG SUBSTATION AND THE SOLAR SUBSTATION
• WAM-01-P20 REV -	BESS INVERTER / TRANSFORMER
• ICS-20-4089-001 REV B	ALAW MON 132KV SUBSTATION SHEET 1 OF 2
• ICS-20-4089-001 REV B	ALAW MON 132KV SUBSTATION SHEET 2 OF 2
• PLO2 REV C	PRELIMINARY CUT & FILL ASSESSMENT LAYOUT
• PLO3 REV C	PRELIMINARY CUT & FILL CROSS SECTIONS
• PLO4 REV -	PROPOSED ACCESS PATH LONGITUDINAL SECTIONS
• AM3.0 REV 01	PV ELEVATIONS
• AM4.0 REV 01	INVERTER / TRANSFORMER STATIONS
• AM5.0 REV 01	INTERNAL ACCESS ROAD DETAIL
• AM6.0 REV 01	FENCE AND GATE ELEVATIONS
• AM7.0 REV 01	WEATHER STATION DETAIL
• AM9.0 REV 01	CONTROL ROOM ELEVATIONS
• AM11.0 REV 01	CCTV ELEVATIONS
• AM12.0 REV 01	BATTERY CONTAINER ELEVATIONS 40FT
• AM13.0 REV 01	STORAGE CONTAINER 40 FT
• AM14.0 REV 01	BATTERY FENCE AND GATE ELEVATIONS
• AM15.0 REV 01	FENCE AND GATE ELEVATIONS
• AM16.0 REV 01	SURFACING CROSS SECTION
• LN-LP-14 REV D	LANDSCAPE STRATEGY PLAN: OVERALL

**APPLICATION DOCUMENTS: -**

- ENVIRONMENTAL STATEMENT NON-TECHNICAL SUMMARY (ENGLISH)
- DATGANIAD AMGYLCHEDDOL CRYNODEB ANNHECHNEGOL (CYMRAEG)
- ENVIRONMENTAL STATEMENT
- ENVIRONMENTAL STATEMENT TECHNICAL APPENDICES
- DESIGN AND ACCESS STATEMENT
- CONSULTATION REPORT
- PLANNING STATEMENT
- WELSH LANGUAGE STATEMENT
- COLLABORATIVE BENEFITS REPORT
- SITE SEARCH STATEMENT
- ASSESSMENT OF IMPACTS ON AGRICULTURAL LAND
- ECONOMIC BENEFITS STATEMENT
- ARBORICULTURAL IMPACT ASSESSMENT
- HABITATS REGULATIONS ASSESSMENT: NO SIGNIFICANT EFFECTS REPORT
- GREEN INFRASTRUCTURE STATEMENT
- SUPPLY CHAIN AND EMPLOYMENT SKILLS PLAN
- OUTLINE LANDSCAPE AND ENVIRONMENTAL MANAGEMENT PLAN
- BIODIVERSITY GAIN ASSESSMENT
- DEED OF GIFT

Other regulatory documents submitted with the Application Submission comprise: -



- A COPY OF THE NOTICE ACCEPTANCE ISSUED BY PEDW
- A COPY OF THE EIA SCOPING DIRECTION
- A COPY OF THE NOTICE

It is considered that the application submission has demonstrated that the proposal would not have an unacceptable adverse impact on the environment and as such accord with Future Wales Policies 17 and 18. Having regard to the publication date of Future Wales relative to the Anglesey and Gwynedd Joint Local Development Plan, it is asserted that the proposal would accord with the development plan as a whole. The benefits of the development are multiple and include: -

- (i) it would provide a valuable contribution with regards to provision of decentralised renewable energy;
- (ii) it would contribute towards the viability of the four farming enterprises through diversification of income;
- (iii) with regards to ecology, it has followed the stepwise approach and it would deliver significant biodiversity improvements and these can be secured by planning condition;
- (iv) economic benefits would be secured in terms of construction and less so operational management of the application proposal. The application proposal will provide employment and business opportunities for component suppliers / installers and those involved in grid connection, transport and logistics. Where possible, local businesses will be contracted for relevant parts of the scope of works over the period of construction, operation and maintenance. There will be additional induced impacts during the construction period with any incoming construction workers (engineers, project managers etc) spending their wages at a local level (restaurants, retail stores etc) and using local accommodation.

It is clear that delivering renewable energy is one of the Welsh Government's top national priorities for the next 20 years. The Future Wales set a clear direction of how Wales should be investing in infrastructure and development for the greater good of Wales and its people, the provision of renewable energy is firmly embedded to this future direction. Future Wales correctly picks up on the regulations set out in the Senedd on 9 February 2021 which formally commits Wales, for the first time, to legally binding targets to deliver the goal of net-zero emissions. Paragraph 5.9.15 of PPW makes the important recognition that (inter alia) *"The local need for a particular scheme is not a material consideration, as energy generation is of national significance and there is a recognised need to optimise renewable and low carbon energy generation"*. Future Wales and PPW identifies how significant weight should be given to renewable energy development. Additional significant weight should also be given to the battery energy storage system that is also proposed as part of the development.

Turning to the regional approach, Future Wales locates the application site within the north Wales regional catchment area. The published document, at page 118, sets out how the provision of renewable energy is vital for the North Wales to play its role in decarbonising. It states (inter alia) (own emphasis underlined and in bold) *"It is vital the region plays its role in decarbonising society and supports the realisation of renewable energy. Policies 17 and 18 set out Future Wales'*



*approach to renewable energy generation across Wales. There is strong potential for wind, marine and solar energy generation and Strategic and Local Development Plans should provide a framework for generation and associated infrastructure. The Welsh Government wishes to see energy generation, storage and management play a role in supporting the regional economy in the North. Local ownership and distribution is important for ensuring communities in proximity to renewable energy development benefit from it and that our future energy system better serves Wales".*

There is more at play here, the Energy Generation in Wales Report 2022, identified how only approximately 27% of all Welsh electricity generation came from renewables in 2022. This is down from 33% in 2020 due to significant increase in generation from non-renewable sources. It is therefore clear that Wales is heading in the wrong direction in terms of its energy mix and its reliance on non-renewable sources. Accordingly, a step change is required to achieve the projected 100% of renewables by 2035. This application proposal will make a significant contribution towards this target.

I trust the application meets the DNS validation standards and I look forward to receiving confirmation within the statutory 42 day timeframe from receipt of this submission.

Yours sincerely

Gareth Roberts  
Senior Director  
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Mobile: 07880009302

Enc.



ENCLOSURE 1

**CERTIFICATE OF OWNERSHIP & APPLICANT SITE OWNERSHIP DETAILS - CONTINUATION SHEET TO APPLICATION FORM**

CERTIFICATE OF OWNERSHIP – CERTIFICATE B Notice Under Article 16 (1)(a)

I certify that the applicant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this application, is known to the applicant as an owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) or tenant (see the guidance) of any part of the land to which the application relates, as listed below:

<b>NAME</b>	<b>Address at which notice was served</b>	<b>Date Notice Served</b>
MARGARET THOMAS	BRON LLWYN, CARMEL LLANNERCH-Y-MEDD ANGLESEY LL71 7BT	24 APRIL 2024
DAVID THOMAS	CHWAEN BACH CARMEL LLANNERCH-Y-MEDD ANGLESEY LL71 7BT	24 APRIL 2024
MARGARET THOMAS	BRON LLWYN CARMEL LLANNERCH-Y-MEDD ANGLESEY LL71 7BT	24 APRIL 2024
DAVID THOMAS	CHWAEN BACH CARMEL LLANNERCH-Y-MEDD ANGLESEY LL71 7BT	24 APRIL 2024
JOHN THOMAS AND MARGARET THOMAS	BRON LLWYN CARMEL LLANNERCH-Y-MEDD ANGLESEY LL71 7BT	24 APRIL 2024
NIA THOMAS	CHWAEN BACH CARMEL LLANNERCH-Y-MEDD ANGLESEY LL71 7BT	24 APRIL 2024
HONOR AND BRIAN THOMAS	CHWAEN GOCH LLANNERCH-Y-MEDD ANGLESEY LL71 7BP	24 APRIL 2024
SNOWDON FARMS LIMITED	DINAM	24 APRIL 2024



	LLANGAFFO GAERWEN ANGLESEY LL60 6LR	
EUROS WILLIAMS	CILCENNUS FARM LLANRWST CONWY LL26 0RB	24 APRIL 2024
MEDWEN ROBERTS	TAN RALLT CARMEL LLANNERCH-Y-MEDD ANGLESEY LL71 7BU	24 APRIL 2024
MEDWEN ROBERTS	YR ARWYDD CARMEL LLANNERCH-Y-MEDD ANGLESEY LL71 7BY	24 APRIL 2024
OWEN ARMON ROBERTS	YR ARWYDD CARMEL LLANNERCH-Y-MEDD ANGLESEY LL71 7BY	24 APRIL 2024
HORIZON NUCLEAR POWER WYLFA LIMITED	SUNRISE HOUSE UNIT 1420 CHARLTON COURT GLOUCESTER BUSINESS PARK BROCKWORTH, GLOUCESTER GL3 4AE	24 APRIL 2024
NUCLEAR DECOMMISSIONING AUTHORITY	HERDUS HOUSE WESTLAKES SCIENCE & TECHNOLOGY PARK MOOR ROW CA24 3HU	24 APRIL 2024
MAGNOX LIMITED	BERKELEY CENTRE BERKELEY GL13 9PB	24 APRIL 2024
NATIONAL GRID	1-3 STRAND LONDON WC2N 5EH	24 APRIL 2024
WALES AND WEST UTILITIES LTD	SPOONER CLOSE CELTIC SPRINGS COEDKERNEW NEWPORT NP10 8FZ	24 APRIL 2024
SP POWER SYSTEMS LTD	1 ATLANTIC QUAY GLASGOW G2 8SP	24 APRIL 2024



HIGHWAYS DEPARTMENT,  
ISLE OF ANGLESEY COUNTY  
COUNCIL

ISLE OF ANGLESEY COUNTY COUNCIL  
COUNCIL OFFICES  
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