



The Planning Inspectorate Yr Arolygiaeth Gynllunio

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APPLICATION FOR PERMISSION FOR A DEVELOPMENT OF NATIONAL SIGNIFICANCE (WALES) S62D - TOWN AND COUNTRY PLANNING ACT 1990

To help you fill in this form correctly please refer to Appendix 9 of the Developments of National Significance Procedural Guide

Please use a separate form for each application (including secondary consents)

WARNING: Your application must reach The Planning Inspectorate within 12 months of the date of the acceptance of the proposed application notification unless otherwise communicated in writing by the Welsh Ministers. (NOTE: If any of the "Essential supporting documents" listed in Section 11 are not received by us within the 12 month notice period, the application will not be accepted)

APPLICATION REFERENCE NUMBER

(as provided on the acceptance notice)

DNS/3279676

1. Applicant

Name Gary Toomey

Organisation Name (if applicable) CYP Solar Limited

2. Agent (if any) for the application

Contact Name James Cook

Organisation Name (if applicable) Sirius Planning

Your Ref WN1001

3. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

YES ☐ NO ☒

Are there any health and safety issues at, or near the site which the Inspector would need to take into account if a site visit took place? *If yes, please explain below*

YES ☐ NO ☒

If a site visit is required who should be contacted to make other arrangements?

Applicant ☐ Agent ☒ Other ☐

If "Other", please provide details: Contact Name

4. Local Planning Authority(s) (LPA)

Swansea Council and Neath Port Talbot County Borough Council

5. Location or Route of the Development Proposal - A brief statement must be given that clearly identifies the location of the application site, or the route if it is a linear scheme. Consideration should be given to the use of appropriate grid referencing such as Ordnance Survey map grid references, latitude/longitude references, etc.

Description of location of the application site(s), or route of development (Please reference appropriate plans)

The site accessed from Graig Y Pal covers an area of approximately 67 hectares of grazing land and woodland/scrub that is situated on an elevated plateau, c. 570m to the northeast of the village Glais and c. 2km to the east of the village Clydach.

0.2ha of land to the west of Ynys Y Mond Road at Llwyn Du Farm will be used on a temporary basis as a materials set down area during the construction phase.

The site is mostly situated within the administrative area of Swansea City however there is approximately 2.45ha on the northern boundary that falls within Neath Port Talbot CBC administration.

Is the site a single site or a linear site?	SINGLE ☒		LINEAR ☐	
Please provide Grid reference(s)	Easting	271695	Start	Easting
	Northing	201440		Northing
			Middle	Easting
				Northing
			End	Easting
				Northing

6. Non-technical description of the Development Proposal

Proposed ground mounted photo voltaic solar farm with associated equipment, infrastructure, grid connection and ancillary works.

7. Additional Plans, drawings or documents

a. Provide a brief description of any other plans, drawings and sections that are being submitted with this application

WN1001/15/01A Site Location; WN1001/15/01B Site Location; WN1001/15/02 A Planning Application Boundary; WN1001/15/02B Planning Application Boundary; WN1001/15/03 R1 Site Layout; WN1001/15/04 PV Panel Details; WN1001/15/05 DNO Substation and Telecoms Mast Details; WN1001/15/06 Transformer and Control Equipment Details; WN1001/15/07 Customer Substation Details; WN1001/15/08 Spare Part Containers and Control Cabins; WN1001/15/09 R1 Fencing and Security Layout; WN1001/15/10 Paladin Mesh Fencing Details; WN1001/15/11 Deer Mesh Fencing Details; WN1001/15/12 R1 Landscape and Ecological Masterplan; WN1001/15/13 R1 Public Access Details; WN1001/15/14 Remote Set Down Area Details; WN1001/15/15 Temporary Site Set Down Area Details; WN1001/15/16 Internal Vehicle Access Tracks Construction Details; WN1001/15/17 Cable Route and Point of Connection; CYPSPF_CS21GB001_09 Meteo Station Details.

Document reference(s) As referenced above

b. Provide a brief description of any other documents considered necessary to support the application

3.1 Planning Statement; 3.2 Design and Access Statement; 3.3 Transport Statement; 3.4 Construction Traffic Management Plan; 3.5 Outline Construction Environmental Management Plan; 4.1 Screening Direction; 4.2 Pre-Application Response from Swansea Council; 4.3 Pre-Application Response from NPTCBC; 4.4 Soil Survey; 4.5 Flood Consequences Assessment; 4.6 Landscape and Visual Impact Assessment; 4.6.1 LVIA Methodology and Visual Assessment Tables; 4.6.2 LVIA Figures; 4.6.3 Photomontages; 4.7 Ecological Appraisal; 4.7.1 Outline Ecological Management Strategy; 4.8 Heritage Desk Based Assessment; 4.9 Glint and Glare Assessment; 4.10 Arboricultural Assessment; 4.11 Green Infrastructure Plan; 4.12 Coal Mining Risk Assessment

Document reference(s) As referenced above

c. Provide a brief description of any other information provided that is in support of the application, but which has not been explicitly requested

Document reference(s)

8. Planning Obligations

Have you been in discussion with the relevant local planning authority in respect of obligations under section 106 of the 1990 Act? YES ☐ NO ☒

If YES please provide details of the status of your discussions below

9. Secondary Consents

Please indicate any Secondary Consents connected with the proposed development which are to be considered by the Welsh Ministers alongside this application, and provide details. Please indicate also any Secondary Consents that are being considered, or have been considered, by the normal consenting authority, and provide details.

1. Consent under section 2(3) of the Ancient Monuments and Archaeological Areas Act 1979 (control of works affecting scheduled monuments). ☐

Application to Welsh Ministers ☐

Description of Consent required

2. Consent under section 178(1) Highways Act 1980 (restriction on placing rails, beams etc. over highways). ☐

Application to Welsh Ministers ☐

Description of Consent required

3. Consent under section 8(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (authorisation of works; listed building consent). ☐

Application to Welsh Ministers ☐

Description of Consent required

4. Consent under section 74(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (control of demolition in conservation areas). ☐

Application to Welsh Ministers ☐

Description of Consent required

9. Secondary Consents (continued)

5. Consent under section 4(1) of the Planning (Hazardous Substances) Act 1990 (requirement of hazardous substances consent). ☐

Application to Welsh Ministers ☐

Description of Consent required

6. Consent under section 13 of the Planning (Hazardous Substances) Act 1990 (application for hazardous substances consent without condition attached to previous consent). ☐

Application to Welsh Ministers ☐

Description of Consent required

7. Consent under section 17 of the Planning (Hazardous Substances) Act 1990 (revocation of hazardous substances consent on change of control of land). ☐

Application to Welsh Ministers ☐

Description of Consent required

8. Planning permission under section 57(1) of the Town and Country Planning 1990 Act (planning permission required for development) other than outline planning permission. ☐

Application to Welsh Ministers ☐

Description of Consent required

9. Authorisation under section 247(1) of the 1990 Act (order authorising stopping up or diversion of highway). ☐

Application to Welsh Ministers ☐

Description of Consent required

10. Authorisation under section 248(2) of the 1990 Act (order authorising the stopping up or diversion of highway crossing or entering route of proposed new highway). ☐

Application to Welsh Ministers ☐

Description of Consent required

9. Secondary Consents (continued)

11. An order under section 251(1) of the 1990 Act (order extinguishing public rights of way over land held for planning purposes). ☐

Application to Welsh Ministers ☐

Description of Consent required

12. Consent requested under section 16(1) of the Commons Act 2006 (deregistration and exchange: applications). ☐

Application to Welsh Ministers ☐

Description of Consent required

13. Consent required by section 38(1) of the Commons Act 2006 (prohibition on works without consent). ☐

Application to Welsh Ministers ☐

Description of Consent required

10. Application Site Ownership Details - We need to know who owns the application site. If you do not own the application site or if you own only a part of it, we need to know the name(s) of the owner(s) or part owner(s).

One certificate A, B, C, D or E (Winning and Working of Minerals) **must be completed, together with the Agricultural Holdings Certificate** (Section 11)

Certificate of Ownership - Certificate A

I certify that on the day 21 days before the date of this application nobody except the applicant, is the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land which the application relates

Signature:

Name (in capitals)

Date

On behalf of (if applicable)

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:

Name	Date the notice was served

Please supply address(es) on personal details page

Signature:

Name (in capitals)

Date

On behalf of (if applicable)

Certificate of Ownership - Certificate C

Notice under Article 16 (1)(a) and (b)

(Neither Certificate A or B can be issued for this application)

I certify that the applicant (or the agent) has taken reasonable steps to ascertain the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land to which the application relates, and given requisite notice, but was unable to ascertain the names and addresses of all owners.

Name	Date the notice was served
Mr Gerwyn Jones	West Town Lodge, Llangennith, SA3 1JE
Company Secretary	Vale Europe Ltd, Suite 1, 7th Floor 50 Broadway, London, SW1H 0BL

Please supply address(es) on personal details page

The steps taken were: Advertisement in Local Newspaper

Date notice published

(this date must not be earlier than 21 days before the date of this application)

Name of Newspaper in which notice has been published:

South Wales Evening Post

12/10/2023

Signature:

James Cook

Name (in capitals)

JAMES COOK

Date

11/10/2023

On behalf of (if applicable)

CYP Solar Ltd

10. Application Site Ownership Details (continued)**Certificate of Ownership - Certificate D****Notice under Article 16 (1)(b)****(Certificate A cannot be issued for this application)**

I certify that the applicant (or the agent) has taken reasonable steps to ascertain the names and addresses of everyone else who, on the day 21 days before the date of this application was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which the application relates, but has been unable to do so.

The steps taken were:

Name of Newspaper in which notice has been published:

Date notice published
(this date must not be earlier than 21
days before the date of this application)

Signature:

Name (in capitals)

Date

On behalf of (if applicable)

Certificate of Ownership - Certificate E**Notice under Article 16(2) - Application consisting of the winning and working of minerals by underground operations**

I certify that the applicant (or the agent) has given the requisite notice (*see the guidance*) to everyone who, on the day 21 days before the date of this application, is the owner or tenant (*see the guidance*) of any part of the land to which the application relates, as listed below:

- (a) By serving the notice on every such person who the applicant knows to be such a person and whose name and address is known to the applicant; ☐

Name	Date the notice was served

Please supply address(es) on personal details page

- (b) By publication of the notice after the prescribed date in a newspaper circulating in the locality in which the land to which the land to which the application is relates is situated; ☐

Name of Newspaper in which notice has been published:

Date notice published
(this date must not be earlier than 21
days before the date of this application)

- (c) By site display in at least one place in every community within which there is situated any part of the land to which the application relates, leaving the notice in position for not less than 7 days in the period of 21 days immediately preceding the making of the application to the Welsh Ministers, ☐

Signature:

Name (in capitals)

Date

On behalf of (if applicable)

11. Agricultural Holding Certificate - We also need to know if the application site forms part of an agricultural holding.

You must complete either (a) or (b).

a None of the land to which the application relates is, or is part of, an agricultural holding ☒

bi The application site is, or is part of an agricultural holding, and the applicant is the **sole** agricultural tenant ☐

The application site is, or is part of, an agricultural holding and the applicant (or the agent) has given the requisite notice to every **bii** person (other than the applicant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding ☐ on all or part of the land to which the application relates as listed below:

Tenant's Name	Date the notice was served

Please supply Tenant's address(es) on personal details page

Signature: James Cook

Name (in capitals) JAMES COOK Date 11/10/2023

On behalf of (if applicable) CYP Solar Ltd

12. Essential supporting documents

The documents listed in 1-7 below, must be sent with your application form; Documents listed in 8-15 must also be sent if appropriate. If we do not receive all you application documents by the end of the 12 month notice period (or such period as communicated in writing by the Welsh Ministers), we will not deal with it.

Please tick the boxes to confirm which documents/evidence you have provided

- | | | |
|----|---|-------------------------------------|
| 1 | A copy of the acceptance notice issued by the Planning Inspectorate | ☒ |
| 2 | A copy of any Pre-application advice obtained from the Planning Inspectorate and/or the Local Planning Authority | ☒ |
| 3 | A copy of Pre-application consultation Report | ☒ |
| 4 | A copy of a plan identifying the land to which the application relates (must show the direction of North) - <i>This should include details of any statutory or non-statutory sites or features of nature conservation, geological or landscape importance; habitats of protected species, important habitats or other diversity features; and water bodies in a river basin management plan</i> | ☒ |
| 5 | A copy of additional plans (showing direction of North), drawings or documents necessary to describe the development which is the subject of the application | ☒ |
| 6 | A copy of the Design and Access Statement | ☒ |
| 7 | A copy of the certificates served as required by article 17 | ☒ |
| 8 | Related secondary consent applications where applying through Welsh Ministers | ☐ |
| 9 | A copy of any documents identified on a list published by Welsh Ministers | ☐ |
| 10 | A copy of any Newspaper Notices | ☒ |
| 11 | A copy of Screening Direction indicating EIA is not required | ☒ |
| 12 | A copy of any Environmental Statement plus certificates and notices relating to publicity | ☐ |
| 13 | A report about the Likely Significant Effects in relation to the Local Habitat | ☒ |
| 14 | Depending on the development proposed, your application may also need to be accompanied by the following technical documents: <i>(The DNS guide will assist you in determining whether any of these assessments are necessary)</i> | |
| a | Flood Consequences Assessment | ☒ |
| b | Biodiversity and Geological Conservation Assessment | ☒ |
| c | Tree Survey | ☒ |
| d | Coal mining Risk Assessment | ☒ |
| e | Landscape and Visual Impact Assessment | ☒ |
| f | Noise Assessment | ☐ |
| g | Transport Assessment | ☒ |
| 15 | A copy of any other documents you consider necessary to support the application | ☒ |

13. FEE NB : *Failure to pay the initial fee will delay the processing of the application*

Have you submitted the initial fee for the application via BACS payment?

YES

☐

NO

☐

Please provide details

Previously paid

Personal Details (these will not be made publicly available)

1. Applicant personal details

Address	CYP Solar Ltd c/o agent
Postcode	
Daytime Telephone	
E-mail	

I prefer to be contacted by E-mail ☐ Post ☐

2. AGENT PERSONAL DETAILS (if any)

Address	James Cook Sirius Planning 4245 Park Approach Thorpe Park Leeds
Postcode	LS15 8GB
Daytime Telephone	07714704969
E-mail	james.cook@thesiriusgroup.com

I prefer to be contacted by E-mail ☒ Post ☐

3. Other (part 3 - Site Visit)

Address	James Cook Sirius Planning 4245 Park Approach Thorpe Park Leeds
Postcode	LS15 8GB
Daytime Telephone	07714704969
E-mail	james.cook@thesiriusgroup.com

I prefer to be contacted by E-mail ☒ Post ☐

Personal Details (continued) (these will not be made publicly available)

4. APPLICANT SITE OWNERSHIP DETAILS (Certificates B, C, D and E)

Name	Address at which Notice was served
Mr Gerwyn Jones	West Town Lodge, Llangennith, SA3 1JE
Company Secretary	Vale Europe Limited Suite 1, 7th Floor 50 Broadway London, SW1H 0BL

5. AGRICULTURAL HOLDING CERTIFICATE

Name	Address at which Notice was served



The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 1998. Further information about our Data Protection Policy can be found on our website under "Privacy Policy" (http://planninginspectorate.wales.gov.uk/privacy_policy)

Please sign the form on Page 13

Please sign below (Signed forms together with all supporting documents and the Fee must be received by us within the notice period)

I confirm that I have send a **hard** copy of this application form and all accompanying information to the LPA(s) within which the development is located. ☒

I confirm that all sections have been fully completed and that the details of the ownership are correct to the best of my knowledge. ☒

I confirm I have included the application fee payment ☒

I understand that you may use the information I have given for official purposes in connection with the Town and Country Planning Act 1990 and of the application will appear online. By submitting this form I am agreeing to the use of the information I provide in this way. ☒

Signature: James Cook

Name (in capitals) JAMES COOK Date 11/10/2023

On behalf of (if applicable) CYP SOLAR LTD

1 ELECTRONIC COPY & 1 HARD COPY to us at:

The Planning Inspectorate
Crown Buildings
Cathays Park
CARDIFF
CF10 3NQ

E-mail: wales@pins.gsi.gov.uk

Helpline: 02920 823866

1 HARD COPY to the LPA

Deposit one hard copy of the application with the relevant Local Planning Authority

When we receive your notification, we will write to you letting you know if it is valid, who is dealing with it and what happens next.

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For help contact DNS.wales@pins.gsi.gov.uk or telephone: 02920 823866