



CRAIG Y PERCHYCH (CYP) SOLAR FARM

PRE-APPLICATION CONSULTATION REPORT

PINS REF NO: **DNS/3279676**

ON BEHALF OF CYP SOLAR LTD



October 2023

Doc Ref: 5.1

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1. Introduction

1.1. Overview

- 1.1.1. This Pre-Application Consultation Report (PAC Report) has been developed on behalf of CYP Solar Ltd ('The Applicant') in relation to its proposals for a new solar farm (herein 'The Proposed Development'), located on land near the village of Glais, Swansea.
- 1.1.2. The proposed project site is approximately 600m to the northeast of the village of Glais, and circa 2km to the east of Clydach. The site is predominantly situated within the local authority area of Swansea with a small area to the north within Neath Port Talbot.
- 1.1.3. This document meets the requirements set out under sections 7, 8, 9 and 11 of the Developments of National Significance (Procedure) (Wales) Order 2016 (as amended) ("the DNSPWO") and provides an account of the statutory consultation, publicity, deadlines set, and activities required under section 61Z of the Town & Country Planning Act 1990 ("the 1990 Act"). The document includes copies of all relevant notices, declarations of compliance and relevant details of required consultees (see Appendix A).
- 1.1.4. In line with section 11(a) of the DNSPWO, this report sets out how the applicant complied with section 61Z of the 1990 Act and how the response to the consultation received from persons consulted under section 61Z(3) or (4) of the 1990 Act was accounted for by the Applicant. The report includes the following as required by section 11(b) of the DNSPWO 2016:

Requirement:	Location in Report
a) a copy of the notice referred to in article 8(1)(a)(i);	A description of this activity is contained in Chapter 4.2. A copy of the notice is included in Appendix A.1.
b) a declaration that the notice referred to in article 8(1)(a)(i) was displayed in accordance with the requirements of that article;	A description of this activity is contained in Chapter 4.2. A copy of the declaration is included in Appendix A.2.
c) a list of the addresses of the persons who were given notice of the proposed application in accordance with article 8(1)(a)(ii) and a copy of the notice given to such persons;	A description of this activity is contained in Chapter 4. A list of all addresses notified in accordance with article 8(1)(a)(ii) is included in Appendix A.3. A copy of the notice is included in Appendix A.4.

Requirement:	Location in Report
d) a copy of the publication referred to in article 8(1)(a)(iii);	A description of this activity is contained in Chapter 4.4. A copy of the newspaper notice in situ is included in Appendix A.5.
e) a declaration that the applicant has complied with the publication requirements in article 8(1)(b);	A description of this activity and declaration that the applicant has complied with the publication requirements is contained in Chapter 4.5. A copy of the declaration is included in Appendix A.6.
f) copies of all notices given to community consultees, relevant persons and specialist consultees in accordance with articles 9(2) and 9(3);	A description of this activity is contained in Chapter 3 and Chapter 4. Copies of the notices to community consultees, relevant persons and specialist consultees are included in Appendix A.8 and A.9.
g) a summary of all issues raised by any person notified of the proposed application in accordance with section 61Z(3) of the 1990 Act and articles 8 and 9(2), including confirmation of whether the issues raised have been addressed and, if so, how; and	A 'Main issues and developer response' table is contained in Chapter 6.
h) copies of all responses received from specialist consultees with an explanation of the account taken of each response.	Copies of all responses from specialist consultees, with an explanation of the account taken is included in Chapter 5. Copies of each original specialist consultee responses are included in Appendix B.

1.1.5. Information relating to additional engagement and consultation undertaken is also included, along with details about how issues raised have been considered and addressed.

1.1.6. Details of how to access the full planning application and associated documents will be made available to view on the project website

(www.cyp-solar.co.uk) from the point of submission. Hard copies of the Non-Technical Summary (NTS), and digital copies of the Environmental Statement (ES) are available upon request and free of charge to interested parties.

2.Consultation activities

2.1. Informal consultation and evolution of the proposed development scope

- 2.1.1. A formal request for a Screening Opinion under the Environmental Impact Assessment Regulations was submitted in July 2021 to Planning & Environment Decisions Wales (PEDW) (then known as the Planning Inspectorate Wales). PEDW confirmed the proposal was 'non EIA' in September 2021.

2.2. Introductory letter to residents and stakeholders

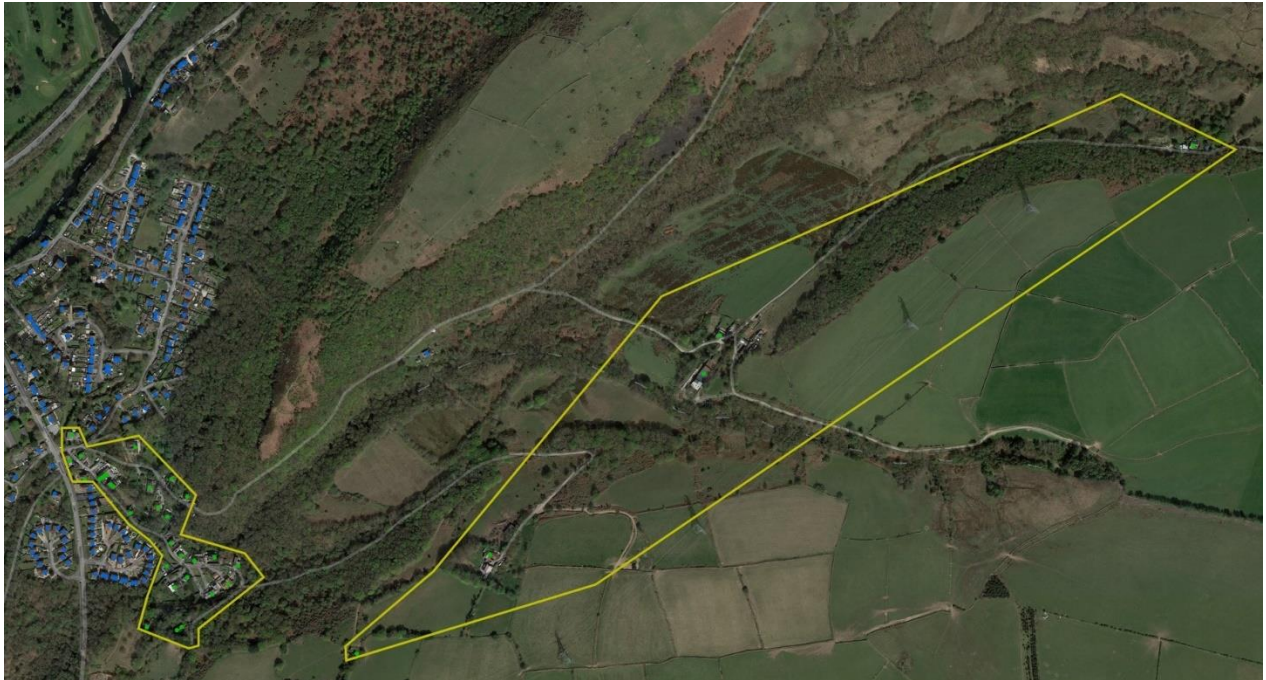
- 2.2.1. An introductory letter was sent to community stakeholders and neighbouring local residents on 29 November 2021. This letter included information about the initial proposals for the project, contact details for the project team as well as an invitation for a video call with the project team. As a result of the Covid-19 pandemic and with social distancing in place, remote engagement was offered, and a link was provided to the project website (see below) which contained details of the proposals, including a map identifying the project site.
- 2.2.2. The stakeholder letter was sent to the following key stakeholders¹:
- Cllr Rob Stewart, City and County of Swansea Council, Leader of the Council and Cabinet Member for Economy, Strategy and Finance
 - Cllr David Hopkins, City and County of Swansea Council, Deputy Leader of the Council and Cabinet Member - Delivery & Operations
 - Cllr Andrea Lewis, City and County of Swansea Council, Deputy Leader of the Council
 - Cllr Mark Thomas, City and County of Swansea Council, Cabinet Member - Environment Enhancement & Infrastructure Management
 - Cllr Ryland Doyle, City and County of Swansea Council, Llansamlet Ward
 - Cllr Matthew Jones, City and County of Swansea Council, Llansamlet Ward
 - Cllr Penny Matthews, City and County of Swansea Council, Llansamlet Ward
 - Cllr Alyson Pugh, City and County of Swansea Council, Llansamlet Ward
 - Cllr Paulette Smith, City and County of Swansea Council, Clydach Ward

¹ Due to the timing of the Welsh local government elections in May 2022, a number of the stakeholders identified and engaged with at the pre-application stage changed prior to the commencement of the statutory consultation period. A full list of the required consultees engaged during the statutory consultation can be found in Chapter 2.5, below.

- Cllr Gordon Walker, City and County of Swansea Council, Clydach Ward
- Cllr Ceri Evans, City and County of Swansea Council, Morriston Ward
- Cllr Robert Francis-Davies, City and County of Swansea Council, Morriston Ward
- Cllr Yvonne Jardine, City and County of Swansea Council, Morriston Ward
- Cllr Steve K. Hunt, Neath Port Talbot County Borough Council, Leader of the Council and Cabinet Member for Community and Strategic Leadership
- Cllr Leanne Jones, Neath Port Talbot County Borough Council, Deputy Leader of the Council
- Cllr Jeremy Hurley, Neath Port Talbot County Borough Council, Cabinet Member for Climate Change and Well-being
- Cllr Martyn Peters, Neath Port Talbot County Borough Council, Dyffryn Ward
- Cllr Christopher Jones, Neath Port Talbot County Borough Council, Allt-wen Ward
- Cllr Rebeca Phillips, Neath Port Talbot County Borough Council, Trebanos Ward
- Phil Roberts, City and County of Swansea Council, Chief Executive
- Phil Holmes, City and County of Swansea Council, Head of Planning and Regeneration
- Karen Jones, Neath Port Talbot County Borough Council, Chief Executive
- Nicola Pearce, Neath Port Talbot County Borough Council, Director for Environment and Regeneration
- Tonia Antoniazzi MP, Gower Constituency
- Christina Rees MP, Neath Constituency
- Carolyn Harris MP, Swansea East Constituency
- Rebecca Evans MS, Gower Constituency
- Jeremy Miles MS, Neath Constituency
- Mike Hedges MS, Swansea East Constituency
- Stuart McCulloch, Clydach Community Council
- Nia Parr-Williams, Cilybebyll Community Council

- 2.2.3. The mailing radius for the letter issued to residents was to those living closest to the site boundary. An indicative map of the mailing area is shown below. This included 36 residential addresses.

Figure 1: Map showing mailing area for neighbouring residents' letter (November 2021). Yellow outer line indicates area of mailing.



- 2.2.4. A copy of the nearby residents' letter can be found in Appendix C.1.
- 2.2.5. A copy of the letter to stakeholders can be found in Appendix C.2.
- 2.2.6. As part of the early informal consultation, discussions were held with a number of stakeholders, (which are noted in the Table 1, below).

Pre-Applications Discussions with LPAs

Requests for pre-application discussions was made to Swansea Council and Neath Port Talbot County Borough Council on 1st November 2021 and 6th December 2021, respectively. Following preliminary consultations with the Authorities' in-house consultees, Swansea Council issued a response on 14th February 2022 and Neath Port Talbot CBC issued a response on 15th February 2022.

2.3. Project website

- 2.3.1. A project website was created to provide early information about the proposals. This was available to view at www.cyp-solar.co.uk and contained information on the project proposals, and how to contact the project team with any queries or early feedback.
- 2.3.2. Visitors to the website were able to register their interest in the proposed development and request to be kept updated with future project news.

2.4. Informal consultation meetings and engagement

- 2.4.1. Regular engagement with Clydach Community Council has taken place throughout the early informal consultation and the statutory consultation. This informal consultation helped to provide early feedback on the proposals prior to commencement of statutory consultation.
- 2.4.2. A summary of this engagement is included in the table below:

Table 1 – Informal Consultation meetings and engagement

Stakeholder	Type of engagement and note of meeting	Date of meeting/ Engagement
Tonia Antoniazzi MP	Online meeting with Tonia Antoniazzi MP. The purpose of this meeting was to introduce the project proposals, explain the planning process, provide early information on site location and plans for the scheme, and to hear any initial feedback. Tonia advised that the developer organise a meeting with the local Community Council.	04/01/22
Clydach Community Council	A face-to-face meeting with Clydach Community Council. The purpose of this meeting was to introduce the project proposals, explain the planning	12/04/22

Stakeholder	Type of engagement and note of meeting	Date of meeting/ Engagement
	process, provide early information on site location and plans for the scheme, and to hear any initial feedback. Key concerns raised mainly related to the potential visual impact. There was also some discussion on opportunities for community funding.	

2.5. Statutory consultation

- 2.5.1. As set out above, the proposed development went through early informal consultation prior to statutory consultation, during which feedback was received and further technical reports produced to inform the proposals.
- 2.5.2. Statutory Pre-application Consultation, as required by section 61Z of the Town & Country Planning Act 1990, was undertaken for 44 days from 4 January 2023 to 17 February 2023. Details of the statutory notices and consultation undertaken can be found in Chapters 3 and 4 of this document and Appendix A.
- 2.5.3. The baseline statutory consultation requirements for notification and provision of information were supplemented by broader public engagement and consultation. In addition to the statutory notifications with required specialist and community consultees via letter, site notice and newspaper notice, the local community was notified of the consultation and invited to participate in the consultation via a number of communications channels.

2.6. Consultation activity

- 2.6.1. CYP Solar Ltd held a face-to-face public exhibition on Wednesday 25 January 2023 for the community to view the proposals and engage with the project team. Copies of all consultation materials and the full draft planning application documents were available for download on the website (in line with statutory requirements). Further information and the consultation methods used are explained in Chapter 4.

3. Consultees

3.1. Overview

- 3.1.1. Section 9 of the Developments of National Significance (Procedure) (Wales) Order 2016 (as amended) (“the DNSPWO”) sets out that relevant statutory consultees are separated into three categories for the purposes of section 61Z(4) of the Town & Country Planning Act 1990 (“the 1990 Act”): community consultees, specialist consultees and relevant persons.
- 3.1.2. The following statutory consultees outlined in Table 2 were identified and subsequently engaged through the statutory consultation period.

3.2. Specialist consultees

- 3.2.1. In line with Schedule 5 of the DNSPWO, the below Specialist Consultees were consulted.
- 3.2.2. Letters notifying of the start of the statutory consultation period, including a copy of the Schedule 2 Notice was issued to the following specialist consultees on 4 January 2023. A copy is included in Appendix A.9.

Table 2 – Specialist Consultees

Consultee	Reason for inclusion
City and County of Swansea Council – Planning Control Team	Local Planning Authority
Neath Port Talbot Council – Planning Team	Local Planning Authority
Health and Safety Executive, Welsh Government	Paragraph (a) of Schedule 5 of the DNSPWO Development within an area which has been notified to the Welsh Ministers by the Health and Safety Executive for the purpose of this provision because of the presence within the vicinity of toxic, highly reactive, explosive or inflammable substances (otherwise than on a relevant nuclear site) and which involves the provision of more than 750 square metres of floor space to be used for an industrial process, or which is otherwise likely to result in a material increase in the

Consultee	Reason for inclusion
	number of persons working within or visiting the notified area.
The Welsh Ministers, Cadw and Ancient Monuments	Paragraph (h) of Schedule 5 of the DNSPWO Development likely to affect the site of a scheduled monument
The Welsh Ministers, Transport Directorate of the Welsh Government, South and West Wales	Paragraph (c) of Schedule 5 of the DNSPWO Development likely to result in a material increase in the volume or a material change in the character of traffic entering or leaving a trunk road
The Welsh Ministers, Agriculture Directorate (LQAS)	Paragraph (p) of Schedule 5 of the DNSPWO Agriculture Directorate consulted in regards to the agricultural land classification of the site.
The Welsh Ministers, Land owned by Welsh Government	Included based on previous discussions with PEDW. https://www.gov.wales/consulting-and-notifying-welsh-ministers-development-proposals-applying-planning-permission-html
Route Director, Network Rail	Paragraph (c) of Schedule 5 of the DNSPWO Development likely to result in a material increase in the volume or a material change in the character of traffic using a level crossing over a railway
Transport for Wales	Paragraph (c) of Schedule 5 of the DNSPWO Development likely to result in a material increase in the volume or a material change in the character of traffic entering or leaving a trunk road
Senior Project Manager, South Wales Trunk Road Agent (SWTRA), Welsh Government	Paragraph (c) of Schedule 5 of the DNSPWO Development likely to result in a material increase in the volume or a material change in the character of traffic, entering or leaving a trunk road.
Natural Resources Wales	Paragraph (n) of Schedule 5 of the DNSPWO n. (i) Development within an area which has been notified to the Welsh Ministers by the Natural Resources Body for Wales and which is within two kilometres, of a site of special scientific interest, of which notification has been given, or

Consultee	Reason for inclusion
	has effect as if given, to the Welsh Ministers by the Natural Resources Body for Wales, in accordance with section 28 of the Wildlife and Countryside Act 1981 (sites of special scientific interest)
Highways Development Control, City and County of Swansea Council	Paragraph (d) of Schedule 5 of the DNSPWO Development likely to result in a material increase in the volume or a material change in the character of traffic entering or leaving a classified road or proposed highway
Highways Development Control, Neath Port Talbot County Borough Council	Paragraph (d) of Schedule 5 of the DNSPWO Development likely to result in a material increase in the volume or a material change in the character of traffic entering or leaving a classified road or proposed highway
The Coal Authority	Paragraph (f) of Schedule 5 of the DNSPWO Development which involves the provision of a building or pipeline in an area of coal working notified by the Coal Authority to the Welsh Ministers.
Dŵr Cymru Welsh Water	Paragraph (v) of Schedule 5 of the DNSPWO The water and sewerage undertaker.
South Wales Fire and Rescue Authority	Paragraph (w) of Schedule 5 of the DNSPWO Development carried out on a site having an area of 1 hectare or more.

3.3. Community consultees

3.3.1. The DNSPWO states that Community Consultees are:

- Each Councillor representing each electoral ward in the County or County Borough Council in which the site is situated.
- The Community Council(s) in which the site is situated.

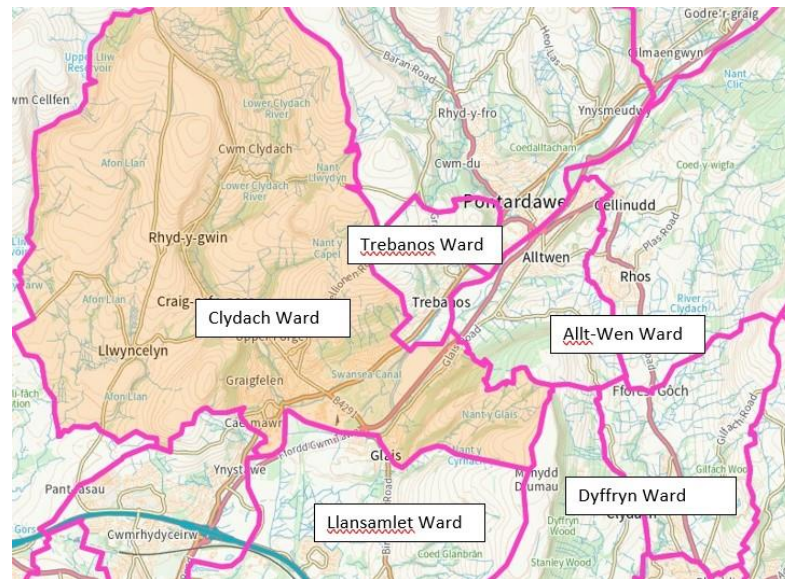
3.3.2. Letters notifying of the start of the statutory consultation period, including a copy of the Schedule 1 Notice was issued to the following identified

community consultees on 4 January 2023. A copy is included in Appendix A.8.

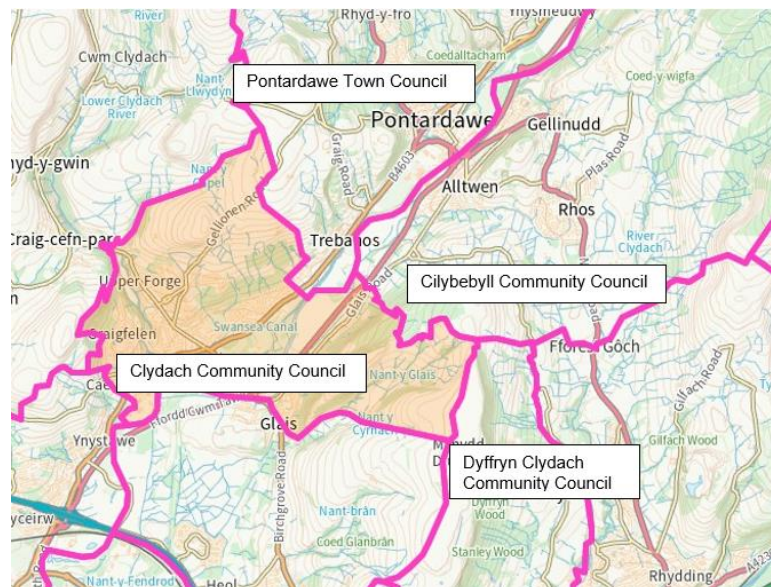
Table 3 – Community Consultees

Name	Role	Reason for inclusion
Cllr Ryland Doyle	Llansamlet Ward	Host ward
Cllr Matthew Jones	Llansamlet Ward	Host ward
Cllr Penny Matthews	Llansamlet Ward	Host ward
Cllr Alyson Pugh	Llansamlet Ward	Host ward
Cllr Matthew Bailey	Clydach Ward	Host ward
Cllr Gordon Walker	Clydach Ward	Host ward
Cllr Brigitte Rowlands	Clydach Ward	Host ward
Cllr Nia Jenkins	Allt-wen Ward	Host ward
Cllr Martyn Peters	Dyffryn Ward	Neighbouring ward
Cllr James Henton	Dyffryn Ward	Neighbouring ward
Cllr Rebeca Phillips	Trebanos Ward	Neighbouring ward
Stuart McCulloch	Clydach Community Council	Host ward
Nia Parr-Williams	Cilybebyll Community Council	Host ward
Randall Shopland	Clerk, Dyffryn Clydach Community Council	Neighbouring ward
Deborah Philips	Town Clerk, Pontardawe Town Council	Neighbouring ward

3.3.3. The map below shows the ward boundaries for the area covering the site.



3.3.4. The map below shows the Community Council areas covering the site.



3.3.5. Letters were also sent to a broader range of community representatives to inform them of the start of statutory consultation on 4 January 2023. These stakeholders are listed in Appendix C.7. A copy of the letter issued is included in Appendix C.6.

3.4. Landowners

3.4.1. As required, letters and a copy of the Schedule 1 Notice were also sent to all relevant adjacent landowners to inform them of the start of statutory consultation on 4 January 2023. A copy of the letter and notice can be found in Appendix A.4.

Publicity

3.5. Statutory publicity

- 3.5.1. In line with The Developments of National Significance (Procedure) (Wales) Order 2016 (“DNSPWO”), the applicant is required to carry out pre-application consultation. Sections 8 and 9 of the Order stipulates the requirement in terms of scope, engagement, and length of the consultation period.

The consultation period began on 4 January 2023 and ran for 44 days until 17 February 2023 – exceeding the 42 day minimum requirement set out in the DNSPWO. Where requested, an additional week was provided for consultees to provide their response.

In addition to the statutory publicity, a number of non-statutory consultation and engagement methods were employed to ensure that the local community and interested parties had the opportunity to find out about and contribute to the consultation. A full summary of this non-statutory outreach and consultation can be found below, in section 4.6.

A table outlining compliance with DNSPWO Sections 8 and 9 is set out below:

TABLE 4 – DNSPWO SECTIONS 8 AND 9 COMPLIANCE TABLE

Requirement, as set out in referenced section of DNSPWO	Declaration of compliance / reference within this report
(8) Publicity before applying for planning permission	
8(1)(a) The applicant must publicise the proposed application by giving requisite notice -	
- 8(1)(a)(i) by site display in at least one place on or near the land to which the proposed application relates for not less than 42 days	A description of this activity is contained in Chapter 4.2. A copy of the notice is included in Appendix A.1.
- 8(1)(a)(ii) in writing to any owner or occupier of any land adjoining the land to which the proposed application relates: and	A description of this activity is contained in Chapter 4.3. A list of owner/occupiers notified is included in Appendix A.3. A copy of the notice is included in Appendix A.4.

Requirement, as set out in referenced section of DNSPWO	Declaration of compliance / reference within this report
- 8(1)(a)(iii) by publication of the notice in a newspaper circulating in the locality in which the land to which the proposed application relates is situated; and	A description of this activity is contained in Chapter 4.4. A copy of the notice is included in Appendix A.5.
- 8(1)(b) The applicant must publicise the proposed application publishing the following information on a website maintained by the applicant, for not less than 42 days beginning with each day on which each of the notices referred to in subparagraph (a) or article 9(2) are given	A description of this "ctivity and declaration that the applicant has complied with the publication requirements is contained in Chapter 4.5. A copy of the declaration is included in Appendix A.6.
- 8(1)(b)(i) the draft application form published by the Welsh Ministers under article 12(1)(a) (or a form substantially to the like effect), including the particulars specified in or referred to in the form; - 8(1)(b)(ii) a plan which identifies the land to which the proposed application relates; - 8(1)(b)(iii) any other plans, drawings and information necessary to describe the development which is the subject of the proposed application; - 8(1)(b)(iv) a copy of the notice required by article 6 which has not lapsed under paragraph (3) of that article; - 8(1)(b)(v) the design and access statement required by article 14; - 8(1)(b)(vi) subject to article 12(3), the particulars or evidence required by the Welsh Ministers under section 62(3) of the 1990 Act (applications for planning permission); - 8(1)(b)(vii) where applicable, a statement referred to as the	

Requirement, as set out in referenced section of DNSPWO	Declaration of compliance / reference within this report
environmental statement for the proposed development; and - 8(1)(b)(viii) a written statement about any secondary consent connected with the proposed application in respect of which the applicant considers a decision on that consent is to be made or should be made by the Welsh Ministers, together with the draft application form and documents associated with such consents.	
8(2) The applicant must have complied with paragraph (1) before an application is submitted.	The activity outlined within this report confirms that this activity has been complied with prior to submission of the application.
8(3) Any plans or drawings required to be provided by paragraph (1)(b)(ii) or (iii) must be drawn to a scale identified by the applicant and, in the case of plans, must show the direction of north	All plans and drawings provided were drawn to a scale identified by the applicant and showed the direction of north. A copy of the declaration is included in Appendix A.6, with screenshots of the website included in Appendix A.7.
8(4) Where the notice referred to in paragraph (1)(a)(i) is, without any fault or intention of the applicant, removed, obscured or defaced before the period of 42 days has elapsed, the applicant will be treated as having complied with the requirements of the relevant paragraph if they have taken reasonable steps to protect the notice and, if need be, replace it.	Site notices were checked on two occasions during the 46-day period. A description of this activity is included in chapter 4.2. A copy of the declaration confirming that reasonable steps were taken to check and replace any missing notices during the 44-day period is included in Appendix A.2.
8(5) In this article, “requisite notice” (“<i>hysbysiad gofynnol</i>”) means notice in the appropriate form set out in Schedule 1 or in a form substantially to the like effect.	A description of this activity is contained in Chapter 4. A copy of the notice is included in Appendix A.1.

Requirement, as set out in referenced section of DNSPWO	Declaration of compliance / reference within this report
(9) Consultation before applying for planning permission	
9(1) The following persons or descriptions of persons are specified for the purposes of section 61Z(4) of the 1990 Act— (a) any community consultee; (b) any specialist consultee; and (c) any relevant person(1).	A description of this activity is contained in Chapter 3. A copy of the relevant correspondence is included in Appendix A.
(2) Where an applicant is required to consult a community consultee or a relevant person, the applicant must give the community consultee or the relevant person requisite notice in writing of the proposed application.	A description of this activity is contained in Chapter 3.3. A copy of the relevant correspondence is included in Appendix A.8.
(3) Where an applicant is required to consult a specialist consultee, the applicant must give the specialist consultee requisite notice in writing of the proposed application and enclose each of the documents referred to in article 8(1)(b) or provide a link to a website on which those documents can be found.	A description of this activity is contained in Chapter 3.2. A link to the consultation website, which contained all the required documents was provided in the required format. A copy of the relevant correspondence is included in Appendix A.9.
(4) The applicant must have complied with paragraphs (2) and (3) and have given the specialist consultee time to respond in accordance with article 10(1) before an application is submitted.	The applicant provided 44 days for the consultation (4 January 2023 to 17 February 2023). A description of this activity is contained in Chapters 3.2 and 4.1.
(5) In this article, “requisite notice” (“<i>hysbysiad gofynnol</i>”) means—	A description of this activity is contained in Chapter 3.

Requirement, as set out in referenced section of DNSPWO	Declaration of compliance / reference within this report
(a)in relation to a community consultee or a relevant person notice in the appropriate form set out in Schedule 1; and (b)in relation to a specialist consultee notice in the appropriate form set out in Schedule 2, or in a form substantially to the like effect.	A copy of the relevant notices and correspondence is included in Appendix A.

3.6. Site notices

3.6.1. In line with Article 8(i) of the DNSPWO, CYP Solar Ltd displayed site notices on or near the land to which the proposed application related for over 42 days from 4 January 2023 until 17 February 2023.

3.6.2. Notices were placed:

- Garth Road(start of cycle path)
- Graig Y Pal road entrance
- Gate to application site at the end Graig y Pal
- Gate post to the entrance of the proposed temporary set down area off Ynys Mond Road.

3.6.3. A copy of the notice is included in Appendix A.1 and photographs in situ are included in Appendix A.2.

3.6.4. The site notices were checked at the midway point of the consultation period to confirm they were still in situ. One of the notices was missing and was replaced at the time of the inspection.

3.7. Written notice

3.7.1. As outlined in Chapter 3 above, written notice was issued to all statutory consultees, including adjacent landowners for all plots. A list of owner/occupiers notified is included in Appendix A.3.

3.8. Newspaper notice

3.8.1. As required in the DNSPWO, a notice was published in a locally circulating newspaper on 4 January 2023. The Notice appeared on page 40 of the South

Wales Evening Post which has a circulation that covers the site and surrounding areas.

- 3.8.2. A copy of the Notice and the newspaper page it appeared on can be found in Appendix A.5.

3.9. Website

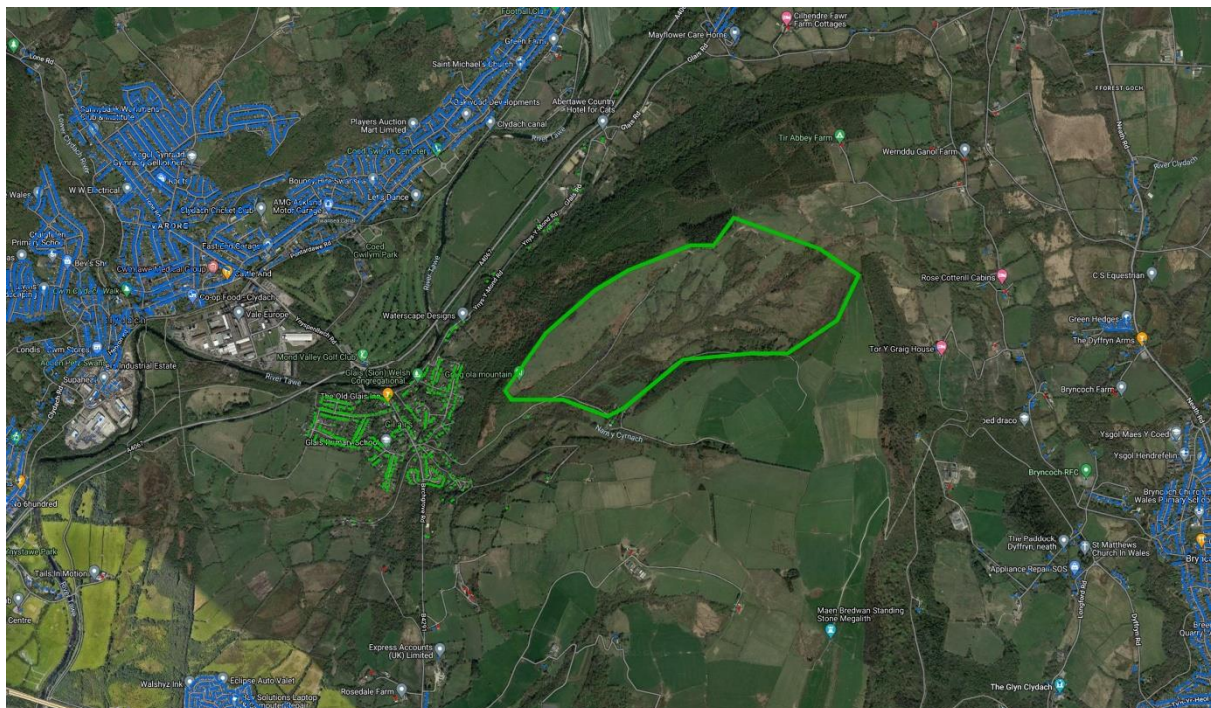
- 3.9.1. A project website was developed and updated for the statutory consultation period. The website (www.cyp-solar.co.uk) contained a dedicated document download section.
- 3.9.2. All relevant and required documents were uploaded to the website and available to view or download from the beginning of the statutory consultation period (4 January 2023). All draft application documents and relevant consultation materials will remain available to view via the website for reference purposes throughout the pre-application period.
- 3.9.3. The following documents were available to download through the statutory consultation period:
- Application Form and Acceptance of Notification Letter
 - All plans and drawings
 - Planning Statement, Design and Access Statement, Transport Statement, Construction Traffic Management Plan and Outline Construction Environmental Management Plan
 - Supporting technical information
 - All consultation materials relating to the public exhibition event.
 - Scoping report and Appendices.
- 3.9.4. A declaration stating that the relevant documents were published on the website in accordance with the requirements of the DNSPWO can be found in Appendix A.6, with full list of the documents available for download included in Appendix A.7.

3.10. Non-statutory publicity

- 3.10.1. In addition to the above noted statutory publicity with prescribed bodies, the Applicant undertook extensive additional publicity in order to ensure as broad a cross section of the local community and interested parties could find out about and participate in the consultation.
- 3.10.2. In addition to the statutory notices and letters issued, the following consultation activity was undertaken.

3.11. Bilingual newsletter

- 3.11.1. At commencement of the statutory consultation on 4 January 2023, bilingual newsletters were posted to all residents and businesses living in the Glais area as well as those dispersed around the site boundary and those consultees identified in s8(1)(a)(ii) of the DNSPWO. Where appropriate, a number of additional properties were included due to their proximity to the site.
- 3.11.2. These newsletters were issued to ensure that all those living close to the site were informed of the proposals, the public exhibition and how they could provide feedback. A copy of the newsletter can be found in Appendix C.3.
- 3.11.3. The mailing area can be seen in the below map (green/red dots). This resulted in 518 bilingual newsletters being issued in hard copy. The green dots indicate properties located within Glais. The red dots indicate surrounding properties located just outside the immediate area of Glais. The blue dots indicate properties which are outside of Glais and were not included in the mailing.





3.12. Stakeholder letters

3.12.1. In addition to the above mailing to all residential addresses, letters were also issued to 36 stakeholders on 4 January 2023 at the same time that statutory notices were issued to prescribed community and specialist consultees. The stakeholder letter contained information about the consultation, how to find out more information about the project, and an invitation to attend the public exhibition (see below). A copy of the Stakeholder Letter can be found in Appendix C.6.

3.12.2. The stakeholders who received this information are listed below. A full list is included in Appendix C.7.

- Leader, Deputy Leader and relevant Cabinet Members at City and County of Swansea Council
- Chief Executive and Head of Planning and Regeneration at City and County of Swansea Council
- Leader, Deputy Leader and relevant Cabinet Members at Neath Port Talbot County Borough Council

- Chief Executive, Director for Environment and Regeneration and Head of Planning Services
- Ward members for the site (Llansamlet Ward and Clydach Ward, City and County of Swansea Borough Council)
- Neighbouring ward members (Dyffryn Ward and Allt-wen Ward, Neath Port Talbot County Borough Council)
- Member of the Senedd for Gower, Neath and Swansea East
- Member of Parliament for Gower, Neath and Swansea East
- Clydach Community Council
- Cilybebyll Community Council
- Dyffryn Clydach Community Council
- Pontardawe Town Council

3.13. Public exhibition event – Glais RFC – Wednesday 25 January

3.13.1. The public exhibition event was advertised on all consultation materials, including the newsletter, stakeholder letters and on the website.

3.13.2. The following materials were made available at the event:

- Exhibition boards explaining the proposed development, including site location, environmental considerations, project benefits and solar energy context, planning and project timeline.
- Information handouts, which also provided summary information about the proposals.
- Feedback Forms, which could be completed and submitted directly at the event, or by contact details including email and phone to provide feedback.

3.13.3. Copies of all consultation materials available at the event and online are available to view in Appendix C.

3.13.4. In total 98 people attended the event between 3:30pm and 7:30pm. All feedback forms returned were added to those received via email and have been assessed as part of the feedback analysis (see Appendix B.10).

3.14. Feedback response mechanisms

3.14.1. Throughout the statutory consultation period, the following mechanisms were in place for interested parties to provide feedback and contact the project team:

- Project website: project documents and plans detailing the nature and location of the project were available at www.cyp-solar.co.uk with an online feedback form
- Email: written feedback and questions were directed to info@cyp-solar.co.uk

- Feedback forms: available on the website and in physical form at the public exhibition event, and posted when requested
- Freepost: written feedback could be provided utilising the project freepost address FREEPOST TC CONSULTATION
- Freephone: opportunities to speak with the project team and seek further information or provide verbal feedback was possible via the project freephone number 0800 699 0081
- Direct feedback: Members of the project team were available to discuss the project directly at the public exhibition

3.14.2. During the statutory consultation period, 87 enquiries by email or through our website contact form were received from local residents. These emails provided feedback on the proposals, either in the body of the email or with a feedback form attached. All feedback received via these channels has been considered carefully and have been incorporated in the 'Main issues' section, below. Responses from statutory consultees have been dealt with in Chapter 5, below.

3.14.3. During the statutory consultation period, 3 calls were received via the Freephone number. One call was to request information on the construction programme for the cable route and details on how the road would be repared after construction is complete. One call was to request further information on the proposals in relation to a local property. The third call was to confirm attendance at the community event. The issues raised have been included in the 'Main issues and developer response' section in Chapter 6.

4. Responses

4.1. Responses from statutory consultees and consequent actions

4.1.1. The following table sets out the responses received from all Statutory Consultees, along with the Applicant's response to issues raised. All original responses are collated in Appendix B.

Table 6 – Responses from statutory consultees and developer response

Consultee	Type	Consultee issues raised
Cllr Gwenno Ffrancon, Pontardawe Town Council	Community Consultee	Annwyl aelodau tîm Cynllunio Cyngor Abertawe I'm writing to you as Town Councillor for Trebannws to raise a matter involving a recent planning permission application to Swansea Council for the above development. I've already submitted comments to NPTBC planning along the same lines, but as Glais is part of the county of Swansea I feel it best to inform you also of my concerns. In short, while I do not wish to object to the application in terms of what it hopes to achieve, I do object to the name the company has chosen to use for the solar farm. In short, there is no such word in Welsh as 'perchych'. This is a misspelling that has been adopted in recent years due to a Land Registry error and is now at risk of being cemented for many years if this farm comes to existence. The correct spelling is 'perchyll' and its meaning is 'piglets'. I cannot translate perchych as the word does not exist in Welsh.

		A simple online search will show that the local farm for the area is Craig y Perchyll going back to at least 1872, local and national photographers have taken images of the location and used the correct name in travel guides. I'm sure if local archives and old maps were accessed that they too would show Craig y Perchyll not perchych. I would suggest that CYP Solar Limited gives this further thought to ensure that they're in line with the culture and heritage of this locality and they respect the indigenous names given to local places and features. There have been several negative press and media headlines in recent years when local Welsh names have been ignored or adapted without due sensitivity. I can appreciate that CYP Solar Limited is attempting to reflect the Welsh-language heritage of Glais and it surrounding community through its choice of a Welsh-language name for the development, and I applaud that, but I would also be glad if they could be advised to review the name and return it to the correct spelling. I could not see an Impact Assessment on the Welsh Language in the planning documents submitted even though I would expect to see one. If one has been created - and I apologise in advance if I've missed it - then this spelling mistake may well have been identified and rectified prior to submission. I trust it's not too late to inform CYP Solar Limited of the need to change the name to its correct spelling in order to avoid potential reputational damage for both CYP Solar and Swansea City Council. I would be grateful if you could confirm that this is the case.
Applicant response		
The name of the proposal was taken from the Land Registry and is at the request of the landowner. As part of pre-application discussions with Swansea Council and Neath Port Talbot CBC they both confirmed that a Welsh Language Impact Assessment was not required to accompany the planning application.		

Consultee	Type	Consultee issued raised

The Coal Authority	Specialist Consultee	The Coal Authority is a non-departmental public body sponsored by the Department of Business, Energy & Industrial Strategy. As a statutory consultee, the Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas. I have checked the location plan (Drawing No. WN1001/15/1A Revision 0 - Site Location Plan A) against our coal mining records and can confirm that parts of the site lie within the Development High Risk Area (DHRA) as defined by the Coal Authority. Our records indicate that coal seams of workable thickness outcrop within the site that may have been historically worked at shallow depths. Having reviewed the site layout plan (Drawing No. WN1001/15/03 Revision 0 – Site Layout) this could affect two of the proposed transformer buildings. We acknowledge the proposal is for a solar farm of which solar arrays are unlikely to result in substantial groundworks, however as the proposal includes sensitive structures (transformer buildings) which lies within the DHRA, the applicant should demonstrate to the decision maker as part of their formal application that they have considered the extent of coal mining legacy at this site and how this may affect the proposed development. We would expect the sensitive structures to be assessed by a competent body and their findings inform a desk based Coal Mining Risk Assessment or equivalent report. Links to the relevant professional institutions of competent bodies can be found at: https://www.gov.uk/planning-applications-coal-mining-risk-assessments. The Coal Mining Risk Assessment needs to interpret the coal mining risks at a site and how this impacts the proposed development being considered. It is a requirement of Planning Policy Wales (paras. 6.9.23 – 28) that the applicant demonstrates to the satisfaction of the decision maker that the application site is safe, stable and suitable for the development proposed. I hope that this is helpful, however please do not hesitate to contact me if you would like to discuss this matter further.
Applicant response		
A coal mining risk assessment has been undertaken and is presented in Appendix 4.12.		

Consultee	Type	Consultee issued raised

Mid and West Wales Fire and Rescue Authority	Specialist Consultee	The site plan/s of the above proposal has been examined and the Fire and Rescue Authority would wish the following comments to be brought to the attention of the planning committee/applicant. It is important that these matters are dealt with early on in any proposed development: • The Fire Authority has no comment to make on access for fire appliances or water supplies. • the Fire Authority has no objection to the proposed development and refers the Local Planning Authority to any current standing advice by the Fire Authority about the consultation. The developer should consider the need to provide adequate water supplies and vehicle access for firefighting purposes on the site and general guidance on this matter is given in the attached Appendix and the following links: https://www.water.org.uk/guidance/national-guidance-document-on-the-provision-of-water-for-firefighting-3rd-edition-jan-2007/ https://www.ukfrs.com/index.php/promos/16847 Furthermore, the applicant should be advised to contact the Local Authority Building Control Department, which is the responsible authority, when determining issues concerning means of warning and escape, internal fire spread (linings and structure), external fire spread, access and facilities for the Fire and Rescue Service, in accordance with the 2007 version of Approved Document B (Wales).
Applicant response		
Noted.		

Consultee	Type	Consultee issued raised

HSE	Specialist Consultee	CEMHD5 LAND USE PLANNING ADVICE 1. With reference to drawings WN1001-15-2A-R0-PLANNING-APPLICATION-BOUNDARY-A-A1L & WN1001-15-2B-R0-PLANNING-APPLICATION-BOUNDARY-B-A1L, on which is shown redlined application boundaries, in the northernmost section of the proposed development site an area falls within HSE public safety consultation zones associated with a Major Accident Hazard Pipeline operated by Wales and West Utilities: a. Duffryn Clydach / Pontyates (VW040) [Transco ref: 1575, HSE ref: 4132603] 2. The redlined area does not currently fall within the consultation distances of any Major Accident Hazard Installation(s). 3. HSE will not advise against the proposed development, providing the proposed development does not introduce populations, either permanent or temporary, into any of HSE's public safety consultation zones which are assigned to individual Major Accident Hazard Pipeline(s). 4. Please note if at any time a new Major Accident Hazard Pipeline is introduced or existing Pipeline modified prior to the determination of a future application, then the HSE reserves the right to revise its advice. 5. Likewise if prior to the determination of a future application, a Hazardous Substances Consent is granted for a new Major Hazard Installation or a Hazardous Substances Consent is varied for an existing Major Hazard Installation in the vicinity of the proposed project, then again the HSE reserves the right to revise its advice. Would Hazardous Substances Consent be needed? 6. The presence of hazardous substances on, over or under land at or above set threshold quantities (Controlled Quantities) may require Hazardous Substances Consent (HSC) under the Planning (Hazardous Substances) Act 1990 as amended. The substances, alone or when aggregated with others, for which HSC is required, and the associated Controlled Quantities, are set out in The Planning (Hazardous Substances) (Wales) Regulations 2015. 7. Hazardous Substances Consent would be required if the proposed development site is intending to store or use any of the Named Hazardous Substances or Categories of Substances and Preparations at or above the controlled quantities set out in schedule 1 of these Regulations. 8. Further information on HSC should be sought from the relevant Hazardous Substances Authority.
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		EXPLOSIVES ADVICE CEMHD 7's response is no comment to make in regards to the proposed development as there are no HSE Licenced sites in the vicinity of the proposed development.
Applicant response		
Noted.		

Consultee	Type	Consultee issued raised
Welsh Water	Specialist Consultee	It appears the application does not propose to connect to the public sewerage or watermain systems, and therefore Dwr Cymru Welsh Water has no objections in principle. However, should circumstances change and a connection to the public sewerage/watermain system is required we must be re-consulted on this application. As of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. It is therefore recommended that the developer engage in consultation with the City & County of Swansea, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, Dwr Cymru Welsh Water is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation. The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

		We trust that you'll find our comments of assistance and we respectfully reserve the right to comment further on any matters and issues arising from ongoing and future consultation. We look forward to continuing our engagement on the project prior to and during the submission of an application to the Planning Inspectorate. Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation.
Applicant response		
Noted.		

Consultee	Type	Consultee issued raised
CADW	Specialist Consultee	The application will be accompanied by an archaeological desk-based assessment prepared by Archaeology Wales. This work has considered the impact of the proposed development on the settings of the designated historic assets in Annex B that are located inside 3km of the proposed development. They have concluded that apart from scheduled monument GM387 Round Cairn with Cist on Mynydd Drumau, the proposed development will have no impact on the settings of any designated historic asset. Regarding scheduled monument GM387, it is concluded that the proposed development will have minor, but not significant, adverse impact. We concur with these conclusions. Finally, there may be undesignated historic assets that could be affected by the proposed development and, if you have not already done so, we would advise that you consult the Historic Environment Record held by the Glamorgan Gwent Archaeological Trust. I refer to your consultation of 01/02/2023 regarding the above pre-planning application and advise that the Welsh Government as highway authority for the M4 Motorway would not issue a direction in respect to a future planning application.
Applicant response		

Noted.

Consultee	Type	Consultee issued raised
Natural Resources Wales	Specialist Consultee	We have concerns with the application as proposed because inadequate information has been provided. To overcome these concerns, you should provide further information in your planning application regarding flood risk and protected species. If this information is not provided, we may object to the planning application when formally consulted by Planning and Environment Decisions Wales (PEDW). Further details are provided below. We also advise that based on the information submitted to date, we would ask the planning authority to include a condition regarding a Construction Environmental Management Plan (CEMP) on any planning permission granted on the decision notice. Without the inclusion of this conditions by PEDW we would be likely to object to the planning permission. Flood Risk The planning application proposes less vulnerable development, namely a solar farm development and temporary set down area during construction. Our Flood Risk Map confirms the site to be within Zone C2 and Zone A of the Development Advice Map (DAM) contained in TAN15 and the FMfP identifies the application site to be at risk of flooding and falls into Flood Zone 2 and 3 Rivers. Section 6 of TAN15 requires the Planning Authority to determine whether the development at this location is justified. Therefore, we would refer the Planning Authority to the tests set out in section 6.2 of TAN15. If they consider the proposal meets the tests set out in criteria (i) to (iii), then the final test (iv) is for the applicant to demonstrate through the submission of a Flood Consequence Assessment (FCA) that the potential consequences of flooding can be managed to an acceptable level. We have reviewed the FCA ('CYP Solar Farm – TAN15: Flood Consequence Assessment for Sirius Planning' by KRS Environmental, dated December 2022, referenced KRS.0297.040.R.001.C). Our advice is that the current FCA fails to demonstrate that the risks and consequences of flooding can be managed to an acceptable level for the reasons explained below. We note that although the majority of the site (the location of the PV panels) is not at risk of flooding, the laydown area is located within DAM Zone C2 and is at risk of flooding.

		The plans ('Temporary Site Set Down Area Details – CYP Solar Farm' by Sirius Planning, dated 08/12/2022, drawing number: WN1001/15/15, sheet: A1L, revision: 0) and ('Remote Set Down Area Details – CYP Solar Farm' by Sirius Planning, dated 08/12/2022, drawing number: WN1001/15/14, sheet: A1L, revision: 0), show the location of cabins and welfare units in the laydown area, however the FCA does not assess what flood risk is predicted to these units. The FCA also states that the justification test is not applicable (Section 8.2 of the FCA), however, we would disagree with this statement. Due to the location of the development within an area of C2, it is therefore subject to the application of a justification test, as per Section 6.2 of TAN15, including acceptability of consequences (TAN15, Section 9 – Summary of Policy Requirements). If no further information is submitted, or a revised FCA fails to demonstrate that the consequences of flooding can be acceptably managed over the lifetime of the development, then we would object to this application. Protected Species We have reviewed the following ecological survey reports: • The Sirius Group. Craig Y Perchych, Swansea. 'Ecological Impact Assessment (EclA)', dated December 2022 by FPCR Environment and Design Ltd. • Drawing No. WN1001/15/2B, 'Planning Application Boundary B' dated 8/12/2022 by Sirius Planning. • Drawing No. WN1001/15/2A, 'Planning Application Boundary A', dated 8/12/2022 by Sirius Planning. • Drawing No. WN1001/15/1B, 'Site Location Plan B', dated 8/12/2022 by Sirius Planning. Drawing No. WN1001/15/1A, 'Site Location Plan A', dated 8/12/2022 by Sirius Planning. • Drawing No. WN1001/15/12, 'Landscape and Ecological Masterplan', dated 13/12/2022 by Sirius Planning. • Drawing No. WN1001 07 16 R2. 'Landscape and Ecological Masterplan Figure 16', Revision 1, dated 13/12/2022 by Sirius Planning. • 'Outline Construction Environmental Management Plan: CYP Solar Farm, Glais, Swansea', Report no: WN1001/OCEMP, dated Jan 2023 by Sirius Planning • Drawing No. WN1001 07 17 R1, Revision 1, 'Green Infrastructure Plan', dated 2/12/2022 by Sirius Planning. • The Sirius Group. Craig Y Perchych, Swansea. Outline management Strategy', dated December 2022 by FPCR Environment and Design Ornithology We have concerns regarding the breeding bird surveys as detailed within the Ecological Impact Assessment (EclA) ('Ecological Impact Assessment (EclA) – Craig Y Perchych, Swansea' by FPCR Environment and Design Ltd, dated 14th December 2022, referenced: FPCR-FS-01\EarlyWork\9500\9567\ECO\Eco App\Report\9567- Eco App).
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		We note that only a single visit was made in each year, rather than multiple visits in each year. A single visit does not allow adequate assessment of the breeding bird population on site. Multiple within-year visits are needed to determine the number of territories of a species more accurately on site, and are particularly important for species such as the Skylark where the male is mobile while singing. Section 7.35 states that “Skylark have been recorded in three field parcels, identified by singing males, however no confirmed evidence of breeding Skylark was recorded during the surveys”. Confirmation of breeding would be very difficult to obtain from a single visit. We require a clear rationale as to why only a single visit was conducted in each year, and how this has been fully addressed in interpreting the results of the survey. Ideally a year with multiple within-year visits should be undertaken. Notwithstanding the above, the principles behind the Outline Management Strategy (‘Outline Management Strategy – Craig Y Perchych, Swansea’ by FPCR Environment and Design Ltd, dated 8 th December 2022, referenced \\FPCR-VM04\EarlyWork\9500\9567\ECO\Management Plan) at first seem reasonable. However, it is not clear whether the size of the retained field will be sufficiently large to maintain breeding Skylark; the information provided does not fully demonstrate no net loss from this development. Offsite mitigation may be required to prevent impacts on Skylark. Bats We note from the EclA report that the level of survey effort was agreed with the LPA Ecologist, which we welcome. We note from Section 7.32 of the report that, ‘the development proposals include the retention of the existing trees, habitats and boundary features, as well as the general improvement of grassland condition and it is therefore considered that the proposed scheme will have an overall negligible effect on the bat assemblage at the Site’. We note that it is considered that the bat species using the site will not be significantly impacted by the proposals. However, if the proposals noted in the accompanying documents change, for example, through increased habitat loss or the introduction of lighting, then we would advise updated surveys are undertaken. Should the frequency of bat use as noted through updated surveys increase, then the impacts of the proposals would need to be managed through appropriate mitigation appropriate to the scale of impact. Furthermore, should any trees require felling or management to facilitate the development in the future, we advise that a preliminary bat roost inspection for trees should be undertaken to assess their potential to support roosting bats. For any trees categorised as having moderate to high potential for supporting bats, further surveys (climbing inspections and/or activity surveys) will be required in accordance with best practice. A detailed plan should be included with the submission which outlines which trees that require felling or management, and their potential to support roosting bats.
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		Dormice We are not aware of any dormouse records from the site or the immediate surroundings and note from Section 6.32 of the report that no records were returned from within 1km of the application site. We further note from Section 7.40 of the report that the scheme is not anticipated to impact on dormice, 'This is due to the retention of all trees, hedgerows and areas of woodland within the Site throughout the scheme and the implementation of buffer zones and enhancement measures such as gapping up of existing hedgerows, in this way the habitat suitability and connectivity for dormice will be retained and enhanced. Overall, the effect of the proposals on the local dormouse population will be positive', which we welcome. However, as with bats, if the proposals noted in the accompanying documents change resulting in the impact on and/or loss of woodland or hedgerow habitats, then we would advise surveys are undertaken and the impacts of the proposals would need to be managed through appropriate mitigation appropriate to the scale of impact. Otters We note from the ecology report that no evidence of the presence of otters was recorded during the walkover survey in July 2022 or from the camera trap set from August/September 2022. We further note from Section 7.45 of the report, however, that 'It is unlikely that otter are present at this distance up the River Tawe tributary and there are no constraints to the footbridge proposals. It is recommended that the potential (couch) feature is monitored for 6 weeks prior to the proposed footbridge works, so that if otter were to occupy the feature in future, their presence would be recorded.' Furthermore, and as stated above, if the proposals noted in the accompanying documents change resulting in a change or increase in impact, the impacts of the proposals would need to be managed through appropriate mitigation appropriate to the scale of impact. In addition to the above, we advise the following good practice measures are incorporated into the proposals: i. Daytime working hours are adopted for any construction works, to commence no sooner than one hour after sunrise and finish no later than one hour before dusk. At night, a quiet dark corridor will be retained along the watercourse and its bankside vegetation. ii. Construction materials will be stored well away from the watercourse in way that prevents otters gaining access or using them to rest in (E.g., pipe ends will be capped or covered). iii. Any trenches that are left open overnight will have planks of wood placed at regular intervals to allow otters a way out.
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		iv. All tools, food, litter and construction materials and packaging that may constitute a hazard to otters will be removed daily from the site. v. Any areas that may be suitable for use by otters will be checked immediately prior to works commencing by a suitably qualified, experienced and licensed ecologist. In addition, we advise that the application is also supported by: The principles of a lighting scheme that ensures all vegetated areas proposed as retained/mitigation habitat remains unlit and maintained as dark corridors. II. The principles of appropriate long-term management and monitoring commitments to ensure the ongoing suitability of habitats on site for bats, dormice and otters. The mechanism to implement long term commitments. The above information is required to prior to the determination of any planning application in order to ensure that there will be no detriment to the maintenance of the favourable conservation status of bats, dormice or otters. European Protected Species: Legislation & Policy All species of British bats, dormice and otters are European Protected Species, legally protected under The Conservation of Habitats and Species Regulations 2017. Legal protection relates to the animals themselves and the places they use to rest and breed. Where a European Protected Species is present and development proposal is likely to contravene the legal protection they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three requirements set out in the legislation. One of these requires that the development authorised will 'not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status (FCS) in their natural range'. These requirements are translated into planning policy through Planning Policy Wales (PPW) December 2018, section 6.4.22 and 6.4.23 and Technical Advice Note (TAN) 5, Nature Conservation and Planning (September 2009). The planning authority should take them into account when considering development proposals where a European Protected Species is present. Marsh Fritillary Butterfly We note that there may be habitat present on site with the potential to support marsh fritillary butterfly, as the nearest records are under 2km away. We therefore advise you consult with the Local Planning Authority ecologist on this matter. Pollution Prevention A number of minor watercourses, including the Nant Y Glais, a tributary of the River Tawe, cross the proposed site. We welcome the submission of an Outline Construction Environmental Management Plan (OCEMP) ('Outline Construction Environmental Management Plan: CYP Solar Farm, Glais, Swansea' by Sirius Planning, dated January 2023, report number: WN1001/OCEMP, report status: Draft) for the proposal. From section 1.1.2 we note that a 'detailed, site-specific CEMP will be developed', however, from section 4.1.3 we note that this will not be completed until after
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		determination. We therefore request that this is made a condition of any planning permission granted. We advise that a site-specific CEMP should contain details of all risks of pollution during construction, that identifies all watercourses at risk, and the measures to be put in place to prevent pollution during all of the construction phases, including trenching and cabling. We advise that a silt management plan and detailed surface water management plan are included within the CEMP. These should contain detailed proposals of how contaminated surface water generated, oils and other potential pollution from staff welfare facilities on site will be contained and treated so as not to cause pollution to the adjacent watercourses. Due to the groundworks required on site, the watercourses should be pro-actively monitored to ensure no pollution arises, particularly from silt/silt contaminated water entering the watercourses. Measures to protect the watercourses from silt contamination should be installed correctly on site before work begins. Potential sources of silty/muddy runoff should be considered. A supply of silt fencing should be held on site and should be pre-installed correctly around any potential sources of silty/muddy runoff. The CEMP should be updated to include these details. Given the sensitivity of the site, all appropriate pollution control measures must be adopted on site during site clearance and construction to ensure the integrity of controlled waters. The CEMP shall be implemented as approved during the site preparation and construction phases of the development. Protected Sites Sites of Special Scientific Interest The site is approximately 780 metres south-west of Glais Moraine Site of Special Scientific Interest (SSSI) and 1.1 Km east of Forest Goch Bog SSSI. There is not likely to be any significant impact on Glais Moraine SSSI or Forest Goch SSSI due to the lack of impact pathways. Ancient Woodland Designated ancient woodland is located partially along the northern boundary of the application site and the majority of the southern boundary and land within the application site is ancient woodland. The proposal should ensure appropriate measures are in place to protect the trees and to avoid losses or damage. Please refer to the following link which provides advice on, 'how to avoid or reduce effects of a development on ancient woodland' :Natural Resources Wales / How to avoid or reduce effects of a development on ancient woodland. We would advise the Planning Authority to review the following link which considers proposals affecting ancient woodland :Natural Resources Wales / Advice to planning authorities considering proposals affecting ancient woodland. Landscape Our response relates to the potential impacts on the landscape character, visual amenity, and special qualities of the Gower Area of Outstanding Natural Beauty (AONB). The site of the proposed solar farm lies approximately 12 kilometres (km) north-east of the northern boundary of the Gower AONB. The site is approximately 1.8km north-east to south-west and 0.5km east-west. It is located on the farmland of the south east-facing slopes and bottom of the small valley of the Nant Glais, to the north east of Swansea. Between the site and Gower ANOB lie the western and northern outskirts and fringes of Swansea, plus the M4 motorway. The proposed solar arrays are to occupy the varying-sized fields mainly on sloping ground, facing south east. Much of the valley floor is to remain, or be developed as woodland and rough pasture. The Landscape and Visual Impact Appraisal (LVIA) ('Landscape and Visual Impact Appraisal: CYP Solar Farm' – Appendix 4.6.1 – Methodology and Assessment Tables' by Sirius
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		Planning, dated January 2023, report number: WN1001/07AP1, report status: Draft) assesses the impacts within a 5km radius of the site and therefore does not consider landscape and visual impacts on Gower AONB. This study area is accepted as appropriate. Within the Gower AONB it is unlikely that the site and proposed development would be seen other than possibly from the open high north east-facing parts of Cefn Bryn. At distances of 18km and more, the solar array is likely to be barely visible and not have a significant impact on the visual amenity of Gower. Other Matters Please note, if further information is prepared to support an application, it may be necessary for us to change our advice in line with the new information. Our comments above only relate specifically to matters included on our checklist, Development Planning Advisory Service: Consultation Topics (September 2018), which is published on our website. We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests. In addition to planning permission, you are advised to ensure all other permits/consents/licences relevant to the development are secured. Please refer to our website for further details. Further advice on the above matters could be provided prior to your planning application being submitted, however there would be a charge for this service. Additional details are available on our website.
Applicant response		
An Outline CEMP has been prepared and this document will be updated to a Detailed CEMP prior to the commencement of development typically by way of condition. The FCA has been updated to provide information on predicted flood depths for the temporary set down area based on correspondences dated 9th May 23 (Sirius Planning to NRW and 1st June 23 (response from NRW). • A justification test is now included in the FCA. • A breeding bird survey was undertaken April to August 2023. • The updated survey results presented in the Eco Appraisal (Appendix 4.7) confirmed the findings of the previous scoping surveys. Comments are noted relating bats, otters and dormice. Comments regarding good practice measures will be captured in the detailed CEMP. A lighting scheme is not considered necessary as once operational no lighting is needed. • The Ecological Management Plan principles of appropriate long-term management and monitoring commitments to ensure the ongoing suitability of habitats on site.		

Consultee	Type	Consultee issued raised
Neath Port Talbot County Borough Council, Transport and Engineering	Specialist Consultee	The following concerns have been raised: 1. The applicant is to make it clear that NO deliveries or vehicle movements shall be made via Ynys Y Mond Road to or from the direction of Alltwen and the boundary of Neath Port Talbot Council. A drawing is required clearly showing the routes to and from the set down area, accessed only from the village of Glais. Details and location of signage to inform drivers of this shall also be provided on a drawing for approval. 2. It is noted that a Transport Statement has been provided, however due to the scale of development and in accordance with TAN 1 a Transport Assessment would be considered the appropriate requirement. 3. No development shall commence (including any site clearance), until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction phases. The Statement shall provide for: a. Construction methods: details of the extent and phasing of development; details for the storage and management of plant and materials used in constructing the development b. Drainage: Details of drainage measures during construction phases to ensure that the drainage of any adjoining land, and land downstream is not interrupted or otherwise adversely affected by the development. c. General Site Management: i. details of the construction programme including timetable ii. details of site clearance iii. details for erection and maintenance of security hoarding including decorative displays and facilities for public viewing.

		d. Control of Nuisances: Wheel washing facilities and measures to control light spill. e. Traffic Management: i. details of site deliveries including routes of vehicles, plus delivery and construction times, taking into account the proximity of residential dwellings and any school(s) along the proposed route. It may be applicable to restrict vehicular access such as:- no deliveries in excess of 3.5 tonnes shall access or leave the site via any route during the hours of 8am to 9.30am and 2.30pm to 4pm during school term times. ii. Details of proposed signage and their location(s) to prevent vehicles leaving the set down area and travelling towards the NPCBC boundary towards Alltwen iii. details for the loading and unloading of plant and materials; details for the parking of vehicles of site operatives and visitors iv. scheme for the erection of temporary/semi-temporary signage v. The frequency and size of vehicles used to transport the waste material arising from the construction works; f. Hours of working on site, including specified hours for deliveries; details of restrictions to be applied during construction and demolition works (including timing, duration and frequency of works) to prevent noise or nuisance amenity issues to surrounding properties. Responsible Persons: details of the persons and bodies responsible for activities associated with the CEMP and emergency contact 4. Prior to any works commencing on site SAB approval will be required. To commence work is a breach of SAB approval required under Paragraph 7 (1) Schedule 3 of the Flood and Water Management Act 2010 whereby legal action will be taken by the Authority under The Sustainable Drainage (Enforcement) (Wales) Order 2018. Guidance and applications can be found on https://www.npt.gov.uk/sab 5. Should any springs or ground water seepage be encountered the on site works in that area shall cease until a scheme for collection and disposal of the water has been submitted to and approved in writing by the Local Planning Authority. No ground water shall ever be discharged into the proposed drainage scheme.
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		6. There must be no interference, alteration or diversion of any ditch, watercourse, stream or culvert crossing or bordering the site, without prior consultation and agreement with the Authority. 7. Unless otherwise agreed in writing by the Local Planning Authority, foul water and surface water discharges shall be drained separately from the site. 8. No surface water or Land drainage run-off shall be allowed to connect, either directly or indirectly, to the public sewerage system unless otherwise approved in writing by the Local Planning Authority. 9. Adequate provision shall be made for the drainage of the site, to ensure that the drainage of any adjoining land is not interrupted or otherwise adversely effected by the development during the life time of construction. NOTES TO APPLICANT Please note that from 7th January 2019, all new developments of more than 1 house, or where a construction area is of 100m² or more, plus if the SAB authority believe that any redevelopment of land has significant surface water drainage implications. This will require sustainable drainage - built in accordance with mandatory standards for sustainable drainage published by Welsh Ministers - to manage on-site surface water. More information is available in Schedule 3 of the Flood & Water Management Act 2010. These systems must be approved by the Council's Highway Development Control service acting in its SuDS Approving Body (SAB) role before construction work begins. In this respect it is essential that a developer of any such project gain SAB approval of its surface water drainage alongside any relevant planning permission. You will not be allowed to start construction until both permissions have been approved. If you have not done so already, and your development would not fall into any of the relevant exceptions, you are therefore strongly encouraged to request further advice from the SAB. Involving the SAB Officers in pre-application discussions will allow for SuDS drainage matters (to ensure suitability of proposed SuDs design in line with national standards and adequate site layout) to be considered alongside the assessment of planning
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		merits. There is an additional charge of £250 for this service. This can be as part of any agreed further pre-application submissions with the Planning Authority (recommended) or independently/ direct with the SAB. You are advised, however, that failing to engage in joint pre-application discussions has the potential to lead to delays and, most notably, the potential need to obtain further planning permission should any agreed SuDS design not be compliant with any relevant planning permission. Further details are available at www.npt.gov.uk/sab . Prior to commencement of any works within a watercourse, hereby approved permanent and temporary under Section 23 of the Land Drainage Act 1991 must be obtained from the Authority. You are therefore advised to contact Mrs Delyth Thomas – SAB & Highway Development Control Team Leader at The Quays, Brunel Way, Baglan Energy Park, Neath, SA11 2GG d.a.thomas@npt.gov.uk 01639 686404 . Please note such consents can take up to 8 weeks to be processed after registration and early application is advised. Notwithstanding the necessary consent required under section 23 of the Land Drainage Act 1991. The applicant must note that any culverts/ditches/open watercourses that conveys water through their land are to remain free from obstruction at all times. All tributary watercourses (culverted or not) located within the applicants land would be riparian responsibilities whereby the responsibility to sustain the flow of watercourse would remain with the land owner and subsequently passed on to the respective landowners thereafter should the land be sold. For further information on riparian responsibilities please contact Mrs Delyth Thomas – SAB & Highway Development Control Team Leader – West d.a.thomas@npt.gov.uk 01639 686404 alternatively you could access the riparian booklet online using the following web-link https://www.npt.gov.uk/2867
Applicant response		
1. The delivery route is clearly described in the TS and outline CTMP. A routing drawing inclusive of signage will be prepared as part of the detailed CTMP so there is no doubt. 2. A Transport Assessment would typically include junction capacity tests which are undertaken if a junction is expected to experience more than 30 additional movements during the network peak hours (e.g between 8am and 9am and 5pm and 6pm on weekdays). The proposed development is not expected to attract this level of traffic and so no junction capacity tests are needed. 3. An outline CEMP has been prepared. Prior to commence of development a Detailed CEMP will be prepared for approval and will include details as listed A to F.		

Consultee	Type	Consultee issued raised
Neath Port Talbot County Borough Council, Planning and Public Protection	Specialist Consultee	We refer to your letter dated 4th January 2023 and your formal request for a pre application consultation response from Neath Port Talbot CBC Planning Team in accordance with Article 9(3) of the Developments of National Significance (Procedure) (Wales) Order 2016 before applying for planning permission. It is acknowledged that the consultation request relates to a major development comprising a ground mounted photo voltaic solar farm, together with associated equipment, infrastructure, grid connection and ancillary works and this seeks a substantive response by 17th February 2023 as per the requirements of Article 10. We have reviewed the submitted information and offer no objection to the proposed development. However, we would wish to make the following comments: Should the development proceed and depending on how intrusive the construction methods, we would advise that due to the site history of the site being in close proximity to former colliery site, there is possibility of contamination and made ground being encountered at the site, a desk study may be required as a minimum to assess the potential pollutant linkages associated with this development. An Extended Phase 1 habitat survey should include the identification of the presence of S7 Environment (Wales) Act habitats and species, sites that meet SINC criteria, in addition to protected species. A balance of S7/SINC habitat loss/gain to the scheme should be included. The results of this survey should inform the requirement for more specific surveys, such as bird, bat and reptile surveys. A biodiversity record search from the South East Wales Biodiversity Records Centre (SEWBRc) should be undertaken to inform the required surveys and the assessment. An assessment of the impacts upon areas identified as sites of importance for nature conservation (SINC) and all areas that would meet the criteria of a SINC. NB details of identified SINCs are available from SEWBRc and the criteria are available from the Wales Biodiversity Partnership website. An assessment of ecosystem resilience (Section 2 Environment (Wales) Act 2016); this shall particularly consider: ☐ Diversity between and within ecosystems; ☐ The connections between and within ecosystems;

	☐ The scale of the ecosystems ☐ The condition of the ecosystems (including their structure and functioning) ☐ The adaptability of ecosystems. An assessment of impacts upon bird habitat (Conservation of Habitats and Species Regulations 2017 as amended); this should ideally be based on up to date survey information (including breeding, foraging and wintering requirements). Proposals for mitigation/compensation for any adverse impacts identified in the above assessments. Details of biodiversity enhancement measures. To ensure that the amenity of the locality is protected a Construction Noise and Vibration Management Plan should accompany the planning application. This Plan should identify all significant noise sources; detail the physical and operational management controls necessary to mitigate emissions from these noise sources; hours of working on site, and specified hours for deliveries; and any elements of operation that could lead to amenity issues from noise and disturbance. It should also detail any noise complaint investigation procedures. Our understanding of the archaeological resource and historic environment has not changed and therefore, our understanding of both the archaeological resource and the development proposal remains the same. It is considered likely that a condition requiring the applicant to submit a detailed written scheme of investigation (WSI) for a programme of archaeological work be attached to any consent. It is envisaged that this programme of work would take the form of a watching brief during any groundworks affecting the drystone walls or cultivation ridges, with detailed contingency arrangements including the provision of sufficient time and resources to ensure that any archaeological features or finds that are located are properly investigated and recorded; it should include provision for any sampling that may prove necessary, post-excavation recording and assessment and reporting and possible publication of the results.
Applicant response	
Comments relating to ecology and heritage are noted. Further discussion with NPTCBC was undertaken regarding comments on the potential for contaminated land and noise and vibration. An email from NPTCBC dated 4th April 23 confirmed that "... that the historic industrial use is off site and therefore no longer require a desk study in support of the application." Furthermore, "The Environmental Health Officer has also confirmed that they agree with your approach to include a detailed noise and vibration control measures within a detailed CEMP to be submitted for approval prior to commencement of works on site."	

4.1.2. The following table sets out the responses received from all Landowners, along with the Applicant's response to issues raised.

Consultee	Type	Object/Support	Consultee Issues Raised (translated, where written in Welsh)
[Landowner name redacted]	Landowner	Object	I write in connection to your recent pre-application consultation for a 20 MW solar farm development at the above site. Your proposals as currently presented raise the following concerns to us as owners of adjacent land. We set out these concerns and objections as follows:- 1. I attended the pre-application community consultation meeting hoping to have some meaningful engagement but was saddened to be told that the scheme being shown to us will not be changed/amended before submission. If the scheme developer is unwilling to amend his scheme to take account of consultation responses, then the consultation exercise is pointless and just becomes an opportunity for the developer to argue in his PAC report against any issues raised. This surely goes against the purpose of the pre-application procedures introduced by Welsh Government.

			2. Although the information available on your website in relation to the future planning application is substantial, some of the proposed plans are somewhat difficult to understand, relying upon those CAD drawn lines of different (but similar) colours denoting certain proposals for fencing, access and proposed footpaths are confusing. Paths referenced within written documentation are not then labelled clearly upon plans. There is little clarity about the need for the proposed telecommunications tower and its impact which is part of the scheme. 3. We note the benefits being put forward are on increased public access through the creation of new bridleways and footpaths. However, we strongly object to the proposals lack of adequate fencing/barriers to prevent such increased public access from being used to access our neighbouring land. Unauthorised access from the application site has already resulted in the historic stone/earth wall separating our land in the west to become damaged. There is evidence of damage caused by unauthorised mountain bike and off road motorbike activity and a pathway has been made, without consent by walkers through the heather and trees. Please, therefore, amend your proposals to ensure suitable boundary wall repairs and new substantial fencing to prevent access from your new footpaths and bridleway onto our land in the west. 4. I note that the arboricultural study does not include any consideration of the trees within the Designated Ancient Woodland along the length of the access road, Graig Y Pal. The application site Red Line includes this road due to the need to dig up to 1.6m deep cable trench for the connection to the grid. There are many Ancient Oak trees along this route with canopies overhanging the road and root systems probably beneath the carriageway road to the other side. What damage will be caused to these roots by the trench and cable? The Construction Traffic Management Plan and swept path analysis show many places where even the small 7m rigid HGV cannot pass and it is only when the normal required clearance of 250mm is removed from the analysis does the vehicle tracking become contained within the existing carriageway width – even then, it fails in 3 places. The full impacts of the development on Graig y Pal and the designated Ancient Woodland it passes through are vague within the current information. What trees along Graig y Pal will require tree works to achieve the height necessary and width necessary for even the smaller 7m rigid HGV to access the site regularly? What investigation has taken
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			place for potential roost features in any of these trees which may provide habitat for bats? What is the geology and stability of the land beneath the existing road and how will this be affected by substantial trenching works? 5. The inclusion of a telecommunications mast is unclear in its justifications and supporting information. At the meeting the developer's representatives were unable to identify for me the precise location of the mast and I have been unable to enlarge the plans sufficiently to find it. A telecommunications mast would, once installed, be able to then be shared by multiple operator's additional equipment, increasing visual impact and quickly becoming a prominent eyesore not fully accounted for in landscape impact reports. I object to the inclusion of this telecommunications mast if it is unnecessary because there were alternative communications options via BT Openreach planned cabling on Graig Y Pal. I am deeply concerned with the proposals to access the site via Graig Y Pal without improvements. The proposals simply to manage traffic movements will leave residents of the road trapped in their homes or unable to access their homes for many times during the day for at least 9 months. Whilst the proposals include a banksman/escort to the many HGV deliveries, no account is given to the many other staff/construction workers vehicles arriving and departing at various times of the day, significantly increasing traffic on this single carriageway road at gradient and with no passing places and poor visibility. The construction traffic management plan takes no account of pedestrians or the many recreational/dog walkers regularly using the road or children who play in the woods; they have no safe footway or place to stand to allow vehicles to pass. We own the land to the west and south west through which Graig Y Pal passes and would be open to discuss with the developer if there are any options for improvements to be made by him to the road to create passing places, pedestrian refuges or erect safety fencing. The above represents our initial concerns in relation to the development proposed. We will be pleased to make further detailed and evidenced objections to the Welsh Government Inspector if necessary when the formal application is lodged.
Applicant response			
1. The assertion that that proposal could not be amended following the consultation is incorrect and the application has been revised to accommodate additional public access and further ecological surveys have also been carried out to inform the final design. 2. Site plans were provided on the website, although there were not CAD drawings. Representatives from the project team were available at the consultation events to explain the plans in more detail and answer questions from the community. The telecoms mast will allow for communication and the			

transfer of metering data between the site and Cockett Comms mast, Swansea. This technical solution is made at the DNO's discretion, who have completed surveys and concluded the on-site comms mast location is viable.

3. The public access routes will be clearly sign posted and additional fencing will be implemented and whilst this will help with ensuring users stay to the designated routes they are principally for grazing management. It is not the intention of the proposal to rebuild the existing drystone walls within the application site.

4. Section 5 of the Arboricultural Assessment considers potential impacts to trees along Graig Y Pal which a part of the designated Ancient Woodland. It concludes that as the cable trench will be in centre line of the sealed highway the potential for damage to trees will be limited. Section 16 of the Construction Traffic Management Plan (CTMP) provides details on the proposed traffic management measures that will be in place to minimise disruption for users of Graig Y Pal. Section 9 of the CTMP identifies where road improvements are required along Graig Y Pal. Further information on these measures will be provided in a detailed CTMP prior to commencement of development.

5. The telecoms mast and its specification is a requirement made by the Distribution Network Operator. The location of the mast is shown on drawing WN1001/02/03r1 and the landscape and visual impact assessment considers the potential impacts of the mast (Appendix 4.6).

6. Section 16 of the Outline Construction Traffic Management Plan (CTMP) provides details on the measures that will be in place to minimise disruption for users of Graig Y Pal. However, a more detailed Construction Traffic Management Plan (CTMP) will be prepared prior to the commencement of development for approval by the LPA. Timings of vehicle movements will be key aspect of the detailed CTMP.

4.2. Responses from non-statutory consultees

4.2.1. In addition to the above noted responses from statutory consultees, the Applicant received responses from local residents, interest groups, wider stakeholders and interested parties as a result of the additional non-statutory consultation undertaken.

Consultee	Type	Object/support	Consultee issues raised

Christina Rees MP, Neath	Stakeholder Consultee	Unsure	Dear James, Thank you so much for contacting me about the proposed development Graig Y Perchych Solar Farm. I should be very grateful if you would confirm that part of this development lies within the boundaries of my Neath Constituency, because it is not clear from the site location plan, nor the information on the project website, but it appears from the information provided, that it does is not. However, should I have misunderstood, and the development is in fact in Neath Constituency, then I would be very grateful if you would explain in verbal terms, and by reference to the site location plan in comparison with the Neath Constituency boundaries, which part of the development is in the Neath Constituency. My very best wishes. Christina
Applicant response			
It was confirmed via email that a small portion of the site is within the Neath Constituency amounting to 2.46ha sitting in the Alltwen ward. It was further confirmed that discussions with Neath Port Talbot Council have been continuing for some time who have responded to the pre-application. A plan was sent to the MP for Neath detailing these areas of land.			

Consultee	Type	Object/support	Consultee issues raised

Christina Rees MP, Neath	Stakeholder Consultee	Unsure	I'm sorry to bother you again, but you have not explained the colour coding on the site map you have attached. For absolutely clarity, would you confirm that: The black broken line is the Neath Constituency boundary. The broken and unbroken yellow line is the proposed development boundary. What is the continuous blue boundary line?
Applicant response			
It was confirmed to the MP of Neath via email that the black broken line represented the Neath Constituency boundary and also the boundary for Neath Port Talbot Local Authority. It was further confirmed that the broken and unbroken yellow line is the proposed development boundary. This represents a bridleway which we have added into the scheme as part of some work we have been carrying out with some residents and the Public Rights of Way officer at Swansea Council. We have agreed to 4.5km of bridleway and 1.3km of new footpaths.			

Consultee	Type	Object/support	Consultee issues raised
Rebecca Evans MS, Gower	Stakeholder Consultee	Object	The following concerns have been raised with me: The loss of some beautiful amenity land which is very popular with walkers, dog-walkers and horse riders. The view from a number of homes will be spoiled. Residents of a property which is directly facing the proposed solar farm site are concerned that the sun-glare will from the farm will be directed at them and will be 'intolerable.' Residents along Graig-y-Pal (a single-track winding road with 100ft drops to one side, and over half a mile long) are extremely concerned about the noise and heavy traffic along the proposed access road during the build process. They argue strongly that the village's roads are not suitable for this level of traffic. They also tell me that the developers had originally told them that the road would not be used as an access road because they recognized that it was unsuitable. I am further told that the developers have no plans to reinstate the road following the build process. It also appears that the cable route is down Graig-y-pal road. Residents are hugely concerned about the disruption, and are worried about being late for work, for example. There are concerns that the build process will be noisy – sound reverberates around the valley. Some of my constituents work from home in roles which need quiet, and are worried about loss of income. Representatives at the developers' public meeting were unable to get answers to their questions about where the panels will be sourced from. Residents are further concerned about the environmental impact of the panels once they have come to the end of their useful life.

			There are real concerns about the possible effect on wildlife around the area. There are woodcocks in the area (an endangered species), as well as several cuckoos, skylarks and also some rare orchids. There are also some rare butterflies. My constituents are concerned that the developers' wildlife survey was undertaken in January when much of the wildlife would not have been observable. I would welcome your consideration of and response to these concerns.
Applicant response			
Public access is proposed as part of the scheme linking existing Rights of Way in the local area. A glint and glare assessment has been undertaken for the proposal (Appendix 4.9). Visibility of the reflecting solar panel area is removed by the presence of existing screening in the form of vegetation and the terrain. Therefore, no impact is predicted and mitigation is not required. The remote set down area is needed to allow larger vehicles to deliver materials for use in the scheme. The nature of Graig Y Pal means there are limits to the size of vehicles that directly access the development area. Having the remote set down areas provides control of the vehicles using Graig Y Pal. The outline CTMP states that during the anticipated busiest month of the construction period there will be an estimated 9 daily vehicle movements to/from the development and set down areas. When compared to existing vehicle movements through the village this not considered significant. A detailed construction method statement will be submitted prior to the commence of development for approval would confirm the measures put in place to minimise disruption and people using Graig Y Pal during the cable route works. Sources of noise and their associated activities would vary from day to day, may be in use at different stages of the construction period and for relatively short durations. However, the distance between the noise source and receptors (residential properties) would be greatest mitigating factor for any potential nuisance. PV Modules are designed to be recycled at the end of their useful lives and will be disposed in an environmentally appropriate manner at the end of the projects life. The 40 year management plan for enhancing Site habitats, includes those utilised by breeding birds. Grassland diversity and structure will be improved, benefiting ground nesting birds such as skylark and all species that forage in grassland. Woodland enhancement through fencing to prevent overgrazing will improve woodland structure, creating new nesting opportunities and enhancing the foraging resource for woodland species.			

Consultee	Type	Object/support	Consultee issues raised
Mike Hedges MS, Swansea East	Stakeholder Consultee	Object	I support the principle of additional solar farms as part of our move to increase the proportion of energy produced by renewable energy. I would like to record my specific concerns regarding the proposal to build a solar array above the village of Glais, part of which is in my Constituency. I have received many representations from local residents and the issues below highlights the concern of local residents, which I hope you can address. Local Footpaths Proposed site layout does not allow for a footpath at the edge of “Glais mountain” so views over the valley will be obscured by the height of the panels. The proposed paths and bridleways will be dwarfed by the solar panels (2-3 m in height). There has to be a concern relating to Rights of Way in the area which local people are trying to safeguard. Environmental and wildlife issues Objectives to protect the environmental and wildlife interests in these areas and utilising the strong landscape and topographical features to contain and shape the urban form will be compromised. The site is in an elevated location offering expansive views to the north and west. Cliff faces and rock outcrops on the far western boundary are distinctive, and form prominent skyline features over the lower lying areas of Glais to the west. There would be significant adverse effects on natural heritage and the historic environment as access to the top Graig Y Pal Road, Glais, to Careg Bica, and the impressive ancient standing stone on Mynydd Drumau from where there are glorious vistas across Swansea

			Bay will be severely restricted. There is a concern that access to these sites will be restricted if the proposal goes ahead. Habitats of Principal Importance (HPI) are present including lowland dry acid grassland, lowland meadows, purple moor grass and rush pasture, and upland oak woodland. Most of the Site forms part of Graid Ola-Cwm-cymach Site of Nature Conservation Interest (SNCI). The Ecological Impact Assessment (EclA) undertaken appears to have been carried out within a very small timescale raising concerns that the true range of wildlife has not been correctly catalogued. Studies do show a presence of a wide range of fauna including but not exclusive to: Mammals: 12 bat species/species groups – bats Common Pipistrelle, Daubenton's Bat, Natterers Bat, Soprano Pipistrelle (greater and lesser horseshoe bats); Birds: Goshawk, Kingfisher, Peregrine, Red Kite, Skylark; Reptiles: Grass Snake. The surveyed areas earmarked for scrub and bracken removal to facilitate solar panels recorded male, female, and juvenile Common Lizard. There is also a range of flora on the space including wild orchids. Method of construction/installation/restoration What type of panels will be used? The black frame and darker panels are less conspicuous in the landscape. A period of 9 months for installation seems conservative – number of lorry trips to site per day given but no contingency added for large-scale construction projects overrunning, for example due to supplier or contractor issues or for delays caused by adverse conditions (lorries travelling up steep inclines on Graig-y-Pal in icy conditions).
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			What plans are there to protect access over grasslands. What specific ecological maintenance plans are in place. How will CYP treat brambles for instance which may result from lack of grazing. How will CYP restore wildlife at the end of the scheme?
Applicant response			
Public access is proposed as part of the scheme linking existing Rights of Way in the local area. In some localised areas on the western boundary of the 'mountain' security fencing has been pulled closer to the panels in order to provide more open space and to allow views looking westwards. Solar panels will be deployed in open grazing land so no hedgerows or walls will be affected. Only minimal tree pruning is required to gain access through existing field gates. No ground works are proposed that would affect topographical features. The proposed development is set back from the edge to facilitate public access. The ecology surveys have been undertaken in accordance with the relevance guidance and procedures as set out on in the EclA (Appendix 4.7).A comprehensive biodiversity management plan has been prepared in discussion with the County Ecologist. The management prescriptions detailed therein will provide for significant betterment of onsite biodiversity. A Tier 1 utility scale solar PV Module will be used. As an example, it could be the BiHiKu7 from Canadian Solar. It is noted that adverse weather may have the potential to affect the construction programme, however, lengthy delays are not anticipated given the relatively short construction period. The Ecological Management Plan states that all grassland, dry acid heath and Molinia Fen Meadow on-site will be managed with either a restore, maintain, or enhance management prescription. This will be achieved through a mixture of sensitive cutting regimes and low intensity conservation grazing. This will provide a significant improvement to the identified Habitats of Principal Importance. Bramble and bracken is having a negative impact on the grassland condition on site. The EMP prescribes several management options dependant on the nature of the scrub and objectives of the habitat.			

Consultee	Type	Object/support	Consultee issues raised

(names redacted) Landowners	Stakeholder Consultee	Object	I write in connection to your recent pre-application consultation for a 20 MW solar farm development at the above site. Your proposals as currently presented raise the following concerns to us as owners of adjacent land. We set out these concerns and objections as follows:- 1. I attended the pre-application community consultation meeting hoping to have some meaningful engagement, but was saddened to be told that the scheme being shown to us will not be changed/amended before submission. If the scheme developer is unwilling to amend his scheme to take account of consultation responses, then the consultation exercise is pointless and just becomes an opportunity for the developer to argue in his PAC report against any issues raised. This surely goes against the purpose of the pre-application procedures introduced by Welsh Government. 2. Although the information available on your website in relation to the future planning application is substantial, some of the proposed plans are somewhat difficult to understand, relying upon those CAD drawn lines of different (but similar) colours denoting certain proposals for fencing, access and proposed footpaths are confusing. Paths referenced within written documentation are not then labelled clearly upon plans. There is little clarity about the need for the proposed telecommunications tower and its impact which is part of the scheme. 3. We note the benefits being put forward are on increased public access through the creation of new bridleways and footpaths. However, we strongly object to the proposals lack of adequate fencing/barriers to prevent such increased public access from being used to access our neighbouring land. Unauthorised access from the application site has already resulted in the historic stone/earth wall separating our land in the west to become damaged. There is evidence of damage caused by unauthorised mountain bike and off road motorbike activity and a pathway has been made, without consent by walkers through the heather and trees. Please, therefore, amend your proposals to ensure suitable boundary wall repairs and new substantial fencing to prevent access from your new footpaths and bridleway onto our land in the west.
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			4. I note that the arboricultural study does not include any consideration of the trees within the Designated Ancient Woodland along the length of the access road, Graig Y Pal. The application site Red Line includes this road due to the need to dig up to 1.6m deep cable trench for the connection to the grid. There are many Ancient Oak trees along this route with canopies overhanging the road and root systems probably beneath the carriageway road to the other side. What damage will be caused to these roots by the trench and cable? The Construction Traffic Management Plan and swept path analysis show many places where even the small 7m rigid HGV cannot pass and it is only when the normal required clearance of 250mm is removed from the analysis does the vehicle tracking become contained within the existing carriageway width – even then, it fails in 3 places. The full impacts of the development on Graig y Pal and the designated Ancient Woodland it passes through are vague within the current information. What trees along Graig y Pal will require tree works to achieve the height necessary and width necessary for even the smaller 7m rigid HGV to access the site regularly? What investigation has taken place for potential roost features in any of these trees which may provide habitat for bats? What is the geology and stability of the land beneath the existing road and how will this be affected by substantial trenching works? 5. The inclusion of a telecommunications mast is unclear in its justifications and supporting information. At the meeting the developer's representatives were unable to identify for me the precise location of the mast and I have been unable to enlarge the plans sufficiently to find it. A telecommunications mast would, once installed, be able to then be shared by multiple operator's additional equipment, increasing visual impact and quickly becoming a prominent eyesore not fully accounted for in landscape impact reports. I object to the inclusion of this telecommunications mast if it is unnecessary because there were alternative communications options via BT Openreach planned cabling on Graig Y Pal. 6. I am deeply concerned with the proposals to access the site via Graig Y Pal without improvements. The proposals simply to manage traffic movements will leave residents of the road trapped in their homes or unable to access their homes for many times during the day for at least 9 months. Whilst the proposals include a banksman/escort to the many HGV deliveries, no account is given to the many other staff/construction workers vehicles arriving and departing at various times of the day, significantly increasing traffic on this single carriageway road at gradient and with no passing places and poor visibility. The construction traffic management plan takes no account of pedestrians or the many recreational/dog
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			walkers regularly using the road or children who play in the woods; they have no safe footway or place to stand to allow vehicles to pass. We own the land to the west and south west through which Graig Y Pal passes and would be open to discuss with the developer if there are any options for improvements to be made by him to the road to create passing places, pedestrian refuges or erect safety fencing. The above represents our initial concerns in relation to the development proposed. We will be pleased to make further detailed and evidenced objections to the Welsh Government Inspector if necessary when the formal application is lodged.
Applicant response			
1.The assertion that that proposal could not be amended following the consultation is incorrect, in fact the application has been revised to accommodate additional public access and carry out ecological surveys. 2.CAD drawings were not provided on the project website. The telecomms mast will allow for communication and the transfer of metering data between the site and Cockett Comms mast, Swansea. This technical solution is made at the DNO's discretion, who have completed surveys and concluded the on-site comms mast location is viable. 3. The public access routes will be clearly sign posted and additional fencing will be implemented and whilst this will help with ensuring users stay to the designated routes they are principally for grazing management. It is not the intention of the proposal to rebuild the existing drystone walls within the application site. 4. Section 5 of the Arboricultural Assessment considers potential impacts to trees along Graig Y Pal which a part of the designated Ancient Woodland. It concludes that as the cable trench will be in center line of the sealed highway the potential for damage to trees will be limited. Section 16 of the Construction Traffic Management Plan (CTMP) provides details on the proposed traffic management measures that will be in place to minimise disruption			

for users of Graig Y Pal. Section 9 of the CTMP identifies where road improvements are required along Graig Y Pal. Further information on these measures will be provided in a detailed CTMP prior to commencement of development.

5. The telecoms mast and its specification is a requirement made by the Distribution Network Operator. The location of the mast is shown on drawing WN1001/02/03r1 and the landscape and visual impact assessment considers the potential impacts of the mast (Appendix 4.6).

6. Section 16 of the Outline Construction Traffic Management Plan (CTMP) provides details on the measures that will be in place to minimise disruption for users of Graig Y Pal. However, a more detailed Construction Traffic Management Plan (CTMP) will be prepared prior to the commencement of development for approval by the LPA. Timings of vehicle movements will be key aspect of the detailed CTMP.

4.2.2. Whilst not a statutory consultee, a detailed response to the consultation was submitted by the 'Glais Solar Farm Forum' group via email, which has been summarised in the table below. Issues raised by the Group in their response have also been assessed and responded to in the 'Main Issues and Developer Response' Chapter, below.

Consultee	Type	Object/Support	Consultee Issues Raised
Glais Solar Farm Forum	Community Group	Object	Glais Solar Farm Forum (GSFF)- community response to the pre application consultation. RE: Proposed Solar Farm, Craig Y Perchych, Glais, Swansea There is NO public support for the proposed solar farm. Below are a number of concerns regarding the proposal. Please respond directly to each question. We want a direct response to all the queries without being referred to previous documents. A comprehensive reply is sought. Inappropriate placement of the solar panels The placement of the solar panels will change the character of the village. There are many large industrial sheds that could accommodate solar panels without further damaging the landscape. There are hundreds of such industrial roofs within Swansea that could be adapted for solar panels. Can you clarify which other sites have been considered and whether placement on existing industrial units is an option? The site is in an elevated location offering expansive views to the north and west. Proposed site layout does not allow for a footpath at the edge of "Glais mountain" so views over the valley will be obscured by the height of the panels. The proposed paths and bridleways will be dwarfed by the solar panels (2-3 m in height). Information provided by CYP regarding anticipated output is over-exaggerated and misleading. Efficiency of the solar panels in meeting renewable energy targets You have stated "CYP Solar Farm could have a capacity to generate 20MW of renewable electricity... and will deliver in excess of 10MW of energy it will constitute a Development of National Significance (DNS)" Can you clarify how many k/w hours per year the scheme will produce. Residential amenity Evidence suggesting that solar farms lead to a house price decrease of about 2-3% up to 1km away. What compensation will you be offering individual households in the area most effected ?

			Regarding the visual impact on the Clydach/Swansea Valley area, your own CYP own study admits "This assessment does not consider or assess impacts from every theoretical location where the development would be visible." (https://cyp-solar.co.uk/wp-content/uploads/2023/01/4.6-LVIA.pdf) CYP has considered the view from PROW of the solar farm , rather than considered the restricted views of the valley which will now be screened or heavily obscured due to the installation (https://cyp-solar.co.uk/wp-content/uploads/2023/01/4.6-LVIA.pdf) The siting and height of the panels would be overbearing and have an overshadowing impact on the occupiers of nearby residential properties . Can you illustrate and highlight the views that will be restricted from the panels? Noise and disturbance, there will be a considerable amount during the construction process and these impacts would last approx. 9 months in construction and would be annoying and inconvenient during maintenance. Please confirm working hours during construction. Will this include evening work and will the construction site require lighting during dusk and night-time working ? The wellbeing/mental health benefits of the open land will be jeopardised by the construction and placement of the solar farm. There will be an impact to local residents and the wider locality as a green space will be taken away from the community. Have you considered the social isolation that will occur? Will the PROW be accessible during the construction phase? Highway safety There will be considerable impacts from traffic movements during the construction phase with the majority on a narrow approach road (Graig-y-Pal). It is predicted that during this phase, there would be excessive movements by light vehicles (e.g. staff cars), and HGV movements per day. Following completion of the construction phase, traffic movements will relate to regular and frequent maintenance visits. This will impact on local residents, the nearby local school and pedestrians as well as a number of accesses for businesses located on the planned construction route. What are the plans for highway safety, for example operating one-way systems up Graig-y-pal? Are there assurances that traffic will not operate during school opening and closing hours? Roads in the village are unsuitable for heavy traffic. There is no mention in the plan for repair, only that when questioned a representative stated they will be "restored" to their current state. Can you guarantee that these roads will be suitably resurfaced after use, including unadopted roads, pathways, tracks etc,
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			It is believed that cables may be placed in verges along narrow roads, and yet many of these roads do not have verges. There is concern over the validity of the surveys that have been carried out. For example, the topographical survey used for the developers' Traffic Management Plan has "not been possible to align" with highway boundary plans obtained from Swansea Council for the same Traffic Management Plan, so the Plan is likely based on incorrect data. How will you rectify this error? There are already concerns about road safety in the village, particularly around Glais Primary School. What specific plans do you have to manage drop-off and pick up times of the school during construction and laying of the cables? CYP have not considered other road users such as local residents using their vehicles, pedestrians and horse-riders (common on Ynys-y-Mond due to riding stables). What consideration have you given to other road users? Not only do neither Graig-y-Pal nor Ynys-y-Mond roads have pavements but in places these roads are not wide enough for the lorries described to pass pedestrians or horse-riders, and although plans are outlined for what measures would be taken to prevent lorries on Graig-y-Pal meeting motorised traffic there are no plans regarding foot or horse traffic. Please confirm these plans. The bridge over the culvert is unsafe for heavy traffic and traffic use- what plans are there in place to maintain that ? Environmental and wildlife issues Objectives to protect the environmental and wildlife interests in these areas and utilising the strong landscape and topographical features to contain and shape the urban form will be compromised. What specific assurances around this can you offer? Cliff faces and rock outcrops on the far western boundary are distinctive, and form prominent skyline features over the lower lying areas of Glais to the west. Have you considered and mitigated for these feature, what are the plans around this ecological safeguarding ? There would be significant adverse effects on natural heritage and the historic environment as access to the top Graig Y Pal Road, Glais, to Careg Bica, and the impressive ancient standing stone on Mynydd Drumau from where there are glorious vistas across Swansea Bay will be severely restricted. How can you guarantee unrestricted view at this point and along the mountain? The Garth is an example of a glacial moraine in the south of the village and is officially designated Sites of Special Scientific Interest. One key characteristic includes "Substantial multi period archaeological sites". Access to these sites will be restricted if the proposal goes ahead. What access arrangements are in place during the laying of the cables?
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			Habitats of Principal Importance (HPI) are present including lowland dry acid grassland, lowland meadows, purple moor grass and rush pasture, and upland oak woodland. Most of the Site forms part of Graid Ola-Cwm-cymach Site of Nature Conservation Interest (SNCI). This site is not suitable for industrialisation and building, what considerations are in place for these concerns? You as CYP have provided an insubstantial and ineffective environmental report: The Ecological Impact Assessment (EcIA) undertaken appears to have been carried out within a very small timescale raising concerns that the true range of wildlife has not been correctly catalogued. Studies do show a presence of a wide range of fauna including but not exclusive to: Mammals: 12 bat species/species groups – bats Common Pipistrelle, Daubenton's Bat, Natterers Bat, Soprano Pipistrelle (greater and lesser horseshoe bats); Birds: Goshawk, Kingfisher, Peregrine, Red Kite, Skylark; Reptiles: Grass Snake. The surveyed areas earmarked for scrub and bracken removal to facilitate solar panels recorded male, female, and juvenile Common Lizard. There is a range of flora on the space including wild orchids. Have you considered a full and robust ecological study and the impact? Are you prepared to repeat your environment report with a longitudinal study rather than a limited snapshot? On access roads Ynys-y-Mond and Graig-y-Pal tree surgery, for example removal of branches, will be required due to the height of lorries (3.87m on Ynys-y-Mond and 3.58m on Graig-y-Pal). In your plans and discussion there has been talk of minimal tree felling - this response is too vague and unquantifiable. Please clarify and explain where in your plans do you mitigate for this action and further considerations? Management of the environment has not been discussed fully with the community, when will you address these concerns? Method of construction/installation/restoration A period of 9 months for installation and connection to the grid seems conservative. What further compensation for delays have you considered? The plans have looked at the number of lorry trips to site per day given but no contingency added for large-scale construction projects overrunning, for example due to supplier or contractor issues or for delays caused by adverse conditions (lorries travelling up steep inclines on Graig-y-Pal in icy conditions).
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			What plans are there to protect access over grasslands. What specific ecological maintenance plans are in place. How will CYP treat brambles for instance which may result from lack of grazing. How will CYP restore wildlife at the end of the scheme? Has a geological survey been undertaken to establish bedrock for instance ? When will that be shared with the community ? Has consideration been given to potential flooding? What dispersal method will be employed for waste material? What protection to the grassland/meadow will be in place for pedestrian workers around the site? Community benefits As stated there is NO public support of the scheme . If proposals do go ahead then £20,000 seems a paltry sum to be offered to the community as part of the application. £20,000 likely to be only around 0.1% of the capital cost of the scheme , with £millions made each year for the 40-year lifetime of the 20MW development to provide return on investment. Discussion around who and how this would be administered was not explored fully. Is this a reasonable amount to expect? Also, £20,000 figure given verbally but not committed to in writing in scheme documentation. Are you prepared to enter further negotiations around this “compensation”? No other form of community benefits such as job creation, increased expenditure in the village, improved local facilities, lower cost electricity, or decarbonisation of the village, will be derived from the scheme in its current form, only disruption as the scheme takes away currently accessible green space and wildlife, causing issues with village roads due to site access and cable-laying requirements during construction, and has significant visual impact. The scheme in its current form does not align with the Welsh Government’s ambition for more community involvement in renewable energy generation projects. How do you plan to address these shortcomings? The CYP Solar application makes reference to one Well-being Goal from the Well-being of Future Generations (Wales) Act 2015, A Globally Responsible Wales, in relation to the scheme’s positive impact on climate change. However, the other six Well-being Goals are neglected. These include: A Prosperous Wales, whereas this scheme will see multinational developers making large profits without improving the Welsh economy. A Resilient Wales, whereas this scheme will greatly impact the significant biodiversity within the planning application boundary. A More Equal Wales, whereas this scheme will see £millions spent on a scheme in a small Welsh village whilst not improving the socio-economic state of that village. A Healthier Wales, whereas this scheme will take away local people’s access to a large area of tranquil green space for future generations, affecting both their physical and mental health and
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			well-being, as well as posing dangers due to construction traffic on unsuitable roads (Graig-y-Pal and Ynys-y-Mond). A Wales of Vibrant Culture and Thriving Welsh Language, whereas this scheme will adversely affect the local area's culture by the loss of tranquil green space discouraging outdoor recreation and the significant visual impact on the valley for miles around. What measures will you take to address these other goals through the proposal in its current state? The proposal is considered to constitute inappropriate development which would neither conserve nor enhance the character of the countryside. The proposal would contribute to environmental and visual harm of the area and not provide socio-economic benefits. The need to produce renewable energy and the contribution of this proposal to meet renewable energy targets set in National Planning Policy is insufficient to outweigh the environmental harm that would be caused by the proposal.
Applicant response 1. Industrial sheds have not been considered as part of this proposal. There are no roof tops within close proximity to the point of connection that would allow a similar capacity to that proposed. Sufficient space has been allowed to accommodate a bridleway around the perimeter of the 'mountain', this has also been verified by Swansea Council's Public Rights of Way Team. 2. The project is expected to generate around 20,000 MWh per year or more. 3. From various studies there is no definitive position that suggest solar farms devalue properties. Section 9.1 of the LVIA considers residential properties and concludes that despite the scale of the site, set upon a rising upland areas, there are few receptors with open visibility to the site, at the most , partial views to limited fringe areas of the site are only possible, and seen at a distance that reduces the visible scale of effects. The site is set within a rising upland area, flanked by vegetation and landform, the residential areas are generally focussed to the lower lying valley areas and side slopes, which limits the potential for views to the site area. See the photomontages, no overshadowing of nearby residential areas expected. 4. Sources of noise and their associated activities would vary from day to day, may be in use at different stages of the construction period and for relatively short durations. However, the distance between the noise source and receptors (residential properties) would be greatest mitigating factor for any potential			

nuisance. Working hours during the construction phase Monday to Friday 08:00 hours to 18:00 hours and Saturdays 08:00 hours to 16:00 hours.

5. Public access is proposed as part of the scheme linking existing Rights of Way in the local area providing improved public access. The Rights of Way will be open during the construction phase.

6. Section 16 of the Outline Construction Traffic Management Plan (CTMP) provides details on the measures that will be in place to minimise disruption for users of Graig Y Pal. However, a more detailed Construction Traffic Management Plan (CTMP) will be prepared prior to the commencement of development for approval by the LPA. A highway condition survey will be undertaken prior to the commencement of development and one on completion of the construction phase. Any damage attributable to the proposed works and in agreement with the Local Highways Authority will be made good.

7. Where verges are not available then the cable will have to be located below ground in the carriageway of the highway, which is not uncommon practice. The inaccuracies with the Highways Authority mapping is provided in paper form rather than digital. The highway survey data is geo-referenced and correct.

8. A detailed construction method statement submitted prior to the commencement of development for approval would confirm the measures put in place to minimise disruption and people accessing the school.

9. Section 15 and 16 of the Outline Construction Traffic Management Plan (CTMP) provides details on the proposed traffic management measures that will be in place to minimise disruption for users of Ynys Y Mond Road and Graig Y Pal, respectively. However, a more detailed Construction Traffic Management Plan (CTMP) will be prepared prior to the commencement of development for approval by the LPA. The applicant has held several discussions with the Local Highways Authority (LHA) which have responsibility for Graig Y Pal and the bridge. Subject to localised widening of Graig Y Pal and limited the size of the vehicles accessing the development area the LHA did not raise objections.

10. Solar panels will be deployed in open grazing land so no hedgerows or walls will be affected. Only minimal tree pruning is required to gain access through existing field gates. No ground works are proposed that would affect topographical features.

11. The proposed development is set back from the edge to facilitate public access.

12. VP13 shows the view from Mynydd Drumau over the application site demonstrating that the solar farm would only be partially visible at a distance of approximately 1km away. The LVIA confirms the visual effect will be a Moderate — a 'Not Substantial' visual effect.

13. The Glais Moraine SSSI is located over 780m from the proposed deployment area of the proposal. The proposed cable route would follow the existing Garth Road (now a track) to the point of connection, which is located in the SSSI. Garth Road is a cycle track maintained by Swansea Council, it is not the intention to close the track whilst the cable route is being laid, therefore access will not be restricted.

14. Areas of the SNCI that fall within the Site boundary include HPI habitats such as unimproved acid grassland. As part of the proposals, a 40-year management strategy will be agreed with the LPA to enhance habitats on-site that fall within the SNCI. This will include grassland areas and woodland. Enhancements will be achieved by appropriate grazing strategies that include fencing to exclude livestock from woodland to aid recovery. Specific grazing and cutting regimes will be introduced on grassland areas to enhance the structure and diversity of the swards. Overall, this will have a moderate beneficial impact on the status of all the SNCI habitats.

15. The ecology surveys have been undertaken in accordance with the relevance guidance and procedures as set out on in the EcIA (Appendix 4.7).

16. Ecological surveys were conducted in 2020, 2021, 2022 and 2023. The surveys include a desk study, phase I habitat survey & preliminary protected species surveys, phase II habitat survey, badger, bats, breeding birds, reptiles, otter, blue ground beetle, wax caps and marsh fritillary. The surveys were undertaken in accordance with assessment guidelines published by the Chartered Institute of Ecology and Environmental Management (CIEEM, 2018).

17. Tree pruning requirements will be assessed at detailed design stage and will be confirmed as part of a detailed Construction Traffic Management Plan. The applicant is open to discussions with local stakeholders regarding their potential involvement with habitat management across the proposal site. Should there be sufficient interest, working groups could be co-ordinated on a voluntary basis and under the direction of the appointed contractor to undertake

works where appropriate. Such works will be in accordance with the Biodiversity Management Plan and health and safety requirements will be adhered to at all times.

18. The outline CTMP proposes measures to minimise such risks, for example, using smaller vehicles along Graig Y Pal and manage vehicle movements via the set down area. The robust assessments presented in the Transport Statement and outline CTMP demonstrate the serving highway can accommodate the proposed vehicle movements.

19. The Outline Construction Environmental Management Plan (OCEMP) provides details on how this phase of works will minimise any impacts. A more detailed CEMP will be prepared prior to commencement of works for approval to ensure sensitive features such as the grassland are protected. Bramble and bracken is having a negative impact on the grassland condition on site. The EMP prescribes several management options dependant on the nature of the scrub and objectives of the habitat.

20. A coal mining risk assessment has been undertaken (Appendix 4.12) in which the geology of the site is outlined.

21. The FCA (Appendix 4.5) confirms that the proposed development will not lead to a noticeable increase in impermeable surface there will be no associated increased flood risk downstream of the application site.

22. A Site Waste Management Plan will be prepared for the scheme prior to commencement of development for approval by the LPA.

23. The Outline Construction Environmental Management Plan (OCEMP) provides details on how this phase of works will minimise any impacts. A more detailed CEMP will be prepared prior to commencement of works for approval to ensure sensitive features such as the grassland are protected.

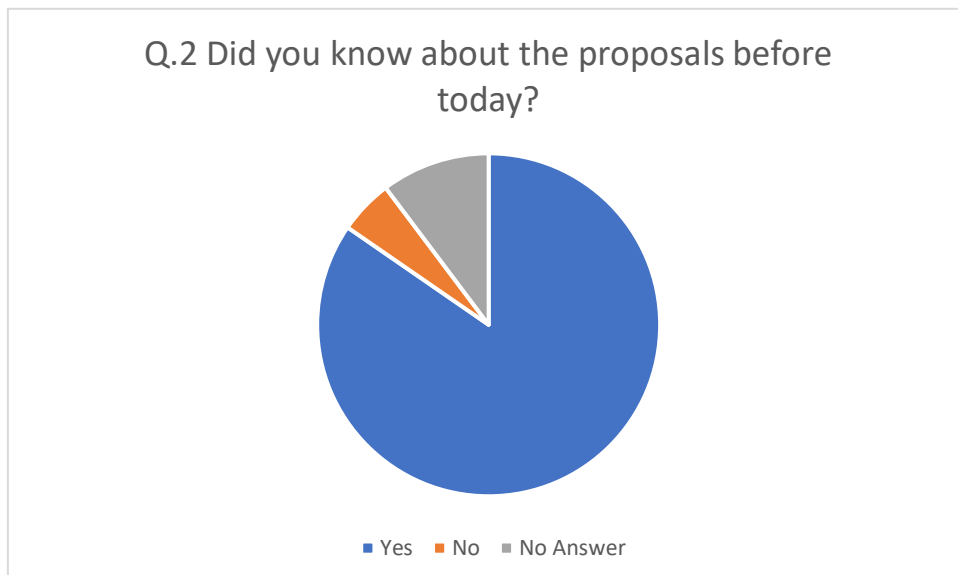
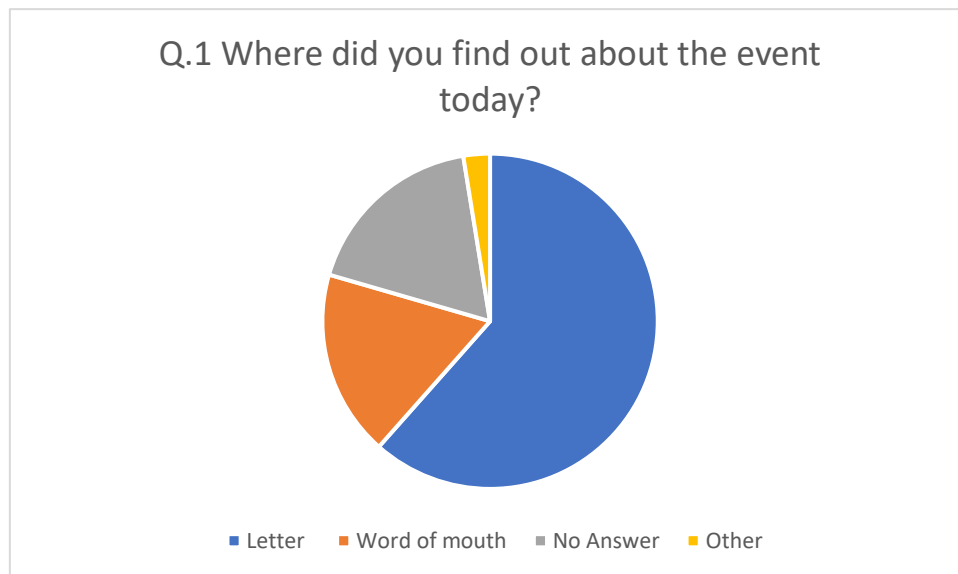
24. The Planning Statement has been updated to account for the seven well being goals. There is an opportunity for Community ownership however given the nature of the scheme the investment criteria are currently restrictive to multiple, small scale investors. The proposal will provide 20MW of clean energy for 40 years. It will also deliver significant ecological benefits as well formalising public access in perpetuity and a community benefit fund.

4.2.3. The table below summarises the level of response from all respondents to the consultation process. An assessment of main issues raised in the feedback from all non-statutory consultees received via feedback form, email, post or telephone, and the Applicant's response is incorporated within the 'Main Issues and Response' table, which can be found in Chapter 6.

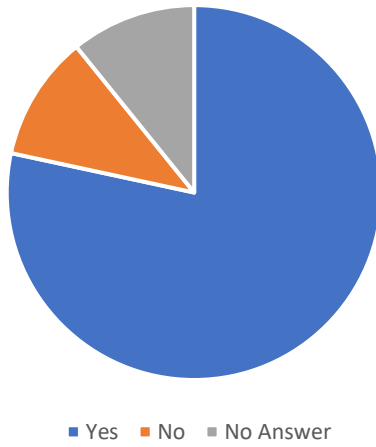
Response mechanism	Number of responses received during statutory consultation period
Feedback Form (hard copy via Freepost/exhibition and online)	39
Freephone Call	3
Project Email/online contact us form	111
Feedback Form via email	0
Total	153

5.3. Feedback form responses

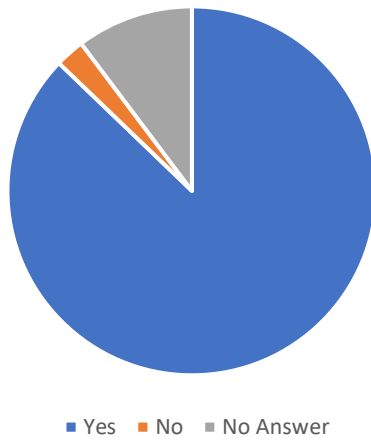
- 5.3.1. In total 39 feedback forms were returned during the consultation period (4 January to 17 February 2023). All 39 feedback forms were filled in at the public exhibition. None were returned via the freepost address.
- 5.3.2. A full feedback analysis of all comments received on the consultation feedback forms, including overview of all issues raised, can be found in Appendix B.10. A summary of the top-level responses to quantitative questions is noted below, with further detail of qualitative responses in Appendix B.10:



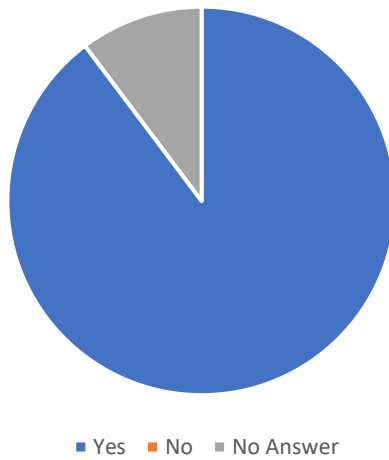
Q.3 Do you feel better informed now?



Q.4 Was the venue suitable?



Q.5 Was the time suitable?



- 5.3.3. A full assessment of the main issues raised from the feedback form and the Applicant's responses are incorporated within the 'Main Issues and Response' table, which can be found in Chapter 6.

5.4. Freephone call responses

- 5.4.1. During the consultation period, three phone calls were made to the freephone number. The questions related to the construction programme for the cable route, request for information about the proposals in relation to a local property and confirmation from a resident that they would be attending the public exhibition event.
- 5.4.2. An assessment of main issues raised in the feedback from the freephone calls and the Applicant's response is incorporated within the 'Main Issues and Response' table, which can be found in Chapter 6.

5.5. Project Email and website contact form responses

- 5.5.1. 110 emails and contact us forms were received during the statutory consultation period, 10 from specialist consultees, two from one community consultee, 11 from relevant stakeholders and 87 from local residents.
- 5.5.2. Feedback received was detailed and included comments opposing the proposed development, impact to the environment, visual impact to the area and the impact of construction to the local community.
- 5.5.3. An assessment of main issues raised in the feedback from emails to the project email address and the Applicant's responses are incorporated within the 'Main Issues and Response' table, which can be found in Chapter 6.

6. Main issues and developer response

6.1. Overview

6.1.1. This chapter provides a summary and grouped theme comments of all issues raised in response to the statutory publicity. It does not contain any personal details from respondents in line with the GDPR.

TABLE 5 – MAIN ISSUES AND DEVELOPER RESPONSE

Key issues	Responses
Construction impacts	
The normal strategic approach rather than 'a nice to have' should be that more than one shuttle vehicle will arrive / depart the site at once to speed up the above process.	A detailed Construction Traffic Management Plan (CTMP) will be prepared prior to the commencement of development for approval by the LPA, this will provide more detail on the outline CTMP. Timings of vehicle movements to and from the remote set down area will be key aspect of the detailed CTMP.
The current strategy seems to be to establish a remote set down and storage area within Glais and move supplies to the Temporary Site Set Down Area (within the construction site) on a just-in-time, daily basis. An alternative strategy could be to use the remote set down site as 'buffer storage' with the supplies being moved to the main storage site on a scheduled, infrequent basis, possibly once or twice weekly.	The remote set down area is needed to allow larger vehicles to deliver materials for use in the scheme. The nature of Graig Y Pal means there are limits to the size of vehicles that directly access the development area. Having the remote set down areas provides control of the vehicles using Graig Y Pal.
Concerns relating to the increased volume of traffic and vehicle size through the village (particularly Graig Y Pal Road).	The outline CTMP states that during the anticipated busiest month of the construction period there will be an estimated 9 daily vehicle movements to/from the development and set down areas.
Concerns relating to restricted access to residential properties on Graig Y Pal Road during construction.	Section 16 of the Outline Construction Traffic Management Plan (CTMP) provides details on the measures that will be in place to minimise disruption for residents of Graig Y Pal.
Graig Y Pal Road and bridge already needs repairs and cannot withstand heavy construction vehicles.	The applicant has held several discussions with the Local Highways Authority (LHA) which have responsibility for Graig Y Pal and the bridge. Subject to localised widening of Graig Y Pal and limited the size of the vehicles accessing the development area the LHA did not raise objections.

Ynys Y Mond Road is an unsuitable road for construction vehicles and unsuitable for a drop off point.	The applicant has held several discussions with the Local Highways Authority (LHA) which has responsibility for Ynys Y Mond Road. The LHA has not raised objections.
Which locations have been explored for the set down location and what are the advantages and disadvantages of these?	The proposed set down area and routing have been discussed with the Local Highways Authority to which no objection was raised. As such the consideration of the other locations from a highways perspective is not necessary.
There are no passing places for traffic on Graig Y Pal Road or Ynys Y Mond Road. How will this be managed?	Section 16 of the Outline Construction Traffic Management Plan (CTMP) provides details on the measures that will be in place to minimise disruption for users of Graig Y Pal.
Landowner to the west and south west through which Graig Y Pal passes and would be open to discuss with the developer if there are any options for improvements to be made by him to the road to create passing places, pedestrian refuges or erect safety fencing.	Noted.
What alterations will be made to Ynys Y Mond Road to accommodate vehicles/workers/walker using this road during construction?	Section 15 of the Outline Construction Traffic Management Plan (CTMP) provides details on the proposed traffic management measures that will be in place to minimise disruption for users of Ynys Y Mond Road.
How will staff travel to the site?	it is envisaged that site operatives will access the site using shared transport such as crew cab transits vans. See section 11.2 to 11.5 of the CTMP.
Higher than average rainfall could lead to the programme being extended longer than 9 months which would increase the length of time there is congestion on Ynys Y Mond Road.	It is noted that adverse weather may have the potential to affect the construction programme, however, lengthy delays are not anticipated given the relatively short construction period.
In the Swept Path Analysis the number of journeys might equate to x-a-day, but there are no end of possible explanations how that might not happen over a lengthy period. 440 journeys could not possibly be compartmentalised in this way.	The swept path analysis is an accepted way to demonstrate vehicle movements can be accommodated on a site or highway.
Site visits and traffic counts need to be carried out and made available.	Site visits have been carried out. In consultation with the local highways authority traffic counts were not required to support the application.
There have been occasions where accidents have caused the A4067 to be closed resulting in vehicles using Ynys Y Mond Road as an alternative route. At certain times of the day the road constitutes part of the rat-run between Pontardawe and Glais and vice versa.	Noted.
Alternative construction routes need to be explored.	The proposed routing have been discussed with the Local Highways Authority to which no objection was raised. As such the consideration of alternative routes from a highways perspective is not necessary.

More detail is needed on the traffic movement plan including how it will be controlled and implemented.	Section 16 of the Outline Construction Traffic Management Plan (CTMP) provides details on the measures that will be in place to minimise disruption. A detailed Construction Traffic Management Plan (CTMP) will be prepared prior to the commencement of development for approval by the LPA, this will provide more detail on the outline CTMP. Timings of vehicle movements to and from the remote set down area will be key aspect of the detailed CTMP.
The HGV park at the Mond should be considered.	Use of the Mond would require landowner's approval. However, the proposed set down area has been accepted as suitable by the local highways authority as part of pre-application discussions.
Construction vehicles will cause more noise and pollution in the village	The outline CTMP states that during the anticipated busiest month of the construction period there will be an estimated 9 daily vehicle movements to/from the development and set down areas. When compared to existing vehicle movements through the village this not considered significant.
Construction impacts could damage local business and details of how they will be compensated need to be made available to affected business owners.	The relatively short construction period and limited associated vehicle movements are not expected to lead to adverse impacts on local businesses. In fact construction site operatives will bring additional spend in the local economy.
Noise and disturbance during the construction	Sources of noise and their associated activities would vary from day to day, may be in use at different stages of the construction period and for relatively short durations. However, the distance between the noise source and receptors (residential properties) would be greatest mitigating factor for any potential nuisance.
Will vans be going up/down at same time of day?	A detailed Construction Traffic Management Plan (CTMP) will be prepared prior to the commencement of development for approval by the LPA, this will provide more detail on the outline CTMP. Timings of vehicle movements will be key aspect of the detailed CTMP.
What compensation to the community will be made if the works take longer than 9 months?	No compensation is proposed in respect of the construction works. However, a scheme of community benefit is proposed as part of the development.

The plans have looked at the number of lorry trips to site per day given but no contingency added for large-scale construction projects overrunning, for example due to supplier or contractor issues or for delays caused by adverse conditions (lorries travelling up steep inclines on Graig y Pal in icy conditions).	The CTMP proposes measures to minimise such risks, for example, using smaller vehicles along Graig Y Pal and management vehicle movements via the set down area. The robust assessments presented in the Transport Statement and outline CTMP demonstrate the serving highway can accommodate the proposed vehicle movements.
Cable Route	
Further details of traffic management are needed for the cable laying	The trenching works for the cable route will be to an 'adoptable' standard. Details of such works will be provided in the detailed Construction Traffic Management that will be submitted for approval by the Local Highways Authority prior to the commencement of development.
Alternative options for the cable route to avoid digging up the roads (there is no verge)	The alternative option would be to connect via an overhead cable. Given the woodland that surrounds the site a significant number of trees would need removal to facilitate the above ground poles and cable. The likely visual and amenity effects from this option would be considerable. Road digs are industry standard connection solutions and are usually the preferred option from a local authority perspective.
The works for the cable route is close to the school and will cause disruption to the community	A detailed construction method statement submitted prior to the commence of development for approval would confirm the measures put in place to minimise disruption and people accessing the school.
There is an existing access used by the forestry and by electricity board to check the pylons from Rhos, this should be used by this development.	No agreements are in place with the respective landowners to facilitate this access to the application site.
Footpaths need to be open during construction	Access (pedestrian or vehicular) will not be restricted during the construction phase.
Reinstate and repair all roads after cable has been laid (not just the trench) and construction has finished.	A highway condition survey will be undertaken prior to the commencement of development and one on completion of the construction phase. Any damage attributable to the proposed works and in agreement with the Local Highways Authority will be made good.
Operational site	
What type of panels will be used? The black frame and darker panels are less conspicuous in the landscape.	A Tier 1 utility scale solar PV Module will be used. As an example, it could be the BiHiKu7 from Canadian Solar.
Carcinogenic materials may be washed out from solar panel materials.	Solar Panels of the type proposed for this project are mostly made of silicon and do not contain harmful elements that could pollute the environment. Attached is a link to DNV's review of the latest Canadian Solar PV Modules. DNV is an independent expert advisor, with a global reputation. https://csisolarweb.s3.ap-east-1.amazonaws.com/wp-content/uploads/2020/10/07153408/Summary-of-DNVs-Canadian-Solar-HiKu7-and-BiHiKu7-Technology-Review-Report.pdf

Will there be disturbance when the site is operational?	Once operational there is limited activity on site as the facility will be monitored remotely. The panels operate silently, but the transformers and substation do generate low sound power levels when operating (during daylight hours). Given the remoteness of the site the limited sound power levels, any noticeable effects are not anticipated.
Further clarity needed on the impact of the telecommunications mast and what it is needed for.	The telecoms mast will allow for communication and the transfer of metering data between the site and Cockett Comms mast, Swansea. This technical solution is made at the DNO's discretion, who have completed surveys and concluded the on-site comms mast location is viable.
How much noise and disruption will there be during maintenance and repairs?	Limited monthly maintenance is required during the operational phase which is usually carried out by one or two operatives accessing the site by van. There maybe the need to replace some of the equipment after several years operation but this will be on an ad hoc basis. Section 6.2 of the Planning Statement provides details on the limited generation of noise.
What is the cost of the initial build?	the cost of construction is not known until a tender has taken place for the EPC Contracts
How many MW per year will the solar farm produce?	The project is expected to generate around 20,000 MWh per year or more
The grid capacity is stated as 20mw but what does this mean in KWh / MWh / GWh / TWh per annum.	The project is expected to generate around 20,000 MWh per year or more
Residents near the solar farm site are concerned that the sun-glare will from the farm will be directed at them and will be 'intolerable.'	A glint and glare assessment has been undertaken for the proposal (Appendix 4.9). Visibility of the reflecting solar panel area is removed by the presence of existing screening in the form of vegetation and the terrain. Therefore, no impact is predicted and mitigation is not required.
The claim that the solar farm will fuel 5,300 homes is meaningless, unless details are provided on whether those homes are currently fuelled wholly by electricity or partly by electricity and partly by gas. Ofgem estimates the typical household in Britain uses 2,900 kWh of electricity and 12,000 kWh of gas in a year. Therefore based on a typical home, the 20 MW claim is misleading.	Calculations were included to give stakeholder a better understanding of the scale and context of the proposal and the benefits it will deliver.

The objective of the renewable energy drive is to get people off gas. It would therefore be more honest to say that 15,370 MWh is enough to supply 1,031 homes with 14,900 KWh of electricity per annum.	Renewable energy creates clean forms of energy and to move away from all forms of fossil fuel.
A development that will generate an average of 1.75 MW should not be regarded as a Development of National Significance (DNS). The "installed capacity" might exceed 10 MW, which is the legal threshold, which doesn't take account of capacity factors.	As the scheme comprises an electricity generating station with a potential generating capacity of between 10MW and 350MW, it falls within the definition of a 'Development of National Significance' (DNS) under section 4 of the Developments of National Significance (Specified Criteria and Prescribed Secondary Consents) (Wales) Regulations 2016.
The figures quoted that the scheme will power up to 5,300 homes is misleading.	This is based on the UK Average annual domestic electricity consumption of 3,578kWh during 2021.
The proposed development is at Craig-y-Perchyll and not at Craig-y-Perchych.	Craig Y Perchych is the name referred to on the filed land registry Title Deed, as such this is the chosen name of the project.
Information needed on where the panels will be manufactured.	A final decision on the type of panels to be used will be made once the application has been determined. The PV modules for this project will be selected once the procurement phase will start. Depending on global demand and which production facilities are producing the specific modules sought for the project.
Concerns about the environmental impact of the panels once they have come to the end of their useful life.	PV Modules are designed to be recycled at the end of their useful lives and will be disposed in an environmentally appropriate manner at the end of the projects life.
The manufacture of solar panels is environmentally destructive, involving mining in sensitive areas.	The manufacture of any product will have an environmental cost. However, it is important to ensure that this is undertaken in the most environmentally sympathetic way.
Concerns relating to use of CCTV around the site.	The use of CCTV is necessary to project site from trespass and is required by the project insurers. The CCTV would be located within the site fencing, on wooden poles and would face into the site.

Further details of site decommissioning are needed.	The project will obligate by condition to return the site to its current condition at the end of the project life. Further information around decommissioning is usually provided closer to the end of the project as it will be based on the recycling industry that exists in 40 years time.
The panels degrade over time and rarely have the claimed 40 year life.	Solar Panels will over their useful life decrease in efficiency however this is loss in production that does not effect the viability of the project and is something that is accounted for in design. The panels selected for the project have an anticipated life in excess of 40 years and we will be provided with warranties for this.
The panels leak harmful substances if they are damaged.	Solar Panels of the type proposed for this project are mostly made of silicon and do not contain harmful elements that could pollute the environment
The decommissioning and disposal of panels at the end of their life is expensive and environmentally difficult they are regarded as hazardous waste requiring costly recycling. These hidden factors reduce the true viability of solar farms, which are only attractive because of distortive energy pricing practices in the UK.	Currently in the UK there is not an established recycling industry for solar panels because the industry is young and there are currently not the volume of panels needed to justify the creation of the industry. With to volume of Solar PV being installed in the UK and Europe it is anticipated that a recycling industry will be established within the 40 years that the project is operating. As previously stated the modules are designed to be dismantled and recycled and to do so will be an obligation of our planning consent.
The electricity you would generate is trifling, whilst the loss to the community would be enormous.	The application documents are clear on how much power the proposal will be capable of generating.
Is the cabling connected over or under ground?	The cabling from the onsite substation to the point of connection is all below ground.
Details of how the project is being financed need to be provided.	Canadian Solar are funding the development of the project and will finance the projects construction.
There is not enough research to demonstrate the negative impact that this project will have on the community.	A thorough assessment of the potential impacts of the proposal on the receiving environment has been undertaken and reported upon. The format of these assessments have been agreed with key stakeholders.
Community funding allocation:	
Who will decide on how the community funding is allocated?	On other Windel/CS solar proposals that include community benefit, a fund has been allocated to the Community Council for them to administer.
The community funding is insufficient, it needs to be increased.	The amount offered is proportionate to the scale of the proposal and is in line with market rates.
Community funding should only be available for Glais village.	The local community council will decide how the fund is allocated.
Community benefits and suggestions	

Solar panels should be provided on residential properties instead.	To achieve the level of development to address the climate emergency Wales needs both rooftop and ground mounted solar.
Local facilities should be improved using community funding, including an area for dog walks and picnics.	The local community council will decide how the fund is allocated.
The renewable energy produced from this scheme should directly benefit Glais.	The energy produced by the project connects to the local distribution network and will flow to where there is demand, this is likely to be Glais and the surrounding area but if the energy is not demanded it will flow to other areas. Glais and other areas will benefit from the secure supply of energy from the Solar farm which does not require fuel from overseas to generate clean energy for the next 40 years.
There are no benefits for Glais.	The proposal will provide renewable energy for the local area, provide Rights of Access across the site in perpetuity, bring approximately 68ha of land under ecological management for 40 years and provide a substantial amount of community benefit for the community council to allocate.
Local labour should be used to construct and maintain site.	During the construction phase local companies can be used alongside specialist international construction companies. During operational phase there will be a need to maintain the site for which local organisations can be used.
A S106 agreement should be made to remove the gate which currently restricts access to the top section of the site.	Currently the gate ensures the ponies are contained within the site. As the habitats across the site will be managed largely through conservation grazing a gate will be needed to ensure the animals are safely contained in the site.
A S106 agreement should be made to ensure that the road is repaired and for passing places to be provided at appropriate intervals.	As detailed in the CTMP the applicant will undertake a road condition survey prior to the commencement of works. A second condition survey will be carried out on completion of the construction phase. Any highway defects attributable to the proposal will be made good. CTMP confirms that passing places are not required.
A S106 agreement should be made to provide parking near the location of the gate and near the old Craig-y-Perchyll farmhouse.	Limited informal parking is currently available at the gate on Graig Y Pal. It is not the intention of this proposal to provide public parking areas along Graig Y Pal.
Community (other)	
Property prices will decrease as a result of the development.	From various studies there is no definitive position that suggest solar farms devalue properties.
The solar farm will also impact communities in Clydach, Birchgrove and Llansamlet who use the mountain.	Public access is proposed as part of the scheme linking existing Rights of Way in the local area.

Will the picnic benches remain in place?	We are not aware of any existing picnic benches within the application site boundary. As part of the proposals three benches will be provided, the locations of these can be seen on drawing WN1001/15/13 r1
The solar farm will impact tourism at Glais mountain.	Public access is proposed as part of the scheme linking existing Rights of Way in the local area.
Alternative sites	
Which other sites have been considered?	Section 5 of the Planning Statement sets out detailed site selection criteria to demonstrate suitability of the proposal site and why local areas of search identified in the Local Development Plan were not suitable.
Sites with less visual impact should be considered.	The LVIA demonstrates that the proposed development could be successfully integrated into the surrounding landscape without causing substantial and wide scale harm to the landscape character and without long term substantial adverse impacts to visual amenity in the local area.
A brownfield site in Swansea or former industrial site	Brownfield land is usually held by owners for higher value uses. Such high value end users (residential for example) can receive grants to remediate such sites. However, solar deployment receives no such incentives.
Industrial roofs in Swansea should be considered	To achieve the level of development to address the climate emergency Wales needs both rooftop and ground mounted solar.
Landscape and visual impact	
How will the landscape and topographical features be maintained?	Solar panels will be deployed in open grazing land so no hedgerows or walls will be affected. Only minimal tree pruning is required to gain access through existing field gates. No ground works are proposed that would affect topographical features.
More information needed on the visual impact from the telecoms mast.	Telecoms mast is included on all the photomontages. The LVIA considered the visual effects of the mast to be minimal.
The panels would be visible from Llansamlet to Craig Cefn Parc.	These locations are over 3km from the proposed deployment area of the application site and situated at a lower elevation. It is likely that visibility of the panels will be limited. Viewpoints 5 and 9 show the limited visibility of the proposal albeit from closer positions, but in similar directions.
The visual impact from the Clydach and Swansea Valley area needs to be considered.	Representative viewpoints (VP5, 6 and 9) considered views from this area (focussed to the 2.5km study area)

Views from residential properties will be impacted.	Section 9.1 of the LVIA considers residential properties and concludes that despite the scale of the site, set upon a rising upland areas, there are few receptors with open visibility to the site, at the most , partial views to limited fringe areas of the site are only possible, and seen at a distance that reduces the visible scale of effects. The site is set within a rising upland area, flanked by vegetation and landform, the residential areas are generally focussed to the lower lying valley areas and side slopes, which limits the potential for views to the site area.
Views from villages such as Ynystawe will be impacted.	Viewpoint considered views from this distance, visual effects would be not significant. The development a small scale feature.
The visual impact has been considered from the public rights of way from the site, and not the restricted views of the valley which will now be screened or obscured by the installation.	As per the guidance of the GLVIA (3rd Ed) views from publicly accessible can only be considered.
The siting and height of the panels would be overbearing and have an overshadowing impact on the occupiers of nearby residential properties . Can you illustrate and highlight the views that will be restricted from the panels?	See the photomontages, no overshadowing of nearby residential areas expected.
Cliff faces and rock outcrops on the far western boundary are distinctive, and form prominent skyline features over the lower lying areas of Glais to the west.	Noted. The proposed development is set back from the edge to facilitate public access.
The site is in an elevated location offering expansive views to the north and west.	The ZTV confirms there is limited visibility to the north of the site due to vegetation and rising topography beyond the site boundary.
More information is needed on level of visual impact (e.g. 5%, 10%).	ZTV illustrates the predicted level of visibility of the proposal at a general scale. Reviewing the photomontages and assessment will help understand the scale of potential effects.
Loss of green space	
The development will not generate sufficient energy to warrant the spoiling of such a wonderful natural resource to residents and visitors .	Section 5 of the Planning Statement sets out the need for the development and a detailed site selection criteria to demonstrate suitability of the proposal site and why local areas of search identified in the Local Development Plan were not suitable.
The mountain has natural beauty which will be lost.	The LVIA demonstrates that the proposed development could be successfully integrated into the surrounding landscape without causing substantial and wide scale harm to the landscape character.
Loss of space and access to the mountain will impact mental health and well being	Public access is proposed as part of the scheme linking existing Rights of Way in the local area.

Many people have scattered ashes at the bottom end of the site.	Noted.
Wind turbines would take up less space.	Wind turbines are a key source of renewable energy, but they do have an different but complementary generating profile to solar. We cannot rely on one type of energy source.
The mountain is an important community space and loss of space is enormous.	Public access is proposed as part of the scheme linking existing Rights of Way in the local area.
Environment and ecology	
The Ecological Impact Assessment (EclA) undertaken appears to have been carried out within a very small timescale raising concerns that the true range of wildlife has not been correctly catalogued.	The ecology surveys have been undertaken in accordance with the relevance guidance and procedures as set out on in the EclA (Appendix 4.7).
The mountain has potential for farming as it is agricultural land.	An agricultural land quality survey has been undertaken (Appendix 4.4) which confirms the land is largely grade 4 with some grade 3b. Both of which are not considered best and most versatile agricultural land. Furthermore, the site is currently not in agricultural production.
How do grazing sheep improve the existing environment?	Currently there is un-managed (pony) grazing across most of the site which has led to overgrazing in some locations whilst others areas are overgrown with scrub and bracken. Sheep grazing is only an option in the PV deployment areas. Outside these areas, cattle or ponies would be used to manage the vegetation through a scheme conservation grazing. The Ecological Management Plan (Appendix 4.7.1) provides more detail on the habitat management of the site.
Management of the environment needs to be discussed with the community.	The applicant is open to discussions with local stakeholders regarding their potential involvement with habitat management across the proposal site. Should there be sufficient interest, working groups could be co-ordinated on a voluntary basis and under the direction of the appointed contractor to undertake works where appropriate. Such works will be in accordance with the Biodiversity Management Plan and health and safety requirements will be adhered at all times.
The project will have a negative impact on ecology.	A comprehensive biodiversity management plan has been prepared in discussion with the County Ecologist. The management prescriptions detailed therein will provide for significant betterment of onsite biodiversity.
Environment plans and upkeep should be in line with local surroundings.	The objectives of the biodiversity management plan is to manage the existing habitats on site to maximise ecological value. As such there is no provision for an extensive scheme of mitigation planting and therefore in keeping with local surroundings.
Loss and impact on trees as a result of construction, particularly old oak trees on Ynys Y Mond and Graig Y Pal Road.	No tree loss within the deployment area, however, two trees need removal to accommodate the HV cable. No removal of trees are required along Ynys Mond Road or Graig y Pal.

How many trees will be removed?	No tree loss within the deployment area, however, two trees need removal to accommodate the HV cable
The arboricultural study does not include any consideration of the trees within the Designated Ancient Woodland along the length of the Graig Y Pal Road access route.	Section 5 of the Arboricultural Assessment considers potential impacts to trees along Graig Y Pal which a part of the designated Ancient Woodland. It concludes that as the cable trench will be in centre line of the sealed highway the potential for damage to trees will be limited.
Habitats of Principal Importance (HPI) are present including lowland dry acid grassland, lowland meadows, purple moor grass and rush pasture, and upland oak woodland.	The Ecological Management Plan states that all grassland, dry acid heath and Molinia Fen Meadow on-site will be managed with either a restore, maintain, or enhance management prescription. This will be achieved through a mixture of sensitive cutting regimes and low intensity conservation grazing. This will provide a significant improvement to the identified Habitats of Principal Importance.
Most of the Site forms part of Graid Ola-Cwm-cymach Site of Nature Conservation Interest (SNCI).	Areas of the SNCI that fall within the Site boundary include HPI habitats such as unimproved acid grassland. As part of the proposals, a 40-year management strategy will be agreed with the LPA to enhance habitats on-Site that fall within the SNCI. This will include grassland areas and woodland. Enhancements will be achieved by appropriate grazing strategies that include fencing to exclude livestock from woodland to aid recovery. Specific grazing and cutting regimes will be introduced on grassland areas to enhance the structure and diversity of the swards. Overall, this will have a moderate beneficial impact on the status of all the SNCI habitats.

Loss and impact of wildflowers including yellow rattle, bedrock and natural grasses.	As part of the proposals, a 40-year management strategy will be agreed with the LPA to enhance habitats on-Site. This will include grassland areas and woodland. Enhancements will be achieved by appropriate grazing strategies that include fencing to exclude livestock from woodland to aid recovery. Specific grazing and cutting regimes will be introduced on grassland areas to enhance the structure and diversity of the swards.
Loss and impact on rare flora.	The Ecological Impact Assessment confirms the presence of some protected species within the application site. The proposed scheme retains almost all the habitat on-Site, but for small amounts removed for fencing and cabling. The proposed scheme has been designed to provide and improve opportunities for biodiversity.
Loss and impact on wild orchids.	Orchids were identified on site by the botanical surveys. As part of the proposals, a 40-year management strategy will be agreed with the LPA to enhance habitats on-Site. This will include grassland areas and woodland. Specific grazing and cutting regimes will be introduced on grassland areas to enhance the structure and diversity of the swards.
A full ecology and EIA report is needed, not just a snapshot.	The Screening Direction issued by PINS (now PEDW) on 21 September 2021 confirmed the proposal was not 'EIA Development'. The scope of ecological assessment reflects the pre-application feedback from the LPAs dated 14th and 15th Feb 2022.
Environment surveys should not be carried out in January and should be carried out at other times of the year.	Ecological surveys were conducted in 2020, 2021 and 2022. The surveys include a desk study, phase I habitat survey & preliminary protected species surveys, phase II habitat survey, badger, bats, breeding birds, reptiles, otter, blue ground beetle and marsh fritillary. The surveys were undertaken in accordance with assessment guidelines published by the Chartered Institute of Ecology and Environmental Management (CIEEM, 2018).
The ecology report is superficial	The scope of ecological assessment reflects the pre-application feedback from the LPAs dated 14th and 15th Feb 2022.

Glais mountain is an example of a glacial moraine in the south of the village and is officially designated Sites of Special Scientific Interest. Named Y Garth, it is regarded as "one of the best examples in Wales of such a formation dating from this period" and "has helped geologists reconstruct the environment of Wales at the end of the last Ice Age. The Glais Moraine possesses a hummocky surface and contains glaciotectionic structures, with transverse ridges running across the moraine that can be seen on the other side of the dual carriage way which dissects the moraine. There is a sheer drop of over 130 feet and this is extent of the moraine due to the material from further up the valley that the glacier deposited at the site. One key characteristic includes "Substantial multi period archaeological sites". Access to these sites will be restricted if the proposal goes ahead.	The Glais Moraine SSSI is located over 750m from the proposed deployment area of the proposal. Currently, there is no legal public access over the application site, however, as part of the application a significant amount of access will be implemented around and through the site. Furthermore, the restricted life span of the proposal means that after 40 years the infrastructure will be removed from site and returned to it's current use.
Further information needed on what 'biodiversity enhancement' means when the site will be surrounded by deer fencing and CCTV.	Details on how the application site will be managed to enhance biodiversity is provided in the Biodiversity Management Plan. Fencing is a key aspect of biodiversity management as it controls the grazing which is currently, due to no grazing control, is having a negative impact existing habitats.
How will CYP treat brambles for instance which may result from lack of grazing.	Bramble and bracken is having a negative impact on the grassland condition on site. The EMP prescribes several management options dependant on the nature of the scrub and objectives of the habitat.
How will wildlife be restored at the end of the scheme?	Biodiversity management will commence from the outset of the proposal to the end of the time limited consent. Once the solar infrastructure has been decommissioned from site, there are no provisions as part of the proposal to continue biodiversity management.
More information needed on biodiversity net gain	The LPA Ecologist confirmed that a biodiversity net gain assessment was not necessary to accompany the planning application.
There would be significant adverse effects on natural heritage and the historic environment as access to the top Graig Y Pal Road, Glais, to Careg Bica, and the impressive ancient standing stone on Mynydd Drumau from where there are glorious vistas across Swansea Bay will be severely restricted. How can you guarantee unrestricted view at this point and along the mountain?	VP13 shows the view from Mynydd Drumau over the application site demonstrating that the solar farm would only be partially visible at a distance of approximately 1km away. The LVIA confirms the visual effect will be a Moderate — a 'Not Substantial' visual effect.
Impact on wildlife/habitat	

How will grasslands be protected from the work?	The Outline Construction Environmental Management Plan (OCEMP) provides details on how this phase of works will minimise any impacts. A more detailed CEMP will be prepared prior to commencement of works for approval to ensure sensitive features such as the grassland are protected.
Badger doors are essential, particularly on steep drop of mountain.	Whilst no badger setts were identified on site, badger gates can be provided as part of the security fencing to ensure movements are not restricted.
Loss of habitats for mammals including badgers, bats, rabbits, grazing animals, wild horses and foxes.	The Ecological Impact Assessment confirms the presence of some protected species within the application site. The proposed scheme retains almost all the habitat on-Site, but for small amounts removed for fencing and cabling. The proposed scheme has been designed to provide and improve opportunities for biodiversity.
Loss of habitats for birds including red kites, buzzards, goshawks, peregrine falcons, tawny owls, skylarks, cuckoo, kingfisher, peregrine and corvids such as carrion crows and raven.	The 40 year management plan for enhancing Site habitats, includes those utilised by breeding birds. Grassland diversity and structure will be improved, benefiting ground nesting birds such as skylark and all species that forage in grassland. Woodland enhancement through fencing to prevent overgrazing will improve woodland structure, creating new nesting opportunities and enhancing the foraging resource for woodland species.
Loss of habitat for insects and invertebrates including bees, ants and butterflies.	All grassland areas on-Site, including those with and without proposed PV panels, will be included within an Ecological Management Plan. The strategy includes the fencing of fields and woodland so that the grazing regimes can be managed and monitored closely. The strategy will propose a conservation grazing regime that allows the recovery and improvement of lower value areas and maintenance and improvement of the HPI grassland and woodland habitats. Improvements to these habitats will have direct benefits for invertebrates.
Loss and impact of habitat for reptiles including grass snakes and common lizards.	No loss of habitat suitable for reptiles will occur during the operational phase. During the construction phase methods (as detailed in the Ecological Impact Assessment) will be employed to minimise potential impacts to reptiles.

Details of the bat survey need to be provided.	Details of the bat survey work are presented in the Ecological Impact Assessment.
Although considered poor agricultural land is rich in biodiversity and considering its small size encompasses several habitats.	Agree the site is not best and most versatile agricultural land and the ecology surveys recorded several habitats across the application site, some of which were Habitats of Principal Importance.
The old dry stone walls that crisscross the site provide homes for invertebrates, reptiles, amphibians and small mammals as well as the beautiful lichen that cover their surfaces and the mosses that grow between them. How are these features are going to be conserved?	A key part of the proposal is to leave the existing dry stone wall alone. This is largely due to heritage concerns, but also ecological matters.
How will you conserve the ant hills that have been present for decades?	Best endeavours will be made to avoid damage to the any hill noted on site.
Disagree with findings from ecology study. There are badger setts and skylarks	The ecology survey found no evidence of badger setts on site. Limited numbers of skylarks were recorded.
Manure from gazing horses also provides breeding conditions for fungi on areas of the site.	It is the intention to continue using ponies to graze (in a controlled manner) non-deployment areas of the site.
How will you conserve the conditions that effect these habitats?	The Ecological Management Plan details the strategy and management options to ensure improvements to the habitat across the site.
Chemicals could leak into the soils posing health risk to wildlife and humans	PV panels are sealed units and the risk of materials leaking is extremely low.
Objectives to protect the environmental and wildlife interests in these areas and utilising the strong landscape and topographical features to contain and shape the urban form will be compromised.	The objectives of the biodiversity management plan is to manage the existing habitats on site to maximise ecological value. As such there is no provision for an extensive scheme of mitigation planting and therefore in keeping with local surroundings.
Sheep and cattle should be kept within fenced areas as people walk dogs off their leads.	There will be areas within the site where, depending on the grazing regime, people will walk through a field with sheep/ponies. Walkers will need to be mindful of grazing animals as per any other rural location/farmland where animals are grazing.
Walking, cycling and horse-riding	
The new bridleway and footpath is too near the edge of the mountain.	Following discussions with Swansea Council's Rights of Way Officers a 5m corridor was agreed to be sufficient to accommodate a bridleway. No concerns were raised over the proximity of the route to the edge of the mountain.
The new deer fence around the site overlaps proposed bridleway.	This is incorrect. Proposed bridleways are not restricted by security fencing.
There is restricted access to western section of the mountain.	The applicant does not have control over land that is beyond the application site boundary. As such, the proposal provides significant public access across land the applicant controls.

Views from the proposed paths and bridleways will be dwarfed by the solar panels (2-3 m in height).	There will be some locations where panel deployment will restrict views from the mountain. However, since the PAC stage additional bridleways have been included in the design as well areas fencing has been pushed from non-operational areas to afford wider views from the mountain.
The plans seem to show that there isn't space for a footpath at the edge of the mountain.	Following discussions with Swansea Council's Rights of Way Officers a 5m corridor along the majority of the mountain's periphery was agreed to be sufficient to accommodate a bridleway. No concerns were raised over the proximity of the route to the edge of the mountain.
The new footpaths should be maintained and overgrowth cut back.	The public rights of way once dedicated will become the responsibility of the Local Authorities, the permissive route will be the responsibility of the developer.
Concerns relating to safety for walkers, cyclists and horse-riders on roads to the mountain where there is no footpath especially where there is a steep drop.	Following discussions with Swansea Council's Rights of Way Officers a 5m corridor was agreed to be sufficient to accommodate a bridleway. No concerns were raised over the proximity of the route to the edge of the mountain.
Walking will be restricted by fencing around the site.	There will be some locations where panel deployment will restrict access over the mountain. However, since the PAC stage additional bridleways have been included in the design as well areas fencing has been pushed back from non-operational areas to afford wider access and views from the mountain.
Walking/cycling to get to the mountain will be restricted because of the number of vehicles using local roads.	The construction phase of the development will last 9 months and the estimated low number of additional vehicle movements along Graig Y Pal will not restrict access to the mountain.
Believe the community has a right to access the site without challenge and have acquired these rights. The right to access the site to the community needs to be retained and safeguarded.	There is currently no legal access over the application site. However, following discussions with local residents significant public access will be provided as part of the proposal.
A 5 metre footpath around the edge of the mountain will not be sufficient, particularly during peak times with the amount dog walkers, cyclists, joggers, horse riders, and wild horses all competing for space on the footpath.	Following discussions with Swansea Council's Rights of Way Officers a 5m corridor was agreed to be sufficient to accommodate a bridleway.
Sufficient fencing is needed to prevent walkers, cyclists and horse-riders accessing adjacent private land.	The planning application can only make provisions for access and security within the site boundary. The proposal cannot influence access or otherwise on third party land.

Unauthorised access from the proposed site has already resulted in the historic stone/earth wall separating private land in the west to become damaged. There is evidence of damage caused by unauthorised mountain bike and off road motorbike activity and a pathway has been made, without consent by walkers through the heather and trees. Proposals should be amended to ensure suitable boundary walls are repaired and new substantial fencing is installed to prevent access from the new footpaths and bridleway onto private land in the west.	The proposed security fencing will provide protection for some of the existing dry-stone walls on the mountain. On the advice of GGAT and Cadw the proposal does not seek to repair the historic boundaries.
Flooding	
Drainage proposals into the stream could lead to flooding at residential properties.	The FCA confirms that the proposed development will not lead to a noticeable increase in impermeable surface there will be no associated increased flood risk downstream of the application site.
What consideration has been given to the potential flooding of Glais?	The FCA confirms that the proposed development will not lead to a noticeable increase in impermeable surface there will be no associated increased flood risk downstream of the application site.
Consultation / planning process	
The CAD drawings on the website were too difficult to read and understand.	CAD drawings were not provided on the project website.
Representatives at the community event told residents that there would be no further changes before planning is submitted. This goes against the Welsh Government's PAC procedures.	This is incorrect and indeed the scheme has been amended since the PAC stage through the inclusion of additional public access routes, ecology surveys and subsequent changes to localised panel deployment.
Further info needed on who profits from the process.	Profitability of the scheme is commercially sensitive information. It should be noted that the scheme does not benefit from Government subsidies as such the developer is exposed is significant financial risk until the proposal is operational.
Public meetings should be arranged to hear views of other residents.	The PAC stage provided for a public exhibition where more information on the proposal was available and the opportunity to discuss the scheme with the applicant.
Residents on Graig Y Pal Road should have been consulted earlier in the process.	Residents of Graig Y Pal were first notified of the proposals in Nov 2021. The formal PAC stage was held in January 2023.
Local business didn't receive the consultation leaflet.	The applicant wrote to 485 residential properties and 33 local businesses advising of the PAC stage of the proposals
Insufficient engagement with the community.	The applicant has met the statutory requirements for community engagement for a proposal of this nature and will continue to keep the community informed as project continues.

Information presented at the community event was too basic.	DNS procedures on pre-application consultation advises that a draft application is available for inspection. The information at the public exhibition and on the project website summarised the content of the application documents, which were available for review on the website.
No structure to the event.	The event was a public exhibition where interested parties could drop in to discuss the proposal with the applicant between 3.30pm to 7.30pm at their convenience.
The venue was very basic.	The venue was chosen due its central location in Glais. Furthermore, it was recommended by the Community Council for the public exhibition.
The information published prior to the event consisted of internal, technical project documentation only.	DNS procedures on pre-application consultation advises that a draft application is available for inspection. The project website summarised the content of the application documents.
Resident friendly' information should have been made available.	DNS procedures on pre-application consultation advises that a draft application is available for inspection. The information at the public exhibition and on the project website summarised the content of the application documents
Residents should have been engaged as part of the development process	The pre-application consultation stage is part of the development process and indeed the scheme has been amended since the PAC stage through the inclusion of additional public access routes and subsequent changes to localised panel deployment.
A "Resident Consultation and Communication" sub-project should be formed by a suitably qualified manager and include a residents forum.	Lines of communication to the applicant and project team have been available (website, email, postal address and phone numbers) to key stakeholders since the project first became public in November 2021. The project website has been updated as the proposal has progressed. The applicant is aware of a local residents forum that has been created in response to the proposal.
Policy	
Support renewable energy but at another location.	Noted. However, the Planning Statement provides evidence that the application site is a suitable location for the proposed development.

The scheme in its current form does not align with the Welsh Government's ambition for more community involvement in renewable energy generation projects.	The applicant is open to the potential for an element of the scheme to have local ownership but is also aware of the economic challenges this presents. Nonetheless, the applicant would welcome discussions with the Local Authority to understand such opportunities.
The CYP Solar application makes reference to one Well-being Goal from the Well-being of Future Generations (Wales) Act 2015, A Globally Responsible Wales, in relation to the scheme's positive impact on climate change. However, the other six Well-being Goals are neglected, how will these be addressed?	Noted, the Planning Statement has been updated to reflect consideration of the all the Well-Being Goals.
The need to produce renewable energy and the contribution of this proposal to meet renewable energy targets set in National Planning Policy is insufficient to outweigh the environmental harm that would be caused by the proposal.	The proposal will provide 20MW of clean energy for 40 years. It will also deliver significant ecological benefits as well formalising public access in perpetuity and a community benefit fund.
Swansea and Neath Port Talbot Councils will have limited input on the application process.	The application will be determined by Welsh Government. The two Local Authorities in which the application site is located will prepare a Local Impact Report which will inform the Inspectors recommendation to Welsh Government.
An impact assessment on the Welsh Language should be produced as part of the planning documents.	The two Local Authorities in which the application site is located confirmed that preparation of a Welsh Language Impact Assessment was not necessary.

7. Conclusion

- 7.1.1. The purpose of this pre-application consultation was to communicate and consult with local residents, community representatives, statutory consultees and interested parties through the development of the proposals.
- 7.1.2. Activity undertaken has sought to raise the profile of the consultation process and ensure accessibility throughout for all those with a potential interest in the proposed scheme.
- 7.1.3. This document meets the requirements set out under sections 7, 8, 9 and 11 of the Developments of National Significance (Procedure) (Wales) Order 2016 (as amended) (“the DNSPWO”) and provides an account of the statutory consultation, publicity, deadlines set, and activities required under section 61Z of the Town & Country Planning Act 1990 (“the 1990 Act”). The document includes copies of all relevant notices, declarations of compliance and relevant details of required consultees (see Appendix A).
- 7.1.4. Informal consultation with close neighbours, community consultees and relevant stakeholders was undertaken from 29 November 2021 through to the start of statutory consultation. A full local community consultation process was undertaken at the same time as the pre-application consultation period from the 4 January to 17 February 2023.
- 7.1.5. In line with section 11(a) of the DNSPWO, this report sets out how the applicant complied with section 61Z of the 1990 Act and how the response to the consultation received from persons consulted under section 61Z(3) or (4) of the 1990 Act was accounted for by the Applicant. The report includes the following as required by section 11(b) of the DNSPWO 2016
- 7.1.6. All relevant information was made available on the project website, and to ensure accessibility for those without internet access, hard copies of the bilingual community newsletter was posted to local residents living in the vicinity of the proposed development.
- 7.1.7. The consultation had a large response rate, with 153 responses in total. This includes 130 responses from the local community, with the remainder from community consultees, specialist consultees, landowners and stakeholders.
- 7.1.8. Over the course of the pre-application period, the proposed development was refined in consultation with relevant community and technical consultees. In particular, public access to the site has increased which now includes 4.5km of bridleways and 1.3km of footpaths, including benches and a footbridge. The final proposals are therefore a result of extensive technical work taking on board feedback from consultees and additional surveys and assessments which have ensured that all potential impacts of the proposals have been

carefully considered, addressed through mitigation, or removed from the scope of the project entirely.

- 7.1.9. It is felt that the final submitted plans represent a high-quality scheme, that can provide significant contributions to this country's carbon reduction targets, with minimal detrimental impact to the local area.

8. Appendix

8.1. List of Appendices

Consultation Report Appendix A - Statutory notices, letters and declarations	
Schedule 1 site notice in compliance with section 8(1)(a)(i)	A.1
Site notice declaration in compliance with section 8(1)(a)(i)	A.2
List of addresses of persons notified in accordance with article 8(1)(a)(ii) - owner/occupier	A.3
Copy of letter and notice given to persons notified in accordance with article 8(1)(a)(ii) - owner/occupier	A.4
Copy of the publication referred to in article 8(1)(a)(iii) - Newspaper notice	A.5
Declaration that the applicant has complied with the website publication requirements in article 8(1)(b)	A.6
Website screenshots showing compliance with requirements in article 8(1)(b)	A.7
Copy of letter and notice given to community consultees	A.8
Copy of letter and notice given to specialist consultees and relevant persons	A.9
Consultation Report Appendix B - Responses	
Response from Ancient and Historical Monuments Wales CADW	B.1
Response from Mid and West Wales Fire and Rescue Service	B.2
Response from Neath Port Talbot County Borough Council Planning Department	B.3
Response from Neath Port Talbot County Borough Council Highways Department	B.4
Response from Natural Resources Wales	B.5
Response from Welsh Water	B.6
Response from The Health and Safety Executive	B.7
Response from The Coal Authority	B.8
Response from Deborah Phillips (Pontardawe Town Council)	B.9
Non-Statutory Consultee Response Summary (Public Feedback Analysis)	B.10
Consultation Report Appendix C – Statutory and Non-Statutory consultation materials	
Introductory letter to residents	C.1
Introductory letter to stakeholders	C.2
Bi-lingual consultation newsletter (statutory consultation)	C.3
Consultation information sheet (statutory consultation)	C.4
Feedback form (statutory consultation)	C.5
Non-statutory stakeholder covering letter (statutory consultation)	C.6
Non-Statutory Stakeholder List (Statutory Consultation)	C.7
Public consultation exhibition boards (Statutory Consultation)	C.8

Appendix A - Statutory notices, letters and declarations

Appendix A.1 - Schedule 1 site notice in compliance with section 8(1)(a)(i)

SCHEDULE 1

The Developments of National Significance (Procedure) (Wales) Order 2016

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

NOTICE UNDER ARTICLES 8 AND 9(2)

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed Development of National Significance (DNS) prior to the submission of a planning application to Welsh Ministers. Planning applications for DNS will be publicised by Welsh Ministers and the relevant local planning authority; any comments provided in response to this notice will not prejudice your ability to make representations to the Welsh Ministers on any related DNS planning application. You should note that any comments submitted may be placed on the public file.

Proposed development at **Craig Y Perchych, Glais, Swansea, SA7 9HP**

I give notice that **CYP Solar Limited** is intending to apply to the Welsh Ministers for planning permission in respect of Development of National Significance which is for a **“proposed ground mounted photo voltaic solar farm, together with associated equipment, infrastructure, grid connection and ancillary works”**.

You may inspect copies of:

- the proposed application
- the plans; and
- other supporting documents

online at www.cyp-solar.co.uk or hard copies are available upon request.

Anyone who wishes to make representations about this proposed development must write to the applicant's agent by **Friday 17th February 2023** via email info@cyp-solar.co.uk or by post at **FREEPOST TC CONSULTATION** (no further address or stamp required). If you require further information please email, or call 0800 699 0081.

Signed:



James Cook
Principal Planner, Sirius Planning
07714704969
James.cook@thesiriusgroup.com

Date: 04/01/23

ATODLEN 1

Gorchymyn Datblygiadau o Arwyddocâd Cenedlaethol (Gweithdrefn) (Cymru) 2016 CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

HYSBYSIAD O DAN ERTHYGLAU 8 A 9(2)

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau'n uniongyrchol i'r datblygwr ar Ddatblygiad o Arwyddocâd Cenedlaethol (DNS) arfaethedig cyn cyflwyno cais cynllunio i Weinidogion Cymru. Bydd ceisiadau cynllunio ar gyfer DNS yn cael eu cyhoeddi gan Weinidogion Cymru a'r awdurdod cynllunio lleol perthnasol; ni fydd unrhyw sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn rhagfarnu eich gallu i gyflwyno sylwadau i Weinidogion Cymru ar unrhyw gais cynllunio DNS cysylltiedig. Dylech nodi y gall unrhyw sylwadau a gyflwynir gael eu rhoi ar y ffeil gyhoeddus.

Datblygiad arfaethedig yng **Nghraig Y Perchych, Glais, Abertawe, SA7 9HP**

Rhoddaf hysbysiad bod **CYP Solar Limited** yn bwriadu gwneud cais i Weinidogion Cymru am ganiatâd cynllunio mewn perthynas â Datblygiad o Arwyddocâd Cenedlaethol sydd ar gyfer "**fferm solar ffotofoltâig arfaethedig ar y ddaear, ynghyd â chyfarpar cysylltiedig, seilwaith, cysylltiad grid a gwaith ategol**".

Gallwch archwilio copïau o:

- y cais arfaethedig
- y cynlluniau; a
- dogfennau ategol eraill

ar-lein yn www.cyp-solar.co.uk neu mae copïau caled ar gael ar gais.

Rhaid i unrhyw un sy'n dymuno gwneud sylwadau am y datblygiad arfaethedig hwn ysgrifennu at asiant yr ymgeisydd erbyn dydd **Gwener 17 Chwefror 2023** trwy e-bost info@cyp-solar.co.uk neu drwy'r post yn **FREEPOST TC CONSULTATION** (nid oes angen cyfeiriad na stamp pellach). Os oes angen rhagor o wybodaeth amoch anfonwch e-bost, neu ffoniwch 0800 699 0081.

Llofnodwyd:



James Cook

Prif Gynllunydd, Cynllunio Sirius

07714704969

James.cook@thesiriusgroup.com

Dyddiad: 04/01/23

Appendix A.2 - Site notice declaration in compliance with section 8(1)(a)(i)

THE DEVELOPMENTS OF NATIONAL SIGNIFICANCE (PROCEDURE) (WALES) ORDER 2016 PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 8 AND 9(2)

CYP Solar Ltd

PINS Ref No: DNS/3279676

Declaration: Statutory Notices

I, Mark Sandles, declare that I erected site notices on at least two access points to each plot of the proposed development. I also affixed site notices at locations outlined on the below table near the site and within the local community.

Location	'What 3 Words' location	Note
1. Garth Road (start of the cycle track)	///satin.gossiping.singer	along proposed cable route
2. Graig Y Pal road entrance	///loom.include.wallet	Access road to application site
3. Gate to application site at the end Graig y Pal	///units.removals.surfacing	Access into site (site boundary)
4. Gate post to the entrance of set down area off Ynys Mond Road	///radar.maybe.florists	proposed temporary set down area
5.		

As part of the due diligence checks these notices were checked at two intervals during the course of the statutory consultation period, and where required replacement notices were erected.

Mark Sandles

Signed: Mark Sandles

CYP Solar Ltd

Date: 03.01.2023

Photos of notice in situ when put up:







Photos of notice in situ on second check:





Appendix A.3 - List of addresses of persons notified in accordance with article 8(1)(a)(ii) - owner/occupier

Name	Organisation	Address 1	Address 2	Address 3	Postcode
	Welsh Assembly Government	Crown Building	Cathays Park	Cardiff	CF10 3NQ
William Malcolm Mort and Richard Kevin Mort	Tyle Coch Farm	Alltwen	Pontardawe	Swansea	SA8 3JA
Granville Glyn Lewis	Wigfa Farm	Cilybebyll	Pontardawe	Neath Port Talbot	SA8 3JH
	RJ Jones & Sons Limited	East End Garage	Clydach	Swansea	SA6 5PZ
Andrew John Powell and Kirsten Pamela Powell	Llwynerschidwal Farm	Glais	Swansea		SA7 9HR
Kevin Henry Jones, Janina Victoria Jones, and James Maitland	35 Station Road	Coelbren	Neath		SA10 9PN
Rachel Helen White	Ynysymond Isaf	Ynysymond Road	Glais	Swansea	SA7 9JA
	Vale Group Europe Limited	Suite 1, 7th Floor	50 Broadway	London	SW1H 0BL
Vale Group Europe Limited	Vale Group Europe Limited, Clydach Refinery	Glais Road	Clydach	Swansea	SA6 5QR

Appendix A.4 - Copy of letter and notice given to persons notified in accordance with article 8(1)(a)(ii) - owner/occupier



Sirius Planning Ltd
4245 Park Approach
Thorpe Park
Leeds
LS15 8GB

0113 284 9980
www.thesiriusgroup.com

[Name]
[Address]
[Address]
[Address]
[Address]
[Post Code]

Our Ref: CYP1

Date: 04/01/23

Dear

Re: Proposed development Craig Y Perchych (CYP) Solar Farm, Glais, Swansea, SA7 9HP (Ref No: DNS/3279676)

We are aware that you have a land interest or live adjacent to the planning boundary for CYP Solar Farm. We are therefore writing to you to notify you that CYP Solar Limited intends to submit a planning application to Planning and Environment Decisions Wales (PEDW) for the development of CYP Solar Farm, Glais, Swansea. The description of the proposed development is as follows:

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

Site Location Plan:



Vat No. 209 3584 02 Company Registration No. 10518189

CYP Solar Farm will have a capacity to generate 20MW of renewable electricity and contribute to tackling the climate emergency, helping to move Wales closer to achieving the targets for renewable energy generation set by Welsh Government.

The project could produce enough renewable electricity for up to 5,300 homes each year, and offset over 6,000 tonnes of CO₂ per year, the equivalent of taking approximately 2,300 cars off the road.*

The project site lies across approximately 67ha of land that is situated on an elevated plateau circa 600m to the northeast of the village of Glais and approximately 2km to the east of the village of Clydach.

As the proposed development comprises an electricity generation station with an installed generating capacity of between 10 and 350 MW, it falls within the definition of a 'Development of National Significance' (DNS) under section 4(1) of the Development of National Significance (Specified Criteria and Prescribed Secondary Consents) (Wales) Regulations 2016 (as amended), for the purposes of S62(D) of the Town and Country Planning Act 1990, as amended by s19 of the Planning (Wales) Act 2015 ('the Planning Act Wales'). We are therefore required to make a planning application to PEDW to seek the approval of the project.

Prior to submitting the planning application, we are writing to seek your views on the proposal and enclose a formal notification under Article 9(2) of the Developments of National Significance (Procedure) (Wales) Order 2016.

The contents of the draft planning application are available electronically at www.cyp-solar.co.uk

If you wish to make a comment on the proposed development, then please write to:

FREEPOST TC CONSULTATION (no further address or stamp required)

Alternatively, please email your comments to info@cyp-solar.co.uk

Please provide comments by Friday 17th February 2023.

The application is due to be submitted to PEDW in early 2023. Once submitted, you will be able to monitor progress and make further comments via the PEDW webpage at <https://planningcasework.service.gov.wales/>.

A Schedule 1 notice is enclosed with this letter for your information.

You may also receive further information relating to the project in the form of a community newsletter / letter, which is being posted to [local residents](#) and stakeholders regarding the consultation process.

Should you have any queries about any information received, the project, or the consultation process, please feel free to contact the project team via the contact details noted on this letter, or via the website.

Yours faithfully



James Cook
Principal Planner, Sirius Planning
07714704989
James.cook@thesiriusgroup.com

*Internal calculations using OFGEM Typical Domestic Consumption Values and BEIS Carbon Conversion Factors

[Name]
[Address]
[Address]
[Address]
[Address]
[Postcode]

Ein Cyf: CYP1

Dyddiad: 04/01/2023

Annwyl

Parthed: Datblygiad arfaethedig Fferm Solar Craig y Perchych (CYP), Glais, Abertawe, SA7 9HP (Cyfeirnod: DNS/3279676)

Rydym yn ymwybodol bod gennych fuddiant tir neu eich bod yn byw gerllaw ffin gynllunio Fferm Solar CYP. Rydym felly yn ysgrifennu atoch i'ch hysbysu bod CYP Solar Limited yn bwriadu cyflwyno cais cynllunio i Benderfyniadau Cynllunio ac Amgylchedd Cymru (PEDW) ar gyfer datblygu Fferm Solar CYP, Glais, Abertawe. Mae'r disgrifiad o'r datblygiad arfaethedig fel a ganlyn:

Fferm solar ffotofoltäig arfaethedig ar y ddaear, ynghyd ag offer cysylltiedig, seilwaith, cysylltiad grid a gwaith ategol

Cynllun lleoliad safle



Bydd gan Fferm Solar CYP y gallu i gynhyrchu 20MW o drydan adnewyddadwy a chyfrannu at fynd i'r afael â'r argyfwng hinsawdd, gan helpu i symud Cymru yn nes at gyrraedd y targedau ar gyfer cynhyrchu ynni adnewyddadwy a osodwyd gan Lywodraeth Cymru.

Gallai'r prosiect gynhyrchu digon o drydan adnewyddadwy ar gyfer hyd at 5,300 o gartrefi bob blwyddyn, a gwrthbwysu dros 6,000 tonnall o CO₂ y flwyddyn, sy'n cyfateb i dynnu tua 2,300 o geir oddi ar y ffordd.*

Mae safle'r prosiect yn sefyll ar draws tua 67ha o dir sydd wedi'i leoli ar lwyfandir uchel tua 600m i'r gogledd-ddwyrain o bentref Glais a thua 2km i'r dwyrain o bentref Clydach.

Gan fod y datblygiad arfaethedig yn cynnwys gorsaf gynhyrchu trydan â chapasiti cynhyrchu gosodedig o rhwng 10 a 350 MW, mae'n syrthio o fewn diffiniad 'Datblygiad o Arwyddocâd Cenedlaethol' (DNS) o dan adran 4(1) o'r Rheoliadau Datblygiad o Arwyddocâd Cenedlaethol (Meini Prawf Penodedig a Chydsyniadau Eilaidd Rhagnodedig) (Cymru) 2016 (fel y'i diwygiwyd), at ddibenion A62(D) o'r Ddeddf Cynllunio Gwlad a Thref 1990, fel y'i diwygiwyd gan adran 19 o Ddeddf Cynllunio (Cymru) 2015 ("Deddf Cynllunio Cymru"). Felly mae'n ofynnol i ni wneud cais cynllunio i PEDW i geisio cymeradwyaeth i'r prosiect.

Cyn cyflwyno'r cais cynllunio, rydym yn ysgrifennu i ofyn am eich barn ar y cynnig ac yn amgáu hysbysiad ffurfiol o dan Erthygl 9 (2) o Orchymyn Datblygu Arwyddocâd Cenedlaethol (Gweithdrefn) (Cymru) 2016.

Mae cynnwys y cais cynllunio drafft ar gael yn electronig yn www.cyp-solar.co.uk

Os hoffech wneud sylw ar y datblygiad arfaethedig, ysgrifennwch at:

FREEPOST TC CONSULTATION (dim angen cyfeiriad pellach na stamp)

Fel arall, e-bostiwch eich sylwadau i info@cyp-solar.co.uk

Rhowch sylwadau erbyn dydd Gwener 17 Chwefror 2023.

Disgwylir i'r cais gael ei gyflwyno i PEDW yn gynnar yn 2023. Unwaith y bydd wedi'i gyflwyno, byddwch yn gallu monitro cynnydd a gwneud sylwadau pellach drwy dudalen we PEDW yn <https://planningcasework.service.gov.wales/>.

Mae hysbysiad Atodlen 1 wedi'i amgáu gyda'r llythyr hwn er gwybodaeth i chi.

Efallai y byddwch hefyd yn derbyn gwybodaeth bellach yn ymwneud â'r prosiect ar ffurf cylchlythyr cymunedol / llythyr, sy'n cael ei bostio at drigolion lleol a rhanddeiliaid ynghylch y broses ymgynghori.

Os bydd gennych unrhyw ymholiadau am unrhyw wybodaeth a dderbynnir, y prosiect, neu'r broses ymgynghori, mae croeso i chi gysylltu â thîm y prosiect drwy'r manylion cyswllt a nodir ar y llythyr hwn, neu drwy'r wefan.

Yr eiddoch yn gywir



James Cook
Prif Gynllunydd, Cynllunio Sirius
07714704969
James.cook@thesiriusgroup.com

*Cyfrifiadau mewnol gan ddefnyddio Gwerthoedd Defnydd Domestig Nodweddiadol OFGEM a Ffactorau Trosi Carbon BEIS

SCHEDULE 1

The Developments of National Significance (Procedure) (Wales) Order 2016

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

NOTICE UNDER ARTICLES 8 AND 9(2)

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed Development of National Significance (DNS) prior to the submission of a planning application to Welsh Ministers. Planning applications for DNS will be publicised by Welsh Ministers and the relevant local planning authority; any comments provided in response to this notice will not prejudice your ability to make representations to the Welsh Ministers on any related DNS planning application. You should note that any comments submitted may be placed on the public file.

Proposed development at **Craig Y Perchych, Glais, Swansea, SA7 9HP**

I give notice that **CYP Solar Limited** is intending to apply to the Welsh Ministers for planning permission in respect of Development of National Significance which is for a **“proposed ground mounted photo voltaic solar farm, together with associated equipment, infrastructure, grid connection and ancillary works”**.

You may inspect copies of:

- the proposed application
- the plans; and
- other supporting documents

online at www.cyp-solar.co.uk or hard copies are available upon request.

Anyone who wishes to make representations about this proposed development must write to the applicant's agent by **Friday 17th February 2023** via email info@cyp-solar.co.uk or by post at **FREEPOST TC CONSULTATION** (no further address or stamp required). If you require further information please email, or call 0800 699 0081.

Signed:



James Cook
Principal Planner, Sirius Planning
07714704969
James.cook@thesiriusgroup.com

Date: 04/01/23

ATODLEN 1

Gorchymyn Datblygiadau o Arwyddocâd Cenedlaethol (Gweithdrefn) (Cymru) 2016

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

HYSBYSIAD O DAN ERTHYGLAU 8 A 9(2)

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau'n uniongyrchol i'r datblygwr ar Ddatblygiad o Arwyddocâd Cenedlaethol (DNS) arfaethedig cyn cyflwyno cais cynllunio i Weinidogion Cymru. Bydd ceisiadau cynllunio ar gyfer DNS yn cael eu cyhoeddi gan Weinidogion Cymru a'r awdurdod cynllunio lleol perthnasol; ni fydd unrhyw sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn rhagfarnu eich gallu i gyflwyno sylwadau i Weinidogion Cymru ar unrhyw gais cynllunio DNS cysylltiedig. Dylech nodi y gall unrhyw sylwadau a gyflwynir gael eu rhoi ar y ffeil gyhoeddus.

Datblygiad arfaethedig yng **Nghraig Y Perchych, Glais, Abertawe, SA7 9HP**

Rhodaf hysbysiad bod **CYP Solar Limited** yn bwriadu gwneud cais i Weinidogion Cymru am ganiatâd cynllunio mewn perthynas â Datblygiad o Arwyddocâd Cenedlaethol sydd ar gyfer "**fferm solar ffotofoltäig arfaethedig ar y ddaear, ynghyd â chyfarpar cysylltiedig, seilwaith, cysylltiad grid a gwaith ategol**".

Gallwch archwilio copïau o:

- y cais arfaethedig
- y cynlluniau; a
- dogfennau ategol eraill

ar-lein yn www.cyp-solar.co.uk neu mae copïau caled ar gael ar gais.

Rhaid i unrhyw un sy'n dymuno gwneud sylwadau am y datblygiad arfaethedig hwn ysgrifennu at asiant yr ymgeisydd erbyn dydd **Gwener 17 Chwefror 2023** trwy e-bost info@cyp-solar.co.uk neu drwy'r post yn **FREEPOST TC CONSULTATION** (nid oes angen cyfeiriad na stamp pellach). Os oes angen rhagor o wybodaeth amoch anfonwch e-bost, neu ffoniwch 0800 699 0081.

Llofnodwyd:



James Cook

Prif Gynllunydd, Cynllunio Sirius

07714704969

James.cook@thesiriusgroup.com

Dyddiad: 04/01/23

Appendix A.5 - Copy of the publication referred to in article 8(1)(a)(iii) - Newspaper notice

Public Notices

Traffic & Roads

THE COUNCIL OF THE CITY AND COUNTY OF SWANSEA
CYNGOR DINAS A SIR ABERTAWE
TEMPORARY ROAD CLOSURE
HEGL LAS (PART), BIRCHGROVE, SWANSEA.

NOTICE is hereby given that the Council of the City and County of Swains in pursuance of its powers under the Road Traffic Regulation Act 1984 (as amended) has made an Order. In order for Wales & West Utilities to carry out gas mains replacement works, it will be necessary to temporarily close the above road in part to vehicular traffic.

SCHEDULE

SCHEDULE - TEMPORARY ROAD CLOSURE

HOO L AS BRIDGE
Hoo L As from its junction with Hoo Nant Bran in a north-easterly direction to its junction with B4291 Birchgrove Road, for a total distance of approximately 450 metres.
The alternative route for vehicular traffic will be via the Hoo Nant Bran, Hoo Dulais and B4291 Birchgrove, a distance of approximately 1.3 kilometres.

Access/across will be maintained for residents of Hual Y Fong and Yv's Fong.

Access for emergency vehicles to be maintained at all times.

The maximum duration of the order is 18 months and it is anticipated the work will take 2 weeks to complete effective from Wednesday 4th January 2023.

4th January 2023
TRACEY MERREDDITH
CHIEF LEGAL OFFICER / PRIF SWYDDOG CYFREITHIOL
LEGAL, DEMOCRATIC SERVICES & BUSINESS INTELLIGENCE
ENHANGAETHAU CYFREITHIOL, DEMOCRATAID A DEALLUSRWYDD BUSNES

Planning

SCHEDULE 1

SCHEDULE 1
The Developments of National Significance (Procedure)
(Wales) Order 2016

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

PLANNING PERMISSION

NOTICE UNDER ARTICLES 8 AND 9(c)
Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed Development of National Significance (DNS) prior to the submission of a planning application to Welsh Ministers. Planning applications for DNS will be published by Welsh Ministers and the relevant local planning authority; any comments provided in response to this notice will not prejudice your ability to make representations to the Welsh Ministers on any related DNS planning application. You should note that any comments submitted may be placed on the public file.
 Proposed development at Craig Y Perchych, Glais, Swansea, SA7 9NP

I give notice that CYP Solar Limited is intending to apply to the Welsh Ministers for planning permission in respect of Development of National Significance which is for a "proposed ground mounted photovoltaic solar farm, together with associated equipment, infrastructure, grid connection and ancillary works".

You may inspect copies of:

- the proposed application
- the plans; and
- other supporting documents

online at www.gov.uk/consult or hard copies are available upon request. Anyone who wishes to make representations about this proposed development must write to the applicant's agent by **Friday 17th February 2023** via email info@parker-sunder.co.uk or by post at **FREEPOST TC CONSULTATION** (no further address or stamp required). If you require further information please email, or call 0800 699 1081.

Signed:
James Cook
Principal Planner, Sirius Planning
07714704969
james.cook@thesiriusgroup.com
Tels. 04161 291

STUDY 1

Gorchymyn Dethyllgladus o Arwyddocâd Cenedlaethol
(Gwarthodfa) (Cymru) 2016
CYHOEDDUSRWYD AC YMGYNGHRIAD CYN GWNEUD CAUS
AM GANIATÂD CYLLUNIO
HYSEYSDI O DAN ERTHYGLAU 8 A 9(2)

Diben y bysysted hwn: mae'r bysysted hwn yn rhai cyfio i wneud sylwadau'n unigrywchfel i'r ddyddiwyb ar Ddiddigedig. Awdyddol Cenedlaethol (ONS) arddeddig cyn cyflwyno eidd cyfio i Wniondigion Cymru. Bydd colidolau cyfio'n ar gyfer ONS yn eiddau eu cyfio i Wniondigion Cymru ar swyddol cyfio i'w rhai perfformio, ni fydd unrhyw sylwadau a ddarparir mewn gwlad i'r bysysted hwn yn rhagwneis i'w gallu i gyflwyno sylwadau i Wniondigion Cymru ar unrhyw gyfio cyfio i'w cyflwyno. Dyfodol nwyd y gall unrhyw sylwadau a gyflwynir ond os rhai y rhai cyfio.

Rhoddol hybryddol bod CYP Solar Limited yn twilio: gwneud cais i Walinddon Cymru am ganolfan cynhyrchu mewn perthynas â Ddiwydiol ar Aneiddiolled Comedustol sydd ar gylwr "fform solar ffotofoltedd arbroddol" ar y dddeur, ynghyd â chytgwr cwyddfoltedd, seilwaith, cwyddfolt o'rfa o weith abogi".

[illegible]

James Cook
Pŵl Dyfyniwydd, Cynllunio Sêrus
07714704969
james.cook@thefirstgroup.com
Deddfed - 04/01/23



Any item
any price
free online

market@positive.co.uk
Your best alternative reward



Share your adverts on social media with **family & friends** online today for free.

marketplacelive.co.uk
Your local place to buy and sell

Appendix A.6 - Declaration that the applicant has complied with the website publication requirements in article 8(1)(b)

THE DEVELOPMENTS OF NATIONAL SIGNIFICANCE (PROCEDURE) (WALES)
ORDER 2016 PUBLICITY AND CONSULTATION BEFORE APPLYING FOR
PLANNING PERMISSION NOTICE UNDER ARTICLES 8 AND 9(2)

CYP SOLAR FARM
PINS REF No: DNS/3279676

Declaration: Documents published on a website

I, KATIE POWIS, declare that I oversaw the publication of all relevant draft application documents on the project consultation website <https://www.cyp-solar.co.uk/> for the duration of the statutory consultation period between 4 January 2023 and 17 February 2023.

SIGNATURE

K Powis

Signed: Katie Powis

Thirty47 Communications Limited

Date: 08.03.2023

Appendix A.7 - Website screenshots showing compliance with requirements in article 8(1)(b)



CYP Solar Farm could have a capacity to generate 20MW of renewable electricity and contribute to tackling the climate emergency, helping to move Wales closer to achieving the targets for renewable energy generation set by Welsh Government.



the site: looking south over the western area of the proposal site

The CYP Solar Farm project could provide a significant contribution to Wales' aspirations to cut carbon emissions and help reduce global warming.

As this project will deliver in excess of 10MW of energy it will constitute a Development of National Significance (DNS) under the Planning (Wales) Act 2015 and we must apply to Planning and Environment Decisions Wales (PEDW), which will make a recommendation to Welsh Ministers on whether or not to grant planning permission.

The project could produce enough renewable electricity for up to 5,300 homes each year, and offset over 6,000 tonnes of Co2 per year, the equivalent of taking approximately 2,300 cars off the road.*

*Internal calculations using Ofgem Typical Domestic Consumption Values and BEIS Carbon Conversion Factors

Timeline:





We are committed to best practice in our approach to working closely with stakeholders, technical consultees and the local communities as we progress through the pre-application process.

Have your say

Pre-application consultation

Pre-application consultation has now closed. We are now analysing the feedback received and are preparing the pre-application consultation report which will accompany the planning application due to be submitted to PEDW in early 2023. The pre-application consultation report will detail the consultation undertaken and how feedback has been taken into account for the project.

[FEEDBACK](#)

About us

CYP Solar Farm is being developed by **Windel Energy** and **Canadian Solar** in partnership.

Founded in 2018, **Windel Energy** is a privately held company that specialises in the development and asset management of renewable energy projects and low carbon technologies.

With more than 3 gigawatts (GW) of clean, renewable power and battery energy storage in various stages of development, Windel is at the forefront of low carbon technologies including solar, energy storage, and onshore wind, and are helping to pave the way to achieve the UK's net zero target by 2050.

PROJECT DOCUMENTS PAGE – FULL LIST OF DOCUMENTS AVAILABLE FOR DOWNLOAD:



Please find Project Documents available for download below.

If you have any queries about the contents of this page, please get in touch.

Draft planning application

Application

1.1	Application form
1.2	Acceptance of Notification Letter

Drawings

2.1	WN1001/15/01 A	Site Location
2.2	WN1001/15/01 B	Site Location
2.3	WN1001/15/02 A	Planning Application Boundary
2.4	WN1001/15/02 B	Planning Application Boundary
2.5	WN1001/15/03	Site Layout
2.6	WN1001/15/04	PV Panel Details
2.7	WN1001/15/05	DNO Substation and Teleconis Mast Details
2.8	WN1001/15/06	Transformer and Control Equipment Details
2.9	WN1001/15/07	Customer Substation Details
2.1	WN1001/15/08	Spare Part Containers and Control Cabins
2.11	WN1001/15/09	Fencing and Security Layout
2.12	WN1001/15/10	Paladin Mesh Fencing Details
2.13	WN1001/15/11	Deer Mesh Fencing Details
2.14	WN1001/15/12	Landscape Masterplan
2.15	WN1001/15/13	Public Access Details
2.16	WN1001/15/14	Remote Set Down Area Details
2.17	WN1001/15/15	Temporary Site Set Down Area Details
2.18	WN1001/15/16	Internal Vehicle Access Tracks, Construction Details

2.14	WN1001/15/12	Landscape Masterplan
2.15	WN1001/15/13	Public Access Details
2.16	WN1001/15/14	Remote Set Down Area Details
2.17	WN1001/15/15	Temporary Site Set Down Area Details
2.18	WN1001/15/16	Internal Vehicle Access Tracks Construction Details
2.19	WN1001/15/17	Cable Route and Point of Connection Details
2.20	WN1001/15/18	Stock Fencing Details
2.21	CYPsf_CS21GB001_09	METEO STATION details

Supporting documents

3.1	Planning Statement
3.2	Design and Access Statement
3.3	Transport Statement
3.4	Construction Traffic Management Plan Part 1 Part 2
3.5	Outline Construction Environmental Management Plan

Technical appendices

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	Methodology and Visual Assessment Tables
4.6.2	Figures Figure 1 CyP Solar LVIA Study Area Figure 2 Landscape Planning Constraints Figure 3 CyP Solar Topography Figure 4 CyP Solar LANDMAP Visual Sensory (2.5km) Figure 5 CyP Solar LANDMAP Cultural Landscape Services (1km) Figure 6 CyP Solar LANDMAP Historic Landscape (1km)

	Figure 7 CyP Solar LANDMAP Landscape Habitats (1km) Figure 8 CyP Solar LANDMAP Geological Landscape (1km) Figure 9 Landscape Context- Western Area Figure 10 Landscape Context- Central Area Figure 11 Landscape Context- Eastern Area Figure 12 CyP Solar ZTV NO BARRIERS Figure 13 CyP Solar ZTV BARRIERS Figure 14 – Visual Receptors and Groups Figure 15 CyP Solar Viewpoint Location Plan WN1001 07 16 R2 Landscape and Ecological Masterplan – A1L	
4.6.3	Photomontages WN1001 07 21 R0-VIEWPOINT 1A – WIREFRAME MODEL – A1xA4 WN1001 07 22 R0-VIEWPOINT 1A – PHOTOMONTAGE – A1xA4 WN1001 07 23 R0-VIEWPOINT 1B – WIREFRAME MODEL – A1xA4 WN1001 07 24 R0-VIEWPOINT 1B – PHOTOMONTAGE – A1xA4 WN1001 07 25 R0-VIEWPOINT 2A – WIREFRAME MODEL – A1xA4 WN1001 07 26 R0-VIEWPOINT 2A – PHOTOMONTAGE – A1xA4 WN1001 07 27 R0-VIEWPOINT 2B – WIREFRAME MODEL – A1xA4 WN1001 07 28 R0-VIEWPOINT 2B – PHOTOMONTAGE – A1xA4 WN1001 07 29 R0-VIEWPOINT 3A – WIREFRAME MODEL – A1xA4 WN1001 07 30 R0-VIEWPOINT 3A – PHOTOMONTAGE – A1xA4 WN1001 07 31 R0-VIEWPOINT 3B – WIREFRAME MODEL – A1xA4 WN1001 07 32 R0-VIEWPOINT 3B – PHOTOMONTAGE – A1xA4 WN1001 07 33 R0-VIEWPOINT 4 – WIREFRAME MODEL – A1xA4 WN1001 07 34 R0-VIEWPOINT 4 – PHOTOMONTAGE – A1xA4 WN1001 07 35 R0-VIEWPOINT 5 – WIREFRAME MODEL – A1xA4 WN1001 07 36 R0-VIEWPOINT 5 – PHOTOMONTAGE – A1xA4 WN1001 07 37 R0-VIEWPOINT 6 – WIREFRAME MODEL – A1xA4 WN1001 07 38 R0-VIEWPOINT 6 – PHOTOMONTAGE – A1xA4 WN1001 07 39 R0-VIEWPOINT 7 – WIREFRAME MODEL – A1xA4 WN1001 07 40 R0-VIEWPOINT 7 – PHOTOMONTAGE – A1xA4 WN1001 07 41 R0-VIEWPOINT 8 – WIREFRAME MODEL – A1xA4 WN1001 07 42 R0-VIEWPOINT 8 – PHOTOMONTAGE – A1xA4 WN1001 07 43 R0-VIEWPOINT 9 – WIREFRAME MODEL – A1xA4 WN1001 07 44 R0-VIEWPOINT 9 – PHOTOMONTAGE – A1xA4 WN1001 07 45 R0-VIEWPOINT 10 – WIREFRAME MODEL – A1xA4 WN1001 07 46 R0-VIEWPOINT 10 – PHOTOMONTAGE – A1xA4 WN1001 07 47 R0-VIEWPOINT 11 – SITE NOT VISIBLE- A1xA4 WN1001 07 48 R0-VIEWPOINT 12 – SITE NOT VISIBLE- A1xA4 WN1001 07 49 R0-VIEWPOINT 13 – WIREFRAME MODEL – A1xA4 WN1001 07 50 R0-VIEWPOINT 13 – PHOTOMONTAGE – A1xA4	

4.7	Ecological Appraisal
4.7.1	Ecology Management Plan
4.8	Heritage Desk Based Assessment
4.9	Glint and Glare Assessment
4.10	Arboricultural Assessment
4.11	Green Infrastructure Plan

Consultation materials

Board 1 – Intro
Board 2 – FAQ
Board 3 – Proposal
Board 4 – Environmental Assessments
Comments form
Information sheet
Schedule 1 notice
Schedule 2 notice

CONTACT

We value your feedback

Please get in touch

Thank you for taking the time to visit this website.

This project is deemed a Development of National Significance (DNS), meaning that we will need to apply to the Planning and Environment Decisions Wales, which will make a recommendation to Welsh Ministers who will make the final decision.

Pre-application consultation has now closed. We are now analysing the feedback received and are preparing the pre-application consultation report which will accompany the planning application due to be submitted to PEDW in early 2023. The pre-application consultation report will detail the consultation undertaken and how feedback has been taken into account for the project.

We value your feedback and welcome any comments or questions you might have on the proposed scheme. These can be returned using the form on this page.



I confirm that I am happy to be contacted.

☐ Yes ☐ No

I am interested in:

☐ The project in general ☐ Consultation ☐ Community benefit
☐ Supply chain ☐ Other

I confirm that I have read the below Privacy Statement.

☐ Yes ☐ No

Privacy Statement

By filling-in this form you are agreeing that CYP Solar Limited can hold and process your personal data in relation to this public consultation exercise.

CYP Solar Limited and Windel Energy will only share your personal data with companies within the project team, and in certain circumstances, specific project consultants for planning evaluation purposes only.

Your identifiable, personal data will not be used for any other purposes without your consent.

Depending on the nature of your enquiry/feedback, CYP Solar Limited will only use your data to:

- Respond to specific questions or enquiries submitted via this portal.
- Send you updates about a specific project (where you provide us with your contact details).
- Develop a Pre-application Consultation (PAC) Report (or similar document) about this public consultation that will be submitted to Planning and Environment Decisions Wales and/or other relevant planning bodies; this will be a publicly available document.

CYP Solar Limited and Windel Energy will only share your personal data with companies within the project team, and in certain circumstances, specific project consultants for planning evaluation purposes only.

Your identifiable, personal data will not be used for any other purposes without your consent.

Depending on the nature of your enquiry/feedback, CYP Solar Limited will only use your data to:

- Respond to specific questions or enquiries submitted via this portal.
- Send you updates about a specific project (where you provide us with your contact details).
- Develop a Pre-application Consultation (PAC) Report (or similar document) about this public consultation that will be submitted to Planning and Environment Decisions Wales and/or other relevant planning bodies; this will be a publicly available document.

Your comments will be anonymous, and we will only identify you in these reports with your express permission.

If you provide us with your contact details, we might also contact you to ask you more about any comments you've made.

Your data will be stored in line with the GDPR.

Further information on our Privacy Policy can be found by clicking the link under 'Privacy' in the footer of this website.

SEND

Appendix A.8 - Copy of letter and notice given to community consultees



Sirius Planning Ltd
4245 Park Approach
Thorpe Park
Leeds
LS15 8GB

0113 264 9960
www.thesiriusgroup.com

[Name]
[Address]
[Address]
[Address]
[Address]
[Post Code]

Our Ref: CYP2

Date: 04/01/23

Dear

Re: Proposed development Craig Y Perchych (CYP) Solar Farm, Glais, Swansea, SA7 9HP (Ref No: DNS/3279676)

As a community consultee, we are writing to you to notify you that CYP Solar Limited intends to submit a planning application to Planning and Environment Decisions Wales (PEDW) for the development of CYP Solar Farm, Glais, Swansea. The description of the proposed development is as follows:

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

Site Location Plan:



Vat No. 209 3584 02 Company Registration No. 10518189

CYP Solar Farm will have a capacity to generate 20MW of renewable electricity and would contribute to tackling the climate emergency, helping to move Wales closer to achieving the targets for renewable energy generation set by Welsh Government.

The project could produce enough renewable electricity for up to 5,300 homes each year, and offset over 6,000 tonnes of CO₂ per year, the equivalent of taking approximately 2,300 cars off the road.*

The project site lies across approximately 67ha of land that is situated on an elevated plateau circa 600m to the northeast of the village of Glais and approximately 2km to the east of the village of Clydach.

As the proposed development comprises an electricity generation station with an installed generating capacity of between 10 and 350 MW, it falls within the definition of a 'Development of National Significance' (DNS) under section 4(1) of the Development of National Significance (Specified Criteria and Prescribed Secondary Consents) (Wales) Regulations 2016 (as amended), for the purposes of S62(D) of the Town and Country Planning Act 1990, as amended by s19 of the Planning (Wales) Act 2015 ('the Planning Act Wales'). We are therefore required to make a planning application to PEDW to seek the approval of the project.

Prior to submitting the planning application, we are writing to seek your views on the proposal and enclose a formal notification under Article 9(2) of the Developments of National Significance (Procedure) (Wales) Order 2016.

The contents of the draft planning application are available electronically at www.cyp-solar.co.uk

If you wish to make a comment on the proposed development, then please write to:

- FREEPOST TC CONSULTATION (no further address or stamp required)

Alternatively, please email your comments to info@cyp-solar.co.uk

Please provide comments by Friday 17th February 2023.

The application is due to be submitted to PEDW in early 2023. Once submitted, you will be able to monitor progress and make further comments via the PEDW webpage at <https://planningcasework.service.gov.wales/>.

A Schedule 1 notice is enclosed with this letter for your information.

You may also receive further information relating to the project in the form of a community newsletter / letter, which is being posted to local residents and stakeholders regarding the consultation process.

Should you have any queries about any information received, the project, or the consultation process, please feel free to contact the project team via the details noted on this letter, or via the website.

Yours faithfully



James Cook
Principal Planner, Sirius Planning
07714704969
James.cook@thesiriusgroup.com

*Internal calculations using OFGEM Typical Domestic Consumption Values and BEIS Carbon Conversion Factors

[Name]
[Address]
[Address]
[Address]
[Address]
[Post Code]

Ein Cyf: CYP2

Dyddiad: 04/01/2023

Annwyl

Parthed: Datblygiad arfaethedig Fferm Solar Craig y Perchych (CYP), Glais, Abertawe, SA7 9HP (Cyfeirnod: DNS/3279676)

Fel ymgynghorai cymunedol, rydym yn ysgrifennu atoch i'ch hysbysu bod CYP Solar Limited yn bwriadu cyflwyno cais cynllunio i Benderfyniadau Cynllunio ac Amgylchedd Cymru (PEDW) ar gyfer datblygu Fferm Solar CYP, Glais, Abertawe. Mae'r disgrifiad o'r datblygiad arfaethedig fel a ganlyn:

Fferm solar ffotofoltäig arfaethedig ar y ddaear, ynghyd ag offer cysylltiedig, seilwaith, cysylltiad grid a gwaith ategol

Cynllun lleoliad safle:



Bydd gan Fferm Solar CYP y gallu i gynhyrchu 20MW o drydan adnewyddadwy a byddai'n cyfrannu at fynd i'r afael â'r argyfwng hinsawdd, gan helpu i symud Cymru yn nes at gyrraedd y targedau ar gyfer cynhyrchu ynni adnewyddadwy a osodwyd gan Lywodraeth Cymru.

Gallai'r prosiect gynhyrchu digon o drydan adnewyddadwy ar gyfer hyd at 5,300 o gartrefi bob blwyddyn, a gwrthbwyso dros 6,000 tonnall o CO₂ y flwyddyn, sy'n cyfateb i dynnu tua 2,300 o geir oddi ar y ffordd.*

Mae safle'r prosiect yn sefyll ar draws tua 67ha o dir sydd wedi'i leoli ar lwyfandir uchel tua 600m i'r gogledd-ddwyrain o bentref Glais a thua 2km i'r dwyrain o bentref Clydach.

Gan fod y datblygiad arfaethedig yn cynnwys gorsaf gynhyrchu trydan â chapasiti cynhyrchu

gosodedig o rhwng 10 a 350 MW, mae'n syrthio o fewn diffiniad 'Datblygiad o Arwyddocâd Cenedlaethol' (DNS) o dan adran 4(1) o'r Rheoliadau Datblygiad o Arwyddocâd Cenedlaethol (Meini Prawf Penodedig a Chydsyniadau Eilaidd Rhagnodedig) (Cymru) 2016 (fel y'i diwygiwyd), at ddibenion A62(D) o'r Ddeddf Cynllunio Gwlad a Thref 1990, fel y'i diwygiwyd gan adran 19 o Ddeddf Cynllunio (Cymru) 2015 ("Deddf Cynllunio Cymru"). Felly mae'n ofynnol i ni wneud cais cynllunio i PEDW i geisio cymeradwyaeth i'r prosiect.

Cyn cyflwyno'r cais cynllunio, rydym yn ysgrifennu i ofyn am eich barn ar y cynnig ac yn amgáu hysbysiad ffurfiol o dan Erthygl 9 (2) o Orchymyn Datblygu Arwyddocâd Cenedlaethol (Gweithdrefn) (Cymru) 2016.

Mae cynnwys y cais cynllunio drafft ar gael yn electronig yn www.cyp-solar.co.uk

Os hoffech wneud sylw ar y datblygiad arfaethedig, ysgrifennwch at:

- FREEPOST TC CONSULTATION (dim angen cyfeiriad pellach na stamp)

Fel arall, e-bostiwch eich sylwadau i info@cyp-solar.co.uk

Rhowch sylwadau erbyn dydd Gwener 17 Chwefror 2023.

Disgwylir i'r cais gael ei gyflwyno i PEDW yn gynnar yn 2023. Unwaith y bydd wedi'i gyflwyno, byddwch yn gallu monitro cynnydd a gwneud sylwadau pellach drwy dudalen we PEDW yn <https://planningcasework.service.gov.wales/>.

Mae hysbysiad Atodlen 1 wedi'i amgáu gyda'r llythyr hwn er gwybodaeth i chi.

Efallai y byddwch hefyd yn derbyn gwybodaeth bellach yn ymwneud â'r prosiect ar ffurf cylchlythyr cymunedol / llythyr, sy'n cael ei bostio at drigolion lleol a rhanddeiliaid ynghylch y broses ymgynghori.

Os bydd gennych unrhyw ymholiadau am unrhyw wybodaeth a dderbynnir, y prosiect, neu'r broses ymgynghori, mae croeso i chi gysylltu â thîm y prosiect drwy'r manylion cyswllt a nodir ar y llythyr hwn, neu drwy'r wefan.

Yr eiddoch yn gywir



James Cook
Prif Gynllunydd, Cynllunio Sirius
07714704969
james.cook@thesiriusgroup.com

*Cyfrifiadau mewnol gan ddefnyddio Gwerthoedd Defnydd Domestig Nodweddiadol OFGEM a Ffactorau Trosi Carbon BEIS

SCHEDULE 1

The Developments of National Significance (Procedure) (Wales) Order 2016

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

NOTICE UNDER ARTICLES 8 AND 9(2)

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed Development of National Significance (DNS) prior to the submission of a planning application to Welsh Ministers. Planning applications for DNS will be publicised by Welsh Ministers and the relevant local planning authority; any comments provided in response to this notice will not prejudice your ability to make representations to the Welsh Ministers on any related DNS planning application. You should note that any comments submitted may be placed on the public file.

Proposed development at **Craig Y Perchych, Glais, Swansea, SA7 9HP**

I give notice that **CYP Solar Limited** is intending to apply to the Welsh Ministers for planning permission in respect of Development of National Significance which is for a **“proposed ground mounted photo voltaic solar farm, together with associated equipment, infrastructure, grid connection and ancillary works”**.

You may inspect copies of:

- the proposed application
- the plans; and
- other supporting documents

online at www.cyp-solar.co.uk or hard copies are available upon request.

Anyone who wishes to make representations about this proposed development must write to the applicant's agent by **Friday 17th February 2023** via email info@cyp-solar.co.uk or by post at **FREEPOST TC CONSULTATION** (no further address or stamp required). If you require further information please email, or call 0800 699 0081.

Signed:



James Cook
Principal Planner, Sirius Planning
07714704969
James.cook@thesiriusgroup.com

Date: 04/01/23

ATODLEN 1

Gorchymyn Datblygiadau o Arwyddocâd Cenedlaethol (Gweithdrefn) (Cymru) 2016 CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

HYSBYSIAD O DAN ERTHYGLAU 8 A 9(2)

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau'n uniongyrchol i'r datblygwr ar Ddatblygiad o Arwyddocâd Cenedlaethol (DNS) arfaethedig cyn cyflwyno cais cynllunio i Weinidogion Cymru. Bydd ceisiadau cynllunio ar gyfer DNS yn cael eu cyhoeddi gan Weinidogion Cymru a'r awdurdod cynllunio lleol perthnasol; ni fydd unrhyw sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn rhagfarnu eich gallu i gyflwyno sylwadau i Weinidogion Cymru ar unrhyw gais cynllunio DNS cysylltiedig. Dylech nodi y gall unrhyw sylwadau a gyflwynir gael eu rhoi ar y ffeil gyhoeddus.

Datblygiad arfaethedig yng **Nghraig Y Perchych, Glais, Abertawe, SA7 9HP**

Rhoddaf hysbysiad bod **CYP Solar Limited** yn bwriadu gwneud cais i Weinidogion Cymru am ganiatâd cynllunio mewn perthynas â Datblygiad o Arwyddocâd Cenedlaethol sydd ar gyfer "**fferm solar ffotofoltäig arfaethedig ar y ddaear, ynghyd â chyfarpar cysylltiedig, seilwaith, cysylltiad grid a gwaith ategol**".

Gallwch archwilio copïau o:

- y cais arfaethedig
- y cynlluniau; a
- dogfennau ategol eraill

ar-lein yn www.cyp-solar.co.uk neu mae copïau caled ar gael ar gais.

Rhaid i unrhyw un sy'n dymuno gwneud sylwadau am y datblygiad arfaethedig hwn ysgrifennu at asiant yr ymgeisydd erbyn dydd **Gwener 17 Chwefror 2023** trwy e-bost info@cyp-solar.co.uk neu drwy'r post yn **FREEPOST TC CONSULTATION** (nid oes angen cyfeiriad na stamp pellach). Os oes angen rhagor o wybodaeth arnoch anfonwch e-bost, neu ffoniwch 0800 699 0081.

Llofnodwyd:



James Cook

Prif Gynllunydd, Cynllunio Sirius

07714704969

James.cook@thesiriusgroup.com

Dyddiad: 04/01/23

Appendix A.9 - Copy of letter and notice given to Specialist Consultees and relevant persons



Sirius Planning Ltd
4245 Park Approach
Thorpe Park
Leeds
LS15 8GB

0113 264 9960
www.thesiriusgroup.com

[Name]
[Address]
[Address]
[Address]
[Address]
[Post Code]

Our Ref: CYP3

Date: 04/01/23

Dear

Re: The Developments of National Significance (Procedure) (Wales) Order 2016.
CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLE 9(3).
Proposed development Craig Y Perchych (CYP) Solar Farm, Glais, Swansea, SA7 9HP (Ref No: DNS/3279676)

We are writing to you to notify you that CYP Solar Limited intends to submit a planning application to Planning and Environment Decisions Wales (PEDW) for the development of CYP Solar Farm, Glais, Swansea. The description of the proposed development is as follows:

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

In line with Article 9(3) of the Developments of National Significance (Procedure) (Wales) Order 2016, and section 61Z(4) of the Town and Country Planning Act 1990, please find enclosed formal notice of the proposed development.

The enclosed notice comprises a formal request for a pre-application consultation response under Article 9(3). We are therefore seeking your views on the development and have made the contents of the draft planning application available electronically at www.cyp-solar.co.uk

In accordance with the requirements of article 10 of the Developments of National Significance (Procedure) (Wales) Order 2016, a substantive response to this consultation must be sent to info@cyp-solar.co.uk or the freepost address below by Friday 17th February 2023.

Vat No. 209 3584 02 Company Registration No. 10518189

-
- FREEPOST TC CONSULTATION (no further address or stamp required)

The application is due to be submitted to PEDW in early 2023. Once submitted, you will be able to monitor progress and make further comments via the PEDW webpage at <https://planningcasework.service.gov.wales/>.

A Schedule 2 notice is enclosed with this letter for your information.

Yours faithfully



James Cook
Principal Planner, Sirius Planning
07714704969
James.cook@thesiriusgroup.com

[Name]
[Address]
[Address]
[Address]
[Address]
[Postcode]

Ein Cyf: CYP3

Dyddiad: 04/01/2023

Annwyl

**Parted: Gorchymyn Datblygiadau o Arwyddocâd Cenedlaethol (Gweithdrefn) (Cymru) 2016
YMGYNGHORI CYN GWNEUD CAIS AM HYSBYSIAD CANIATÂD CYNLLUNIO O DAN ERTHYGL
9(3).**

**Datblygiad arfaethedig Fferm Solar Craig y Perchych (CYP), Glais, Abertawe, SA7 9HP
(Cyfeirnod: DNS/3279676)**

Rydym yn ysgrifennu atoch i'ch hysbysu bod CYP Solar Limited yn bwriadu cyflwyno cais cynllunio i Benderfyniadau Cynllunio ac Amgylchedd Cymru (PEDW) ar gyfer datblygu Fferm Solar CYP, Glais, Abertawe. Mae'r disgrifiad o'r datblygiad arfaethedig fel a ganlyn:

Fferm solar ffotofoltâig arfaethedig ar y ddaear, ynghyd ag offer cysylltiedig, seilwaith, cysylltiad grid a gwaith ategol

Yn unol ag Erthygl 9(3) o Orchymyn Datblygiadau o Arwyddocâd Cenedlaethol (Gweithdrefn) (Cymru) 2016, ac adran 61Z(4) o'r Ddeddf Cynllunio Gwlad a Thref 1990, mae hysbysiad ffurfiol amgaeedig o'r datblygiad arfaethedig.

Mae'r hysbysiad amgaeedig yn cynnwys cais ffurfiol am ymateb i'r ymgynghoriad cyn ymgeisio o dan Erthygl 9(3). Rydym felly yn ceisio eich barn ar y datblygiad ac wedi sicrhau bod cynnwys y cais cynllunio drafft ar gael yn electronig yn www.cyp-solar.co.uk

Yn unol â gofynion erthygl 10 o Orchymyn Datblygiadau o Arwyddocâd Cenedlaethol (Gweithdrefn) (Cymru) 2016, rhaid anfon ymateb o sylwedd i'r ymgynghoriad hwn i info@cyp-solar.co.uk neu'r cyfeiriad rhadbost isod erbyn dydd Gwener 17 Chwefror 2023.

- FREEPOST TC CONSULTATION (dim angen cyfeiriad pellach na stamp)

Disgwylir i'r cais gael ei gyflwyno i PEDW yn gynnar yn 2023. Unwaith y bydd wedi'i gyflwyno, byddwch yn gallu monitro cynnydd a gwneud sylwadau pellach drwy dudalen we PEDW yn <https://planningcasework.service.gov.wales/>.

Mae hysbysiad Atodlen 2 wedi'i amgáu gyda'r llythyr hwn er gwybodaeth i chi.

Yr eiddoch yn gywir



James Cook
Prif Gynllunydd, Cynllunio Sirius
07714704969
James.cook@thesiriusgroup.com

SCHEDULE 2

The Developments of National Significance (Procedure) (Wales) Order 2016

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

NOTICE UNDER ARTICLE 9(3)

Purpose of this notice: this notice comprises a formal request for a pre-application consultation response under article 9(3) of the Developments of National Significance (Procedure) (Wales) Order 2016.

Proposed development at **Craig Y Perchych, Glais, Swansea, SA7 9HP**

I give notice that **CYP Solar Limited** is intending to apply to the Welsh Ministers for planning permission in respect of Development of National Significance which is for **“proposed ground mounted photo voltaic solar farm, together with associated equipment, infrastructure, grid connection and ancillary works”**.

A copy of the proposed application; plans; and other supporting documents can be viewed online at www.cyp-solar.co.uk

In accordance with the requirements of article 10 of the Developments of National Significance (Procedure) (Wales) Order 2016, a consultation response must be sent to info@cyp-solar.co.uk by Friday 17th February 2023.

Signed:



James Cook
Principal Planner, Sirius Planning
07714704969
James.cook@thesiriusgroup.com

Date: 04/01/23

ATODLEN 2

Gorchymyn Datblygiadau o Arwyddocâd Cenedlaethol (Gweithdrefn) (Cymru) 2016

YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

HYSBYSIAD O DAN ERTHYGL 9(3)

Pwrpas yr hysbysiad hwn: mae'r hysbysiad hwn yn cynnwys cais ffurfiol am ymateb i'r ymgynghoriad cyn ymgeisio o dan erthygl 9(3) o Orchymyn Datblygiadau o Arwyddocâd Cenedlaethol (Gweithdrefn) (Cymru) 2016.

Datblygiad arfaethedig yng Nghraig Y Perchych, Glais, Abertawe, SA7 9HP

Rhoddaf hysbysiad bod **CYP Solar Limited** yn bwriadu gwneud cais i Weinidogion Cymru am ganiatâd cynllunio mewn perthynas â Datblygiad o Arwyddocâd Cenedlaethol sydd ar gyfer "fferm solar ffotofoltäig arfaethedig ar y ddaear, ynghyd â chyfarpar cysylltiedig, seilwaith, cysylltiad grid a gwaith ategol".

Mae copi o'r cais arfaethedig; cynlluniau; a dogfennau ategol eraill i'w gweld ar-lein yn www.cyp-solar.co.uk

Yn unol â gofynion erthygl 10 o Orchymyn Datblygiadau o Arwyddocâd Cenedlaethol (Gweithdrefn) (Cymru) 2016, rhaid anfon ymateb i'r ymgynghoriad i info@cyp-solar.co.uk erbyn dydd Gwener 17 Chwefror 2023.

Llofnodwyd:



James Cook

Prif Gynllunydd, Cynllunio Sirius

07714704969

James.cook@thesiriusgroup.com

Dyddiad: 04/01/23

Appendix B – Responses

Appendix B.1 - Response from Ancient and Historical Monuments of Wales - CADW

Dear James

James Cook

Principal Planner,

Sirius Planning,

info@cyp-solar.co.uk

Eich cyf/Your ref: CYP3

Ein cyf/Our ref:

Dyddiad/Date: 16 February 2023

Statutory Pre-App - Ground mounted photo voltaic solar farm - Craig Y Perchych, Glais, Swansea, SA7 9HP

Thank you for your letter of 4 January consulting us on the above proposed development of national significance (DNS).

This advice is given in response to a statutory pre-planning application consultation for ground mounted photo voltaic solar farm at Craig Y Perchych, Glais. Based on the information provided Cadw have no objections to the above.

The national policy and Cadw's role in planning are set out in Annex A.

Assessment

The application will be accompanied by an archaeological desk-based assessment prepared by Archaeology Wales. This work has considered the impact of the proposed development on the settings of the designated historic assets in Annex B that are located inside 3km of the proposed development. They have concluded that apart from scheduled monument GM387 Round Cairn with Cist on Mynydd Drumau, the proposed development will have no impact on the settings of any designated historic asset. Regarding scheduled monument GM387, it is concluded that the proposed

development will have minor, but not significant, adverse impact. We concur with these conclusions.

Finally, there may be undesignated historic assets that could be affected by the proposed development and, if you have not already done so, we would advise that you consult the Historic Environment Record held by the Glamorgan Gwent Archaeological Trust.

Yours sincerely,

Jenna Arnold

Diogelu a Pholisi/ Protection and Policy

Annex A

Our role

Details about our role in the DNS process are available [online](#).

National Policy

Applications for planning permission are considered in light of the Welsh Government's land use planning policy and guidance contained in Planning Policy Wales (PPW), Conservation Principles for the Sustainable Management of the Historic Environment in Wales, Technical Advice Notes and related guidance.

PPW ([Chapter 6 – The Historic Environment](#)) explains that it is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.

Annex B

Scheduled Monuments

GM336 Scott's Pit Engine House & Traces of Ancillary Buildings

GM342 Standing Stones 300m W of Cefncelfi

GM382 Carreg Bica Standing Stone

GM383 Three Round Cairns on Mynydd Drumau
 GM387 Round Cairn with Cist on Mynydd Drumau
 GM395 Neath Abbey Ironworks Dam
 GM430 Gwernllwynchwyth Engine House
 GM468 Townshend's Great Leat & Waggonway
 GM497 Clydach Upper Forge
 GM514 Burial Chamber at Pen-yr-Alltwn
 GM549 House Platforms West of Dyffryn Wood

Listed Buildings:

11193	Cefn Celfi	II
11195	The Old Tollhouse	II
11199	Upper Clydach Aqueduct and Overflow on Swansea Canal	II
11200	Pont ar Dawe (partly in Cilybebyll community)	II
11201	Trebannws Multi-Overflow & Outlet Sluice from the Swansea Canal	II
11211	Allt-y-fanog	II
11740	Wernfadog	II
11770	Pensianel Pigsty	II
22087	Capel Gellionnen (Gellionnen and Graig Unitarian Church)	II*
22088	Capel Calfaria	II
22089	Capel Saron	II
22090	Capel Bethel including forecourt walls, gates and railings	II
23867	Tabernacle Congregational Chapel, including forecourt gates and wall, and attached vestries.	II
70909	Alltycham House	II
80986	Church of Saint Peter	II*
80988	Former National Schools	II
80991	Gatepiers and gates to Church of Saint Peter	II
80992	Graveslab and railings to William Parsons, churchyard of Church of Saint Peter	II
80993	The War Memorial	II
80995	Ynysmeudwy Isaf Overbridge on Swansea Canal	II
81848	Scott's Pit Engine House	II*

82292	Memorial drinking fountain and railings	II
82293	Outbuilding at The Mill	II
82294	Pont ar Dawe (partly in Pontardawe community)	II
82317	Piers and railings at Calfaria Baptist Chapel	II
82318	Church of Saint John the Baptist	II
82319	Church of Saint Matthew	II
82320	Howel Gwyn memorial in churchyard of Church of St Matthew	II
82321	Lychgate to churchyard of Church of St Matthew	II
82322	Church of Saint Mary	II
82323	Swansea Canal aqueduct over the Lower Clydach River	II
82324	Swiss Gables	II
82325	The Grange, former stables and coach house to Dyffryn House	II
82326	Former icehouse to Dyffryn House	II
82327	Iron Footbridge over the Swansea Canal	II
82328	Milestone on S side of High Street	II
82329	Milestone on NE side of Vardre Road	II
82330	Statue of Sir Ludwig Mond	II
82331	Manor Park Country House	II
82379	Church of Saint Samlet	II
82380	War Memorial in Parc Briallu	II
82382	First arch over South Wales Railway at Peniel Green	II
82383	Second arch over South Wales Railway at Peniel Green	II
82384	Third arch over South Wales Railway at Peniel Green	II
82385	Fourth arch over South Wales Railway at Peniel Green	II
87882	Fingerpost on Neath Road / Plas Road	II

Appendix B.2 - Response from Mid and West Wales Fire and Rescue Service

Sirius Planning Limited

4245 Park Approach

Thorpe Park

Leeds

LS15 8GB

info@cyp-solar.co.uk

Gofynner am/

Please ask for:

Rhif Est/Extn. No.

E-bost/E-mail:

Fy Nghyf/My Ref:

Dyddiad/Date:

Watch Manager Adrian Hall

6611

bragg@mauwwfire.gov.uk

AJH/KDT/00341999

04 January 2023

Dear Sir,

**THE
TOWN
AND**

COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012

THE DEVELOPMENTS OF NATIONAL SIGNIFICANCE (PROCEDURE) (WALES) ORDER 2016

DEVELOPMENT PROCEDURE (CONSULTEES) (WALES) (MISCELLANEOUS AMANDMENTS) ORDER 2021 – FIRE AND RESCUE AUTHORITIES

RE: Craig Y Perchych (CYP) Solar Farm, Glais, Swansea SA7 9HP

REFERENCE NUMBER: DNS/3279676

I acknowledge receipt of the notification to the Mid and West Wales Fire and Rescue Authority in relation to the above application.

The site plan/s of the above proposal has been examined and the Fire and Rescue Authority would wish the following comments to be brought to the attention of the planning committee/applicant. It is important that these matters are dealt with early on in any proposed development:

- The Fire Authority has no comment to make on access for fire appliances or water supplies.
- the Fire Authority has no objection to the proposed development and refers the Local Planning Authority to any current standing advice by the Fire Authority about the consultation.

The developer should consider the need to provide adequate water supplies and vehicle access for firefighting purposes on the site and general guidance on this matter is given in the attached Appendix and the following links: <https://www.water.org.uk/guidance/national-guidance-document-on-the-provision-of-water-for-firefighting-3rd-edition-jan-2007/>

<https://www.ukfrs.com/index.php/promos/16847>

Furthermore, the applicant should be advised to contact the Local Authority Building Control Department, which is the responsible authority, when determining issues concerning means of warning and escape, internal fire spread (linings and structure), external fire spread, access and facilities for the Fire and Rescue Service, in accordance with the 2007 version of Approved Document B (Wales).

The plan/s has been retained for record purposes.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Adam J Hall'.

Watch Manager A Hall
Authorised Fire Safety Inspecting Officer
On behalf of the Mid and West Wales Fire and Rescue Authority

Enc

MID AND WEST WALES FIRE AND RESCUE SERVICE

Advice on Water Supplies

1. WATER SUPPLIES FOR FIREFIGHTING

The existing output of the statutory water supply network may need to be upgraded in certain parts of the local plan area to care for firefighting needs of new developments. It is recommended that this provision be a condition of planning consent.

Reference to the National Guidance Document on the Provision of Water for Fire Fighting 2007.

Access to Open Water Supplies

Where development of water-front sites takes place, the need for permanent and unobstructed access for firefighting appliances to the water should be made a condition of any planning consent.

Consultation must take place with the Fire and Rescue Authority during the earliest planning stages of any development to ensure access for fire pumping appliances is satisfactory.

1.1. HOUSING

Minimum main size 100 millimetres. Housing developments of units of detached or semi-detached houses of not more than two floors should have a water supply capable of delivering a minimum of eight litres per second through any hydrant on the development.

The Fire and Rescue Authority should be consulted at the outline planning stage of any proposed projects to ascertain the exact requirements.

1.2. TRANSPORTATION

Lorry/Coach Parks - Multi-Storey Car Parks-Service Stations

Minimum main size 100 millimetres. All of these amenities should have a water supply capable of delivering a minimum of 25 litres per second through any hydrant on the development or within a vehicular distance of 90 metres from the complex.

1.3. INDUSTRY

In order that an adequate supply of water is available for use by the Fire and Rescue Authority in case of fire, it is recommended that the water supply infrastructure to any commercial industrial estate is as follows:

Light Industrial/Commercial

Up to one hectare, 20 litres per second - Minimum Main Size 100 millimetres

Up to two hectares, 35 litres per second - Minimum Main Size 150 millimetres

High Risk Industrial

Up to three hectares 50 litres per second - Minimum Main Size 150 millimetres

Over three hectares, 75 litres per second - Minimum Main Size 150 millimetres

In rural areas it may not be possible to provide sufficient mains water. To overcome this, static or river supplies would be considered on site if they are capable of supplying the above flow rates for at least one hour.

The Fire and Rescue Authority should be consulted at the outline planning stage of any proposed projects to ascertain the exact requirements, as high-risk premises may require a greater flow.

1.4. SHOPPING, OFFICES, RECREATION AND TOURISM

Commercial developments of this type should have a water supply capable of delivering a minimum of 20 to 75 litres per second to the development site. The Fire and Rescue Authority should be consulted at the outline planning stage of any proposed projects to ascertain the exact requirements.

1.5. EDUCATION, HEALTH AND COMMUNITY FACILITIES

Village Halls

Should have a water supply capable of delivering a minimum of 15 litres per second through any hydrant on the development or within a vehicular distance of 100 metres from the complex.

Primary Schools and Single Storey Health Centres

Should have a water supply capable of delivering a minimum of 20 litres per second through any hydrant on the development or within a vehicular distance of 70 metres from the complex.

Secondary Schools, Colleges, Large Health and Community Facilities

Should have a water supply capable of delivering a minimum of 35 litres per second through any hydrant on the development or within a vehicular distance of 70 metres from the complex.

1.6. DISTANCES BETWEEN FIRE HYDRANTS

The distance between fire hydrants should not exceed the following:

Residential areas	-	200 metres
Industrial Estates	-	150 metres
Town Centre Areas	-	90 metres
Commercial (Offices & Shops)	-	100 metres
Residential Hostels	-	Adjacent to access
Hotels	-	Adjacent to access
Institutional (Hospitals &	-	Adjacent to access

Old Persons Home)

Old Persons Home - Adjacent to access

Educational (Schools & Colleges) - Adjacent to access

1.7. CONCLUSION

Developers should hold joint discussions with the relevant Water Authority or the Environmental Agency and the Fire and Rescue Authority to ensure that adequate water supplies are available in case of fire.

The Fire and Rescue Authority reserve the right to ask for static water supplies for firefighting on site, as a condition of planning consent, if the supply infrastructure is inadequate for any given risk.

Appendix B.3 - Response from Neath Port Talbot County Borough Council Planning Department

Contact Cyswllt: Helen Bowen
Direct line Rhif ffôn: 01639686755
Email Ebost: planning@npt.gov.uk

Your ref Eich cyf: CYP3
Our ref Ein cyf: P2023/0016

FAO Mr James Cook
Sirius Planning Ltd
4245 Park Approach
Thorpe Park
Leeds
LS15 8GB

BY EMAIL ONLY

Dear Mr Cook,

Site Address: Craig y Perchych, Glais
Proposed Development: Proposed ground mounted photo voltaic solar farm, together with associated equipment, infrastructure, grid connection and ancillary works.

We refer to your letter dated 4th January 2023 and your formal request for a pre application consultation response from Neath Port Talbot CBC Planning Team in accordance with Article 9(3) of the Developments of National Significance (Procedure) (Wales) Order 2016 before applying for planning permission.

It is acknowledged that the consultation request relates to a major development comprising a ground mounted photo voltaic solar farm, together with associated equipment, infrastructure, grid connection and ancillary works and this seeks a substantive response by 17th February 2023 as per the requirements of Article 10.

We have reviewed the submitted information and offer no objection to the proposed development. However, we would wish to make the following comments:

Should the development proceed and depending on how intrusive the construction methods, we would advise that due to the site history of the site being in close proximity to former colliery site, there is possibility of contamination and made ground being encountered at the site, a desk study may be required as a minimum to assess the potential pollutant linkages associated with this development.

An Extended Phase 1 habitat survey should include the identification of the presence of S7 Environment (Wales) Act habitats and species, sites that meet SINC criteria, in addition to protected species. A balance of S7/SINC habitat loss/gain to the scheme should be included. The results of this survey should inform the requirement for further more specific surveys, such as bird, bat and reptile surveys.

A biodiversity record search from the South East Wales Biodiversity Records Centre (SEWBRc) should be undertaken to inform the required surveys and the assessment.

An assessment of the impacts upon areas identified as sites of importance for nature conservation (SINC) and all areas that would meet the criteria of a SINC. NB details of identified SINC's are available from SEWBRc and the criteria are available from the Wales Biodiversity Partnership website.

An assessment of ecosystem resilience (Section 2 Environment (Wales) Act 2016); this shall particularly consider:

- Diversity between and within ecosystems;
- The connections between and within ecosystems;
- The scale of the ecosystems
- The condition of the ecosystems (including their structure and functioning)
- The adaptability of ecosystems.

An assessment of impacts upon bird habitat (Conservation of Habitats and Species Regulations 2017 as amended); this should ideally be based on up to date survey information (including breeding, foraging and wintering requirements).

Proposals for mitigation/compensation for any adverse impacts identified in the above assessments.

Details of biodiversity enhancement measures.

To ensure that the amenity of the locality is protected a Construction Noise and Vibration Management Plan should accompany the planning application. This Plan should identify all significant noise sources; detail the physical and operational management controls necessary to mitigate emissions from these noise sources; hours of working on site, and specified hours for deliveries; and any elements of operation that could lead to amenity issues from noise and disturbance. It should also detail any noise complaint investigation procedures.

Our understanding of the archaeological resource and historic environment has not changed and therefore, our understanding of both the archaeological resource and the development proposal remains the same. It is considered likely that a condition requiring the applicant to submit a detailed written scheme of investigation (WSI) for a programme of archaeological work be attached to any consent. It is envisaged that this programme of work would take the form of a watching brief during any groundworks affecting the drystone walls or cultivation ridges, with detailed contingency arrangements including the provision of sufficient time and resources to ensure that any archaeological features or finds that are located are properly investigated and recorded; it should include provision for any sampling that may prove necessary, post-excavation recording and assessment and reporting and possible publication of the results.

Yours faithfully

Ceri Morris

HEAD OF PLANNING & PUBLIC PROTECTION

Appendix B.4 - Response from Neath Port Talbot County Borough Council Highways Department

The Town and Country Planning (Development Management Procedure)

(Wales) Order 2015 (as amended)

HEAD OF ENGINEERING & TRANSPORT

OBSERVATIONS

PAC APPLICATION NO: N/3/23/0001/00

APPLICANT: JAMES COOK - SIRIUS PLANNING

LOCATION: CRAIG Y PERCHYCH (CYP) SOLAR FARM, GLAIS, SWANSEA, SA7 9HP

PROPOSAL: PROPOSED GROUND MOUNTED PHOTO VOLTAIC SOLAR FARM, TOGETHER WITH ASSOCIATED EQUIPMENT, INFRASTRUCTURE, GRID CONNECTION AND ANCILLARY WORKS

The Highway/Drainage Authority, in responding to the above application, provides the following substantive response:

No comment	☐
No objection (subject to any specified conditions below)	☐
Concerns have been identified (see below for how those concerns can be addressed by the applicant)	☒
Objection – on the grounds set out below	☐
SAB (SAB approval is required)	☒

MY OBSERVATIONS ON THIS PAC ARE AS FOLLOWS:-

PAC APPLICATION NO: N/3/23/0001/00

APPLICANT: JAMES COOK - SIRIUS PLANNING

LOCATION: CRAIG Y PERCHYCH (CYP) SOLAR FARM, GLAIS, SWANSEA, SA7 9HP

PROPOSAL: PROPOSED GROUND MOUNTED PHOTO VOLTAIC SOLAR FARM, TOGETHER WITH ASSOCIATED EQUIPMENT, INFRASTRUCTURE, GRID CONNECTION AND ANCILLARY WORKS

The following concerns have been raised:

1. The applicant is to make it clear that NO deliveries or vehicle movements shall be made via Ynys Y Mond Road to or from the direction of Alltwen and the boundary of Neath Port Talbot Council. A drawing is required clearly showing the routes to and from the set down area, accessed only from the village of Glais.

Details and location of signage to inform drivers of this shall also be provided on a drawing for approval.

2. It is noted that a Transport Statement has been provided, however due to the scale of development and in accordance with TAN 1 a Transport Assessment would be considered the appropriate requirement.
3. No development shall commence (including any site clearance), until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction phases. The Statement shall provide for:
 - a. **Construction methods:** details of the extent and phasing of development; details for the storage and management of plant and materials used in constructing the development
 - b. **Drainage:** Details of drainage measures during construction phases to ensure that the drainage of any adjoining land, and land downstream is not interrupted or otherwise adversely affected by the development.
 - c. **General Site Management:**
 - i. details of the construction programme including timetable
 - ii. details of site clearance
 - iii. details for erection and maintenance of security hoarding including decorative displays and facilities for public viewing.
 - d. **Control of Nuisances:** Wheel washing facilities and measures to control light spill.
 - e. **Traffic Management:**
 - i. details of site deliveries including routes of vehicles, plus delivery and construction times, taking into account the proximity of residential dwellings and any school(s) along the proposed route. It may be applicable to restrict vehicular access such as:- no deliveries in excess of 3.5 tonnes shall access or leave the site via any route during the hours of 8am to 9.30am and 2.30pm to 4pm during school term times.
 - ii. Details of proposed signage and their location(s) to prevent vehicles leaving the set down area and travelling towards the NPCBC boundary towards Alltwen
 - iii. details for the loading and unloading of plant and materials; details for the parking of vehicles of site operatives and visitors
 - iv. scheme for the erection of temporary/semi-temporary signage
 - v. The frequency and size of vehicles used to transport the waste material arising from the construction works;
 - f. **Hours of working on site,** including specified hours for deliveries; details of restrictions to be applied during construction and demolition works (including timing, duration and frequency of works) to prevent noise or nuisance amenity issues to surrounding properties.

Responsible Persons: details of the persons and bodies responsible for activities associated with the CEMP and emergency contact
4. Prior to any works commencing on site SAB approval will be required. To commence work is a breach of SAB approval required under Paragraph 7 (1) Schedule 3 of the Flood and Water Management Act 2010 whereby legal action will be taken by the Authority under The

Sustainable Drainage (Enforcement) (Wales) Order 2018. Guidance and applications can be found on <https://www.npt.gov.uk/sab>

5. Should any springs or ground water seepage be encountered the on site works in that area shall cease until a scheme for collection and disposal of the water has been submitted to and approved in writing by the Local Planning Authority. No ground water shall ever be discharged into the proposed drainage scheme.
6. There must be no interference, alteration or diversion of any ditch, watercourse, stream or culvert crossing or bordering the site, without prior consultation and agreement with the Authority.
7. Unless otherwise agreed in writing by the Local Planning Authority, foul water and surface water discharges shall be drained separately from the site.
8. No surface water or Land drainage run-off shall be allowed to connect, either directly or indirectly, to the public sewerage system unless otherwise approved in writing by the Local Planning Authority.
9. Adequate provision shall be made for the drainage of the site, to ensure that the drainage of any adjoining land is not interrupted or otherwise adversely effected by the development during the life time of construction.

NOTES TO APPLICANT

Please note that from 7th January 2019, all new developments of more than 1 house, or where a construction area is of 100m² or more, plus if the SAB authority believe that any redevelopment of land has significant surface water drainage implications. This will require sustainable drainage - built in accordance with mandatory standards for sustainable drainage published by Welsh Ministers - to manage on-site surface water. More information is available in Schedule 3 of the Flood & Water Management Act 2010.

These systems must be approved by the Council's Highway Development Control service acting in its SuDS Approving Body (SAB) role before construction work begins. In this respect it is essential that a developer of any such project gain SAB approval of its surface water drainage alongside any relevant planning permission. You will not be allowed to start construction until both permissions have been approved.

If you have not done so already, and your development would not fall into any of the relevant exceptions, you are therefore strongly encouraged to request further advice from the SAB. Involving the SAB Officers in pre-application discussions will allow for SuDS drainage matters (to ensure suitability of proposed SuDs design in line with national standards and adequate site layout) to be considered alongside the assessment of planning merits. There is an additional charge of £250 for this service. This can be as part of any agreed further pre-application submissions with the Planning Authority (recommended) or independently/ direct with the SAB. You are advised, however, that failing to engage in joint pre-application discussions has the potential to lead to delays and, most notably, the potential need to obtain further planning permission should any agreed SuDS design not be compliant with any relevant planning permission. Further details are available at www.npt.gov.uk/sab.

Prior to commencement of any works within a watercourse, hereby approved permanent and temporary under Section 23 of the Land Drainage Act 1991 must be obtained from the Authority. You are therefore advised to contact Mrs Delyth Thomas

– SAB & Highway Development Control Team Leader at The Quays, Brunel Way, Baglan Energy Park, Neath, SA11 2GG d.a.thomas@npt.gov.uk 01639 686404. Please note such consents can take up to 8 weeks to be processed after registration and early application is advised.

Notwithstanding the necessary consent required under section 23 of the Land Drainage Act 1991. The applicant must note that any culverts/ditches/open watercourses that conveys water through their land are to remain free from obstruction at all times. All tributary watercourses (culverted or not) located within the applicants land would be riparian responsibilities whereby the responsibility to sustain the flow of watercourse would remain with the land owner and subsequently passed on to the respective landowners thereafter should the land be sold. For further information on riparian responsibilities please contact Mrs Delyth Thomas – SAB & Highway Development Control Team Leader – West d.a.thomas@npt.gov.uk 01639 686404 alternatively you could access the riparian booklet online using the following web-link <https://www.npt.gov.uk/2867>

SIGNED:  DATE: 17/02/2023
pp HEAD OF ENGINEERING & TRANSPORT

PAC Ref: N323000100 - CRAIG Y PERCHYCH (CYP) SOLAR FARM

Appendix B.5 - Response from Natural Resources Wales



Ein cyf/Our ref: CAS-206021-Q8P9
Eich cyf/Your ref: DNS/3279676

Maes Newydd,
Llandarcy,
Neath Port Talbot,
SA10 6JQ

Sirius Planning Ltd
4245 Park Approach
Thorpe Park
Leeds
LS15 8GB

ebost/email:
swplanning@cyfoethnaturiolcymru.gov.uk

17/02/2023

Annwyl Syr/Madam / Dear Sir/Madam,

FORMAL REQUEST FOR A PRE-APPLICATION CONSULTATION: DEVELOPMENT OF NATIONAL SIGNIFICANCE (PROCEDURE) (WALES) ORDER 2016 (AS AMENDED)

BWRIAD / PROPOSAL: PROPOSED GROUND MOUNTED PHOTO VOLTAIC SOLAR FARM, TOGETHER WITH ASSOCIATED EQUIPMENT, INFRASTRUCTURE, GRID CONNECTION AND ANCILLARY WORKS

LLEOLIAD / LOCATION: CRAIG Y PERCHYCH (CYP) SOLAR FARM, GLAIS, SWANSEA, SA7 9HP

Thank you for consulting us on the above, which we received on 4th January 2023.

We have concerns with the application as proposed because inadequate information has been provided. To overcome these concerns, you should provide further information in your planning application regarding flood risk and protected species. If this information is not provided, we may object to the planning application when formally consulted by Planning and Environment Decisions Wales (PEDW). Further details are provided below.

We also advise that based on the information submitted to date, we would ask the planning authority to include a condition regarding a Construction Environmental Management Plan (CEMP) on any planning permission granted on the decision notice. Without the inclusion of this conditions by PEDW we would be likely to object to the planning permission.

Flood Risk

The planning application proposes less vulnerable development, namely a solar farm development and temporary set down area during construction.

Our Flood Risk Map confirms the site to be within Zone C2 and Zone A of the Development Advice Map (DAM) contained in TAN15 and the FMfP identifies the application site to be at risk of flooding and falls into Flood Zone 2 and 3 Rivers.

Section 6 of TAN15 requires the Planning Authority to determine whether the development at this location is justified. Therefore, we would refer the Planning Authority to the tests set out in section 6.2 of TAN15. If they consider the proposal meets the tests set out in criteria (i) to (iii), then the final test (iv) is for the applicant to demonstrate through the submission of a Flood Consequence Assessment (FCA) that the potential consequences of flooding can be managed to an acceptable level.

We have reviewed the FCA ('CYP Solar Farm – TAN15: Flood Consequence Assessment for Sirius Planning' by KRS Environmental, dated December 2022, referenced KRS.0297.040.R.001.C). Our advice is that the current FCA fails to demonstrate that the risks and consequences of flooding can be managed to an acceptable level for the reasons explained below.

We note that although the majority of the site (the location of the PV panels) is not at risk of flooding, the laydown area is located within DAM Zone C2 and is at risk of flooding. The plans ('Temporary Site Set Down Area Details – CYP Solar Farm' by Sirius Planning, dated 08/12/2022, drawing number: WN1001/15/15, sheet: A1L, revision: 0) and ('Remote Set Down Area Details – CYP Solar Farm' by Sirius Planning, dated 08/12/2022, drawing number: WN1001/15/14, sheet: A1L, revision: 0), show the location of cabins and welfare units in the laydown area, however the FCA does not assess what flood risk is predicted to these units.

The FCA also states that the justification test is not applicable (Section 8.2 of the FCA), however, we would disagree with this statement. Due to the location of the development within an area of C2, it is therefore subject to the application of a justification test, as per Section 6.2 of TAN15, including acceptability of consequences (TAN15, Section 9 – Summary of Policy Requirements).

If no further information is submitted, or a revised FCA fails to demonstrate that the consequences of flooding can be acceptably managed over the lifetime of the development, then we would object to this application.

Protected Species

We have reviewed the following ecological survey reports:

- The Sirius Group. Craig Y Perchych, Swansea. 'Ecological Impact Assessment (EcIA)', dated December 2022 by FPCR Environment and Design Ltd.
- Drawing No. WN1001/15/2B, 'Planning Application Boundary B' dated 8/12/2022 by Sirius Planning.
- Drawing No. WN1001/15/2A, 'Planning Application Boundary A', dated 8/12/2022 by Sirius Planning.
- Drawing No. WN1001/15/1B, 'Site Location Plan B', dated 8/12/2022 by Sirius Planning.

- Drawing No. WN1001/15/1A, 'Site Location Plan A', dated 8/12/2022 by Sirius Planning.
- Drawing No. WN1001/15/12, 'Landscape and Ecological Masterplan', dated 13/12/2022 by Sirius Planning.
- Drawing No. WN1001 07 16 R2. 'Landscape and Ecological Masterplan Figure 16', Revision 1, dated 13/12/2022 by Sirius Planning.
- 'Outline Construction Environmental Management Plan: CYP Solar Farm, Glais, Swansea', Report no: WN1001/OCEMP, dated Jan 2023 by Sirius Planning
- Drawing No. WN1001 07 17 R1, Revision 1, 'Green Infrastructure Plan', dated 2/12/2022 by Sirius Planning.
- The Sirius Group. Craig Y Perchych, Swansea. *Outline management Strategy*, dated December 2022 by FPCR Environment and Design

Ornithology

We have concerns regarding the breeding bird surveys as detailed within the Ecological Impact Assessment (EclA) (*'Ecological Impact Assessment (EclA) – Craig Y Perchych, Swansea' by FPCR Environment and Design Ltd, dated 14th December 2022, referenced: FPCR-FS-01\EarlyWork\9500\9567\ECO\Eco App\Report\9567- Eco App*). We note that only a single visit was made in each year, rather than multiple visits in each year. A single visit does not allow adequate assessment of the breeding bird population on site. Multiple within-year visits are needed to determine the number of territories of a species more accurately on site, and are particularly important for species such as the Skylark where the male is mobile while singing.

Section 7.35 states that "Skylark have been recorded in three field parcels, identified by singing males, however no confirmed evidence of breeding Skylark was recorded during the surveys". Confirmation of breeding would be very difficult to obtain from a single visit.

We require a clear rationale as to why only a single visit was conducted in each year, and how this has been fully addressed in interpreting the results of the survey. Ideally a year with multiple within-year visits should be undertaken.

Notwithstanding the above, the principles behind the Outline Management Strategy (*'Outline Management Strategy – Craig Y Perchych, Swansea' by FPCR Environment and Design Ltd, dated 8th December 2022, referenced \\FPCR-VM-04\EarlyWork\9500\9567\ECOManagement Plan*) at first seem reasonable. However, it is not clear whether the size of the retained field will be sufficiently large to maintain breeding Skylark; the information provided does not fully demonstrate no net loss from this development. Offsite mitigation may be required to prevent impacts on Skylark.

Bats

We note from the EclA report that the level of survey effort was agreed with the LPA Ecologist, which we welcome.

We note from Section 7.32 of the report that, *'the development proposals include the retention of the existing trees, habitats and boundary features, as well as the general*

improvement of grassland condition and it is therefore considered that the proposed scheme will have an overall negligible effect on the bat assemblage at the Site'.

We note that it is considered that the bat species using the site will not be significantly impacted by the proposals. However, if the proposals noted in the accompanying documents change, for example, through increased habitat loss or the introduction of lighting, then we would advise updated surveys are undertaken. Should the frequency of bat use as noted through updated surveys increase, then the impacts of the proposals would need to be managed through appropriate mitigation appropriate to the scale of impact.

Furthermore, should any trees require felling or management to facilitate the development in the future, we advise that a preliminary bat roost inspection for trees should be undertaken to assess their potential to support roosting bats. For any trees categorised as having moderate to high potential for supporting bats, further surveys (climbing inspections and/or activity surveys) will be required in accordance with best practice. A detailed plan should be included with the submission which outlines which trees that require felling or management, and their potential to support roosting bats.

Dormice

We are not aware of any dormouse records from the site or the immediate surroundings and note from Section 6.32 of the report that no records were returned from within 1km of the application site. We further note from Section 7.40 of the report that the scheme is not anticipated to impact on dormice, *'This is due to the retention of all trees, hedgerows and areas of woodland within the Site throughout the scheme and the implementation of buffer zones and enhancement measures such as gapping up of existing hedgerows, in this way the habitat suitability and connectivity for dormice will be retained and enhanced. Overall, the effect of the proposals on the local dormouse population will be positive'*, which we welcome.

However, as with bats, if the proposals noted in the accompanying documents change resulting in the impact on and/or loss of woodland or hedgerow habitats, then we would advise surveys are undertaken and the impacts of the proposals would need to be managed through appropriate mitigation appropriate to the scale of impact.

Otters

We note from the ecology report that no evidence of the presence of otters was recorded during the walkover survey in July 2022 or from the camera trap set from August/September 2022. We further note from Section 7.45 of the report, however, that *'It is unlikely that otter are present at this distance up the River Tawe tributary and there are no constraints to the footbridge proposals. It is recommended that the potential (couch) feature is monitored for 6 weeks prior to the proposed footbridge works, so that if otter were to occupy the feature in future, their presence would be recorded.'*

Furthermore, and as stated above, if the proposals noted in the accompanying documents change resulting in a change or increase in impact, the impacts of the proposals would need to be managed through appropriate mitigation appropriate to the scale of impact.

In addition to the above, we advise the following good practice measures are incorporated into the proposals:

- i. Daytime working hours are adopted for any construction works, to commence no sooner than one hour after sunrise and finish no later than one hour before dusk. At night, a quiet dark corridor will be retained along the watercourse and its bankside vegetation.
- ii. Construction materials will be stored well away from the watercourse in way that prevents otters gaining access or using them to rest in (E.g., pipe ends will be capped or covered).
- iii. Any trenches that are left open overnight will have planks of wood placed at regular intervals to allow otters a way out.
- iv. All tools, food, litter and construction materials and packaging that may constitute a hazard to otters will be removed daily from the site.
- v. Any areas that may be suitable for use by otters will be checked immediately prior to works commencing by a suitably qualified, experienced and licensed ecologist.

In addition, we advise that the application is also supported by:

- I. The principles of a lighting scheme that ensures all vegetated areas proposed as retained/mitigation habitat remains unlit and maintained as dark corridors.
- II. The principles of appropriate long-term management and monitoring commitments to ensure the ongoing suitability of habitats on site for bats, dormice and otters.
- III. The mechanism to implement long term commitments.

The above information is required to prior to the determination of any planning application in order to ensure that there will be no detriment to the maintenance of the favourable conservation status of bats, dormice or otters.

European Protected Species: Legislation & Policy

All species of British bats, dormice and otters are European Protected Species, legally protected under The Conservation of Habitats and Species Regulations 2017. Legal protection relates to the animals themselves and the places they use to rest and breed.

Where a European Protected Species is present and development proposal is likely to contravene the legal protection they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three requirements set out in the legislation. One of these requires that the development authorised will 'not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status (FCS) in their natural range'.

These requirements are translated into planning policy through Planning Policy Wales (PPW) December 2018, section 6.4.22 and 6.4.23 and Technical Advice Note (TAN) 5, Nature Conservation and Planning (September 2009).

The planning authority should take them into account when considering development proposals where a European Protected Species is present.

Marsh Fritillary Butterfly

We note that there may be habitat present on site with the potential to support marsh fritillary butterfly, as the nearest records are under 2km away. We therefore advise you consult with the Local Planning Authority ecologist on this matter.

Pollution Prevention

A number of minor watercourses, including the Nant Y Glais, a tributary of the River Tawe, cross the proposed site. We welcome the submission of an Outline Construction Environmental Management Plan (OCEMP) (*'Outline Construction Environmental Management Plan: CYP Solar Farm, Glais, Swansea' by Sirius Planning, dated January 2023, report number: WN1001/OCEMP, report status: Draft*) for the proposal.

From section 1.1.2 we note that a 'detailed, site-specific CEMP will be developed', however, from section 4.1.3 we note that this will not be completed until after determination. We therefore request that this is made a condition of any planning permission granted.

We advise that a site-specific CEMP should contain details of all risks of pollution during construction, that identifies all watercourses at risk, and the measures to be put in place to prevent pollution during all of the construction phases, including trenching and cabling. We advise that a silt management plan and detailed surface water management plan are included within the CEMP. These should contain detailed proposals of how contaminated surface water generated, oils and other potential pollution from staff welfare facilities on site will be contained and treated so as not to cause pollution to the adjacent watercourses.

Due to the groundworks required on site, the watercourses should be pro-actively monitored to ensure no pollution arises, particularly from silt/silt contaminated water entering the watercourses. Measures to protect the watercourses from silt contamination should be installed correctly on site before work begins. Potential sources of silty/muddy runoff should be considered. A supply of silt fencing should be held on site and should be pre-installed correctly around any potential sources of silty/muddy runoff. The CEMP should be updated to include these details.

Given the sensitivity of the site, all appropriate pollution control measures must be adopted on site during site clearance and construction to ensure the integrity of controlled waters. The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Protected Sites

Sites of Special Scientific Interest

The site is approximately 780 metres south-west of Glais Moraine Site of Special Scientific Interest (SSSI) and 1.1 Km east of Forest Goch Bog SSSI. There is not likely to be any significant impact on Glais Moraine SSSI or Forest Goch SSSI due to the lack of impact pathways.

Ancient Woodland

Designated ancient woodland is located partially along the northern boundary of the application site and the majority of the southern boundary and land within the application site is ancient woodland.

The proposal should ensure appropriate measures are in place to protect the trees and to avoid losses or damage. Please refer to the following link which provides advice on, 'how to avoid or reduce effects of a development on ancient woodland' :[Natural Resources Wales / How to avoid or reduce effects of a development on ancient woodland](#).

We would advise the Planning Authority to review the following link which considers proposals affecting ancient woodland :[Natural Resources Wales / Advice to planning authorities considering proposals affecting ancient woodland](#).

Landscape

Our response relates to the potential impacts on the landscape character, visual amenity, and special qualities of the Gower Area of Outstanding Natural Beauty (AONB).

The site of the proposed solar farm lies approximately 12 kilometres (km) north-east of the northern boundary of the Gower AONB. The site is approximately 1.8km north-east to south-west and 0.5km east-west. It is located on the farmland of the south east-facing slopes and bottom of the small valley of the Nant Glais, to the north east of Swansea. Between the site and Gower AONB lie the western and northern outskirts and fringes of Swansea, plus the M4 motorway.

The proposed solar arrays are to occupy the varying-sized fields mainly on sloping ground, facing south east. Much of the valley floor is to remain, or be developed as woodland and rough pasture.

The Landscape and Visual Impact Appraisal (LVIA) (*'Landscape and Visual Impact Appraisal: CYP Solar Farm' – Appendix 4.6.1 – Methodology and Assessment Tables' by Sirius Planning, dated January 2023, report number: WN1001/07AP1, report status: Draft*) assesses the impacts within a 5km radius of the site and therefore does not consider landscape and visual impacts on Gower AONB. This study area is accepted as appropriate.

Within the Gower AONB it is unlikely that the site and proposed development would be seen other than possibly from the open high north east-facing parts of Cefn Bryn. At distances of 18km and more, the solar array is likely to be barely visible and not have a significant impact on the visual amenity of Gower.

Other Matters

Please note, if further information is prepared to support an application, it may be necessary for us to change our advice in line with the new information.

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

In addition to planning permission, you are advised to ensure all other permits/consents/licences relevant to the development are secured. Please refer to our [website](#) for further details.

Further advice on the above matters could be provided prior to your planning application being submitted, however there would be a charge for this service. Additional details are available on our [website](#).

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully

A Fracchiolla

Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning
Cyfoeth Naturiol Cymru / Natural Resources Wales

Appendix B.6 - Response from Welsh Water

Mr James Cook
Sirius Planning
4245 Park Approach,
Thorpe park, Leeds
Leeds
LS15 8GB

Date: 27/01/2023
Our Ref:
PPA0007501

Dear Mr Cook,

Grid Ref: 271666 201194

Site Address: Craig y Perchych Solar Farm, Glais, Swansea

Development: DNS - Proposed ground mounted photo voltaic solar farm

We refer to your pre-application consultation prior to applying to PEDW for planning permission, in accordance with Article 9(3) of the Development of National Significance (Procedure) (Wales) Order 2016. We note that the consultation relates to a *“proposed ground mounted photovoltaic solar farm, together with associated equipment, infrastructure, grid connection and ancillary”* at Craig Y Perchych, Glais, Swansea.

We welcome the opportunity to comment on the proposal and would offer the following standing advice which should be taken into account within any future application:

APPRAISAL

It appears the application does not propose to connect to the public sewerage or watermain systems, and therefore Dwr Cymru Welsh Water has no objections in principle. However, should circumstances change and a connection to the public sewerage/watermain system is required we must be re-consulted on this application.

As of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. It is therefore recommended that the developer engage in consultation with the City & County of Swansea, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, Dwr Cymru Welsh Water is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation.

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of

Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

We trust that you'll find our comments of assistance and we respectfully reserve the right to comment further on any matters and issues arising from ongoing and future consultation. We look forward to continuing our engagement on the project prior to and during the submission of an application to the Planning Inspectorate.

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,



Owain George
Planning Liaison Manager
Developer Services

Please Note that demands upon the water and sewerage systems change continually; consequently, the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.

Appendix B.7 - Response from The Health and Safety Executive

Dear Katie,

Thank you for your email dated 26th January 2023 consulting HSE on the Proposed development Craig Y Perchych (CYP) Solar Farm, Glais, Swansea, SA7 9HP (Ref No: DNS/3279676) - Development of National Significance (DNS). Please find HSE's advice below.

CEMHD5 LAND USE PLANNING ADVICE

1. With reference to drawings WN1001-15-2A-R0-PLANNING-APPLICATION-BOUNDARY-A-A1L & WN1001-15-2B-R0-PLANNING-APPLICATION-BOUNDARY-B-A1L, on which is shown redlined application boundaries, in the northernmost section of the proposed development site an area falls within HSE public safety consultation zones associated with a Major Accident Hazard Pipeline operated by Wales and West Utilities:

a. Duffryn Clydach / Pontyates (VW040) [Transco ref: 1575, HSE ref: 4132603]

2. The redlined area does not currently fall within the consultation distances of any Major Accident Hazard Installation(s).

3. HSE will not advise against the proposed development, providing the proposed development does not introduce populations, either permanent or temporary, into any of HSE's public safety consultation zones which are assigned to individual Major Accident Hazard Pipeline(s).

4. Please note if at any time a new Major Accident Hazard Pipeline is introduced or existing Pipeline modified prior to the determination of a future application, then the HSE reserves the right to revise its advice.

5. Likewise if prior to the determination of a future application, a Hazardous Substances Consent is granted for a new Major Hazard Installation or a Hazardous Substances Consent is varied for an existing Major Hazard Installation in the vicinity of the proposed project, then again the HSE reserves the right to revise its advice.

Would Hazardous Substances Consent be needed?

6. The presence of hazardous substances on, over or under land at or above set threshold quantities (Controlled Quantities) may require Hazardous Substances Consent (HSC) under the Planning (Hazardous Substances) Act 1990 as amended. The substances, alone or when aggregated with others, for which HSC is required, and the associated Controlled Quantities, are set out in The Planning (Hazardous Substances) (Wales) Regulations 2015.

7. Hazardous Substances Consent would be required if the proposed development site is intending to store or use any of the Named Hazardous Substances or Categories of Substances and Preparations at or above the controlled quantities set out in schedule 1 of these Regulations.

8. Further information on HSC should be sought from the relevant Hazardous Substances Authority.

EXPLOSIVES ADVICE

CEMHD 7's response is no comment to make in regards to the proposed development as there are no HSE Licenced sites in the vicinity of the proposed development.

Thanks and regards,

NSIP TEAM

Appendix B.8 - Response from The Coal Authority

[By Email: info@cyp-solar.co.uk]

17 January 2023

SCHEDULE 2

The Developments of National Significance (Procedure) (Wales) Order 2016

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

NOTICE UNDER ARTICLE 9(3)

Proposed development at Craig Y Perchych, Glais, Swansea, SA7 9HP

Thank you for your notification of 04 January 2023 seeking the views of the Coal Authority on the above enquiry.

The Coal Authority is a non-departmental public body sponsored by the Department of Business, Energy & Industrial Strategy. As a statutory consultee, the Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

I have checked the location plan (Drawing No. WN1001/15/1A Revision 0 - Site Location Plan A) against our coal mining records and can confirm that parts of the site lie within the Development High Risk Area (DHRA) as defined by the Coal Authority. Our records indicate that coal seams of workable thickness outcrop within the site that may have been historically worked at shallow depths. Having reviewed the site layout plan (Drawing No. WN1001/15/03 Revision 0 – Site Layout) this could affect two of the proposed transformer buildings.

We acknowledge the proposal is for a solar farm of which solar arrays are unlikely to result in substantial groundworks, however as the proposal includes sensitive structures (transformer buildings) which lies within the DHRA, the applicant should demonstrate to the decision maker as part of their formal application that they have considered the extent of coal mining legacy at this site and how this may affect the proposed development. We would expect the sensitive structures to be assessed by a competent body and their findings inform a desk based Coal Mining Risk Assessment or equivalent report. Links to the relevant professional institutions of competent bodies can be found at:

<https://www.gov.uk/planning-applications-coal-mining-risk-assessments>

The Coal Mining Risk Assessment needs to interpret the coal mining risks at a site and how this impacts the proposed development being considered.

It is a requirement of Planning Policy Wales (paras. 6.9.23 – 28) that the applicant demonstrates to the satisfaction of the decision maker that the application site is safe, stable and suitable for the development proposed.

I hope that this is helpful, however please do not hesitate to contact me if you would like to discuss this matter further.

Yours sincerely

D Roberts

Deb Roberts *M.Sc. MRTPI*
Planning & Development Manager

Disclaimer

The above consultation response is provided by The Coal Authority as a Statutory Consultee and is based upon the latest available data on the date of the response, and electronic consultation records held by The Coal Authority since 1 April 2013. The comments made are also based upon only the information provided to The Coal Authority by the Local Planning Authority and/or has been published on the Council's website for consultation purposes in relation to this specific planning application. The views and conclusions contained in this response may be subject to review and amendment by The Coal Authority if additional or new data/information (such as a revised Coal Mining Risk Assessment) is provided by the Local Planning Authority or the Applicant for consultation purposes.

Appendix B.9 - Response from Deborah Phillips (Pontardawe Town Council)

Good Morning

Please see the response from one of our Councillors

Kind Regards

Debby

Deborah Phillips CiLCA, SLCC

Clerc y Dref / Town Clerk

Cyngor Tref Pontardawe Town Council

From: Gwenno Ffrancon

Sent: 18 January 2023 18:04

To: Pontardawe Clerk

Subject: Re: FW: Ref DNS/3279676

Hi Debby

Thanks so much for taking this matter further, but, unfortunately, there's no such word as "perchych" in the Welsh language. It's obviously a mistake in the Land Registry's documents also.

A simple online search will show that the local farm for the area is Craig y Perchyll going back to at least 1872, local and national photographers have taken images of the location and used the correct name in travel guides. I'm sure if I went looking in archives for old maps they would also show Cefn y Perchyll not perchych.

"Perchyll" means 'piglets'. I cannot translate perchych as the word does not exist in Welsh.

I would suggest the company gives this some further thought to ensure that they're in line with the culture and heritage of this locality and they respect the indigenous names given to local places and features.

best wishes

Gwenno

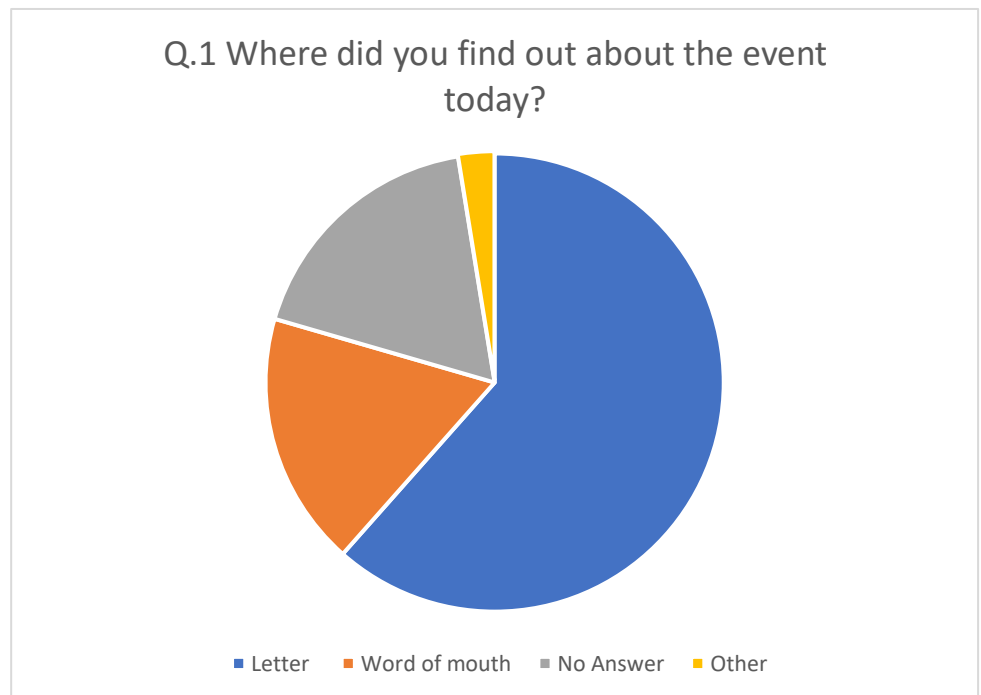
Appendix B.10 - Non-statutory consultee response summary (public feedback analysis)

CYP Solar Farm – feedback analysis

This document provides an overview and analysis of the feedback provided during the statutory consultation process for CYP Solar Farm. It includes all feedback returned on feedback forms from hard copy and via email. In total 39 feedback forms were submitted. The majority of responses and comments (113) were received via email and generally focused on the scheme details rather than the consultation delivery.

Question 1 – Where did you find out about the event today?

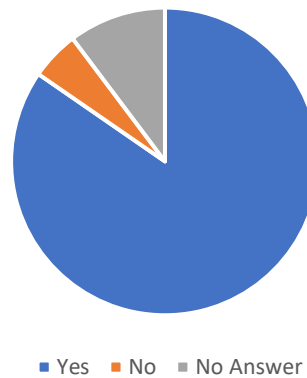
The feedback for Question 1 shows that over two thirds of respondents who provided an answer to this question found out about the public exhibition event via the letter sent from the Project team. 7 respondents chose not to provide an answer about how they discovered the event.



Question 2 – Did you know about the proposals before today?

Most respondents (33) stated that they knew about the proposals before the event. In contrast, 2 people did not know about the proposals beforehand, while 4 people didn't provide an answer.

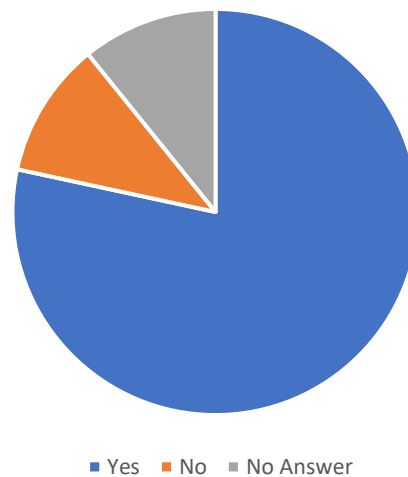
Q.2 Did you know about the proposals before today?



Question 3 – Do you feel better informed now?

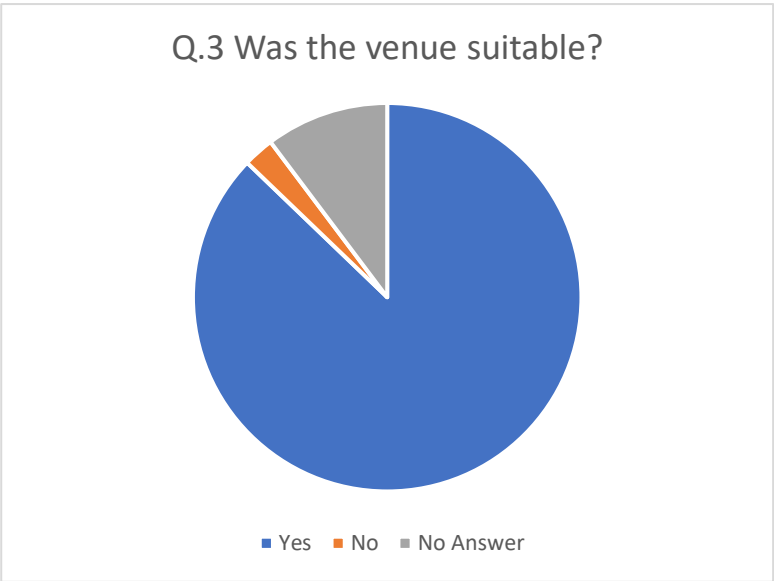
Almost 75% of respondents (29) stated that they felt better informed after the public exhibition event. Again, four people declined to provide a response. Four people (almost 10%) felt that they didn't feel the event was informative.

Q.3 Do you feel better informed now?



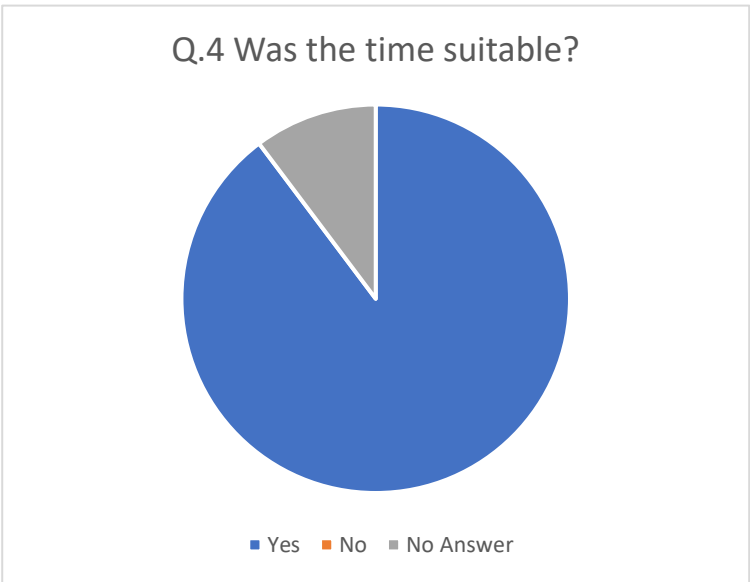
Question 4 – Was the venue suitable?

In answer to this question, 34 respondents (87%) noted that the venue was suitable for their needs at the public exhibition. Four people did not provide an answer. Only one person stated that the venue was unsuitable.



Question 5 – Was the time suitable?

Similarly, everyone who responded to this question (35) thought that the timing for the public exhibition was suitable. This is valuable to the Project team as it demonstrates adequate planning had taken place to make the public information event accessible. Despite that, four people declined to provide an answer as concurrent with all other questions in the feedback form.



Q6. Comments

We live on Graig-y-Pal Road. Our main concern is that the road is narrow, there are no passing places and the road needs attention in various places. With the amount of traffic travelling up and down it for 9 months, it will deteriorate further. Also, we are worried about access to our house and the speed of vehicles travelling on the road. We need to get out of our drive without getting hit by another vehicle. We are elderly as are others living on the road and emergency vehicles may need access. Hopefully this will not be affected by any work.

I understand the need to find new ways of generating energy, but I'm not sure this is the answer to take up large areas of green land and cover in solar panels. A large part of the decision seems to be based on the cheapest site in order to make the most profit. I think we stand to lose a lot more as a local resident. We'd love to put solar panels on our roof but the cost is too high. How about helping residents to become more energy efficient instead of money-make schemes?

On a financial point of view, as a local resident and business the proposal of £20,000 is very low for the amount of disruption and lasting look of the village. A second point is who will have the money to distribute, the village of Glais to split into different wards, local council, parliamentary and parish. If the money is placed into the control of persons outside the village, the compensation would not find its way into the village of Glais.
The amount of energy produced for the amount of cost and disruption caused doesn't seem to be equal or sufficient. The size of the proposed site is small for the type of project but is greatly the biggest visual distress to the village, not taking into account the 9-10 months of road disruption to villages. While I agree with renewable energy, I feel this proposed project is not of enough value to the clean energy boat against the amount of unrest it will cause.
A lot of good information helping balance out wanting to improve energy provision and landscape management especially in an area that could be considered 'feral' due to history of relative lack of public use. Learning about the fencing plans, public access and clearing/managing the more sensitive and unusual areas was very helpful. If there is any way to involve local people in the habitat management that would be good.
Not opposed to renewable energy in principle, we concur its needed. My concern is restricting access to the western section of the proposed site which is where most people use to walk. This area is currently untouched and offers the community access to untouched countryside. I would encourage the developers to identify alternative plans to enable the top of the mountain to remain open.
As a local member of Glais community and a local business owner, this is a great project and will generate a lot of work. I hope that if this planning application is accepted that you use as much local labour as possible. Who do local companies speak to in regards to becoming an installer on site or supplying local labour?
This potential solar project will be great for the environment. It will have a massive impact on the village of Glais for the 9 months of construction. Glais is part of a wider community including Clynach and Birchgrove, hopefully the proposed funding of £20k will be allocated to the village of Glais as a whole. Who would decide on where the funding will be spent?
1) Could there be a community funding initiative included in the scheme? 2) Full reinstatement of carriageway after the laying of the power cable (not just the trench). 3) Could the location of the storage/distribution yard be reconsidered to a place that would have a more limited impact on the local highway infrastructure
This land is important to the people of Glais and surrounding areas. It's a green space that is of great benefit to the wellbeing of many people and would be a huge loss if this development goes ahead. Specific points: Deer fence map - A1L needs amending as it shows the deer fence overlapping the proposed bridleway; Any community funding should remain in Glais; Badgers are 100% evident on daily walks on the mountain so badger doors are essential, particularly on the steep drop off section of mountain; Flat area needs to be provided for community - dogs, picnics etc A commitment by the Solar company to cut back overgrowth on the new agreed paths (as these areas are currently very overgrown) while construction is underway to allow residents to walk these paths while construction is underway (possible liaison with the rights of way team to facilitate this).
I would like a lot more info, e.g. due process, who profits, what about wider public consultation, public approval before any work starts. Environmental upkeep in line with local surroundings. State more benefits that go direct to the village and only the village. Regular maintenance etc and proper future communication with public. But overall good for the ecology which is a great positive.

1) The maps provided (on show today) appear to have the proposed bridleway on the edge of the mountain. Will there be a map or view showing where the bridleway will be so we can see its not forcing the walkers and horse riders over the edge? People need to be able to use the mountain. 2) Can you or someone confirm any monies given to the community will go to Glais, not Clydach or Swansea city. The disruption is in Glais, not Clydach.
The proposal does seem very thorough. I am most pleased to see that access to walkers and horse riders has been given due consideration.
Main concern is the destruction of age old environment, greatly appreciated by the residents of Glais. Apart from the disruption of the installation, we feel short changed considering that we have never been considered worthwhile having decent roads and decent services. We would insist on maintaining existing features, stone walls etc and not disturbing natural life established over centuries.
Thank you. Both gentlemen I spoke to were professional and answered all my questions. The underground cables will be passing my house. I am in favour of the project.
Disagree with ecological study - have seen badger setts in the area and also skylarks in their 100s, not few. Disagree with digging up through the village to lay cable. No financial benefit for villagers. Impact on mental health and wellbeing - you walk up a mountain for open green space and the beauty of nature, not panels and fences. I question the initial carbon footprint. Affect on house prices. Loss of habitat for badgers/foxes/rabbits/bats/owls/bees - all live off the land.
Thank you for the information. It has served to increase my positivity towards the proposal. All our questions were suitably answered. You've got my 100% support.
100% support.
My concern is the distance that's proposed away from the steep edge looking down the left hand edge is too close to the drystone wall. 5m is not enough and is pushing walkers far too close to the edge of a dangerous incline. If the path were to be made safe prior to the perimeter being installed this would be far safer for all. I fear there will be nasty incidents/accidents as we have already had airlifts in the past due to walker falling down the rock face there.
Would like an email to give me links for all assessments carried out. Very informative. Gentleman I spoke to extremely helpful. Thank you. Concern is disruption to village for at least 12 months with lorries etc on roads not suitable for long term heavy traffic and destruction of part of Graig y Pal Road for access. Need to be kept better informed ongoing.
Renewable energy is imperative in addressing the perils on a future or the earth. Concerns re access to the mountain and footpaths during the construction phase but pleased to see reinstatement of bridleways and footpaths when in situ.
If this development comes to fruition some money should be provided annually to local charities, ie the Rugby Club, Community Hall, Church etc. Some consideration should be given on any effect on the Glais Moraine (glacier).
Would like the energy produced to benefit Glais community. Have feedback if project is successful and efficient - what the positives are for the village and benefits further afield. What energy is being produced etc. Provide feedback for community on ongoing management of site. Would there be an alternative site other than green land? Industrial estate in Swansea etc.

I feel this proposal would suit a brown field site far more than a green upland area, there are plenty of other sites ie Baglan Bay, Tata Steel etc. As I live on Graig-y-Pal Road this will affect my home greatly due to construction traffic and the proposed laying of the feeder cable in the road. Also this has no benefit for me or the village of Glais. Just money making for the landowner and company. It would help if there was an allocation of subsidised power to the properties most affected and a substantial ongoing contribution to the village of Glais infrastructure, not to Clydach which is not affected by this proposed development. I feel we are being railroaded into this development. I appreciate global warming must be countered but believe more suitable brown field sites exist locally.
Very informative meeting. "Staff" very helpful. Because I live in Glais, the proposal, building of the site, was helpful knowing how the cable would go through Glais was good.
I am all for conservation and finding new ways to provide energy. I have no objection to your proposals but would like to comment that it is important to the area to preserve the current status ????. The 'mountain' is important to the residents of Glais. Keeping the wildlife and this as is, is important.
Surely one or two wind turbines would produce as much if not more energy without as much disruption to land. Also more wind than sun in winter. Would prefer public meeting to hear other residents' opinions.
My concerns are - the bridge at the start of Graig y Pal needs major work as picked up in report requested by Swansea Council on the 25/9/20. The defaults should have been repaired within one year on report from Kaymac Marine and Civil Engineers document number KMR/BRC/25/09/20. Also the ecologist report is inaccurate, there is far more wildlife than stated on report by yourselves and a lot are protected species. Also concern the drainage which feeds into stream running through residence gardens which will flood even more. It puts houses under water and if you damage property and are liable if they flood are you going to pay for the damage?
The staff present from the company were polite and tried to assist. However they did not know details of technical details. I was shocked to learn that the solar farm will be sited on top of the Glais mountain as well as on fields behind. This has massive impact on the beauty of the area and stops persons enjoying the full health benefits.
Would access to the bridleways and footpaths be open at all points, not just as specific entries? How wide is the bridleway/footpath planned to be? Traffic congestion is an issue in this village, are we able to have controlled working/traffic times? What is the community payback benefits and for how long? What roads will be resurfaced as a result of the work? What noise disturbance will we experience during construction and post-construction (if any)?
Will there be any benefits to the community on a yearly basis? I think this would help a lot.
The road going up Graig y Pal badly needs repair. I live on Graig y Pal and I'm concerned about access from my drive. Will the times of the vans going up/down the road be at the same times each day?
In general I am in favour of the project but I have some reservations: 1) I think the benefit of a one-off/20,000 payment is insulting to say the least. This amounts to £500 per year! Our local wind farm provides £250,000 to the local community each year for 25 years. How will this money be distributed to Glais causes? 2) For a very small benefit we are losing a wonderful wellbeing area with access to blackberry picking, mushroom picking, and winberry picking. 3) Many people have scattered ashes at the bottom end of the site close to the proposed wind farm. 4) The huge disruption to the village during the construction works.

Why ??? that this is going to affect wildlife and the disruption of our village with roads being dug up and increased traffic. Also the mountain has natural beauty and hopefully we will have a public meeting.
Opposing, due to disruption of cables into a small village. Clydach/Alltwen should have been informed. Traffic is busy now with small school, nursing home and nursery. Glais will not cope with this disruption. Natural beauty being destroyed along with wildlife for a small piece of energy.
Concerned about the degree of disruption to the village of Glais during the build phase and from the point of view of ongoing access to the land for walking etc. An initial project document from early 2022 indicated that the electrical tie-in to the grid would occur on the ????? pylon runs on high ground. I understand that this has changed and now requires a significant digging of roads etc. Can this be avoided?
Saddened loss of natural beauty site - not many left available for small communities to use. Generations of children families have enjoyed this space and to say they still can is a joke. Access to this site is unsuitable use of Graig y Pal Road, a track, precarious road needing repair constantly. No consultation has been made to residents along this road. I run a business from home and this will directly effect my income as clients come daily. Impact on wildlife will be tragic, badgers use the mountain top in breeding season. Red kites use this as feeding grounds. There are far better sites that far less impact on the environment. A more intelligent approach is required.
1) Concern regarding H&S considerations around traffic management around village that will impact on the school/pupils during construction of solar panels and laying of cables. 2) Access to cycle path during laying of cables - timescale for this phase. 3) Environmental impact - will there be a build repair (make do) promise - including habitat but also any debris on roads/pathways? 4) Will 'right of way' be restricted on the pathway Glais to Alltwen/Pontardawe during the full 9 months of construction? 5) Ongoing maintenance - what impact on a weekly/monthly basis. Also how much disruption will there be when the panels need repairing? How frequent this be? I assume panels are unlikely to last 40 years. 6) Community benefit fund - many concerns over how this can be ringfenced to benefit the community of Glais rather than Clydach or Llansamlet. Decisions over how the fund will be held/administered/decided upon. 7) Educational programmes for local schools - engagement, environment/art projects etc.

From the above comments, there is a common concern surrounding the impact on the local environment and detrimental impact to the loss of green space. Additionally, there were a number of concerns relating to the suitability of the roads identified for construction vehicles. It will be important to consider these views from local residents when the proposals are refined later in the process.

Appendix C – Statutory and non-statutory consultation materials

Appendix C.1 - Introductory letter to residents



November 29, 2021

REF: Craig Y Perchych Solar Farm, Glais, Swansea

I write on behalf of CYP Solar in relation to Craig Y Perchych (CYP) Solar Farm which is proposed to be developed on land approximately 600m to the northeast of the village of Glais, and circa 2km to the east of Clydach. The proposed development is predominantly situated within the local authority area of Swansea with a small area to the North within Neath Port Talbot.

This letter provides a brief introduction to the proposal, and explains the planning process we are embarking on, how you can access further information and whether you wish to take the opportunity to meet with my colleagues and in the near future to discuss the proposals in further detail.

This letter has been sent to you as an occupier of a property nearest to the proposed solar farm, community representatives have also been informed and we will be engaging with the wider community in due course.

Project overview

The project will have the potential to export up to 20MW of renewable electricity and contribute to tackling the climate emergency, helping move Wales closer to achieving the targets for renewable energy generation set by Welsh Government.

The proposal site is generally well shielded from view and covers an area of approximately 38 hectares of (horse) grazing land that is situated on an elevated plateau, just to the northeast of Glais. We have identified the availability of grid connection capacity in this location, and propose to connect to an existing overhead powerline located to the south of the Clydach Refinery, approximately 1.6km to the west of the proposal site.

This Project constitutes a Development of National Significance (DNS) under the Planning (Wales) Act 2015, requiring an application to be made to Planning and Environment Decisions Wales, which will make a recommendation to Welsh Ministers who will make the final decision on whether or not to grant planning permission.

We have recently submitted a pre-application request to Swansea Council to begin initial consultation and engagement on the scope of this project. We are also liaising with Neath Port Talbot County Borough Council as part of the pre-application process. Planning and Environment Decisions Wales has confirmed that this application does not require a full Environmental Impact Assessment, however we will be undertaking extensive surveys and environmental assessment in close consultation with the planning authority and relevant consultees.

We are also preparing to undertake local consultation with the community around the site, as required by the DNS regime.



I hope to be able to provide you with further information about the project, and the consultation process in due course, but wanted to introduce myself and the proposal.

We would be pleased to discuss this project further with you via telephone, video call or in person; should this be of interest to you please let us know via the contact details at the foot of this letter.

We will continue to keep you informed about this project via post and email, unless you request otherwise.¹

Further information is available on the project website here: <https://www.cyp-solar.co.uk/>

Thank you in advance for your time, I look forward to speaking with you soon.

Yours sincerely,

James Cook
CYP Solar Farm, Principal Planner, Sirius Planning (on behalf of CYP Solar)
07714704969
James.cook@thesiriusgroup.com

¹ CYP Solar will only share your personal data within the project team, and in certain circumstances, specific project consultants for planning evaluation purposes only. Your identifiable, personal data will not be used for any other purposes without your consent and will be stored in line with the GDPR. Please let us know your communication preferences or ask us any questions about how we treat your data.

Appendix C.2 - Introductory letter to stakeholders



November 29, 2021

REF: Craig Y Perchych Solar Farm, Glais, Swansea

I write on behalf of CYP Solar in relation to Craig Y Perchych (CYP) Solar Farm which is proposed to be developed on land approximately 600m to the northeast of the village of Glais, and circa 2km to the east of Clydach. The proposed development is predominantly situated within the local authority area of Swansea with a small area to the North within Neath Port Talbot.

This letter provides a brief introduction to the proposal, and explains the planning process we are embarking on, how you can access further information and whether you wish to take the opportunity to meet with my colleagues and in the near future to discuss the proposals in further detail.

This letter has been sent to community representatives and occupiers of properties nearest to the proposed solar farm, although information regarding the proposal will be made available publicly and contact will also be made with the broader community in due course.

Project overview

The project will have the potential to export up to 20MW of renewable electricity and contribute to tackling the climate emergency, helping move Wales closer to achieving the targets for renewable energy generation set by Welsh Government.

The proposal site is generally well shielded from view and covers an area of approximately 38 hectares of (horse) grazing land that is situated on an elevated plateau, just to the northeast of Glais. We have identified the availability of grid connection capacity in this location, and propose to connect to an existing overhead powerline located to the south of the Clydach Refinery, approximately 1.6km to the west of the proposal site.

This Project constitutes a Development of National Significance (DNS) under the Planning (Wales) Act 2015, requiring an application to be made to Planning and Environment Decisions Wales, which will make a recommendation to Welsh Ministers who will make the final decision on whether or not to grant planning permission.

We have recently submitted a pre-application request to Swansea Council to begin initial consultation and engagement on the scope of this project. We are also liaising with Neath Port Talbot County Borough Council as part of the pre-application process. Planning and Environment Decisions Wales has confirmed that this application does not require a full Environmental Impact Assessment, however we will be undertaking extensive surveys and environmental assessment in close consultation with the planning authority and relevant consultees.

We are also preparing to undertake local consultation with the community around the site, as required by the DNS regime.



I hope to be able to provide you with further information about the project, and the consultation process in due course, but wanted to introduce myself and the proposal.

We would be pleased to discuss this project further with you via telephone, video call or in person; should this be of interest to you please let us know via the contact details at the foot of this letter.

We will continue to keep you informed about this project via post and email, unless you request otherwise.¹

Further information is available on the project website here: <https://www.cyp-solar.co.uk/>

Thank you in advance for your time, I look forward to speaking with you soon.

Yours sincerely,

James Cook
CYP Solar Farm, Principal Planner, Sirius Planning (on behalf of CYP Solar)
07714704969
James.cook@thesiriusgroup.com

¹ CYP Solar only share your personal data within the project team, and in certain circumstances, specific project consultants for planning evaluation purposes only. Your identifiable, personal data will not be used for any other purposes without your consent and will be stored in line with the GDPR. Please let us know your communication preferences or ask us any questions about how we treat your data.

Appendix C.3 - Bi-lingual consultation newsletter (statutory consultation)

CYP Solar Farm

Project newsletter: January 2023

In order to address the huge challenge posed by man made climate change and the need for the UK to improve its energy security to ensure both continuity of supply and reduction in energy costs, we are exploring the potential to develop a solar farm with an export capacity of circa 20MW near to the village of Glais, Swansea.

We will be holding a drop in event to discuss the proposals at Glais RFC, 609 Birchgrove Road, Glais, Swansea, SA7 9EN on Wednesday 25th January 2023 from 3.30pm to 7.30pm. If you would like to attend, please register your interest at info@cyp-solar.co.uk.

Project overview

The site lies across approximately 67ha of land situated at Craig Y Perchych on an elevated plateau circa 600m to the northeast of the village of Glais and circa 2km to the east of the village of Clydach.

The solar farm will produce enough renewable electricity for up to 5,300 homes each year, and offset over 6,000 tonnes of CO2 per year, the equivalent of taking approximately 2,300 cars off the road.¹

Further information can be found on the project website www.cyp-solar.co.uk

About us

CYP Solar Farm is being developed by Windel Energy and Canadian Solar in partnership. Further information is available on the project website.



¹Internal calculations using Ofgem Typical Domestic Consumption Values and BEIS Carbon Conversion Factors

Want to see a bigger map? Visit the website for a full size version.



Pre-application consultation

This project is deemed a Development of National Significance (DNS), meaning that we will need to apply to Planning and Environment Decisions Wales (PEDW), which will make a recommendation to Welsh Ministers who will make the final decision.

We would like the opportunity to understand the views of the local community on these proposals before we submit our application. We'd therefore like to invite you to take part in the pre application consultation on the proposals.

The project website www.cyp-solar.co.uk provides an overview of the development proposals, key information, links to copies of the full draft planning application and opportunities to comment on the application directly. Feedback can also be provided via email, freepost, freephone, or through using the online form on the project website. The closing date for comments is **Friday 17th February 2023**. As part of the DNS process, we are required to prepare and submit a Pre-application Consultation (PAC) Report detailing the consultation undertaken and how feedback has been taken into account for the project.

Let us know your views

If you have any further questions or comments about the proposals or the consultation process currently underway, you can get in touch with us and provide your feedback via:

- Project website – <https://cyp-solar.co.uk/get-in-touch/>
- Email – info@cyp-solar.co.uk
- Feedback form – available online via the project website. Alternatively, get in touch to request a hard copy and we will post it to you
- Freepost – write to FREEPOST TC CONSULTATION (no further address or stamp required)
- Freephone – 0800 699 0081 (Monday to Friday 9am to 5pm excluding public holidays)

www.cyp-solar.co.uk

Fferm Solar CYP

Cylchlythyr y prosiect: Ionawr 2023

Er mwyn mynd i'r afael â'r her enfawr a achosir gan newid yn yr hinsawdd a'r angen i'r DU wella ei sicrwydd ynni er mwyn sicrhau parhad cyflenwad a llai o gostau ynni, rydym yn archwilio'r potensial i ddatblygu fferm solar gyda chapasiti allforio o tua 20MW yn agos i bentref Glais, Abertawe.



Byddwn yn cynnal digwyddiad galw heibio i drafod y cynigion yng Nghlwb Rygbi Glais, 609 Heol Gellifedw, Glais, Abertawe, SA7 9EN ddydd Mercher 25 Ionawr 2023 rhwng 3.30pm a 7.30pm. Os hoffech fynychu, cofrestrwch eich diddordeb yn info@cyp-solar.co.uk

Trosolwg o'r prosiect

Mae'r safle yn sefyll ar draws tua 67ha o dir sydd wedi ei leoli yng Nghraig y Perchych ar lwyfandir uchel tua 600m i'r gogledd-ddwyrain o bentref Glais a thua 2km i'r dwyrain o bentref Clydach.

Bydd y fferm solar yn cynhyrchu digon o drydan adnewyddadwy ar gyfer hyd at 5,300 o gartrefi bob blwyddyn, a gwrthbwysu dros 6,000 tunnell o CO2 y flwyddyn, sy'n cyfateb i dynnu tua 2,300 o geir oddi ar y ffordd.¹

Gellir dod o hyd i wybodaeth bellach ar wefan y project: www.cyp-solar.co.uk

Amdanom ni

Mae Fferm Solar CYP yn cael ei datblygu gan Windel Energy a Canadian Solar mewn partneriaeth. Mae rhagor o wybodaeth ar gael ar wefan y prosiect.



¹Cyfrifiadau mewnol gan ddefnyddio Gwerthoedd Defnydd Domestig Nodweddiadol O'Ffwm a Ffactorau Trasi Carbon BEIS



Ymgynghoriad cyn cyflwyno cais

Ystyrir bod y prosiect hwn yn Ddatblygiad o Anwyddocâd Cenedlaethol (DNS), sy'n golygu y bydd angen i ni wneud cais i Benderfyniadau Cynllunio ac Amgylchedd Cymru (PEDW), a fydd yn gwneud argymhelliad i Weinidogion Cymru a fydd yn gwneud y penderfyniad terfynol.

Hoffem gael y cyfle i ddeall barn y gymuned leol ar y cynigion hyn cyn i ni gyflwyno ein cais. Hoffem eich gwahodd felly i gymryd rhan yn yr ymgynghoriad cyn ymgeisio ar y cynigion.

Mae gwefan y prosiect www.cyp-solar.co.uk yn rhoi trosolwg o gynigion y datblygiad, gwybodaeth allweddol, dolenni i gopïau o'r cais cynllunio drafft llawn a chyfluoedd i wneud sylwadau ar y cais yn uniongyrchol. Gellir darparu adborth hefyd drwy e-bost, rhadbost, rhadffôn, neu drwy ddefnyddio'r ffurflen ar-lein ar wefan y prosiect. Y dyddiad cau ar gyfer sylwadau yw **dydd Gwener 17 Chwefror 2023**. Fel rhan o'r broses DNS mae'n ofynnol i ni baratol a chyflwyno Adroddiad ar yr Ymgynghoriad Cyn Ymgeisio (PAC) yn manylu ar yr ymgynghoriad a gynhaliwyd a sut y mae adborth wedi'i ystyried ar gyfer y prosiect.

Rhowch eich barn i ni

Os oes gennych unrhyw gwestiynau neu sylwadau pellach am y cynigion neu'r broses ymgynghori sydd ar y gweili ar hyn o bryd, gallwch gysylltu â ni a rhoi eich adborth drwy:

- Gwefan y prosiect – <https://cyp-solar.co.uk/get-in-touch/>
- E-bost – info@cyp-solar.co.uk
- Ffurflen adborth – ar gael ar-lein drwy wefan y prosiect. Fel arall, cysylltwch â ni i ofyn am gopi caled a byddwn yn ei bostio atoch
- Rhadbost – ysgrifennwch at **FREEPOST TC CONSULTATION** (dim angen cyfeiriad pellach na stamp)
- Rhadffôn – 0800 699 0081 (Dydd Llun i ddydd Gwener 9am i 5pm ac eithrio gwyliau cyhoeddus)

www.cyp-solar.co.uk

Appendix C.4 - Consultation Information Sheet (statutory consultation)



The proposal

The proposed solar farm will be located on grazing fields that is surrounded by scrub and woodland on an elevated plateau, located approximately 570m north east of the village Glais, Swansea.

It is anticipated that CYP Solar Farm will extend to approximately 67ha of land. The solar farm will export up to 20MW of electricity directly from sunlight, equivalent to powering approximately 5,300 homes. This will offset over 6,000 tonnes of CO2 every year, equivalent to taking around 2,300 petrol/diesel cars off the road*.

Undertaking the necessary environmental assessments

A series of environmental assessments have been undertaken to accompany the planning application. These include:

- Landscape and Visual Impact;
- Ecology and Arboricultural;
- Traffic and Transport;
- Cultural Heritage;
- Flood Risk;
- Agricultural Land Quality; and
- Glint and Glare.



Why this location?

The site has been assessed for its suitability for this renewable energy project and has the following positive attributes:

- The availability and close proximity to the grid connection;
- The opportunity for biodiversity enhancements;
- Available land; and
- Restricted visibility of the application site;
- Formalise public access to and around the application site

Benefits of the proposal

As the UK faces a climate emergency, the proposed solar farm will provide a source of safe and clean energy which produces zero emissions when in operation.

The proposal will enhance local biodiversity, through managed conservation grazing and scrub clearance. This provides significant betterment for identified habitats. As part of the solar farm proposal approximately 3.5km of bridleways and 1km of footpath will be dedicated, all of which will allow a right of access in perpetuity. The solar farm will operate for 40 years, after which it will return to grazing.





For further information,
please visit the project website at:
www.cyp-solar.co.uk

Project Timeline:

Summer 2022

Pre-planning and
project inception

Winter 2023

Pre-Application
consultation

Spring 2023

Review of feedback
and submission
of a planning
application

Spring 2024

Subject to planning
permission,
construction will
begin



Frequently Asked Questions

Will the solar farm make a noise?

The only noise that will occur during the operation of the solar farm is a low level noise emitted by the transformers, inverters and the substation. It is anticipated that no noise will be audible at residential properties in the area due to separation distances.

Will the solar panels be visible from my house?

We appreciate that for many local residents, what the scheme looks like is a key consideration. The height of the panels will be relatively low lying therefore much of the site won't be visible from local residential areas. The site benefits from being set within an upland area, flanked by vegetation with limited views into the PV deployment area.

Will the panels cover the whole area?

The application site measures 67ha, only 26ha will be used for panel deployment. The remainder of the site will be used for biodiversity enhancement, public access, cabling and vehicular access.

How long will the proposed development take to build?

It will take around 9 months to construct the proposal. A construction traffic method statement has been prepared, outlining the proposed access arrangements, the anticipated schedule, construction vehicle numbers and type, construction worker numbers and the proposed construction hours.

Will the site increase flood risk in the area?

Solar panels are mounted on frames which are driven into the ground. Very little concrete is used on solar farms, generally limited to the bases for the transformers and the substations. Rainwater falling on the panels will fall to the ground below.

How will the site be secured?

The site will be secured by deer fencing and closed-circuit television (CCTV).

Does it have to be sunny for the panels to work?

No. Photovoltaic (PV) panels, such as the ones that would be installed on site, if permission were granted, can still generate electricity even on a cloudy day.



Appendix C.5 - Feedback form (statutory consultation)

CYP Solar Farm

Comments Form



Today's Public Consultation Event

Where did you find out about the event today?

Letter	Newspaper Notice	Word of Mouth
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Did you know about the proposals before today? Yes No

Do you feel better informed now? Yes No

Was the venue suitable? Yes No

Was the time suitable? Yes No



Email us at:
PlanningConsultations
@thesiriusgroup.com



Visit the project website at:
www.cyp-solar.co.uk



Call us on:
0113 264 9960

Comments Form

We would like to know your views on the proposal presented today for a solar farm development on land near Glais Swansea, South Wales.

Please take time to share your views below and answer the questions overleaf. **Please place completed forms in the box provided at the event.**

Comments

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Personal Details *

Name

Address

.....

.....

Email

* Your name and address are optional but would assist in our consideration of your response. Responses to this questionnaire will be reviewed by Sirius Planning on behalf of CYP Solar Limited. Copies of the responses may be made available, in due course, to the relevant Local Planning Authority so they can note your comments. We will, however, request that your personal details are not placed on the public record. Your personal details will be held securely by CYP Solar Limited in accordance with the Data Protection Act 2018 and will not be passed on to any third parties.

Appendix C.6 - Non-statutory stakeholder covering letter (statutory consultation)



Sirius Planning Ltd
4245 Park Approach
Thorpe Park
Leeds
LS15 8GB

0113 264 9960
www.thesiriusgroup.com

[Name]
[Address]
[Address]
[Address]
[Address]
[Post Code]

Our Ref: CYP4

Date: 04/01/23

Dear

Re: Proposed development Craig Y Perchych (CYP) Solar Farm, Glais, Swansea, SA7 9HP (Ref No: DNS/3279676)

We are writing to you to notify you that CYP Solar Limited intends to submit a planning application to Planning and Environment Decisions Wales (PEDW) for the development of CYP Solar Farm, Glais, Swansea.

CYP Solar Farm will have a capacity to generate 20MW of renewable electricity and contribute to tackling the climate emergency, helping to move Wales closer to achieving the targets for renewable energy generation set by Welsh Government.

Site Location Plan:



Vat No. 209 3584 02 Company Registration No. 10518189

The project could produce enough renewable electricity for up to 5,300 homes each year, and offset over 6,000 tonnes of CO₂ per year, the equivalent of taking approximately 2,300 cars off the road.*

The project site lies across approximately 67ha of land that is situated on an elevated plateau circa 600m to the northeast of the village of Glais and approximately 2km to the east of the village of Clydach.

As required by PEDW, we are undertaking a pre-application consultation, prior to submitting a Development of National Significance (DNS) in early 2023.

We will be holding a public exhibition drop in event during the consultation period at:

Glais RFC, 609 Birchgrove Road, Glais, Swansea, SA7 9EN on Wednesday 25th January 2023 from 3.30pm to 7.30pm.

We are hosting and would like to invite you to a stakeholder preview of this event which will take place on the same day from 2.00pm to 3.30pm. We do hope you can attend.

Alternatively, all information, consultation materials and copies of the full draft planning application are available on the project website, <https://cyp-solar.co.uk/>.

The deadline for comments on the proposals is **Friday 17th February 2023**.

You may also receive further information relating to the project in the form of a community newsletter / letter, which is being posted to [local residents](#) and stakeholders regarding the consultation process.

Should you have any queries about any information received, the project, or the consultation process, please feel free to contact the project team via the contact details noted on this letter, or via the website.

Yours faithfully



James Cook
Principal Planner, Sirius Planning
07714704969
James.cook@thesiriusgroup.com

*Internal calculations using OFGEM Typical Domestic Consumption Values and BEIS Carbon Conversion Factors

[Name]
[Address]
[Address]
[Address]
[Address]
[Postcode]

Ein Cyf: CYP4

Dyddiad: 04/01/2023

~~Arddal~~

Parthed: Datblygiad arfaethedig Fferm Solar Craig y Perchych (CYP), Glais, Abertawe, SA7 9HP (Cyfeirnod: DNS/3279676)

Rydym yn ysgrifennu atoch i'ch hysbysu bod CYP Solar Limited yn bwriadu cyflwyno cais cynllunio i Benderfyniadau Cynllunio ac Amgylchedd Cymru (PEDW) ar gyfer datblygu Fferm Solar CYP, Glais, Abertawe.

Bydd gan Fferm Solar CYP y gallu i cynhyrchu 20MW o ddyddan adnewyddadwy a chyfrannu at fynd i'r afael â'r argyfwng hinsawdd, gan helpu i symud Cymru yn nes at gyrraedd y targedau ar gyfer cynhyrchu ynni adnewyddadwy a osodwyd gan Lywodraeth Cymru.

Cynllun Lleoliad Safle:



Gallai'r prosiect gynhyrchu digon o drydan adnewyddadwy ar gyfer hyd at 5,300 o gartrefi bob blwyddyn, a gwrthbwysu dros 6,000 tonnelli o CO₂ y flwyddyn, sy'n cyfateb i dynnu tua 2,300 o geir oddi ar y ffordd.*

Mae safle'r prosiect yn sefyll ar draws tua 67ha o dir sydd wedi'i leoli ar lwyfandir uchel tua 600m i'r gogledd-ddwyrain o bentref Glais a thua 2km i'r dwyrain o bentref Clydach.

Fel sy'n ofynnol gan PEDW, rydym yn cynnal ymgynghoriad cyn ymgaisio, cyn cyflwyno Datblygiad o Amwyddocâd Cenedlaethol (DNS) yn gynnar yn 2023.

Rydym yn cynnal digwyddiad galw heibio addanogafa gwrthodddus yn ystod y cyfnod ymgynghori yn:

Clwb Ryabi Glais, 609 Heol Gellifedw, Glais, Abertawe, SA7 9EN ddydd Mercher 25 Ionawr 2023 rhwng 3.30pm a 7.30pm.

Rydym yn cynnal a hoffem eich gwahodd i ragolwg rhanddeiliaid o'r digwyddiad hwn a gynhelir ar yr un diwrnod rhwng 2.00pm a 3.30pm. Rydym yn gohebbio y gallwch fynychu.

Fel arall, mae'r holl wybodaeth, deunyddiau ymgynghori a chopiau o'r cais cynllunio drafft llawn ar gael ar wefan y prosiect: <https://cyp-solar.co.uk/>.

Y dyddiad cau ar gyfer sylwadau ar y cynigion yw dydd Gwener 17 Chwefror 2023.

Efallai y byddwch hefyd yn derbyn rhagor o wybodaeth am y prosiect ar ffurf cylchlythyr cymunedol / llythyr, sy'n cael ei bostio at drigolion lleol a rhanddeiliaid ynghylch y broses ymgynghori.

Os bydd gennych unrhyw ymholiadau am unrhyw wybodaeth a dderbynnir, y prosiect, neu'r broses ymgynghori, mae croeso i chi gysylltu â thîm y prosiect drwy'r manylion cyswllt a nodir ar y llythyr hwn, neu drwy'r wefan.

Yr eiddoch yn gywir



James Cook
Prif Gynllunydd, Cynllunio Sirius
07714704969
James.cook@thesiriusgroup.com

*Cyfrifiadau mewnol gan ddefnyddio Gwerthoedd Defnydd Domestig Nodweddiadol Ofgem a Ffactorau Trosl Carbon BEIS

Appendix C.7 - Non-statutory stakeholder list (statutory consultation)

Ms	Tonia	Antoniazzi MP	Gower Constituency	
Ms	Christina	Rees MP	Neath Constituency	
Ms	Carolyn	Harris MP	Swansea East Constituency	
Ms	Rebecca	Evans MS	Gower Constituency	
Mr	Jeremy	Miles MS	Neath Constituency	
Mr	Mike	Hedges MS	Swansea East Constituency	
Mr	Martin	Nicholls	Chief Executive (Interim)	City and County of Swansea Council
Mr	Phil	Holmes	Head of Planning and Regeneration	City and County of Swansea Council
Councillor	Rob	Stewart	Leader of the Council - Cabinet Member for Economy, Strategy and Finance	City and County of Swansea Council
Councillor	David	Hopkins	Deputy Leader of the Council - Cabinet Member - Corporate Service & Performance	City and County of Swansea Council
Councillor	Andrea	Lewis	Deputy Leader of the Council - Cabinet Member - Service Transformation	City and County of Swansea Council
Councillor	Andrew	Stevens	Cabinet Member - Environment & Infrastructure	City and County of Swansea Council
Councillor	Ryland	Doyle		City and County of Swansea Council
Councillor	Matthew	Jones		City and County of Swansea Council
Councillor	Penny	Matthews		City and County of Swansea Council
Councillor	Alyson	Pugh		City and County of Swansea Council
Councillor	Matthew	Bailey		City and County of Swansea Council
Councillor	Gordon	Walker		City and County of Swansea Council
Councillor	Brigitte	Rowlands		City and County of Swansea Council
Councillor	Ceri	Evans		City and County of Swansea Council
Councillor	Robert	Francis-Davies		City and County of Swansea Council
Councillor	Yvonne	Jardine		City and County of Swansea Council
Ms	Karen	Jones	Chief Executive	Neath Port Talbot County Borough Council
Ms	Nicola	Pearce	Director for Environment and Regeneration	Neath Port Talbot County Borough Council
Mr	Ceri	Morris	Head of Planning Services	Neath Port Talbot County Borough Council
Councillor	Steve K.	Hunt	Leader of the Council / Cabinet Member for Community and Strategic Leadership	Neath Port Talbot County Borough Council

Councillor	Alun	Llewelyn	Deputy Leader of the Council / Cabinet Member for Housing and Community Safety	Neath Port Talbot County Borough Council
Councillor	Jeremy	Hurley	Cabinet Member for Climate Change and Well-being	Neath Port Talbot County Borough Council
Councillor	Martyn	Peters		Neath Port Talbot County Borough Council
Councillor	James	Henton		Neath Port Talbot County Borough Council
Councillor	Nia	Jenkins	Cabinet Member for Education, Skills and Training	Neath Port Talbot County Borough Council
Councillor	Rebeca	Phillips		Neath Port Talbot County Borough Council
Mr	Stewart	McCulloch		Clydach Community Council
Ms	Nia	Parr-Williams		Cilybebyll Community Council
Mr	Randall	Shopland	Clerk	Dyffryn Clydach Community Council
Mrs	Deborah	Phillips	Town Clerk	Pontardawe Town Council

Appendix C.8 - Public consultation exhibition boards (statutory consultation)

CYP Solar Farm

Introduction



Welcome to our public consultation on CYP Solar Farm located to the northeast of the village Glais, Swansea.

Why do we need renewable energy?

In order to address the damaging effects of climate change, we need to move away from burning our limited fossil fuel reserves to using more sustainable, cleaner, renewable energy sources.

In October 2021, the UK Government launched its Net Zero Strategy: Build Back Greener which includes the target for decarbonizing the electricity grid by 2035.

To meet this target, 40-60% of electricity generated will have to come from green sources including renewable energy technologies such as solar, wind, biomass, wave and tidal.

The use of renewable energy is also beneficial to the UK economy as it reduces the country's dependence on imported fossil fuels.



Why solar energy?

Solar energy is a safe, established and renewable form of energy generation which produces no carbon dioxide, noise, pollution or by-products while operating. It also enjoys the highest levels of public support for renewable energy in the UK, with 85% of the public in favour. Solar energy is freely and readily available and will always be so.

The landscape and visual impact is limited compared to other forms of renewable energy and they can be easily screened from surrounding receptors by planting and boundary treatment.

Solar panels are a non-intrusive development. Agricultural activities can continue on the land and the panels can be removed following the end of power generation, allowing the site to be returned to its former use with little or no environmental legacy.

Project Timeline:

- Summer 2022**
Pre-planning and project inception
- Winter 2023**
Pre-Application consultation
- Spring 2023**
Review of feedback and submission of the planning application
- Spring 2024**
Subject to planning permission, construction will begin



For further information please visit:
www.cyp-solar.co.uk



Will the solar farm make a noise?

The only noise that will occur during the operation of the solar farm is a low level noise emitted by the transformers and the substation. It is anticipated that any noise from the proposed solar farm will not be audible at residential properties in the area.



Will the solar panels be visible from my house?

We appreciate that for many local residents, what the scheme looks like is a key consideration. The height of the panels will be relatively low lying therefore much of the site won't be visible from local residential areas. The site benefits from being set within an upland area, flanked by vegetation with limited views into the PV deployment area.

Will the panels cover the whole area?

No, the panels are distributed at a ratio of between 40 to 60% (ground cover ratio). There will be typically a 4m gap between each row of solar panels which will provide opportunities for grassland management to enhance biodiversity.

How long will the proposed development take to build?

It will take around 9 months to construct the proposal. A construction traffic method statement will be submitted alongside the planning application, outlining the proposed access arrangements, the anticipated schedule, construction vehicle numbers and type, construction worker numbers and the proposed construction hours.

Will the site increase flood risk in the area?

Solar panels are mounted on frames which are driven into the ground. Very little concrete is used on solar farms, generally limited to the bases for the transformers and the substations. Rainwater falling on the panels will fall to the ground below.

How will the site be secured?

The site will be secured by deer fencing and closed-circuit television (CCTV).

Does it have to be sunny for the panels to work?

No. Photovoltaic (PV) panels, such as the ones that would be installed on site, if permission were granted, can still generate electricity, even on a cloudy day.

CYP Solar Farm

The Proposal

The proposal is for a ground mounted photovoltaic solar farm with an export capacity of 20MW, incorporating 4.5km of new bridleways and public footpaths.



Why this location?

The application site comprises numerous grazing fields, scrub and woodland on an elevated plateau, located approximately 570m north east of the village Glais, Swansea. South Wales represents a particularly favourable area for solar deployment because of the high levels of solar irradiation.

The site has been assessed for its suitability as a solar farm and has the following positive attributes:

- The availability and close proximity of the grid connection;
- The opportunity for biodiversity enhancements;
- Available land; and
- Limited number of nearby sensitive receptors (residential properties)

As this project will deliver in excess of 10MW of renewable energy it will constitute a Development of National Significance (DNS) under the Planning (Wales) Act 2015 and we must apply to the Planning and Environment Decisions Wales, which is a Government body, who in turn will make a recommendation to Welsh Ministers on whether or not to grant planning permission.



The solar farm is proposed to have an export capacity of circa 20MW - this is equivalent per year to:



5,300
Homes powered*



6,000
Tonnes of CO₂
removed*



2,300
Petrol / diesel cars off
the road*

Benefits

Biodiversity

It is important that the site is improved for nature and shows biodiversity value being increased across site for the life of the proposal. The proposed development will provide management of existing habitats across 67ha.

Access

As part of the solar farm proposal, approximately 3.5km of bridleways and a 1km footpath will be dedicated, all of which will allow a right of access in perpetuity.

For further information please visit:
www.cyp-solar.co.uk





Technical Assessments

A range of technical assessments have been undertaken to help us understand the site and local environment as we develop the solar farm proposals. The supporting assessments form part of the draft planning application and include:

Landscape and Visual

A landscape and visual assessment was undertaken which assessed a range of views of the proposed solar farm and recommended the necessary mitigation to minimise any impacts visual amenity.

Ecology and Arboricultural

Ecological and arboricultural assessments have been carried out to provide an understanding of the site's current biodiversity value and how the proposal could enhance this.

Traffic and Transport

A construction traffic management plan has been prepared and provides details of the level of construction traffic, the projected delivery time-scales and the route that construction traffic will take.

A remote set down area located off Ynys y Mond Road will accommodate HGV deliveries. Materials and equipment will then be transported by smaller vehicles along Craig Y Pal to the application site.

Cultural Heritage and Archaeology

A cultural heritage assessment has been undertaken and to consider the potential impacts arising from the proposed development on known heritage and archaeological assets.

Flood Risk

A flood risk assessment has been undertaken to consider the potential impact of the proposal on flooding and to provide any necessary mitigation.

Soil

A detailed soil survey determined that the site does not constitute 'Best and Most Versatile' agricultural land.

Glint and Glare

A glint and glare assessment has been carried out to assess the potential impacts of the glint and glare from the solar PV panels.



For further information please visit:
www.cyp-solar.co.uk