



Consultation Report

DNS Reference: 3272424

Installation of a 25MWp solar farm
and associated infrastructure

Pen Caer Lan Farm, Seven Sisters,
Neath, SA10 9EP

Greentech Invest UK (8) Limited

April 2025



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Document Review:

Prepared by: Steffan Baker

Signed:

Checked by: Nick Beddoe

Signed:

Verified by: Peter Grubb

Signed:



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1.0 Introduction

1.1 Pre-Application Consultation

1.1.1 This Consultation Report is prepared on behalf of Greentech Invest UK (8) Limited in support of a planning application the installation of a 25MWp solar farm and associated infrastructure (DNS ref. 3272424), in accordance with Article 11 of the DNS Procedure Order.

1.1.2 All DNS applications must be subject to statutory consultation before the planning application is validated by the Local Planning Authority, as required by Article 7 of The Developments of National Significance (Procedure) (Wales) Order 2016.

1.1.3 Part 2 of The DNS Procedure Order provides pre-application requirements as follows:

- Notification of proposed development (Article 5)
- Acceptance of notification of proposed development (Article 6)
- Requirement to carry out pre-application consultation (Article 7)
- Publicity before applying for planning permission (Article 8)
- Consultation before applying for planning permission (Article 9)
- Pre-application consultation report (Article 11)

1.1.4 This Consultation Report has been prepared in accordance with Article 11 of the DNS Procedure Order. The report includes:

- A copy of the site notice and a plan showing where it was located;
- A declaration that the notice was displayed in accordance with the requirements of the DNS Procedure Order, Article 8(1)(a)(i)
- A list of the addresses of the persons (owners or occupiers of adjoining land) who were given notice of the proposed application, and a copy of the site notice given to such persons;
- A copy of the press notice;
- A declaration that the applicant has published the draft application documents on the applicant's website for at least 42 days in accordance with Article 8(1)(b) of the DNS Procedure Order;



- Copies of all notices given to community consultees, relevant persons and specialist consultees;
- A summary of all issues raised by any person notified of the proposed application, including confirmation of whether the issues raised have been addressed and how;
- Copies of all responses received from specialist consultees with an explanation of the account taken of each response.

1.1.5 This PAC Report is structured as follows:

- Chapter 1 – Introduction
- Chapter 2 – Non Statutory Consultation
- Chapter 3 – Statutory Publicity
- Chapter 4 – Consultation
- Chapter 5 – Response from Local Residents
- Chapter 6 – Response from Community Consultees
- Chapter 7 – Response from Statutory Consultees
- Chapter 8 – Main Issues
- Chapter 9 – Conclusion



2.0 Non-Statutory Consultation

2.1 Seven Sisters Community Council Presentation

2.1.1 In advance of the statutory pre-application consultation period, Lighthouse Development Consulting in conjunction with Thirty47 and Greentech organised a presentation to Seven Sisters Community Council.

2.1.2 The presentation explained the aims of the proposal, the site selection process, provided the draft proposed layout, explained the DNS process, provided a project timeline, the local and national policy position and discussion around the community benefit fund. It also set out what the approach would be in terms of consultation.

2.1.3 It explained that the approach to consultation would be in two phases. The first was engagement with community stakeholders (which formed the presentation) and then a second stage of statutory consultation.

2.2 Public Exhibition – Seven Sisters Community Hall (March 2025)

2.2.1 The principal means of engaging with the community was through a public exhibition. A public exhibition was held on Tuesday 18th March 2025, where details of the proposed development were presented on a series of banners. Members of the planning, design, applicant and communications team attended the public exhibition and were available to answer any questions.

2.2.2 The event was advertised locally and online, with it being publicised weekly on the community's Facebook page. Key stakeholders, including the community council and ward members were invited by email well in advance of the event, with a specific slot allocated to these key stakeholders prior to the commencement of the event.

2.2.3 The event was well attended by local residents. It was a positive experience enabling effective communication between the community and the applicant team. The event provided a wealth of information and addressed concerns, ultimately leading to a better informed designed scheme.



3.0 Statutory Publicity

3.1.1 The applicant has conducted the necessary publicity before applying for planning permission in line with Article 8 of the DNS Procedure Order. The applicant has publicised the proposed application by:

a) **Given requisite notice by:**

(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;***

3.1.2 A site notice was displayed for a period of no less than 42 days from 07.02.2025 to 24.03.2025. A copy of the site notice is contained at **Appendix A**.

3.1.3 Lighthouse Development Consulting Ltd hereby declare on behalf of Greentech Invest UK (8) Limited that the site notice was displayed in at least one place on or near the development site and therefore the provisions of Article 8 (a) (i) have been adhered to. A copy of the locations and images where the notices were erected is provided at **Appendix B**.

(ii) ***In writing to any owner or occupier of any land adjoining the land to which the proposed application relates; and***

3.1.4 A list of identified adjoining landowners and a copy of the notice served is contained at **Appendix C**.

(iii) ***By publication of the notice in a newspaper circulating in the locality in which the land to which the proposed application relates; and***

3.1.5 A publication of the notice was provided in the South Wales Evening Post on Friday 7th February 2025, a copy of this notice is provided at **Appendix D**.

b) ***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 –***

3.1.6 The full draft planning application was available for inspection online via a website maintained by the applicant, for no less than 42 days. The full draft planning application was available to view online at



<https://www.pencaerlansolarfarm.co.uk/> from 7th February 2025 to 24th March 2025. In line with Article 8(1)(b), the full draft planning application included the following:

- (i) The draft application form published by Welsh Ministers;
- (ii) A plan which identifies the land to which the proposed application relates;
- (iii) Any other plans, drawings and information necessary to describe the development which is the subject of the proposed application;
- (iv) A copy of the site notice required by Article 6 confirming the acceptance of the intention to submit the application for a Development of National Significance;
- (v) The Planning, Design and Access Statement;
- (vi) Evidence in support of anything in or relating to the application as deemed necessary by the Local Planning Authority;
- (vii) A written statement, draft application forms and documents associated with secondary consents.

3.1.7 Anyone wishing to submit comments regarding the proposed development must have done so by submitting a consultation response form to pencaerlan@greentech.energy or consultation@thirty47.co.uk by 11:59pm Monday 24th March 2025, whether it be electronically or on paper.



4.0 Consultation

4.1.1 Article 9 of the DNS Procedure Order identifies the following persons or descriptions of persons are specified for the purposes of Section 61Z(4) of the 1990 Town and Country Planning Act:

- a) Any community consultee
- b) Any specialist consultee; and
- c) Any relevant person

4.1.2 The applicant has consulted with all community and specialist consultees as well as any relevant persons in line with Article 9 (1) of the DNS Order.

4.2 Community Consultees (Article 9 (2))

4.2.1 The DNS guidance sets out that Community Consultees will comprise:

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

4.2.2 The applicant has consulted with the following community consultees:

Table 1 Community Consultees

Consultee	
Local Member	Councillor Sian Harries
Local Member	Councillor Steve Hunt
Community Council	Seven Sisters Community Council
Community Council	Crynant Community Council

4.2.3 **Appendix E** contains a copy of all notices sent to community consultees.



Ward Councillors

- 4.2.4 Each of the Councillors for Crynant, Onllwyn and Seven Sisters were identified via the Neath Port Talbot Council's website. Each Councillor was provided a notice in writing via post and email in line with the requirements of Article 9(2).
- 4.2.5 The notice invited their views and comments on the draft proposals. Details of the project website were also provided so that further information and all related planning documents could be considered.

Community Council(s)

- 4.2.6 The site lies within the boundary of Seven Sisters Community Council and Crynant Community Council, as shown in the figure below:

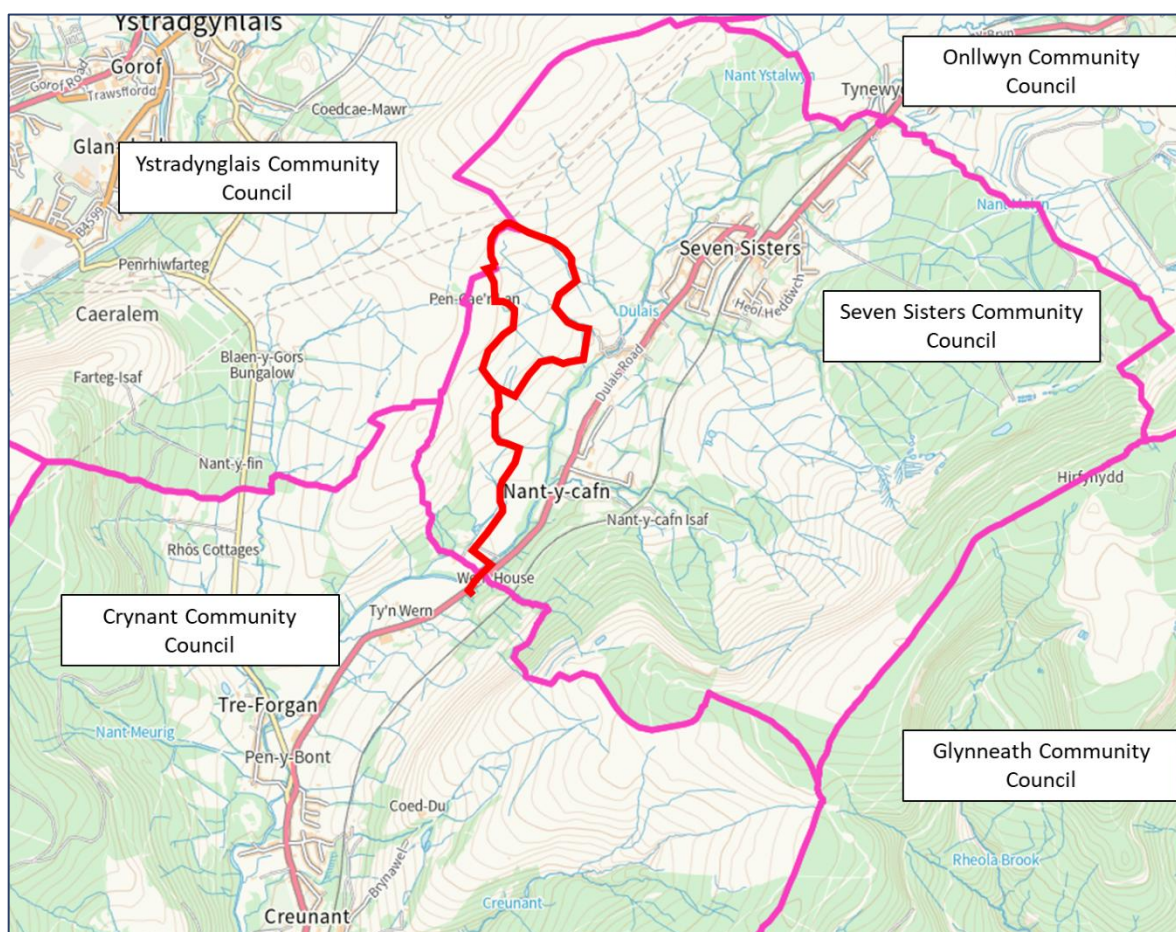


Figure 1 Plan illustrating the community council boundaries with approximate site location overlayed.



4.2.7 The proposed solar area is located within Seven Sisters Community Council whereas the access extends into Crynant Community Council.

4.3 Specialist Consultees (Article 9 (3))

4.3.1 Specialist Consultees are identified with reference to Schedule 5 of the DNS Procedure Order.

4.3.2 The following specialists who are listed as specialist consultees in Schedule 5 of the DNS Procedure Order were given requisite notice in writing of the proposed application and were provided a link to the project website on which the full draft application and each document referred to in Article 8(1)(b) could be found.

- Adjoining Local Planning Authority – Powys County Council
- CADW
- The Coal Authority
- National Resources Wales (NRW)
- National Grid
- Health and Safety Executive
- Welsh Government – Agricultural Land Classification
- Welsh Government – Trunk Road Agency
- Local Highway Authority
- The Fire and Rescue Authority
- Heneb

4.3.3 **Appendix F** contains a copy of the notice sent to specialist consultees in line with Article 9(3) of the DNS Procedure Order.

4.4 Any Relevant Persons

4.4.1 Where a proposal requires one or more secondary consents, the DNS Procedure Order requires that the appropriate '*relevant person*' be consulted through the pre-application consultation. In this regard, Section 62G(2) of the Town and Country Planning Act 1990 states "*the relevant person is the person by whom (but for Section 62F) the decision as to whether to grant the secondary consent would have been made*".



4.4.2 Given that there are no secondary consents required as part of this proposal, there are no 'relevant persons' to be consulted.



5.0 Response from Local Residents

5.1 Introduction

- 5.1.1 The comments made in response to the statutory publicity are summarised in this section, with personal information redacted in compliance with the General Data Protection Regulation (GDPR). On request, full copies of the responses can be sent with all personal information redacted for GDPR-compliant personal data purposes.

5.2 Summary of Responses

- 5.2.1 The Statutory Consultation period saw the receipt of 7 responses. The table below summarises the correspondence's nature:

Consultation Response	Number of Responses
Support	2
Neither object nor support	0
Object	5
Total	7

5.3 Comments in support

- 5.3.1 The following comments in support of the proposed development were made:

Comments	Response to comments made
Reservations about PEDW not requiring an EIA. However, it seems that the intentions about seeding and planting hedgerows will help.	The development was screened for EIA in 2021 and it was determined that the development was not EIA development. The proposed development is for the same proposal and thus an EIA is not required. However, the application will be supported by a full suite of ecology surveys and reports, which comprised the full draft application that was subject to statutory



	consultation. The use of biodiverse rich grass-seed and planting of hedgerow will result in a Biodiversity Net Benefit to the scheme.
Up to date ecological survey would be useful, the previous was in 2021.	We believe that this is in reference to the EIA screening back in 2021. A full suite of in-date ecological work was included as part of the draft planning application.
Queries were answered. The team are knowledgeable.	We are glad that the public exhibition was beneficial where queries were answered and the community felt better informed with regard to the scheme.

5.4 Comments in neither object nor support

5.4.1 No comments were made neither in object or support.

5.5 Comments in object

5.5.1 The following comments in object were made:

Comments	Response to comments made
Concern with regard to cumulative developments	Cumulative effects have been assessed thoroughly within the accompanying Landscape and Visual Appraisal.
It is not efficient enough	The development will generate up to 25MWp of energy. This is sufficient to power 7,500 average UK households and offset around 11,000 tonnes of CO2 per annum. The site area has been maximised to achieve the optimum amount of energy required to meet the grid offer.



Concerns with regard to views from properties	Landscape visual and character impacts have been fully assessed within the Landscape and Visual Appraisal.
Concerns with regard to the access	The draft application included a Transport Assessment. This has been consulted upon by the Local Highway Authority who have no objection in principle to the access.
Land should be used for agriculture	The land can continue to be used for agricultural through sheep grazing.



6.0 Response from Community Consultees

6.1.1 No responses were received from both Ward Members or both Community Councils.



7.0 Response from Specialist Consultees

7.1.1 Following consultation with specialist consultees, the following comments have been received:

The Coal Authority	
No objection – Recommended Conditions	
Comment	The Coal Authority highlighted that although solar panels themselves fall on their published exemptions list, in the interest of public safety they encourage areas where mine entries and their zones of influence are present to remain devoid of panels and fenced if possible, unless the features have been investigated and treated. They explain, if intrusive investigations are not proposed to locate the mine adits it would be helpful to identify a 'no build zone' on the layout plan, in line with the recommendations in the CMRA, to ensure that solar panels are not placed directly over these features or within their potential zones of influence. On the basis of the information reviewed and the recommendations set out therein, The Coal Authority said they would be recommending the imposition of planning conditions for intrusive site investigations in the interests of public safety and to ensure that the development is safe and stable.
Response from Project Team	The project team welcomes these comments. Since receiving the comments the applicant team has written to The Coal Authority to clarify perhaps a misunderstanding with regards to the identified adits on site and the location of the panels. The proposed block plan shows that there are no panels and no development within



	the exclusion zones identified within the CMRA. These areas were not annotated but are shown to be excluded from development. However, for the full submission, the block plan will show these areas annotated as 'no build zone (coal mining)' as per the comments received and to avoid any confusion. We trust this means that the recommendation for intrusive site investigations can be removed.
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Mid and West Fire Rescue Service	
No Objection – Provided Advice	
Comment	The Fire Rescue Service (FRS) explained that the site plan/s have been examined and the Fire and Rescue Authority wished that the following comments were brought to the attention of the planning committee/applicant. The following concerns were identified together with suggestions as to how these can be suitably addressed. <i>“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:</i> <i>https://www.water.org.uk/guidance/national-guidance-document-on-the-provision-of-water-for-firefighting-3rd-edition-jan-2007/</i> <i>https://www.ukfrs.com/index.php/promos/16847</i> <i>Furthermore, the applicant should be advised to contact the Appropriate authority responsible for ensuring safety and compliance for these types of developments i.e. Health and Safety</i>



	<i>Executive / Local Authority Building Control.</i>
Response from Project Team	The developer will consider the need to provide adequate water supplies. We can clarify that the vehicle access is appropriate for fire-fighting purposes. The Health and Safety Executive have been consulted as part of this consultation. The Local Authority Building Control could be consulted by the Local Planning Authority during the formulation of their Local Impact Report.

Heneb	
No Objection – Recommended Conditions	
Comment	Heneb provided comment to say that the documents that were consulted upon were not currently suitable for deposition into the HER as they did not conform to the Guidance for the Submission of Data to the Welsh Historic Environment Records (HER) and will need to be amended prior to submission. Heneb also provided comments on the desk-based assessment, with amendments requested. Heneb commented to say whilst there are no known archaeological sites within the proposed development, there are highly significant remains in the wider landscape, particularly on the higher ground to the north. They note that the results of the partial geophysical survey, which concluded that ‘no sites that are likely to represent archaeological significance features have been identified’ but said nevertheless there is the potential for currently unknown archaeological material to be encountered during the course of the proposed works, particularly outside of the



	area subject to the geographical survey. As a result, they agree with the DBA that archaeological mitigation would be appropriate. Heneb conclude by saying: <i>“Should a similar application to the one you have outlined be submitted, we would be unlikely to recommend any pre-determination works. Rather we would be likely to recommend a condition ensuring the implementation of a programme of archaeological work detailed in an agreed Written Scheme of Investigation (WSI). Such a programme of work would include a watching brief during the construction phase and consideration of the impact on any historic boundaries, as well as sampling, post excavation works, reporting, archiving etc.”</i>
Response from Project Team	The amendments requested by the consultee have been incorporated within the final Desk-Based Assessment submitted to support the application. The recommendation for a programme of archaeological work detailed in an agreed WSI, which could include a watching brief during the construction phase is accepted.

Health and Safety Executive	
No Objection	
Comment	The Health and Safety Executive (HSE) were consulted through the web app through plotting the site area. It was concluded that the proposed project does



	not fall within the consultation distances of any Major Hazard Installation(s) or Major Accident Hazard Pipeline(s).
Response from Project Team	No response required.

Trunk Roads	
No Objection	
Comment	Welsh Government as the highway authority for the A465 trunk road said that they do not issue a direction in respect of this application.
Response from Project Team	No response required.

National Grid	
No Objection	
Comment	Regarding planning application DNS/3272424, National Grid said that there are no National Grid Electricity Transmission assets affected by the proposal.
Response from Project Team	No response required.

Design Commission for Wales	
No Objection	
Comment	The Design Commission for Wales offered no objection but directed the applicant to published guidance and recommendations.



	They provided published guidance on Designing Renewable Energy in Wales, which supports Policies 17 and 18 of Future Wales: the National Plan 2040; and promotes a design-led approach to renewable energy development, with an emphasis on the importance of responding to the landscape as a guiding consideration. The Design Commission also recommend that all developer and promoters make early use of its strategic Design Review service, which provides site specific expert design input at key stages in the evolution of proposals.
Response from Project Team	The direction to guidance and recommendations are welcomed and will be considered. The design of the scheme has been heavily influenced by the existing landscape.

Neath Port Talbot Council – Highways Authority	
No Objection – Recommended Conditions	
Comment	Neath Port Talbot (NPT) Highways Authority provided comments on the Transport Statement. They also expressed concerns with the intensification and increase of traffic using the proposed access during the course of construction and the increased risk of vehicular conflict at this point with traffic along the A4019. They requested visibility splays in accordance with TAN18 to be provided at the entrance point. NPT Highways Authority requested confirmation if the existing double gates are to remain in their



	location and if they are to remain open or closed. They requested for improvements to be made along the access lane from the A4019 as it has very limited passing bays in the form of soft verges and are in a “very poor” condition. They highlighted that the access land crosses a culverted watercourse and a bridge and outlined that the condition of both these features are unknown. They highlighted that any accommodation works required on the public highway shall be subject to Road Safety Audits, stages 1 to 4 in accordance with GG 119 of the Design Manual for Roads and Bridges. Each stage of the Road Safety Audit shall be submitted for approval in writing to the LPA. Requested details of any borrow pits proposed to facilitate construction of the scheme. Requested a condition that no development shall commence (including site clearance), until a Construction Environmental Management Plan has been submitted to and approved in writing by the LPA.
Response from Project Team	The amendments requested to the Transport Statement will be made to the document included as part of the planning application. Furthermore, visibility splays in accordance with TAN 18. With regard to the gates, clarification will be provided in the forthcoming Transport Statement but we can confirm that the gate will be open during the day for construction purposes. With regard to the request for improvements to



	the access lane by providing passing bays, it is not considered that this is necessary as the construction period will be temporary and can be managed to avoid any vehicle conflict. With regard to the request for the structural condition of the bridge, a survey has been undertaken and accompanies the full planning application. Road Safety Audits can be secured through the use of planning condition to any consent granted. With regard to borrow pits, there will not be any required to facilitate construction of the scheme. The condition for a CEMP is acceptable.
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Neat Port Talbot Council – Highways Authority (Drainage)	
No Objection	
Comment	NPT have no objection with regard to drainage but have identified that SAB approval will be required to any work commencing. They have advised 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 LPA and that no ground water shall ever be discharged into the proposed drainage scheme. They also outlined the following: • <i>“There must be no interference, alteration or diversion of any ditch, watercourse, stream or culvert</i>



	<i>crossing or bordering the site, without prior consultation and agreement with the Authority.</i> • <i>Unless otherwise agreed in writing by the Local Planning Authority, foul water and surface water discharges shall be drained separately from the site.</i> • <i>No surface water or land drainage run-off shall be allowed to connect, either directly or indirectly to the public sewerage or Highway surface water system unless otherwise approved in writing by the Local Planning Authority.</i> • <i>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."</i>
Response from Project Team	It is acknowledged that the development will require SAB approval before work commencing, this falls outside of the planning system. All other comments are welcomed and will be incorporated into the final submission.

CADW
No Objection



Comment	CADW outline that the DBA concludes that the proposed solar farm will not have any impact on the settings of the listed designated historic assets, and whilst there is a potential for archaeological features to be present inside the development area, so far, no archaeological significance features have been identified. They concur with the conclusions of the DBA.
Response from Project Team	The comments from CADW are welcomed and noted.

Powys Local Planning Authority	
No Comments	
Comment	Powys LPA outlined that they would have no comments to make at this stage.
Response from Project Team	No response required.

Welsh Government Land Quality	
No Objection	
Comment	<i>“According to the Predictive ALC Map for Wales (2019), the site is considered at best ALC Grade 4. As per published guidance, the Department does not recommend an ALC field survey is undertaken nor the application of BMV Policy (PPW 12 Paragraph 3.58 and 3.59) in this case.</i> <i>As per Article 10(2)(b) of the 2016 Order, the Department has no objection to the proposed development and refers the applicant to advice above on agricultural land quality and policy</i>



	<i>application"</i>
Response from Project Team	No response required.

Natural Resources Wales (NRW)	
No Objection	
Comment	NRW state that they "<i>have concerns with the application as proposed.</i>" However, they are satisfied that these concerns can be overcome by Planning and Environment Decisions Wales (PEDW) attaching the following condition to any planning permission granted: Condition: Construction Environmental Management Plan (CEMP) They state that they would likely object to the planning application without this condition. Flood Risk <i>NRW note the solar farm will be located within DAM Zone A the Development Advice Map (DAM) contained in Technical Advice Note (TAN) 15: Development and Flood Risk (2004). However, the access track will be within Zone C2 of the DAM and the Flood Map for Planning identifies the access track to be at risk of flooding and falls into Flood Zone 2 and 3 Rivers.</i> As the access track to the main site is shown to be at risk of flooding, they advise that this is considered by the Authority, in liaison with relevant risk management partners. They say it must be satisfied that safe access/egress to the development can be achieved.



	They note this pre-application has been considered under the previous TAN15. When submitted, the application be will be assessed under the new TAN15 and refer to Circular 002/2025 'Guidance on The Town and Country Planning (Flood Risk Area Development) (Notification) (Wales) Direction 2025', dated 31st March 2025 which will be in effect when we submit the planning application guidance-on-the-town-and-country-planning-flood-risk-area-development-notification-wales-direction-2025-wgc-0022025.pdf. <u><i>Flood Risk Activity Permit</i></u> They note that any works in, under, over or within 8m from this river or works needed to improve, modify or replace the bridge will require a flood risk activity permit (FRAP) from Natural Resources Wales under the Environment Permitting Regulations (England and Wales) 2016. https://naturalresources.wales/permits-and-permissions/flood-risk-activities/flood-risk-activity-permits-information/?lang=en. A FRAP would also be required if there is a need to amend any part of the track that is within the flood plain at this location. European Protected Species They state <i>"from the information provided the proposals are unlikely to be detrimental to European Protected Species and with the proposed mitigation and enhancement may even be beneficial to some."</i> They welcome the inclusion of sheltered river corridors within the
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	site in order to help preserve foraging and commuting pathways for species. <u>Otters</u> They state <i>“the proposed design appears to ensure that passage of otters along the river corridor would not be disrupted, as the Photovoltaic arrays are located on seven individually fenced areas, with a good number of unfenced passages in-between. Otter mobility through the wider area would be maintained, access to watercourses or waterbodies would not be blocked and there are no busy roads nearby where fencing could inadvertently direct otters.”</i> They recommend consideration be given to provide gaps at suitable intervals, located at the bottom of the stock-proof fence, large enough for otters to safely pass through the solar panel fields. They state <i>“any plans for the construction phase should include suitable mitigation for otters, as noted above in the CEMP condition.”</i> Marsh Fritillary Butterfly They state <i>“the land where the solar farm is proposed forms part of a band of marshy grassland habitat between Nant Y Rhos Site of Special Scientific Interest (SSSI) and various Sites of Importance for Nature Conservation (SINCs) in the Seven Sisters area, all of which hold very good populations of Marsh Fritillary Butterfly.</i> <i>The Local Planning Authority will lead on matters in relation to the Marsh Fritillary Butterfly however, we wish to highlight that it is vital to this</i>
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species that habitat connectivity is maintained between the colonies and loss of marshy grassland habitat within the area proposed for development should be minimised. The management planned for the grassland habitats remaining once the development is in place is not suitable for marshy grassland and the proposed sheep grazing will degrade this as it could result in a very species poor grassland with areas of rush. If possible, it would be preferable to graze any marshy grassland using hardy small breed cattle as an alternative.”

Ornithology

NRW note “the results of the ‘Breeding Bird Survey’ within Appendix 6 of the ‘Ecological Impact Assessment - Pen Caer Lan, Seven Sisters, Neath’, dated 22 November 2024. The survey identifies that a single Peregrine (listed on Schedule 1 of the Wildlife and Countryside Act 1981 (as amended) was recorded during the survey”. However, they note “the Peregrine would be non-breeding at the site and we therefore have no further comments on this matter.”

Landscape

NRWs advice relates to the landscape character and visual amenity of the Bannau Brycheiniog National Park (BBNP) and the statutory purpose of the designation to conserve and enhance its natural beauty.

In relation to potential impacts within the BBNP specifically, NRW note that the LVA reports:

‘A part of the Bannau Brycheiniog National Park



	<i>extends into the northern edge of the 3km study area, approximately 2.5km from the site boundary at its closest point. As a result of distance and visual separation, the development of the proposed site is not expected to impact the National Park, it is therefore excluded from further consideration within this LVA'. (Paragraph 2.3.2)</i> <i>They note "the bare earth Zone of Theoretical Visibility (ZTV) analysis (Figure 08-1) does not identify any potential visibility within the small area of the National Park captured within the map extent. The largest areas of potential visibility are within the Dulais Valley, particularly on the southern valley side. Referring to local topography (Figure 05) we note the site is located on the northern valley side (sloping to face south), and there is more elevated land between it and the BBNP to the north. It is therefore unlikely that the development would be visible within the BBNP."</i> <i>Based on the submitted LVA, and the supporting evidence provided in the ZTV and topography mapping, NRW consider "it is unlikely the proposed development would result in any impacts on the purposes of the National Park" and therefore agree with the proposal to scope out consideration of the BBNP from the LVA.</i>
Response from Project Team	The response from NRW is welcomed and noted. Condition The request for a Construction Environmental Management Plan (CEMP) to be conditioned is accepted.



	Flood Risk Comments with regard to Flooding are noted, the proposed application has considered the new TAN15 and thus is accompanied by a Flood Consequence Assessment. A Flood Risk Activity Permit will be acquired outside of the planning process. European Protected Species We welcome comments stating that the proposals are unlikely to be detrimental to European Protected Species. The proposed design does ensure that passage of otters along the river corridor will not be disrupted and that there is a gap sufficient for the passage of small mammals (including otters) underneath the stock proof fence to maintain otter mobility (as well as other small mammals). Marsh Fritillary Butterfly Comments with regard to the management planned for the grassland habitats remaining once the development is in place is not suitable for marshy grassland and the proposed sheep grazing will degrade this. It is also noted that it would be preferable to graze any marshy grassland using hardy small breed cattle as an alternative. It is not yet confirmed that sheep will graze the site, only that the development could accommodate this. It is unlikely that cattle will be able to graze the site given their size. However, all options will be explored at detailed design stage. Ornithology
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	It is noted that NRW have no further comments with regard to ornithology. Landscape NRW note that it is unlikely that the development would be visible within the Bannau Brycheiniog National Park and therefore agree with the proposal to scope out consideration of the BBNP from the LVA. This is welcomed.
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7.1.2 The following consultees were contacted for their comment but did not respond:

- Wales and West Utilities

7.1.3 **Appendix G** contains a complete copy of the representations that were submitted.



8.0 Main Issues

8.1 Summary of all responses

8.1.1 This Chapter provides a summary of the main issues raised by all respondents during the consultation period. These issues have been identified following an analysis of all responses, including statutory and non-statutory consultees, community consultees and interested parties.

8.1.2 The main issues are summarised in the following list:

1. Construction traffic and access
2. Cumulative impact
3. Visual impact

8.2 Main Issue 1: Construction Traffic and Access

Main Issue 1: Construction traffic and access	
Relevant application documents:	Transport Statement; and Construction Traffic Management Plan
Respondents:	Neath Port Talbot Council Highways Authority; and Interested third parties
Applicant's summary of the responses:	Interested third parties and Neath Port Talbot (NPT) Highways Authority have expressed concerns about the proposed access from the A4109, citing increased traffic and possible vehicular conflict. NPT Highways Authority have requested further detail to be included within the Transport Statement, which include visibility splays, confirmation of whether the gate will be open or not and improvements along the access lane. They have also highlighted that the condition of the bridge is unknown and have requested that Road Safety Audits are submitted for any accommodation works required on the public highway. The Authority have also requested details of proposed borrow pits and a



	Construction Environment Management Plan to be conditioned.
Applicant's Response:	The requested amendments and further information to the Transport Statement will be included as part of the submission of the application. The Statement will also confirm that the gate will be open to avoid conflict on the main highway. A survey has been conducted for the bridge's structural condition and will be submitted as part of the application. The road safety audits and CEMP can be conditioned to any application granted permission. With regard to the improvements to the access lane, these are considered unnecessary given the construction period will only be temporary and that the access only provides access to one dwelling. The traffic can be managed through a CEMP or CTMP to be conditioned.

8.3 Main Issue 2: Cumulative Impact

Main Issue 2:	
Cumulative Impact	
Relevant application documents:	Landscape and Visual Appraisal
Respondents:	Interested third parties
Applicant's summary of the responses:	Interested third parties have raised concerns with regard to cumulative impact with specific reference to the Hirfynydd Energy Park scheme.
Applicant's Response:	Section 6 of the Landscape and Visual Appraisal (LVApp) provides a comprehensive Cumulative Assessment. For the cumulative landscape and visual assessment, the known surrounding solar farm developments were mapped. This included known operational, consented and proposed solar farm developments with submitted applications. The nearest solar farm development to the site was identified as the Hirfynydd Energy Park, which is located circa 1.5km to the south of the proposed site. The next nearest solar farm (existing) is located circa 4.8km northwest. The LVApp states that the proposed Pencaerlan solar farm would be distinctly separate from the proposals at Hirfynydd Energy Park, which is partly located in notably different landscape types and is on the south side of the Dulais Valley, clearly



	distinct from the proposed development. The assessment concludes that the cumulative landscape effect of the proposed solar farm development with the cumulative solar farm developments would result in minor adverse effects on the landscape, which would be reversible. The proposed development includes mitigation proposals that complement and strengthen existing key characteristics such as field pattern with hedgerow trees. Cumulative visual effects have also been considered. A Cumulative Zone of Theoretical Visibility (CZTV) plan was generated for the proposed development in conjunction with Hirfynydd Energy Park (solar element). It demonstrates that potential visibility of the proposed development in combination with the Hirfynydd scheme is mainly concentrated to the north side of the Dulais Valley, where south facing views toward the Hirfynydd site are potentially available and a smaller area at Farteg Hill to the west of the proposed site. Should both schemes gain consent, the Hirfynydd Energy Park solar scheme would be viewed as a separate isolated element of the landscape in views. The CZTV confirms that cumulative views would generally not be available for the most sensitive residential receptors within the settlements of Seven Sisters and Nant-y-Cafn. The cumulative visual effect of the proposed solar farm with the cumulative solar farm development would result in minor adverse effects. There are limited areas where the proposed development and Hirfynydd would be potentially visible together. However, due to the location of the Hirfynydd scheme on the south side of the Dulais Valley, at greater distance and elevation, cumulatively the solar farms are likely to be viewed as separate isolated elements of the landscape. Should the Hirfynydd scheme be refused planning permission, the cumulative effects would be negligible.
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8.4 Main Issue 3: Visual impact

Main Issue 3: Visual Impact	
Relevant application	Landscape and Visual Appraisal



documents:	
Respondents:	Interested third parties
Applicant's summary of the responses:	Interested third parties have raised concerns with regard to visual impact.
Applicant's Response:	Section 5 of the Landscape and Visual Appraisal (LVApp) provides a comprehensive assessment on the effects to visual amenity. The section deals with effects on visual amenity, arising from changes in the views available to people in the surrounding area. Zone of Theoretic Visibility (ZTV) plans have been generated to identify the geographic extents where views may be available of the proposed development. The 'bare earth scenario' indicates that visibility of most of the solar farm is theoretically available across the south side of the Dulais Valley and the north slopes of Hirfynydd, where elevated topography allows north/northwest facing views towards the site. On lower parts of the valley side, theoretical visibility reduces to a moderate part of the development. Within the sunken valley floor and the lower slopes of the north side of the valley, a minor part of the development would potentially be visible in places, with no visibility in other areas. On the north side of the Dulais valley slopes, theoretical visibility of a moderate part of the development extends across the site itself and the elevated land to the north/ northeast of the site as far as Mynydd y Drum, with most of the development predicted to be visible from elevated south facing slopes at Twyn Eithinog. Beyond the crest of Mynydd y Drum and at Nant Helen works, views are not expected to be available because of landform. Similarly, landform restricts the footprint of visibility to the west of the site, where the mounded ridge topography at Hengaer forms a limit to views. On the east facing parts of Hengaer, a minor or moderate part of the development is shown to be theoretically visible. Further west, elevated Rhos Common and the east facing part of Farteg Hill are shown to have potential visibility of a minor or moderate part of the development. The 'screening scenario' shows that once surface screening is taken into account, the footprint of visibility is reduced – notably within wooded areas on the southern slopes of the Dulais Valley, such west of Nant Hir Colliery and within the Special Landscape Area south of Nant-y-Cafn. Elsewhere within the study area, the footprint of the ZTV is similar, however in many areas the extent of visibility reduced from a moderate part of the development being visible to a minor part of the development



	being visible only. The main settlements within the 3km study area include Seven Sisters in the valley floor and sides in the north part of the study area, approximately 430m from the site at its closest point, and Nant y Cafn about 500m to the south. The fringes of the study area contain the village of Crynant in the southwest and the edges of the settlement of Ystradgynlais in the northwest. There are also scattered farmsteads and dwellings throughout the study area, including Pen-Cae'r-Lan and Ty'n-y-Garreg at close distance to the site boundary. A representative sample of views for people and residents in these settlement areas have been taken forward to assessment and include: • Residents in the town of Seven Sisters, at close distance to the site, • Residents in Nant-y-Cafn and Seven Sisters, at medium distance to the site, represented The 'bare earth' ZTV confirms that intervening landform would obscure views from the settlement of Ystradgynlais. When taking into account the screening effect of surface features, the development is unlikely to be perceptible from the village of Crynant. The visual assessment concluded that for people in residential properties in Seven Sisters, at close or medium distance to the site with partial, filtered or oblique views of the site, visual effects were assessed as moderate, adverse during construction and decommissioning and moderate-minor, adverse during operation. Views would generally be partial due to screening. The solar development would be accommodated alongside dominant man-made elements in the view and there would be some visual integration into the landscape fabric of the valley side through layout and design.
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9.0 Conclusion

- 9.1.1 This Consultation Report is prepared on behalf of Greentech Invest UK (8) Limited in support of a planning application the installation of a 25MWp solar farm and associated infrastructure (DNS ref. 3272424), in accordance with Article 11 of the DNS Procedure Order.
- 9.1.2 The reports has provided details on the outcomes of the pre-application consultation in respect of the development proposals.
- 9.1.3 This PAC Report demonstrates how the applicant has complied with Part 2 (Pre Application) of The Developments of National Significant (Procedure) (Wales) Order 2016.
- 9.1.4 The report was prepared in accordance with Article 11 of the DNS Procedure Order.
- 9.1.5 The forthcoming application has been publicised, consulted and considered in accordance with Part 2 of the DNS Procedure Order.
- 9.1.6 When applicable, the report sets out representations received by all statutory and non-statutory consultees and has provided replies to their comments together with information about any changes that have been made to the proposed application as a result of comments received.
- 9.1.7 In light of the above, it is deemed that the requirements of Part 2 of the DNS Procedure Order have been complied with and that a meaningful process of pre-application consultation has been undertaken.





Appendices

Appendix A – Site Notice

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

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 8 AND 9(2)

(to be served on owners and / or occupiers of adjoining land, community consultees and relevant persons; displayed by site notice on or near the location of the proposed development and published in a newspaper in the locality.)

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 the Welsh Ministers. Planning applications for DNS will be publicised by the 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:	Address or location of the proposed development Land part of Pen Caer Lan Farm, Seven Sisters, Neath, SA10 9EP.
I give notice that:	Applicant's Name Greentech Invest UK (8) Limited
is intending to apply to the Welsh Ministers for planning permission in respect of Development of National Significance which is:	Description of the proposed development Installation of a solar farm comprising ground mounted solar PV panels with a generating capacity of up to 25MWp including mounting framework, inverters, underground cabling, stock proof fence, CCTV, internal tracks and associated infrastructure, landscaping, biodiversity net gain and environmental enhancements for a temporary period of 40 years.
And considers that the following secondary consents are connected to the proposed application and that a decision in respect of those consents is to be made or should be made by the Welsh Ministers:	Details of secondary consents in respect of which the applicant considers a decision should be made by the Welsh Ministers (Section 62H of the Town and Country Planning Act 1990, as prescribed by the Developments of National Significance (Specified Criteria and Prescribed Secondary Consents) (Wales) Regulations 2016) N/A
You may inspect copies of: - the proposed application; - the plans; and - other supporting documents online at:	Address of website www.pencaerlansolarfarm.co.uk
Anyone who wishes to make representations about this proposed development must write to the applicant/agent at:	Email address of the applicant/agent Nick.beddoe@lighthouse-dc.co.uk Address of the applicant Lighthouse Development Consulting Tec Marina Terra Nova Way Penarth CF64 1SA
By:	Date giving a period of 42 days, beginning with the date of service and publication Monday 24 th March 2025
Signed:	
Date:	07/02/2025

Gorchymyn Datblygiadau o Arwyddocâd Cenedlaethol (Gweithdrefn) (Cymru) 2016 (fel y'i diwygiwyd)

**CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO
HYSBYSIAD O DAN ERTHYGLAU 8 A 9(2)**

(i'w gyflwyno i berchenogion a/neu feddianwyr tir cyfagos, ymgylgoreion cymunedol a phersonau perthnasol; a ddangosir gan hysbysiad safle ar leoliad y datblygiad arfaethedig neu ger lleoliad y datblygiad arfaethedig a'i gyhoeddi mewn papur newydd yn yr ardal.)

Pwrpas yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau 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 cyhoeddusrwydd 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 gellir rhoi unrhyw sylwadau a gyflwynir ar y ffeil gyhoeddus.

Datblygiad arfaethedig yn:	Cyfeiriad neu leoliad y datblygiad arfaethedig Tir rhan o fferm Pen Caer Lan, Blaendulais, Castell Nedd, SA10 9EP.
Rwy'n rhoi rhybudd bod:	Enw'r ymgeisydd Greentech Invest UK (8) Limited
yn bwriadu gwneud cais i Weinidogion Cymru am ganiatâd cynllunio mewn perthynas â Datblygu Arwyddocâd Cenedlaethol sef:	Disgrifiad o'r datblygiad arfaethedig Sefydliad fferm solar yn cynnwys paneli solar ffotofoltaidd gyda chynwysedd cynhyrchu hyd at 25MWp gan gynnwys fframwaith mowntiedig, gwrthdroyddion, ceblau tanddaearol, ffens atal stoc, camerau cylch cyfyng, traciau mewnol a seilwaith gysylltiedig, tirlunio, cynnydd net bio-amrywiaeth a gwelliannau amgylcheddol ar gyfer chyfnod dros dro o 40 mlynedd
Ac o'r farn bod y cydsyniadau eilaidd canlynol yn gysylltiedig â'r cais arfaethedig a bod penderfyniad mewn perthynas â'r caniatâd hwnnw i'w wneud neu y dylai Gweinidogion Cymru ei wneud:	Manylion cydsyniadau eilaidd y mae'r ymgeisydd yn ystyried y dylai Gweinidogion Cymru wneud penderfyniad mewn cysylltiad â hwy (Adran 62H Deddf Cynllunio Gwlad a Thref 1990, fel y'i rhagnodir gan Reoliadau Datblygiadau o Arwyddocâd Cenedlaethol (Meini Prawf Penodedig a Chydsyniadau Eilaidd Rhagnodedig) (Cymru) 2016) Amherthnasol
Gallwch archwilio copïau o: - y cais arfaethedig; - cynlluniau; a - dogfennau ategol eraill ar-lein yn:	Cyfeiriad y wefan www.pencaerlansolarfarm.co.uk
Rhaid i unrhyw un sy'n dymuno cyflwyno sylwadau am y datblygiad arfaethedig hwn ysgrifennu at yr ymgeisydd/asiant yn:	Cyfeiriad e-bost yr ymgeisydd/asiant Nick.beddoe@lighthouse-dc.co.uk Cyfeiriad yr ymgeisydd Lighthouse Development Consulting Terra Nova Way Penarth CF64 1SA
Erbyn:	dyddiad sy'n rhoi cyfnod o 42 diwrnod, gan ddechrau gyda'r dyddiad cyflwyno a chyhoeddi Llun 24ain o Fawrth 2025
Llofnodi:	
Dyddiad:	07/02/2025



Appendix B – Location of Site Notice and Images of Erected Notices



CHOCOLATADO KC PRODUÇÕES CYN LYNEDS (CDS KM GARGATÃO CIBELINO
WILBYDAD Q DAN ERTYHSLAU 8 N 9C2)

[illegible]

Wey's first thought was:
 "I'm thinking personal (and I think about)
 Caring and personal qualities mean
 everything to a leadership leader."
 Characteristics are:

1. What is the main purpose of the study?
The main purpose of the study is to investigate the effect of the new teaching method on the learning outcomes of the students.

2. What are the research objectives?
The research objectives are to compare the learning outcomes of the students who used the new teaching method with those who used the traditional teaching method.

3. What is the research hypothesis?
The research hypothesis is that the new teaching method will have a positive effect on the learning outcomes of the students.

4. What are the independent and dependent variables?
The independent variable is the teaching method (new vs. traditional). The dependent variable is the learning outcome (score).

5. What is the research design?
The research design is a quasi-experimental design.

6. What are the data collection methods?
The data collection methods are a pre-test and a post-test.

7. What are the data analysis methods?
The data analysis methods are a t-test and a chi-square test.

8. What are the research findings?
The research findings are that the new teaching method has a positive effect on the learning outcomes of the students.

9. What are the conclusions and recommendations?
The conclusions and recommendations are that the new teaching method should be used in the classroom.

[illegible]

Author:	ETHEL TAYLOR
Editor:	Revised by the author and the Editor, 1925
Illustrator:	John G. Thompson
Printer:	John G. Thompson

Copyright © 2000 by John Wiley & Sons, Inc.

glucose + water

glucose + acid or ammonium sulfate

Exposure to asbestos
1. Asbestosis 2. Lung cancer 3. Mesothelioma
Tobacco: 1. Lung cancer 2. Emphysema
Fungi: 1. Aspergillosis 2. Histoplasmosis 3. Coccidioidomycosis
Pneumonia: 1. Bacterial pneumonia 2. Viral pneumonia 3. Fungal pneumonia

0206 176
 Reported as a short cylinder in 42 diameter, just as
 before, damaged cylinder in a shafthead
 just above a shaft. 2017.

SUBJECTS AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
NOTICE UNDER ARTICLES 6 AND 9(2)

Purpose of this notice: This notice provides the opportunity to customers directly to the membership on a proposed development of National Supercenter (NSC) prior to the submission of a planning application to the Westford Development Board. Planning applications for NSC will be submitted by the Westford Board and the relevant local planning authority. Any comments provided in response to this notice will not prejudice your ability to make representations to the Westford Board or any relevant local planning authority. You should note that any comments submitted may be placed on the public file.

I give notice that	Description of the proposed development
is intending to apply to the French Ministers for planning permission in respect of Development of National Significance which is:	Installation of a solar farm comprising ground mounted solar PV panels with a generating capacity of up to 2,000kw including mounting framework, inverters, wiring and cables, steel access fence, CCTV, alarm and other equipment.

And operators that are necessary to secondary concerns are connected to the proposed application and that a decision is required of which concerns is to be made or should be made by the Dutch Ministry.

Address of the applicant:
Lightfoot Development Consulting
Two Marine
Tynes, Nova Scotia

By _____
Special Agent in Charge

Form: 00000000

Gorchymyn Datblygiadau o Arwyddocâd Cenedlaethol (Gweithdrefn) (Cymru) 2011
CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYMRU
HYBYSIAD O DAN ERTHYGLAU 8 A 9(2)

(I'w gyflwyno i berchenogion a/neu feddlanwyr tir cyfoedd, ymgynghorion cymunedol a phersonau eraill gyhoeddi mewn papur newydd yn yr ardal.)

Pwrpas yr hybysiad hwn: mae'r hybysiad hwn yn rhoi cyfle i wneud sylwadau uniongyrchol i'r Ddattblygiad o Arwyddocâd Cenedlaethol (DNS) arfaethedig cyn cyflwyno cais cynllunio i Weindogion Cymru. Bydd cesiadau cynllunio ar gyfer DNS yn cael cyhoeddiwrwydd gan Weindogion Cymru a'r awdurdodau lleol perthnasol; ni fydd unrhyw sylwadau a ddarperir mewn ymateb i'r hybysiad hwn yn rhannu'r awdurdodau gyflwyno sylwadau i Weindogion Cymru ar unrhyw gais cynllunio DNS oysbiedig. Dylech nodi y gallwch rhyw sylwadau a gyflwynir ar y ffeil gyhoeddus.

Datblygiad arfaethedig yn:	Cyfeiriad neu leoliad y datblygiad arfaethedig Tir rhan o fferm Pen Caer Lan, Blandulais, Castell-nedd SA11 9EP.
Rwy'n rhoi rhybudd bod:	Enw'r ymgeisydd Greentech Invest UK (8) Limited Disgrifiad o'r datblygiad arfaethedig Sefydlid fferm solar yn cynnwys panel solar photovoltaic gyda chynnyssedd cynhyrchu hyd at 25MWp gan gynnwys fframwaith mowntiedig, gwrthdroyddion, celloedd tandaeol, ffens atal stoc, camerau cylch cyffwrdd, statws mewnol a seilwaith gysylltiedig, lufio, cynnydd a seilwaith amrywiol a gwelliannau amlycheddol ar gyfer dyfodol dros dro o 40 mlynedd.
Ac o'r farn bod y cydsyniadau eilaidd canlynol yn gysylltiedig â'r cais arfaethedig a bod penderfyniad mewn perthynas â'r caniatâd hwn i'w wneud neu y dylai Gweinidogion Cymru ei wneud:	Manylion cydsyniadau eilaidd y mae'r ymgeisydd yn rhannu i'r dylai Gweinidogion Cymru wneud penderfyniad mewn cysylltiad â hwy (Adran 62H Deddf Cynllunio Gwlad y 1990, fel y'i rhagnodir gan Reoladau Datblygiadau o Arwyddocâd Cenedlaethol (Mewn Prawf Penodol) a Chydsyniadau Eilaidd Rhagnodedig) (Cymru) 2011) Amherthnasol
Gallwch archwilio copïau o:	Cyfeiriad y wefan www.boncelanfarm.co.uk
• y cais arfaethedig; • cynlluniau; a • dogfennau ategol eraill erllyn yn:	Cyfeiriad e-bost yr ymgeisydd/asiant info@greentechinvest.co.uk
Rhaid i unrhyw un sy'n dymuno cyflwyno sylwadau am y datblygiad arfaethedig hwn ysgrifennu at yr ymgeisydd/asiant yn:	Cyfeiriad yr ymgeisydd Lighthouse Development Consulting Terra Nova Way Penarth CF64 1SA
Erfyn:	Dyddiad sy'n rhoi cyfnod o 42 diwrnod, gan ddechrau gyda'r dyddiad cyflwyno a chyhoeddi Llun 24am o Fawrth 2025
Llofnodi:	
Dyddiad:	<i>[Signature]</i> 07/02/2025

The Developments of National Significance (Procedure) (Wales) Order 2011
PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
NOTICE UNDER ARTICLES 8 AND 9(2)

(To be served on owners and / or occupiers of adjoining land, community consultation and notice to be displayed by site notice on or near the location of the proposed development and published by national planning authority.)

Purpose of this notice: this notice provides the opportunity to comment directly to the proposed development of National Significance (DNS) prior to the submission of a planning application to the Welsh Ministers. Planning applications for DNS will be published by the Welsh Ministers and the national planning authority; any comments provided in response to this notice will not prejudice your planning application. 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:	Address or location of the proposed development Land part of Pen Caer Lan Farm, Seven Sisters, South Wales SA11 9EP.
I give notice that:	Applicant's Name Greentech Invest UK (8) Limited Description of the proposed development Installation of a solar farm comprising ground-mounted photovoltaic panels with a generating capacity of up to 25MWp including mounting framework, inverters, cabling, stock proof fence, CCTV, internal tracks and associated infrastructure, landscaping, biodiversity net gain and environmental enhancements for a temporary period of 40 years.
And considers that the following secondary consents are connected to the proposed application and that a decision in respect of those consents is to be made or should be made by the Welsh Ministers:	Details of secondary consents in respect of which the applicant considers a decision should be made by the Welsh Ministers (Section 62H of the Town and Country Planning Act 1990, as prescribed by the Developments of National Significance (Specified Criteria and Secondary Consents) (Wales) Regulations 2011) N/A
You may request copies of: • the proposed application; • the plans; and • other supporting documents Anyone who wishes to make representations about this proposed application must write to the applicant/agent at:	Address of website www.pencaerlanfarm.co.uk
By:	Email address of the applicant/agent info@greentechinvest.co.uk
Printed:	Address of the applicant Lighthouse Development Consulting Terra Nova Way Penarth CF64 1SA
Date:	Date giving a period of 42 days, beginning on the date of service and publication Monday 24th March 2025 <i>[Signature]</i> 07/02/2025

[illegible]



Appendix C – List of adjoining landowners

Letter / Notice to receive	Name	Surname	Job Title	Organisati	Address 1	Address 2	Address 3	Address 4	Postcode	Country
Schedule 1	Ana Ines Chiabrandó				Plas y Coed	M D Jones	121	Gaiman	Chubut	Argentina
Schedule 1	Ana Ines Chiabrandó				Twynyrodyn	Station Road	Tregaron		SY25 6HX	UK
Schedule 1	Celtic Energy Limited				Mynydd y Drum Common	Ystradynglais			SA10 9NU	UK
Schedule 1	Rhian Bowden O'Shea and Rhys Eirwyn Bowden				Gwaun Irall	Seven Sisters	Neath		SA10 9EW	UK
Schedule 1	Owen Lloyd Williams				Ynys Fforch Fawr	Seven Sisters	Neath		SA10 9HB	UK



Appendix D – Newspaper Notice

Find, save and share **Public Notices** that affect you in your local area.

Stay informed...

Public Notice Portal

To place a public notice email:
publicnoticesteam@reachplc.com

visit **publicnoticeportal.uk**

Traffic & Roads

THE COUNCIL OF THE CITY AND COUNTY OF SWANSEA
CYNGOR DINAS A SIR ABERTAWE
TRAFFIC REGULATION ORDER
WAITING RESTRICTIONS
GORWYDD ROAD, GOWERTON
NOTICE 2025

NOTICE is hereby given that on 3rd February 2025 The Council of the City and County of Swansea made the above order under the Road Traffic Regulation Act 1984 (as amended) and of all other enabling powers. The order will be effective from 21st February 2025, as set out in the schedules below. A copy of the order and plan may be inspected during office hours at the Civic Centre, Oystermouth Road, Swansea, SA1 3SN. Any person wishing to challenge the validity of the order or procedures used in making this order may apply to the High Court within 6 weeks of the date the order was made.

SCHEDULES

SCHEDULE 1
REVOCATIONS

The existing Orders are revoked insofar as they are inconsistent with the proposals hereinafter contained which relate to the length or lengths of the road or roads referred to in the schedules hereto.

SCHEDULE 2
PROHIBITION OF WAITING AT ANY TIME
GORWYDD ROAD

On its northeastern side from a point 5 metres northwest of the southeastern boundary of property number 137 north westwards for a distance of 40 metres.

7th February 2025
Debra Jayne Smith
Chief Legal Officer / Prif Swyddog Cyfreithiol

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL CASTELL-NEDD PORT TALBOT

(GWRHYD ROAD, RHIWFAWR)
(TEMPORARY ROAD CLOSURE)
ORDER 2025

NOTICE is hereby given that Neath Port Talbot County Borough Council has made an Order under Section 14(1) of the Road Traffic Regulation Act 1984 (as amended). The effect of the Order will be to temporarily prohibit vehicles from driving on the length of road set out in the Schedule below whilst the Order is in force.

During such periods as are indicated by traffic signs informing the public that the road is closed.

The Order is necessary to enable Openreach to undertake pole replacement works in the road and for the Highway Section to carry out any subsequent resurfacing works. This Order will come into force on the 21st March 2025 and shall continue in force for 18 months, or until the works are completed whichever is the sooner.

It is envisaged the works will take 1 day to complete.

SCHEDULE

Gwrhyd Road will be closed from the junction of Pen-y-Rhiw in a southerly direction for a distance of 350m along its length.

The alternative route for vehicular traffic will be via the unaffected section of Gwrhyd Road, Heol Y Goedlan, Rhiw Road, A4068 Bethel Road, A4067, B4603 Ynysmeudwy Road, New Road Brecon Road, High Street, A474 James Street, Gelligron Road, Commercial Road, and the unaffected section of Gwrhyd Road.

Access for pedestrian and emergency vehicles will be maintained.

DATED 7 TH FEBRUARY 2025
M C GRIFFITHS
HEAD OF LEGAL AND DEMOCRATIC SERVICES

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL CASTELL-NEDD PORT TALBOT

(NEW ROAD, SKEWEN)
(TEMPORARY TRAFFIC ORDER NO 2)
ORDER 2025

NOTICE is hereby given that Neath Port Talbot County Borough Council has made an Order under Section 14(1) of the Road Traffic Regulation Act 1984 (as amended). The effect of the Order will be to temporarily prohibit any vehicles from parking, waiting, loading and/or unloading at any time in the currently designated Resident's Parking Bay set out in the Schedule below during such periods as are indicated by traffic signs informing the public that the prohibition is in force.

The Order is necessary to enable Wales and West Utilities to undertake gas main works on New Road Skewen.

This Order will come into force on the 9th February 2025 and shall continue in force for 18 months, or until the works are completed whichever is the sooner.

SCHEDULE

The current designated Resident's Parking Bay situated outside the properties numbered 124 to 126 New Road Skewen.

DATED 7 TH FEBRUARY 2025
M C GRIFFITHS
HEAD OF LEGAL AND DEMOCRATIC SERVICES

Probate & Trustee

NEIL NORMAN Deceased

Pursuant to the Trustee Act 1925 anyone having a claim against or an interest in the Estate of the deceased, late of 14 Havergal Close, Caswell, Swansea, Swansea, SA3 4RL, who died on 01/12/2024, must send written particulars to the address below by 08/04/2025, after which date the Estate will be distributed having regard only to claims and interests notified.

Louise Williams c/o Hutchinson Thomas,
Pendrill Court, 119 London Road, Neath, SA11 1LF.

Ref: 20/NOR017/001



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Planning

The Developments of National Significance (Procedure) (Wales) Order 2016 (as amended)
PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
NOTICE UNDER ARTICLES 8 AND 9(2)

(to be served on owners and / or occupiers of adjoining land, community consultees and relevant persons; displayed by site notice on or near the location of the proposed development and published in a newspaper in the locality.)

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 the Welsh Ministers. Planning applications for DNS will be publicised by the 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:	Address or location of the proposed development
	Land part of Pen Caer Lan Farm, Seven Sisters, Neath, SA10 9EP.
I give notice that:	Applicant's Name
	Greentech Invest UK (8) Limited
is intending to apply to the Welsh Ministers for planning permission in respect of Development of National Significance which is:	Description of the proposed development
	Installation of a solar farm comprising ground mounted solar PV panels with a generating capacity of up to 25MWp including mounting framework, inverters, underground cabling, stock proof fence, CCTV, internal tracks and associated infrastructure, landscaping, biodiversity net gain and environmental enhancements for a temporary period of 40 years.
And considers that the following secondary consents are connected to the proposed application and that a decision in respect of those consents is to be made or should be made by the Welsh Ministers:	Details of secondary consents in respect of which the applicant considers a decision should be made by the Welsh Ministers (Section 62H of the Town and Country Planning Act 1990, as prescribed by the Developments of National Significance (Specified Criteria and Prescribed Secondary Consents) (Wales) Regulations 2016)
	N/A
You may inspect copies of: • the proposed application; • the plans; and • other supporting documents online at:	Address of website
	www.pencaerlansolarfarm.co.uk
Anyone who wishes to make representations about this proposed development must write to the applicant/ agent at:	Email address of the applicant/agent
	Nick.beddoe@lighthouse-dc.co.uk
	Address of the applicant
	Lighthouse Development Consulting Tec Marina Terra Nova Way Penarth CF64 1SA
By:	Date giving a period of 42 days, beginning with the date of service and publication
	Monday 24th March 2025
Signed:	
Date:	07/02/2025

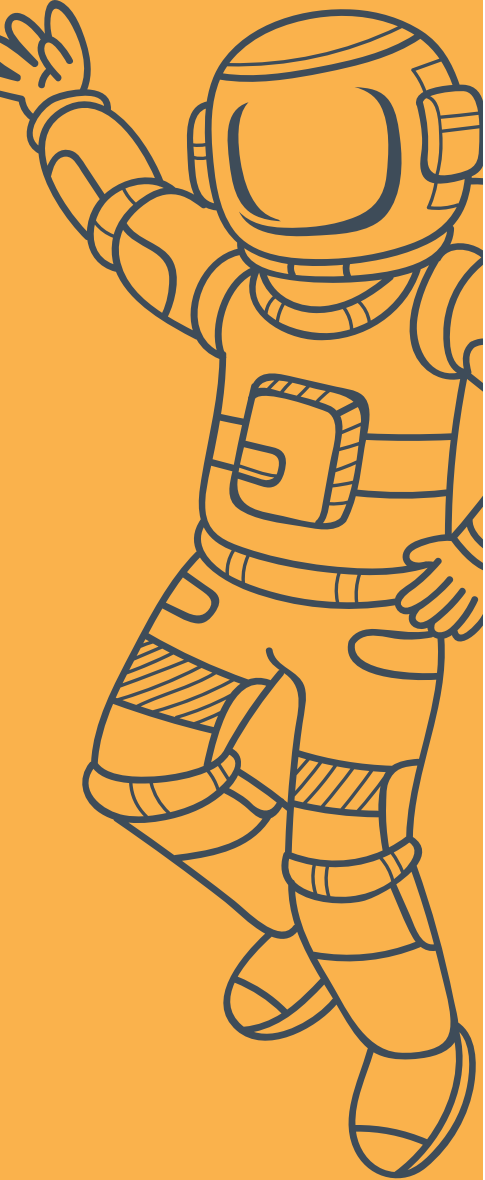
Gorchymyn Datblygiadau o Arwyddocâd Cenedlaethol (Gweithdrefn) (Cymru) 2016 (fel y'i diwygiwyd)
CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO
HYSBYSIAD O DAN ERTHYGLAU 8 A 9(2)

(i'w gyflwyno i berchenogion a/neu feddiannwyr tir cyfagos, ymgynghoreion cymunedol a phersonau perthnasol; a ddangosir gan hysbysiad safle ar leoliad y datblygiad arfaethedig neu ger leoliad y datblygiad arfaethedig a'i gyhoeddi mewn papur newydd yn yr ardal.)

Pwrpas yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau 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 cyhoeddusrwydd 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 gellir rhoi unrhyw sylwadau a gyflwynir ar y ffeil gyhoeddus.

Proposed development at:	Cyfeiriad neu leoliad y datblygiad arfaethedig
	Tir rhan o fferm Pen Caer Lan, Blaendulais, Castell Nedd, SA10 9EP.
Rwy'n rhoi rhybudd bod:	Enw'r ymgeisydd
	Greentech Invest UK (8) Limited
yn bwriadu gwneud cais i Weinidogion Cymru am ganiatâd cynllunio mewn perthynas â Datblygu Arwyddocâd Cenedlaethol sef:	Disgrifiad o'r datblygiad arfaethedig
	Sefydliad fferm solar yn cynnwys paneli solar ffotofoltiaidd gyda chynwysedd cynhyrchu hyd at 25MWp gan gynnwys fframwaith mowntiedig, gwrthdroyddion, ceblau tanddaearol, ffens atal stoc, camerau cylch cyfyng, traciau mewnol a seilwaith gysylltiedig, tirlunio, cynnydd net bio-amrywiaeth a gwelliannau amgylcheddol ar gyfer chynfod dros dro o 40 mlynedd
Ac o'r farn bod y cydsyniadau eilaidd canlynol yn gysylltiedig â'r cais arfaethedig a bod penderfyniad mewn perthynas â'r caniatâd hwnnw i'w wneud neu y dylai Gweinidogion Cymru ei wneud:	Manylion cydsyniadau eilaidd y mae'r ymgeisydd yn ystyried y dylai Gweinidogion Cymru wneud penderfyniad mewn cysylltiad â hwy (Adran 62H Deddf Cynllunio Gwlad a Thref 1990, fel y'i rhagnodir gan Reoliadau Datblygiadau o Arwyddocâd Cenedlaethol (Meini Prawf Penodedig a Chydsyniadau Eilaidd Rhagnodedig) (Cymru) 2016)
	Amherthnasol
Gallwch archwilio copïau o: • y cais arfaethedig; • cynlluniau; a • dogfennau ategol eraill ar-lein yn:	Cyfeiriad y wefan
	www.pencaerlansolarfarm.co.uk
Rhaid i unrhyw un sy'n dymuno cyflwyno sylwadau am y datblygiad arfaethedig hwn ysgrifennu at yr ymgeisydd/asiant yn:	Cyfeiriad e-bost yr ymgeisydd/asiant
	Nick.beddoe@lighthouse-dc.co.uk
	Cyfeiriad yr ymgeisydd
	Lighthouse Development Consulting Terra Nova Way Penarth CF64 1SA
Erbyn:	dyddiad sy'n rhoi cyfnod o 42 diwrnod, gan ddechrau gyda'r dyddiad cyflwyno a chyhoeddi
	Liun 24ain o Fawrth 2025
Llofnodi:	
Dyddiad:	07/02/2025

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Appendix E – Community Consultee Notice

07 February 2025

REF: Pen Caer Lan Solar Farm (DNS/3272424) – Launch of Statutory Consultation

Dear Sir/Madam,

The Developments of National Significance (Procedure) (Wales) Order 2016 CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLE 9(2).

We are writing to you as a community consultee to notify you that Greentech Invest UK (8) Limited (Greentech) intends to submit a planning application to Planning and Environment Decisions Wales (PEDW) for the development of Land part of Pen Caer Lan Farm, Seven Sisters, Neath, SA10 9EP. The description of the Proposed Development is as follows:

Installation of a solar farm comprising ground mounted solar PV panels with a generating capacity of up to 25MWp including mounting framework, inverters, underground cabling, stock proof fence, CCTV, internal tracks and associated infrastructure, landscaping, biodiversity net gain and environmental enhancements for a temporary period of 40 years.

The Proposed Development site lies within Neath Port Talbot County Borough Council's administrative boundary. A site location plan can be found on the project website, alongside all other draft application documents.

In line with Article 9(2) of the Developments of National Significance (Procedure) (Wales) Order 2016, and section 62(d) of the Town & Country Planning Act 1990, please find enclosed the formal Schedule 1 notice of the proposed development.

The enclosed notice comprises a formal request for a Pre-Application Consultation (PAC) response under Article 9(2). We are therefore seeking your views on the development and have made the contents of the draft planning application available electronically at <https://www.pencaerlansolarfarm.co.uk>.

If you wish to make a comment on the proposed development, you can email your comments to pencaerlan@greentech.energy or the address below by **11:59pm on Monday 24 March 2025**.

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

We are also launching a broader community consultation on the proposals, which will include a public consultation exhibition, advertised through locally distributed leaflets. You should receive a copy of this leaflet and information shortly.

We anticipate that the application will be submitted to Planning and Environmental Decisions Wales in Spring 2025. Once submitted, the planning application will be available to monitor its progress and make further comments via the Planning and Environment Decisions Wales webpage at <https://planningcasework.service.gov.wales>.

Greentech Projects Holding UK Limited

Registered office address and place of business: Challenge House | Sherwood Drive | Bletchley |
Milton Keynes | MK3 6DP

Managing Directors: Yaw Ofori, Oliver Herzog, Felix von Buchwaldt, Ingo Rehmann

Company Number: 12676147 (the Registrar of Companies in England and Wales)



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

Yours sincerely,

James Jenkison
Head of Planning

Greentech Invest UK (8) Limited

pencaerlan@greentech.energy

Enc. Schedule 1 Notice

Privacy Notice: *As part of the PAC process, we collect personal data you provide when submitting comments or feedback on the proposed development. This information is required to:*

- *Consider your views as part of the PAC process.*
- *Include your feedback in the PAC Report submitted with our DNS application to Planning and Environment Decisions Wales (PEDW).*
- *Enable PEDW to contact you if the application is accepted for examination.*

Please visit the consultation website to view a full Privacy Notice.

Greentech Projects Holding UK Limited

Registered office address and place of business: Challenge House | Sherwood Drive | Bletchley |
Milton Keynes | MK3 6DP

Managing Directors: Yaw Ofori, Oliver Herzog, Felix von Buchwaldt, Ingo Rehmann

Company Number: 12676147 (the Registrar of Companies in England and Wales)

07 Chwefror 2025

CYF: Fferm Solar Pen Caer Lan (DNS/3272424) – Lansiad Ymgynghoriad Statudol

Annwyl Syr/Madam,

**Gorchymyn Datblygiadau o Arwyddocâd Cenedlaethol (Gweithdrefn) (Cymru) 2016
YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO, HYSBYSIAD DAN ERTHYGL 9(2)**

Rydym yn ysgrifennu atoch fel ymgynghorai cymunedol i'ch hysbysu bod Greentech yn bwriadu cyflwyno cais cynllunio i Penderfyniadau Cynllunio ac Amgylchedd Cymru (PCAC) ar gyfer datblygu tir sydd yn rhan o fferm Pen Caer Lan, Blaendulais, Castell Nedd, SA10 9EP. Mae'r disgrifiad o'r Datblygiad Arfaethedig fel y ganlyn:

Sefydliad fferm solar yn cynnwys paneli solar ffotofoltaidd gyda chynwysedd cynhyrchu hyd at 25MWp gan gynnwys fframwaith mowntiedig, gwrthdroyddion, ceblau tanddaearol, ffens atal stoc, camerau cylch cyfyng, traciau mewnol a seilwaith gysylltiedig, tirlunio, cynnydd net bioamrywiaeth a gwelliannau amgylcheddol ar gyfer chyfnod dros dro o 40 mlynedd.

Mae safle'r Datblygiad Arfaethedig o fewn ffin weinyddol Cyngor Bwrdeistref Sirol Castell-Nedd Port Talbot. Gellir dod o hyd i gynllun lleoliad safle ar wefan y prosiect, ochr yn ochr â holl ddogfennau cais drafft eraill.

Yn unol ag Erthygl 9(2) o Orchymyn Datblygiadau o Arwyddocâd Cenedlaethol (Gweithdrefn) (Cymru) 2016, ac adran 62(d) o'r Ddeddf Cynllunio Gwlad a Thref 1990, mae hysbysiad ffurfiol amgaeedig Atodlen 1 o'r datblygiad arfaethedig.

Mae'r hysbysiad amgaeedig yn cynnwys cais ffurfiol am ymateb i'r Ymgynghoriad Cyn Ymgeisio (PAC) o dan Erthygl 9(2). Rydym felly am gasglu eich barn ar y datblygiad ac wedi sicrhau bod cynnwys y cais cynllunio drafft ar gael yn electronig - <https://www.pencaerlansolarfarm.co.uk>.

Os hoffech wneud sylwad ar y datblygiad arfaethedig, gallwch e-bostio eich sylwadau i pencaerlan@greentech.energy neu'r cyfeiriad isod erbyn 11:59pm dydd Llun 24 Mawrth 2025.

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

Rydym yn rhagweld y bydd y cais yn cael ei gyflwyno i Penderfyniadau Cynllunio ac Amgylcheddol Cymru (PCAC) yn ystod y Gwanwyn, 2025. Unwaith y caiff ei gyflwyno, bydd y cais cynllunio ar gael i fonitro a rhoi sylwadau pellach drwy dudalen wefan PCAC <https://planningcasework.service.gov.wales/cy>.

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

Yn gywir,

James Jenkison
Pennaeth Cynllunio

Greentech Projects Holding UK Limited

Registered office address and place of business: Challenge House | Sherwood Drive | Bletchley |
Milton Keynes | MK3 6DP

Managing Directors: Yaw Ofori, Oliver Herzog, Felix von Buchwaldt, Ingo Rehmann

Company Number: 12676147 (the Registrar of Companies in England and Wales)



Greentech Invest UK (8) Limited

pencaerlan@greentech.energy

Hysbysiad Preifatrwydd: Fel rhan o broses PAC, rydym yn casglu data personol a ddarperir gennych wrth gyflwyno sylwadau neu adborth ar y datblygiad arfaethedig. Mae angen y wybodaeth hon i:

- Ystyried eich barn fel rhan o'r broses PAC.
- Cynhwyswch eich adborth yn yr Adroddiad PAC a gyflwynwyd gyda'n cais DAC i Benderfyniadau Cynllunio ac Amgylchedd Cymru (PEDW).
- Galluogi PEDW i gysylltu â chi os caiff y cais ei dderbyn i'w archwilio.

Ewch i wefan yr ymgynghoriad i weld Hysbysiad Preifatrwydd llawn.

Greentech Projects Holding UK Limited

Registered office address and place of business: Challenge House | Sherwood Drive | Bletchley |
Milton Keynes | MK3 6DP

Managing Directors: Yaw Ofori, Oliver Herzog, Felix von Buchwaldt, Ingo Rehmann

Company Number: 12676147 (the Registrar of Companies in England and Wales)



Appendix F – Specialist Consultee Notice

07 February 2025

REF: Pen Caer Lan Solar Farm (DNS/3272424) – Launch of Statutory Consultation

Dear Sir/Madam,

**The Developments of National Significance (Procedure) (Wales) Order 2016
CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER
ARTICLE 9(3).**

We are writing to you as a specialist consultee to notify you that Greentech Invest UK (8) Limited (Greentech) intends to submit a planning application to Planning and Environment Decisions Wales (PEDW) for the development of Land part of Pen Caer Lan Farm, Seven Sisters, Neath, SA10 9EP. The description of the Proposed Development is as follows:

Installation of a solar farm comprising ground mounted solar PV panels with a generating capacity of up to 25MWp including mounting framework, inverters, underground cabling, stock proof fence, CCTV, internal tracks and associated infrastructure, landscaping, biodiversity net gain and environmental enhancements for a temporary period of 40 years.

The Proposed Development site lies within Neath Port Talbot County Borough Council's administrative boundary. A site location plan can be found on the project website, alongside all other draft application documents.

In line with Article 9(3) of the Developments of National Significance (Procedure) (Wales) Order 2016, and section 61Z(4) of the Town & Country Planning Act 1990, please find enclosed the formal Schedule 2 notice for the proposed development.

The enclosed **notice** comprises a formal request for a Pre-Application Consultation (PAC) 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 <https://www.pencaerlansolarfarm.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 pencaerlan@greentech.energy or the address below by **11:59pm on Monday 24 March 2025**.

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

The application is anticipated to be submitted to Planning and Environment Decisions Wales in Spring 2025. Once submitted, the planning application will be available to monitor its progress and make further comments via the Planning and Environment Decisions Wales webpage at <https://planningcasework.service.gov.wales>.

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

Yours sincerely,

Greentech Projects Holding UK Limited

Registered office address and place of business: Challenge House | Sherwood Drive | Bletchley |
Milton Keynes | MK3 6DP

Managing Directors: Yaw Ofori, Oliver Herzog, Felix von Buchwaldt, Ingo Rehmann

Company Number: 12676147 (the Registrar of Companies in England and Wales)

James Jenkison
Head of Planning

Greentech Invest UK (8) Limited

pencaerlan@greentech.energy

Enc. Schedule 2 Notice

Privacy Notice: *As part of the PAC process, we collect personal data you provide when submitting comments or feedback on the proposed development. This information is required to:*

- *Consider your views as part of the PAC process.*
- *Include your feedback in the PAC Report submitted with our DNS application to Planning and Environment Decisions Wales (PEDW).*
- *Enable PEDW to contact you if the application is accepted for examination.*

Please visit the consultation website to view a full Privacy Notice.

Greentech Projects Holding UK Limited

Registered office address and place of business: Challenge House | Sherwood Drive | Bletchley |
Milton Keynes | MK3 6DP

Managing Directors: Yaw Ofori, Oliver Herzog, Felix von Buchwaldt, Ingo Rehmann

Company Number: 12676147 (the Registrar of Companies in England and Wales)

07 Chwefror 2025

CYF: Fferm Solar Pen Caer Lan (DNS/3272424) – Lansio Ymgynghoriad Statudol

Annwyl Syr/Madam,

**Gorchymyn Datblygiadau o Arwyddocâd Cenedlaethol (Gweithdrefn) (Cymru) 2016
YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO, HYSBYSIAD DAN
ERTHYGL 9(3)**

Rydym yn ysgrifennu atoch fel ymgynghorai cymunedol i'ch hysbysu bod Greentech yn bwriadu cyflwyno cais cynllunio i Penderfyniadau Cynllunio ac Amgylchedd Cymru (PCAC) ar gyfer datblygu tir sydd yn rhan o fferm Pen Caer Lan, Blaendulais, Castell Nedd, SA10 9EP. Mae'r disgrifiad o'r Datblygiad Arfaethedig fel y ganlyn:

Sefydliad fferm solar yn cynnwys paneli solar ffotofoltaidd gyda chynwysedd cynhyrchu hyd at 25MWp gan gynnwys fframwaith mowntiedig, gwrthdroyddion, ceblau tanddaearol, ffens atal stoc, camerau cylch cyfyng, traciau mewnol a seilwaith gysylltiedig, tirlunio, cynnydd net bioamrywiaeth a gwelliannau amgylcheddol ar gyfer chyfnod dros dro o 40 mlynedd.

Mae safle'r Datblygiad Arfaethedig o fewn ffin weinyddol Cyngor Bwrdeistref Sirol Castell-Nedd Port Talbot. Gellir dod o hyd i gynllun lleoliad safle ar wefan y prosiect, ochr yn ochr â holl ddogfennau cais drafft eraill.

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 Atodlen 2 ar gyfer y datblygiad arfaethedig yn amgaeedig.

Mae'r hysbysiad amgaeedig yn cynnwys cais ffurfiol am ymateb i'r Ymgynghoriad Cyn Ymgeisio (PAC) o dan Erthygl 9(3). Rydym felly am gasglu eich barn ar y datblygiad ac wedi sicrhau bod cynnwys y cais cynllunio drafft ar gael yn electronig - <https://www.pencaerlansolarfarm.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 pencaerlan@greentech.energy neu'r cyfeiriad isod erbyn 11:59pm ar ddydd Llun 24 Mawrth 2025.

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

Rydym yn rhagweld y bydd y cais yn cael ei gyflwyno i Penderfyniadau Cynllunio ac Amgylchedd Cymru (PCAC) yn ystod Gwanwyn 2025. Unwaith y caiff ei gyflwyno, bydd y cais cynllunio ar gael i fonitro a gwneud sylwadau pellach drwy dudalen wefan PCAC <https://planningcasework.service.gov.wales/cy>.

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

Greentech Projects Holding UK Limited

Registered office address and place of business: Challenge House | Sherwood Drive | Bletchley |
Milton Keynes | MK3 6DP

Managing Directors: Yaw Ofori, Oliver Herzog, Felix von Buchwaldt, Ingo Rehmann

Company Number: 12676147 (the Registrar of Companies in England and Wales)

Yn gywir,

James Jenkison
Pennaeth Cynllunio

Greentech Invest UK (8) Limited

pencaerlan@greentech.energy

Amg. Hysbysiad Atodlen 2

Hysbysiad Preifatrwydd: Fel rhan o broses PAC, rydym yn casglu data personol a ddarperir gennych wrth gyflwyno sylwadau neu adborth ar y datblygiad arfaethedig. Mae angen y wybodaeth hon i:

- Ystyried eich barn fel rhan o'r broses PAC.
- Cynhwyswch eich adborth yn yr Adroddiad PAC a gyflwynwyd gyda'n cais DAC i Benderfyniadau Cynllunio ac Amgylchedd Cymru (PEDW).
- Galluogi PEDW i gysylltu â chi os caiff y cais ei dderbyn i'w archwilio.

Ewch i wefan yr ymgynghoriad i weld Hysbysiad Preifatrwydd llawn.

Greentech Projects Holding UK Limited

Registered office address and place of business: Challenge House | Sherwood Drive | Bletchley |
Milton Keynes | MK3 6DP

Managing Directors: Yaw Ofori, Oliver Herzog, Felix von Buchwaldt, Ingo Rehmann

Company Number: 12676147 (the Registrar of Companies in England and Wales)



Appendix G – Statutory Consultee Responses

Greentech Invest UK (8) Limited

Dyddiad/Date: 18 March 2025

Sent by email
pencaerlan@greentech.energy

Dear Sir / Madam,

Pre-app - Pen Caer Lan Solar Farm

Thank you for your letter of 7 February 2025 consulting us on the above pre-application for the proposed development of national significance (DNS).

Advice

Having carefully considered the information provided, we have no objection to the proposed development. Our assessment is listed below.

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

Assessment

Within a 3km developer ZTV of the solar farm:

Scheduled Monuments

GM274 Hirfynydd Roman Earthwork
GM275 Carn Cornel Round Cairn
GM399 Tramroad at Ystradgynlais
GM592 Coed Ddu ring cairn
GM593 Coed Ddu house platforms and enclosure

Listed Buildings:

82050	The War Memorial	II
82548	Ynys-y-bont Bridge	II

This advice is given in response to a statutory pre-planning application consultation for the Pen Caer Lan Solar Farm.

The proposed application will be accompanied by an Archaeology Desk-Based Assessment and Heritage Impact Statement produced by AB Heritage along with a Geophysical Survey Report produced by Terra Dat. These works have considered



the archaeology of the application and the impact of the proposed solar farm on it and the settings of the above designated historic assets that are located inside 3km of the application area.

These works conclude that the proposed solar farm will not have an impact on the settings of the above designated historic assets, and whilst there is a potential for archaeological features to be present inside the development area, so far, no archaeological significance features have been identified. We concur with these conclusions.

Yours sincerely,

Nichola Smith
Historic Environment Branch

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.



200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

T: 01623 637 119 (Planning Enquiries)

E: planningconsultation@coal.gov.uk

W: www.gov.uk/coalauthority

For the attention of: Mr J Jenkison – Head of Planning

Greentech Invest UK (8) Limited

[By email: pencaerlan@greentech.energy]

27th February 2025

Dear Mr Jenkison

Re: DNS/3272424 - Installation of a solar farm comprising ground mounted solar PV panels with a generating capacity of up to 25MWp including mounting framework, inverters, underground cabling, stock proof fence, CCTV, internal tracks and associated infrastructure, landscaping, biodiversity net gain and environmental enhancements for a temporary period of 40 years - Land part of Pen Caer Lan Farm, Seven Sisters, Neath, SA10 9EP

Thank you for your notification of the 7th February 2025 seeking the views of the Coal Authority on the above.

The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. 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.

Our records indicate that within the site identified there are recorded coal mining features present at surface and shallow depth including; mine entries, probable coal workings and reported surface hazards. These features may pose a potential risk to surface stability and public safety.

We note that the proposal is supported by a Coal Mining Risk Assessment, dated 6th August 2024 and prepared by Blandford Consulting. This report acknowledges the presence of the recorded coal mining features, including probable shallow coal workings and the 3 mine

adits noted to be present within the site. A further mine adit is recorded on the edge of the site orientated westwards.

The author of the report is able to discount the risk of shallow mine workings to the main body of the site but does raise potential impacts to two very short lengths of the access track, near its western end. Although the report author concludes that the risk is low he states that it may be reduced by undertaking intrusive site investigations in these areas. He also acknowledges some differential settlement may occur in the northern length of the access route where surface mining has taken place.

In respect of the recorded mine adits the report author notes that intrusive ground investigation will be required in order to define precisely the area where underground excavations, associated with the adits, have taken place. They comment that depending upon results of these works, the underground excavations could be stabilised by drilling and grouting or by excavation or, alternatively, an exclusion zone could be defined more precisely, within which no solar panels may be constructed.

Although solar panels themselves fall on our published exemptions list in the interests of public safety we do encourage areas where mine entries and their zones of influence are present to remain devoid of panels and fenced if possible, unless the features have been investigated and treated.

If intrusive investigations are not proposed to locate the mine adits it would be helpful to identify a 'no build zone' on the layout plan, in line with the recommendations in the CMRA, to ensure that solar panels are not placed directly over these features or within their potential zones of influence.

On the basis of the information reviewed and the recommendations set out therein, we would be recommending the imposition of planning conditions for intrusive site investigations in the interests of public safety and to ensure that the development is safe and stable.

I hope this is helpful but please do not hesitate to contact me should you wish to discuss this further.

Yours sincerely

Melanie Lindsley

Melanie Lindsley BA (Hons), DipEH, DipURP, MA, PGCertUD, PGCertSP, MRTPI
Principal 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 and the electronic consultation records held by the Coal Authority since 1 April 2013. The comments made are also based on the information provided to the Coal Authority by the Local Planning Authority and/or information that has been published on the Council's website for consultation purposed 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.

In formulating this response the Coal Authority has taken full account of the professional conclusions reached by the competent person who has prepared the Coal Mining Risk Assessment or other similar report. In the event that any future claim for liability arises in relation to this development the Coal Authority will take full account of the views, conclusions and mitigation previously expressed by the professional advisors for this development in relation to ground conditions and the acceptability of development.



Gwasanaeth Tân ac Achub
Canolbarth a Gorllewin Cymru
Mid and West Wales
Fire and Rescue Service

Prif Swyddog Tân | Chief Fire Officer

R.S. Thomas *KFSM BA(Hons) MSc*

Y Pencadlys, Heol Llwyn Pisgwydd,
Caerfyrddin, Sir Gâr, SA31 1SP
post@tancgc.gov.uk | tancgc.gov.uk

Headquarters, Lime Grove Avenue,
Carmarthen, Carmarthenshire, SA31 1SP
mail@mawwfire.gov.uk | mawwfire.gov.uk

0370 60 60 699

Greentech Invest UK (8) Limited

Gofynner am/
Please ask for:
Rhif Est/Extn.
No.

Watch Manager K. Steele

Sent Via Email to:
consultation@thirty47.co.uk

E-bost/E-mail: bregs@mawwfire.gov.uk

Fy Nghyf/My
Ref: KS/KDT/00356191

Dyddiad/Date: 3rd March 2025

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 AMENDMENTS) ORDER 2021 – FIRE AND RESCUE AUTHORITIES

RE: Pencaerlan, West of Seven Sisters, Neath Port Talbot, SA10 9EP

APPLICATION NUMBER: DNS 3272424

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 (delete as appropriate):

- The following concerns are identified, in relation to the proposed developments, together with suggestions as to how these can be addressed.

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>

Rydym yn croesawu gohebiaeth yn y Gymraeg a'r Saesneg
- byddwn yn ymateb yn gyfartal i'r ddau ac yn ateb yn eich
dewis iaith heb oedi.

Rydym yn croesawu galwadau yn y Gymraeg a'r Saesneg.

We welcome correspondence in Welsh and English -
we will respond equally to both and will reply in your
language of choice without delay.

We welcome calls in Welsh and English.

Furthermore, the applicant should be advised to contact the appropriate Authority responsible for ensuring safety and compliance for these types of developments i.e., Health & Safety Executive / Local Authority Building Control.

The plan/s has been retained for record purposes.

Yours faithfully

A handwritten signature in black ink, appearing to be 'K Steele', written over a light blue rectangular background.

Watch Manager K Steele
Authorised Fire Safety Inspector
On behalf of the Mid and West Wales Fire and Rescue Authority

Encs.

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 & Old Persons Home)	-	Adjacent to access
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.

Steffan Baker

From: Steffan Baker
Sent: 10 February 2025 11:05
To: Steffan Baker
Subject: FW: Pen Caer Lan Solar Farm (DNS/3272424) – Launch of Statutory Consultation

From: Rob Dunning <Rob.Dunning@heneb.org.uk>
Sent: 10 February 2025 10:37
To: Consultation <consultation@thirty47.co.uk>
Subject: RE: Pen Caer Lan Solar Farm (DNS/3272424) – Launch of Statutory Consultation

Dear Sir/Madam,

We have received the below consultation. I can see both an 'Archaeology Desk Based Assessment and Heritage Impact Statement' and a 'Geophysical Survey' have been carried out, but neither of the download links seem to be working. Furthermore, as per the standards and guidance of the Chartered Institute for Archaeologists (CIfA), a Written Scheme of Investigation (WSI) setting out the scope and methodology for the subsequent work needs to be agreed with ourselves. This is consistent with our response to a previous consultation regarding this site in April 2024. However, as far as I can tell, no WSI has been agreed for either of the above elements.

Regards,

Rob



Rob Dunning BSc, MCIfA | Glamorgan-Gwent
Swyddog Stiwardiaeth | Stewardship Officer
01639 501708
Rob.Dunning@heneb.org.uk
www.heneb.org.uk

Ymddiriedolaeth Archaeoleg Cymru | The Trust for Welsh Archaeology
Cadeirydd | Chair: Dr Carol Bell PSG | CEO: Richard Nicholls

Mae Heneb yn Sefydliad Cofrestredig gyda'r Chartered Institute for Archaeologists
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Registered Office: Corner House, 6 Carmarthen Street, Llandeilo, Carmarthenshire, SA19 6AE

Privacy Policy - Heneb

From: Consultation <consultation@thirty47.co.uk>
Sent: 07 February 2025 10:32
To: Consultation <consultation@thirty47.co.uk>
Subject: Pen Caer Lan Solar Farm (DNS/3272424) – Launch of Statutory Consultation

REF: Pen Caer Lan Solar Farm (DNS/3272424) – Launch of Statutory Consultation

Dear Sir/Madam,

The Developments of National Significance (Procedure) (Wales) Order 2016 CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLE 9(3).

We are writing to you as a specialist consultee to notify you that Greentech Invest UK (8) Limited (Greentech) intends to submit a planning application to Planning and Environment Decisions Wales (PEDW) for the development of Land part of Pen Caer Lan Farm, Seven Sisters, Neath, SA10 9EP. The description of the Proposed Development is as follows:

Installation of a solar farm comprising ground mounted solar PV panels with a generating capacity of up to 25MWp including mounting framework, inverters, underground cabling, stock proof fence, CCTV, internal tracks and associated infrastructure, landscaping, biodiversity net gain and environmental enhancements for a temporary period of 40 years.

The Proposed Development site lies within Neath Port Talbot County Borough Council's administrative boundary. A site location plan can be found on the project website, alongside all other draft application documents.

In line with Article 9(3) of the Developments of National Significance (Procedure) (Wales) Order 2016, and section 61Z(4) of the Town & Country Planning Act 1990, please find enclosed the formal Schedule 2 notice for the proposed development.

The enclosed **notice** comprises a formal request for a Pre-Application Consultation (PAC) 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 <https://www.pencaerlansolarfarm.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 pencaerlan@greentech.energy or the address below by **11:59pm on Monday 24 March 2025**.

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

The application is anticipated to be submitted to Planning and Environment Decisions Wales in Spring 2025. Once submitted, the planning application will be available to monitor its progress and make further comments via the Planning and Environment Decisions Wales webpage at <https://planningcasework.service.gov.wales>.

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

Yours sincerely,

James Jenkison
Head of Planning

Greentech Invest UK (8) Limited

pencaerlan@greentech.energy

Privacy Notice: As part of the PAC process, we collect personal data you provide when submitting comments or feedback on the proposed development. This information is required to:

- Consider your views as part of the PAC process.
- Include your feedback in the PAC Report submitted with our DNS application to Planning and Environment Decisions Wales (PEDW).
- Enable PEDW to contact you if the application is accepted for examination.

Please visit the consultation website to view a full Privacy Notice.

07 Chwefror 2025

CYF: Fferm Solar Pen Caer Lan (DNS/3272424) – Lansio Ymgynghoriad Statudol

Annwyl Syr/Madam,

Gorchymyn Datblygiadau o Arwyddocâd Cenedlaethol (Gweithdrefn) (Cymru) 2016 YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO, HYSBYSIAD DAN ERTHYGL 9(3)

Rydym yn ysgrifennu atoch fel ymgynghorai cymunedol i'ch hysbysu bod Greentech yn bwriadu cyflwyno cais cynllunio i Penderfyniadau Cynllunio ac Amgylchedd Cymru (PCAC) ar gyfer datblygu tir sydd yn rhan o fferm Pen Caer Lan, Blaendulais, Castell Nedd, SA10 9EP. Mae'r disgrifiad o'r Datblygiad Arfaethedig fel y ganlyn:

Sefydliad fferm solar yn cynnwys paneli solar ffotofoltaidd gyda chynwysedd cynhyrchu hyd at 25MWp gan gynnwys fframwaith mowntiedig, gwrthdroyddion, ceblau tanddaearol, ffens atal stoc, camerau cylch cyfyng, traciau mewnol a seilwaith gysylltiedig, tirlunio, cynnydd net bioamrywiaeth a gwelliannau amgylcheddol ar gyfer chyfnod dros dro o 40 mlynedd.

Mae safle'r Datblygiad Arfaethedig o fewn ffin weinyddol Cyngor Bwrdeistref Sirol Castell-Nedd Port Talbot. Gellir dod o hyd i gynllun lleoliad safle ar wefan y prosiect, ochr yn ochr â holl ddogfennau cais drafft eraill.

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 Atodlen 2 ar gyfer y datblygiad arfaethedig yn amgaeedig.

Mae'r hysbysiad amgaeedig yn cynnwys cais ffurfiol am ymateb i'r Ymgynghoriad Cyn Ymgeisio (PAC) o dan Erthygl 9(3). Rydym felly am gasglu eich barn ar y datblygiad ac wedi sicrhau bod cynnwys y cais cynllunio drafft ar gael yn electronig - <https://www.pencaerlansolarfarm.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 pencaerlan@greentech.energy neu'r cyfeiriad isod erbyn 11:59pm ar ddydd Llun 24 Mawrth 2025.

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

Rydym yn rhagweld y bydd y cais yn cael ei gyflwyno i Penderfyniadau Cynllunio ac Amgylcheddol Cymru (PCAC) yn ystod Gwanwyn 2025. Unwaith y caiff ei gyflwyno, bydd y cais cynllunio ar gael i fonitro a gwneud sylwadau pellach drwy dudalen wefan PCAC <https://planningcasework.service.gov.wales/cy>.

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

Yn gywir,

James Jenkison
Pennaeth Cynllunio

Greentech Invest UK (8) Limited

pencaerlan@greentech.energy

Amg. Hysbysiad Atodlen 2

Hysbysiad Preifatrwydd: Fel rhan o broses PAC, rydym yn casglu data personol a ddarperir gennych wrth gyflwyno sylwadau neu adborth ar y datblygiad arfaethedig. Mae angen y wybodaeth hon i:

- Ystyried eich barn fel rhan o'r broses PAC.
- Cynhwyswch eich adborth yn yr Adroddiad PAC a gyflwynwyd gyda'n cais DAC i Benderfyniadau Cynllunio ac Amgylchedd Cymru (PEDW).
- Galluogi PEDW i gysylltu â chi os caiff y cais ei dderbyn i'w archwilio.

Ewch i wefan yr ymgynghoriad i weld Hysbysiad Preifatrwydd llawn.

Flotek Group has scanned and approved this email for your delivery - please note all website links have been replaced with a secure link for your own safety and will be scanned again once clicked.

Steffan Baker

From: Rob Dunning <Rob.Dunning@heneb.org.uk>
Sent: 21 February 2025 11:01
To: Steffan Baker
Subject: RE: Pen Caer Lan Solar Farm (DNS/3272424) – Launch of Statutory Consultation

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Steffan,

Following on from the below, I've taken a look at the documents. As suspected they are not currently suitable for deposition into the HER as they do not conform to the Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs) and will need to be amended prior to submission. Also with regards to the desk-based assessment I have some additional comments. Archwilio, as per the terms and conditions, is not suitable for commercial purposes and should be removed, I'm also not clear on which aerial photographs were assessed, although a Google Earth shot is included (4.2.28). With regards to 2.2.4 it would be very useful to retain the PRNs/NPRNs/ SAM and LB numbers etc. rather than fully replace them with 'AB numbers'. That way the source, status, whether they are newly identified sites etc. is readily apparent.

All that aside, whilst there are no known archaeological sites within the proposed development, there are highly significant remains in the wider landscape, particularly on the higher ground to the north. I note the results of the partial geophysical survey, which concluded that 'no sites that are likely to represent archaeological significance features have been identified'. Nevertheless there is the potential for currently unknown archaeological material to be encountered during the course of the proposed works, particularly outside of the area subject to the geophysical survey. As a result I would agree that archaeological mitigation would be appropriate.

Should a similar application to the one you have outlined be submitted, we would be unlikely to recommend any pre-determination works. Rather we would be likely to recommend a condition ensuring the implementation of a programme of archaeological work detailed in an agreed Written Scheme of Investigation (WSI). Such a programme of work would include a watching brief during the construction phase and consideration of the impact on any historic boundaries, as well as sampling, post-excavation works, reporting, archiving etc.

Should you require anything further, please get in touch.

Regards,

Rob



Rob Dunning BSc, MCIfA | Glamorgan-Gwent
Swyddog Stiwardiaeth | Stewardship Officer
01639 501708

Rob.Dunning@heneb.org.uk

www.heneb.org.uk

Ymddiriedolaeth Archaeoleg Cymru | The Trust for Welsh Archaeology
Cadeirydd | Chair: Dr Carol Bell PSG | CEO: Richard Nicholls

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Registered Office: Corner House, 6 Carmarthen Street, Llandeilo, Carmarthenshire, SA19 6AE

Privacy Policy - Heneb

From: Rob Dunning <Rob.Dunning@heneb.org.uk>
Sent: 19 February 2025 09:05
To: Steffan Baker <steffan.baker@Lighthouse-dc.co.uk>
Subject: RE: Pen Caer Lan Solar Farm (DNS/3272424) – Launch of Statutory Consultation

Dear Steffan,

Yes, absolutely 2022 is correct. Apologies for the typo.

Also happy to agree both WSIs.

I will take a look at the DBA/geophysics reports but I suspect they will not be suitable for deposition into the HER as they will not conform to the *Guidance*, likely as no WSI was agreed prior to the start of the works. There would also be a concern around the full range of data sources being consulted e.g. record office, CRAPW for aerial photos etc.

Regards,

Rob



Rob Dunning BSc, MCIfA | Glamorgan-Gwent
Swyddog Stiwardiaeth | Stewardship Officer
01639 501708
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Registered Office: Corner House, 6 Carmarthen Street, Llandeilo, Carmarthenshire, SA19 6AE

Privacy Policy - Heneb

From: Steffan Baker <steffan.baker@lighthouse-dc.co.uk>
Sent: 19 February 2025 08:53
To: Rob Dunning <Rob.Dunning@heneb.org.uk>
Subject: RE: Pen Caer Lan Solar Farm (DNS/3272424) – Launch of Statutory Consultation

Good morning Rob,

Thanks for your response. Do you mean 2022 as per your previous email? Just for future reference so that I can advise our consultants accordingly.

Are you happy to agree the WSI for the Geophysical Survey and HDBA?

For your reference both documents should be available to view/download online now. If you have any further issues please let me know.

Kind regards,

Steffan Baker BSc MSc MRTPI
Associate

Advanced Notice of Annual Leave:
Monday 24th February – Monday 3rd March

 steffan.baker@lighthouse-dc.co.uk
 07506 983302
 **Cardiff:** Tec Marina, Terra Nova Way, CF64 1SA
Exeter: The Gallery, Kings Wharf, The Quay, EX2 4AN
 lighthouse-dc.co.uk



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From: Rob Dunning <Rob.Dunning@heneb.org.uk>
Sent: 19 February 2025 08:44
To: Steffan Baker <steffan.baker@lighthouse-dc.co.uk>
Subject: RE: Pen Caer Lan Solar Farm (DNS/3272424) – Launch of Statutory Consultation

Dear Steffan,

Many thanks for the WSI. My only minor comment would be that the Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs) was updated in 2002.

Regards,

Rob



Rob Dunning BSc, MCIfA | Glamorgan-Gwent

Swyddog Stiwardiaeth | Stewardship Officer

01639 501708

Rob.Dunning@heneb.org.uk

www.heneb.org.uk

Ymddiriedolaeth Archaeoleg Cymru | The Trust for Welsh Archaeology
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Registered Office: Corner House, 6 Carmarthen Street, Llandeilo, Carmarthenshire, SA19 6AE

Privacy Policy - Heneb

From: Steffan Baker <steffan.baker@lighthouse-dc.co.uk>

Sent: 14 February 2025 15:49

To: Rob Dunning <Rob.Dunning@heneb.org.uk>

Cc: Nick Beddoe <Nick.Beddoe@lighthouse-dc.co.uk>

Subject: RE: Pen Caer Lan Solar Farm (DNS/3272424) – Launch of Statutory Consultation

Good afternoon Rob,

Please find attached the WSI for the geophysical survey.

Please let us know if you have any comments.

Kind regards,

Steffan Baker BSc MSc MRTPI

Associate

Advanced Notice of Annual Leave:

Monday 24th February – Monday 3rd March

steffan.baker@lighthouse-dc.co.uk

07506 983302

Cardiff: Tec Marina, Terra Nova Way, CF64 1SA

Exeter: The Gallery, Kings Wharf, The Quay, EX2 4AN

lighthouse-dc.co.uk





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From: Steffan Baker

Sent: 12 February 2025 11:50

To: Rob.Dunning@heneb.org.uk

Cc: Nick Beddoe <Nick.Beddoe@Lighthouse-dc.co.uk>

Subject: FW: Pen Caer Lan Solar Farm (DNS/3272424) – Launch of Statutory Consultation

Good morning Rob,

We are in receipt of your email below. Firstly, we have rectified the issue that the two download links are not working, apologies for that inconvenience but they should now be able to be downloaded.

With regards to the WSI, we thought that this had been sent by AB Heritage to you. However, please find attached the WSI for the DBA. Will you also require a WSI for the Geophysical Survey?

Thanks in advance.

Kind regards,

Steffan Baker BSc MSc MRTPI

Associate

 steffan.baker@lighthouse-dc.co.uk

 [07506 983302](tel:07506983302)

 **Cardiff:** Tec Marina, Terra Nova Way, CF64 1SA

 **Exeter:** The Gallery, Kings Wharf, The Quay, EX2 4AN

 lighthouse-dc.co.uk





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From: Rob Dunning <Rob.Dunning@heneb.org.uk>

Sent: 10 February 2025 10:37

To: Consultation <consultation@thirty47.co.uk>

Subject: RE: Pen Caer Lan Solar Farm (DNS/3272424) – Launch of Statutory Consultation

Dear Sir/Madam,

We have received the below consultation. I can see both an 'Archaeology Desk Based Assessment and Heritage Impact Statement' and a 'Geophysical Survey' have been carried out, but neither of the download links seem to be working. Furthermore, as per the standards and guidance of the Chartered Institute for Archaeologists (CIfA), a Written Scheme of Investigation (WSI) setting out the scope and methodology for the subsequent work needs to be agreed with ourselves. This is consistent with our response to a previous consultation regarding this site in April 2024. However, as far as I can tell, no WSI has been agreed for either of the above elements.

Regards,

Rob



Rob Dunning BSc, MCIfA | Glamorgan-Gwent

Swyddog Stiwardiaeth | Stewardship Officer

01639 501708

Rob.Dunning@heneb.org.uk

www.heneb.org.uk

Ymddiriedolaeth Archaeoleg Cymru | The Trust for Welsh Archaeology
Cadeirydd | Chair: Dr Carol Bell PSG | CEO: Richard Nicholls

Mae Heneb yn Sefydliad Cofrestredig gyda'r Chartered Institute for Archaeologists
Heneb is a Registered Organisation with the Chartered Institute for Archaeologists



Swyddfa Gofrestrig: Ty Cornel, 6 Stryd Caerfyrddin, Llandeilo, Sir Gaerfyrddin, SA19 6AE

Registered Office: Corner House, 6 Carmarthen Street, Llandeilo, Carmarthenshire, SA19 6AE

From: Consultation <consultation@thirty47.co.uk>

Sent: 07 February 2025 10:32

To: Consultation <consultation@thirty47.co.uk>

Subject: Pen Caer Lan Solar Farm (DNS/3272424) – Launch of Statutory Consultation

07 February 2025

REF: Pen Caer Lan Solar Farm (DNS/3272424) – Launch of Statutory Consultation

Dear Sir/Madam,

The Developments of National Significance (Procedure) (Wales) Order 2016 CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLE 9(3).

We are writing to you as a specialist consultee to notify you that Greentech Invest UK (8) Limited (Greentech) intends to submit a planning application to Planning and Environment Decisions Wales (PEDW) for the development of Land part of Pen Caer Lan Farm, Seven Sisters, Neath, SA10 9EP. The description of the Proposed Development is as follows:

Installation of a solar farm comprising ground mounted solar PV panels with a generating capacity of up to 25MWp including mounting framework, inverters, underground cabling, stock proof fence, CCTV, internal tracks and associated infrastructure, landscaping, biodiversity net gain and environmental enhancements for a temporary period of 40 years.

The Proposed Development site lies within Neath Port Talbot County Borough Council's administrative boundary. A site location plan can be found on the project website, alongside all other draft application documents.

In line with Article 9(3) of the Developments of National Significance (Procedure) (Wales) Order 2016, and section 61Z(4) of the Town & Country Planning Act 1990, please find enclosed the formal Schedule 2 notice for the proposed development.

The enclosed **notice** comprises a formal request for a Pre-Application Consultation (PAC) 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 <https://www.pencaerlansolarfarm.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 pencaerlan@greentech.energy or the address below by **11:59pm on Monday 24 March 2025**.

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

The application is anticipated to be submitted to Planning and Environment Decisions Wales in Spring 2025. Once submitted, the planning application will be available to monitor its progress and make further comments via the Planning and Environment Decisions Wales webpage at <https://planningcasework.service.gov.wales>.

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

Yours sincerely,

James Jenkison
Head of Planning

Greentech Invest UK (8) Limited

pencaerlan@greentech.energy

Enc. Schedule 2 Notice

Privacy Notice: As part of the PAC process, we collect personal data you provide when submitting comments or feedback on the proposed development. This information is required to:

- Consider your views as part of the PAC process.
- Include your feedback in the PAC Report submitted with our DNS application to Planning and Environment Decisions Wales (PEDW).
- Enable PEDW to contact you if the application is accepted for examination.

Please visit the consultation website to view a full Privacy Notice.

07 Chwefror 2025

CYF: Fferm Solar Pen Caer Lan (DNS/3272424) – Lansio Ymgynghoriad Statudol

Annwyl Syr/Madam,

Gorchymyn Datblygiadau o Arwyddocâd Cenedlaethol (Gweithdrefn) (Cymru) 2016 YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO, HYSBYSIAD DAN ERTHYGL 9(3)

Rydym yn ysgrifennu atoch fel ymgynghorai cymunedol i'ch hysbysu bod Greentech yn bwriadu cyflwyno cais cynllunio i Penderfyniadau Cynllunio ac Amgylchedd Cymru (PCAC) ar gyfer datblygu tir sydd yn rhan o fferm Pen Caer Lan, Blaendulais, Castell Nedd, SA10 9EP. Mae'r disgrifiad o'r Datblygiad Arfaethedig fel y ganlyn:

Sefydliad fferm solar yn cynnwys paneli solar ffotofoltaidd gyda chynwysedd cynhyrchu hyd at 25MWp gan gynnwys fframwaith mowntiedig, gwrthdroyddion, ceblau tanddaearol, ffens atal stoc, camerau cylch cyfyng, traciau mewnol a seilwaith gysylltiedig, tirlunio, cynnydd net bioamrywiaeth a gwelliannau amgylcheddol ar gyfer chyfnod dros dro o 40 mlynedd.

Mae safle'r Datblygiad Arfaethedig o fewn ffin weinyddol Cyngor Bwrdeistref Sirol Castell-Nedd Port Talbot. Gellir dod o hyd i gynllun lleoliad safle ar wefan y prosiect, ochr yn ochr â holl ddogfennau cais drafft eraill.

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 Atodlen 2 ar gyfer y datblygiad arfaethedig yn amgaeedig.

Mae'r hysbysiad amgaeedig yn cynnwys cais ffurfiol am ymateb i'r Ymgynghoriad Cyn Ymgeisio (PAC) o dan Erthygl 9(3). Rydym felly am gasglu eich barn ar y datblygiad ac wedi sicrhau bod cynnwys y cais cynllunio drafft ar gael yn electronig - <https://www.pencaerlansolarfarm.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 pencaerlan@greentech.energy neu'r cyfeiriad isod erbyn 11:59pm ar ddydd Llun 24 Mawrth 2025.

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

Rydym yn rhagweld y bydd y cais yn cael ei gyflwyno i Penderfyniadau Cynllunio ac Amgylcheddol Cymru (PCAC) yn ystod Gwanwyn 2025. Unwaith y caiff ei gyflwyno, bydd y cais cynllunio ar gael i fonitro a gwneud sylwadau pellach drwy dudalen wefan PCAC <https://planningcasework.service.gov.wales/cy>.

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

Yn gywir,

James Jenkison
Pennaeth Cynllunio

Greentech Invest UK (8) Limited

pencaerlan@greentech.energy

Amg. Hysbysiad Atodlen 2

Hysbysiad Preifatrwydd: Fel rhan o broses PAC, rydym yn casglu data personol a ddarperir gennych wrth gyflwyno sylwadau neu adborth ar y datblygiad arfaethedig. Mae angen y wybodaeth hon i:

- Ystyried eich barn fel rhan o'r broses PAC.
- Cynhwyswch eich adborth yn yr Adroddiad PAC a gyflwynwyd gyda'n cais DAC i Benderfyniadau Cynllunio ac Amgylchedd Cymru (PEDW).
- Galluogi PEDW i gysylltu â chi os caiff y cais ei dderbyn i'w archwilio.

Ewch i wefan yr ymgynghoriad i weld Hysbysiad Preifatrwydd llawn.

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Flotek Group has scanned and approved this email for your delivery - please note all website links have been replaced with a secure link for your own safety and will be scanned again once clicked.

Steffan Baker

From: Consultation <consultation@thirty47.co.uk>
Sent: 18 February 2025 10:22
To: Steffan Baker; Nick Beddoe
Subject: FW: DNS/3272424 - Pen Caer Lan Solar Farm, Seven Sisters, Neath

From: Mustafa, Dana <Dana.Mustafa@wsp.com>
Sent: 14 February 2025 16:47
To: pencaerlan@greentech.energy
Cc: LGC_Development_Control-South@gov.wales
Subject: DNS/3272424 - Pen Caer Lan Solar Farm, Seven Sisters, Neath

Good afternoon,

On behalf of the Welsh Government,

Planning application DNS/3272424 - Pen Caer Lan Solar Farm, Seven Sisters, Neath
Installation of a solar farm comprising ground mounted solar PV panels with a generating capacity of up to 25MWp including mounting framework, inverters, underground cabling, stock proof fence, CCTV, internal tracks and associated infrastructure, landscaping, biodiversity net gain and environmental enhancements for a temporary period of 40 years

I refer to your preplanning consultation of 07/02/2025 regarding the above planning application and advise that the Welsh Government as highway authority for the A465 trunk road does not issue a direction in respect of this application.

If you have any further queries, please forward to the following Welsh Government Mailbox
Lgc_development_control-south@Gov.Wales.

Kind Regards,

Dana

Dana Mustafa *BEng (Hons) MSc*
Assistant Engineer – Roads North West



M: +44 (0) 7478 477470

1st Floor, Exchange Station
Tithebarn Street, Liverpool
L2 2QP

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-LAEmHhHzdJzBITWfa4Hgs7pbKl

Steffan Baker

From: Consultation <consultation@thirty47.co.uk>
Sent: 18 February 2025 10:22
To: Steffan Baker; Nick Beddoe
Subject: FW: DNS - PEN CAER LAN SOLAR FARM - CONSULTATION

From: NSIP Applications <NSIP.Applications@hse.gov.uk>
Sent: 17 February 2025 07:44
To: Consultation <consultation@thirty47.co.uk>
Cc: NSIP Applications <NSIP.Applications@hse.gov.uk>
Subject: RE: DNS - PEN CAER LAN SOLAR FARM - CONSULTATION

Dear Sir/Madam,
Please find attached HSE response for the proposed Pen Caer Lan Solar Farm.

HSE's land use planning advice:

Will the proposed development fall within any of HSE's consultation distances?

1. With reference to the **Redline Line Boundary** shown on the **Site Location Plan Pen-Cae'r-Lan Farm, Seven Sisters, Neath, SA10 9EP** found in [<https://www.pencaerlansolarfarm.co.uk/documents/>] the proposed project does not fall within the consultation distances of any Major Hazard Installation(s) or Major Accident Hazard Pipeline(s).
2. Please note if at any time a new Major Accident Hazard Pipeline, is introduced or existing Pipeline(s) are modified prior to the determination of a future application, then the HSE reserves the right to revise its advice.
3. 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, again the HSE reserves the right to revise its advice.

Would Hazardous Substances Consent be needed?

4. 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 both The Planning (Hazardous Substances) Regulations 2015.
5. 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.
6. Further information on HSC should be sought from the relevant Hazardous Substances Authority.

Explosives sites:

Explosives Inspectorate has no comment to make as there are no HSE licenced explosives sites in the vicinity of the proposed development.

Please send any further communication on this project directly to the HSE's designated e-mail account for NSIP applications at nsip.applications@hse.gov.uk.

Yours faithfully,

Agata Janicka

On behalf of the NSIP Team
Agata Janicka | Business Support Team
Health and Safety Executive | CEMHD - DBST
nsip.applications@hse.gov.uk



From: Consultation <consultation@thirty47.co.uk>

Sent: 07 February 2025 10:33

To: Consultation <consultation@thirty47.co.uk>

Subject: DNS - PEN CAER LAN SOLAR FARM - CM 4.2.1.7325. - CONSULTATION DOCUMENT

07 February 2025

REF: Pen Caer Lan Solar Farm (DNS/3272424) – Launch of Statutory Consultation

Dear Sir/Madam,

The Developments of National Significance (Procedure) (Wales) Order 2016 CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLE 9(3).

We are writing to you as a specialist consultee to notify you that Greentech Invest UK (8) Limited (Greentech) intends to submit a planning application to Planning and Environment Decisions Wales (PEDW) for the development of Land part of Pen Caer Lan Farm, Seven Sisters, Neath, SA10 9EP. The description of the Proposed Development is as follows:

Installation of a solar farm comprising ground mounted solar PV panels with a generating capacity of up to 25MWp including mounting framework, inverters, underground cabling, stock proof fence, CCTV, internal tracks and associated infrastructure, landscaping, biodiversity net gain and environmental enhancements for a temporary period of 40 years.

The Proposed Development site lies within Neath Port Talbot County Borough Council's administrative boundary. A site location plan can be found on the project website, alongside all other draft application documents.

In line with Article 9(3) of the Developments of National Significance (Procedure) (Wales) Order 2016, and section 61Z(4) of the Town & Country Planning Act 1990, please find enclosed the formal Schedule 2 notice for the proposed development.

The enclosed **notice** comprises a formal request for a Pre-Application Consultation (PAC) 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 <https://www.pencaerlansolarfarm.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 pencaerlan@greentech.energy or the address below by **11:59pm on Monday 24 March 2025**.

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

The application is anticipated to be submitted to Planning and Environment Decisions Wales in Spring 2025. Once submitted, the planning application will be available to monitor its progress and make further comments via the Planning and Environment Decisions Wales webpage at <https://planningcasework.service.gov.wales>.

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

Yours sincerely,

James Jenkison
Head of Planning

Greentech Invest UK (8) Limited

pencaerlan@greentech.energy

Enc. Schedule 2 Notice

Privacy Notice: As part of the PAC process, we collect personal data you provide when submitting comments or feedback on the proposed development. This information is required to:

- Consider your views as part of the PAC process.
- Include your feedback in the PAC Report submitted with our DNS application to Planning and Environment Decisions Wales (PEDW).
- Enable PEDW to contact you if the application is accepted for examination.

Please visit the consultation website to view a full Privacy Notice.

07 Chwefror 2025

CYF: Fferm Solar Pen Caer Lan (DNS/3272424) – Lansio Ymgynghoriad Statudol

Annwyl Syr/Madam,

Gorchymyn Datblygiadau o Arwyddocâd Cenedlaethol (Gweithdrefn) (Cymru) 2016 YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO, HYSBYSIAD DAN ERTHYGL 9(3)

Rydym yn ysgrifennu atoch fel ymgynghorai cymunedol i'ch hysbysu bod Greentech yn bwriadu cyflwyno cais cynllunio i Penderfyniadau Cynllunio ac Amgylchedd Cymru (PCAC) ar gyfer datblygu tir sydd yn rhan o fferm Pen Caer Lan, Blaendulais, Castell Nedd, SA10 9EP. Mae'r disgrifiad o'r Datblygiad Arfaethedig fel y ganlyn:

Sefydliad fferm solar yn cynnwys paneli solar ffotofoltaidd gyda chynwysedd cynhyrchu hyd at 25MWp gan gynnwys fframwaith mowntiedig, gwrthdroyddion, ceblau tanddaearol, ffens atal stoc, camerau cylch

cyfyng, traciau mewnol a seilwaith gysylltiedig, tirlunio, cynnydd net bioamrywiaeth a gwelliannau amgylcheddol ar gyfer chyfnod dros dro o 40 mlynedd.

Mae safle'r Datblygiad Arfaethedig o fewn ffin weinyddol Cyngor Bwrdeistref Sirol Castell-Nedd Port Talbot. Gellir dod o hyd i gynllun lleoliad safle ar wefan y prosiect, ochr yn ochr â holl ddogfennau cais drafft eraill.

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 Atodlen 2 ar gyfer y datblygiad arfaethedig yn amgaeedig.

Mae'r hysbysiad amgaeedig yn cynnwys cais ffurfiol am ymateb i'r Ymgynghoriad Cyn Ymgeisio (PAC) o dan Erthygl 9(3). Rydym felly am gasglu eich barn ar y datblygiad ac wedi sicrhau bod cynnwys y cais cynllunio drafft ar gael yn electronig - <https://www.pencaerlansolarfarm.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 pencaerlan@greentech.energy neu'r cyfeiriad isod erbyn 11:59pm ar ddydd Llun 24 Mawrth 2025.

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

Rydym yn rhagweld y bydd y cais yn cael ei gyflwyno i Penderfyniadau Cynllunio ac Amgylcheddol Cymru (PCAC) yn ystod Gwanwyn 2025. Unwaith y caiff ei gyflwyno, bydd y cais cynllunio ar gael i fonitro a gwneud sylwadau pellach drwy dudalen wefan PCAC <https://planningcasework.service.gov.wales/cy>.

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

Yn gywir,

James Jenkison
Pennaeth Cynllunio

Greentech Invest UK (8) Limited

pencaerlan@greentech.energy

Amg. Hysbysiad Atodlen 2

Hysbysiad Preifatrwydd: Fel rhan o broses PAC, rydym yn casglu data personol a ddarperir gennych wrth gyflwyno sylwadau neu adborth ar y datblygiad arfaethedig. Mae angen y wybodaeth hon i:

- Ystyried eich barn fel rhan o'r broses PAC.
- Cynhwyswch eich adborth yn yr Adroddiad PAC a gyflwynwyd gyda'n cais DAC i Benderfyniadau Cynllunio ac Amgylchedd Cymru (PEDW).
- Galluogi PEDW i gysylltu â chi os caiff y cais ei dderbyn i'w archwilio.

Ewch i wefan yr ymgynghoriad i weld Hysbysiad Preifatrwydd llawn.

Steffan Baker

From: Aaron Marchant <aaron.marchant@thirty47.co.uk>
Sent: 19 February 2025 09:40
To: Nick Beddoe; Steffan Baker
Subject: FW: [EXTERNAL] Pen Caer Lan Solar Farm (DNS/3272424) – Launch of Statutory Consultation

Aaron Marchant

Junior Account Manager

E: aaron.marchant@thirty47.co.uk

www.thirty47.co.uk



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From: .box.assetprotection <assetprotection@nationalgrid.com>
Sent: 19 February 2025 08:59
To: pencaerlan@greentech.energy
Subject: RE: [EXTERNAL] Pen Caer Lan Solar Farm (DNS/3272424) – Launch of Statutory Consultation

Good morning Greentech Invest UK,

Thank you for your email.

Regarding planning application DNS/3272424, there are no National Grid Electricity Transmission assets affected by the proposal.

For any guidance required for any works or activities near our transmission powerlines routed close to the application site please contact us via assetprotection@nationalgrid.com.

Please note this response is only in reference to National Grid Electricity Transmission assets only. National Grid Electricity Distribution (formerly WPD) and National Gas Transmission (formerly National Grid Gas) should be consulted separately where required.

Kind regards,

NGET Asset Protection Team

From: Consultation <consultation@thirty47.co.uk>
Sent: 07 February 2025 10:33

To: Consultation <consultation@thirty47.co.uk>

Subject: [EXTERNAL] Pen Caer Lan Solar Farm (DNS/3272424) – Launch of Statutory Consultation

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07 February 2025

REF: Pen Caer Lan Solar Farm (DNS/3272424) – Launch of Statutory Consultation

Dear Sir/Madam,

The Developments of National Significance (Procedure) (Wales) Order 2016 CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLE 9(3).

We are writing to you as a specialist consultee to notify you that Greentech Invest UK (8) Limited (Greentech) intends to submit a planning application to Planning and Environment Decisions Wales (PEDW) for the development of Land part of Pen Caer Lan Farm, Seven Sisters, Neath, SA10 9EP. The description of the Proposed Development is as follows:

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The enclosed **notice** comprises a formal request for a Pre-Application Consultation (PAC) 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 <https://www.pencaerlansolarfarm.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 pencaerlan@greentech.energy or the address below by **11:59pm on Monday 24 March 2025**.

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

The application is anticipated to be submitted to Planning and Environment Decisions Wales in Spring 2025. Once submitted, the planning application will be available to monitor its progress and make further comments via the Planning and Environment Decisions Wales webpage at <https://planningcasework.service.gov.wales>.

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

Yours sincerely,

James Jenkison
Head of Planning

Greentech Invest UK (8) Limited

pencaerlan@greentech.energy

Privacy Notice: As part of the PAC process, we collect personal data you provide when submitting comments or feedback on the proposed development. This information is required to:

- Consider your views as part of the PAC process.
- Include your feedback in the PAC Report submitted with our DNS application to Planning and Environment Decisions Wales (PEDW).
- Enable PEDW to contact you if the application is accepted for examination.

Please visit the consultation website to view a full Privacy Notice.

07 Chwefror 2025

CYF: Fferm Solar Pen Caer Lan (DNS/3272424) – Lansio Ymgynghoriad Statudol

Annwyl Syr/Madam,

Gorchymyn Datblygiadau o Arwyddocâd Cenedlaethol (Gweithdrefn) (Cymru) 2016 YMGYNHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO, HYSBYSIAD DAN ERTHYGL 9(3)

Rydym yn ysgrifennu atoch fel ymgynghorai cymunedol i'ch hysbysu bod Greentech yn bwriadu cyflwyno cais cynllunio i Penderfyniadau Cynllunio ac Amgylchedd Cymru (PCAC) ar gyfer datblygu tir sydd yn rhan o fferm Pen Caer Lan, Blaendulais, Castell Nedd, SA10 9EP. Mae'r disgrifiad o'r Datblygiad Arfaethedig fel y ganlyn:

Sefydliad fferm solar yn cynnwys paneli solar ffotofoltaidd gyda chynwysedd cynhyrchu hyd at 25MWp gan gynnwys fframwaith mowntiedig, gwrthdroyddion, ceblau tanddaearol, ffens atal stoc, camerau cylch cyfyng, traciau mewnol a seilwaith gysylltiedig, tirlunio, cynnydd net bioamrywiaeth a gwelliannau amgylcheddol ar gyfer chyfnod dros dro o 40 mlynedd.

Mae safle'r Datblygiad Arfaethedig o fewn ffin weinyddol Cyngor Bwrdeistref Sirol Castell-Nedd Port Talbot. Gellir dod o hyd i gynllun lleoliad safle ar wefan y prosiect, ochr yn ochr â holl ddogfennau cais drafft eraill.

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 Atodlen 2 ar gyfer y datblygiad arfaethedig yn amgaeedig.

Mae'r hysbysiad amgaeedig yn cynnwys cais ffurfiol am ymateb i'r Ymgynghoriad Cyn Ymgeisio (PAC) o dan Erthygl 9(3). Rydym felly am gasglu eich barn ar y datblygiad ac wedi sicrhau bod cynnwys y cais cynllunio drafft ar gael yn electronig - <https://www.pencaerlansolarfarm.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 pencaerlan@greentech.energy neu'r cyfeiriad isod erbyn 11:59pm ar ddydd Llun 24 Mawrth 2025.

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

Rydym yn rhagweld y bydd y cais yn cael ei gyflwyno i Penderfyniadau Cynllunio ac Amgylcheddol Cymru (PCAC) yn ystod Gwanwyn 2025. Unwaith y caiff ei gyflwyno, bydd y cais cynllunio ar gael i fonitro a gwneud sylwadau pellach drwy dudalen wefan PCAC <https://planningcasework.service.gov.wales/cy>.

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

Yn gywir,

James Jenkison
Pennaeth Cynllunio

Greentech Invest UK (8) Limited

pencaerlan@greentech.energy

Amg. Hysbysiad Atodlen 2

Hysbysiad Preifatrwydd: Fel rhan o broses PAC, rydym yn casglu data personol a ddarperir gennych wrth gyflwyno sylwadau neu adborth ar y datblygiad arfaethedig. Mae angen y wybodaeth hon i:

- Ystyried eich barn fel rhan o'r broses PAC.
- Cynhwyswch eich adborth yn yr Adroddiad PAC a gyflwynwyd gyda'n cais DAC i Benderfyniadau Cynllunio ac Amgylchedd Cymru (PEDW).
- Galluogi PEDW i gysylltu â chi os caiff y cais ei dderbyn i'w archwilio.

Ewch i wefan yr ymgynghoriad i weld Hysbysiad Preifatrwydd llawn.

This e-mail, and any attachments are strictly confidential and intended for the addressee(s) only. The content may also contain legal, professional or other privileged information. If you are not the intended recipient, please notify the sender immediately and then delete the e-mail and any attachments. You should not disclose, copy or take any action in reliance on this transmission.

You may report the matter by contacting us via our [UK Contacts Page](#) or our [US Contacts Page](#) (accessed by clicking on the appropriate link)

Please ensure you have adequate virus protection before you open or detach any documents from this transmission. National Grid plc and its affiliates do not accept any liability for viruses. An e-mail reply to this address may be subject to monitoring for operational reasons or lawful business practices.

For the registered information on the UK operating companies within the National Grid group please use the attached link: <https://www.nationalgrid.com/group/about-us/corporate-registrations>

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL

The Town and Country Planning (Development Management Procedure)
(Wales) Order 2015 (as amended)

HEAD OF ENGINEERING & TRANSPORT

OBSERVATIONS

PAC APPLICATION NO: N/4/25/0002/00
APPLICANT: GREENTECH INVEST UK (8) LIMITED
LOCATION: LAND PART OF PEN CAER LAN FARM, SEVEN SISTERS, NEATH, SA10 9EP
PROPOSAL: INSTALLATION OF A SOLAR FARM COMPRISING GROUND MOUNTED SOLAR PV PANELS WITH A GENERATING CAPACITY OF UP TO 25MWP, INCLUDING MOUNTING FRAMEWORK, INVERTERS, UNDERGROUND CABLING, STOCK PROOF FENCE, CCTV, INTERNAL TRACKS AND ASSOCIATED INFRASTRUCTURE, LANDSCAPING, BIODIVERSITY NET GAIN AND ENVIRONMENTAL ENHANCEMENTS FOR A TEMPORARY PERIOD OF 40 YEARS.

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:-

The following documents are applicable to this submission:-

- Neath Port Talbot County Borough Council - Parking Standards (Oct 2016).
- Neath Port Talbot Highway Technical Design Guide for Residential, Commercial & Industrial Developments.
- Planning Policy Wales Technical Advice Note 18: Transport
- Schedule 3 of the Flood and Water Management Act (FWMA) 2010 requires surface water drainage for new developments to comply with Mandatory National Standards for Sustainable Drainage (SuDS). Reference to the Non-Statutory Ministerial National Standards and the CIRIA 753: The SuDS Manual is recommended.
- Welsh Government's Active Travel Guidance

No Highway objection in principle to development in this location, however the following concerns have been raised with the information submitted, that will need to be addressed with any subsequent application:

1. Within the Transport Statement the following comments are made:
 - a. Section 2.12 – The Traffic Trips gathered during the survey dated 16th - 22nd March have not been undertaken within a neutral month in accordance with DMRB CA185. Neutral months are defined as April, May, June and September.
 - b. Please provide the full Traffic Trip files/data for review
 - c. Please provide a map showing the locations of the ATCs
 - d. Section 2.20 – the location of the vehicle collision analysis data seems to be located quite some distance from the proposed site access? This will need to be reviewed and re-submitted in the correct location
 - e. Section 4.8 – the development is utilising an existing access, however there is an intensification of trips at this sub-standard agricultural access, you've referred to the 'creation of visibility splays' however you've not stated what these splays will be? Please refer to item 2. below.
 - f. Section 4.9 – please provide the location of the vehicle 'pit-stop' that will be utilised on the public highway.
 - g. Auto-tracking provided for box van and small mobile crane has been provided, however there is a substantial amount of ground works to be undertaken with the creation of internal tracks and ground clearance, how will these works be undertaken and how will materials be delivered into the site? I'd imagine the use of an excavator would be required and stone materials will be delivered in large HGVs? This has not been catered for with the auto-tracking? Additionally under section 5.1 reference is made to the delivery of 20 foot storage containers – will these be delivered via the 7.6 tonne box van? The delivery method for this is most likely to be via a HIAB?

Please undertake further auto-tracking for the largest vehicle proposed and submit all auto-tracking in CAD file format for review.

Furthermore, none of the auto-tracking show two vehicles being able to pass one another along this track.

2. The delivery route access from the A4109 with the unadopted access lane has sub-standard visibility, there is concerns with the intensification and increase of traffic using this access point during the course of construction, and the increased risk of vehicular conflict at this point with traffic along the A4109.

Visibility Splays in accordance with TAN 18 shall be provided at the entrance point. Given the vehicle speeds (85%ile) on this section of highway, the access requires vehicular visibility at 2.4m set back with a splay of 160m in either direction of the access point, within which nothing over 600mm in height shall be erected or allowed to grow. Please provide a drawing that details the provision of this splay.

3. Please confirm if the existing double gates are to remain in their location and if they will be closed during the construction of the development? I would request any gates that are to be closed are set-back from the edge of the carriageway into the site to allow vehicles to open and close the gates without stopping within the carriageway.
4. The access lane from the A4109 is single width and has very limited passing bays in the form of soft verges and is in a very poor condition. This existing access track is utilised by others, the ability to maintain the free flow of existing vehicle users and their safety must be maintained and you will be required to provide inter-visible passing bays. Please provide details on any improvements being made to allow the free flow of vehicles along this section of access road. This design will need to take into consideration the largest vehicle size that will be facilitating the site and auto-tracking will need to be provided in CAD format for review as per item 1. F above.
5. The access lane crosses a culverted watercourse and a bridge – the condition of both these features are unknown. There are concerns with an intensification of traffic trips and loadings imposed upon these unknown features whereby further investigation in the form of conditions surveys would be required to assess their suitability for use.
6. Any accommodation works required on the public highway shall be subject to Road safety Audits, stages 1 to 4 in accordance with GG 119 of the Design Manual for Roads and Bridges. Each stage of the Road safety Audit shall be submitted for approval in writing by the Local planning Authority. All issues highlighted at each stage, being addressed to the written approval of the Local Planning Authority within 3 months of that stage of that Road safety Audit has been approved.
7. Details of any borrow pits proposed to facilitate construction of the scheme
8. 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, details for the loading and unloading of plant and materials; details for the parking of vehicles of site operatives and visitors
 - ii. scheme for the erection of temporary/semi-temporary signage
 - iii. 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.
- g. **Responsible Persons:** details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details, the CEMP must also be signed by the responsible person.

Drainage Observations

9. SAB approval will be required prior to any work commencing.

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 www.npt.gov.uk/sab

10. 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.
11. 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.
12. Unless otherwise agreed in writing by the Local Planning Authority, foul water and surface water discharges shall be drained separately from the site.
13. No surface water or Land drainage run-off shall be allowed to connect, either directly or indirectly, to the public sewerage or Highway surface water system unless otherwise approved in writing by the Local Planning Authority.
14. 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

SAB

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. 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.

Ordinary Watercourse Consent

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 the Development Management Senior Engineer, Mrs Delyth Thomas at The Quays, Brunel Way, Baglan Energy Park, Neath, SA11 2GG (Tel.No.01639 686404 e-mail d.a.thomas@npt.gov.uk) 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, Senior Engineer – Team Leader (Tel: 01639 686404 or email d.a.thomas@npt.gov.uk), alternatively you could access the riparian booklet online using the following web-link <https://www.npt.gov.uk/2867>

Works on the Existing Highway

Developers' attention is drawn to the provisions of Section 278 of the Highways Act, 1980 in cases where a development would require access or other works to be carried out within the existing highway. Where highway works to benefit a development require land adjacent to an existing highway to be constructed upon together with works on the existing public maintained highway, a hybrid S38/278 shall be used. Works that are to be undertaken within the existing public maintained highway only will require a S278 agreement. No Work shall be undertaken on the existing public maintained highway until the appropriate legal agreement has been entered into.

Any works undertaken on the public highway without the appropriate legal agreement with the Highway Authority, the Highway Authority has the right to request the developer to remove and/or reinstate that part of the highway back to its original condition to the satisfaction of the Highway Authority.

A plan detailing the differences between the existing and proposed highway shall be submitted to form part of the legal agreement, this should be made up of two colours, green for the proposed area to be adopted and brown for the existing highway.

Developers are reminded that consent under the Town and Country Planning Act, 1990/91, conveys no approval for works to be undertaken affecting any part of the public highway, including verges and footways. The Developer must:-

- (i) Obtain the approval of Neath Port Talbot County Borough Council as Highway Authority for the details of any works to be undertaken in the Public Highway.
- (ii) Indemnify the Authority against all claims arising from such works, including claims under the Land Compensation Act.
- (iii) Give not less than 10 working days notice in writing of the date of commencement of the works.

As part of this process you are advised that only certain contractors are permitted to undertake the works on the public highway, a list of these contractors are available from the Highway Authority's Highway Development Control Section.

SIGNED: DATE: 13.03.2025
pp HEAD OF ENGINEERING & TRANSPORT

PAC Ref: NEW PAC OBS TEMPLATE



DESIGN
COMMISSION
FOR WALES
COMISIWN
DYLUNIO
CYMRU

4th March 2025

James Jenkinson
Head of Planning
Greentech Invest UK

consultation@thirty47.co.uk

Dear Mr Jenkinson,

Re: Pen Caer Lan Solar Farm, Neath - DNS/3272424

Thank you for contacting the Design Commission for Wales.

The Design Commission has published guidance on [Designing for Renewable Energy in Wales](#). The guidance supports Policies 17 and 18 in Future Wales: The National Plan 2040 and promotes a design-led approach to renewable energy development, with an emphasis on the importance of responding to the landscape as a guiding consideration.

The Design Commission recommends all developers and promoters make early use of its strategic Design Review service, which provides site specific expert design input at key stages in the evolution of proposals. The comment and input of our independent panel of experts provides opportunities to capture the value of good design and represents a material consideration in the planning process. Please refer to our website for more information: [Design Review Service - Design Commission for Wales \(dcfw.org\)](#).

Yours sincerely,

Max Hampton

Design Advisor

T: +44 7779 802784 / 029 2045 1964

E: max.hampton@dcfw.org

4th Llawr Adeiladau Cambrian
Sgwâr Mount Stuart
Caerdydd CF10 5FL

4th Floor Cambrian Buildings
Mount Stuart Square
Cardiff CF10 5FL

T 029 2045 1964
E connect@dcfw.org
dcfw.org

Steffan Baker

From: Richard Edwards <richard.edwards2@powys.gov.uk>
Sent: 01 April 2025 14:57
To: Steffan Baker
Subject: RE: Powys County Council, Preliminary Enquiry - 25/0188/PRL

Good Afternoon,

Thank you for your email. Powys Planning would have no comments to make at this stage.

Regards

Richard Kier Edwards MSc BSc
Principal Planning Officer/ Prif Swyddog Cynllunio
Cyngor Sir Powys County Council
Rheoli Datblygu / Development Management
Ffon / Tel: 01597 827218
E-bost / E-mail: richard.edwards2@powys.gov.uk
County Hall, Spa Road East, Llandrindod Wells, LD1 5LG

Pa mor dda ydyn ni'n neud? Rydym yn croesawu eich adborth, defnyddiwch y [ddolen yma](#)
How are we doing? We welcome your feedback, please use the following [link](#)

Croeso i chi gysylltu â ni yn Gymraeg. Byddwn yn ymateb yn Gymraeg, heb oedi.
You are welcome to contact us in Welsh. We will respond in Welsh, without delay.



Diogelu Data a Chyfrinachedd: Er mwyn cyflawni ceisiadau, cwynion ac apeliadau'r Gwasanaeth Cynllunio mae angen i'r cyngor brosesu data personol yn unol â'r ddeddfwriaeth gynllunio berthnasol, sydd i'w weld ar wefan gynllunio Llywodraeth Cymru (<https://gov.wales/topics/planning/?skip=1&lang=cy>). Bydd y Gwasanaeth Cynllunio'n cadw Gwybodaeth yn unol â'r ddeddfwriaeth ac amserlen cadw'r Cyngor. Os oes gennych bryderon am sut rydym yn defnyddio'ch data personol cysylltwch â'r Swyddog Diogelu Data trwy e-bost Information.Compliance@powys.gov.uk. Cofiwch y gallwch gael hyd i fwy o wybodaeth am Ddiogelu Data a Chyfrinachedd trwy fynd i: <https://cy.powys.gov.uk/article/653/Defnyddio-Cwcis>.

Data Protection and Privacy: In order to deliver the Planning Service (applications, complaints and appeals etc.) it is necessary for the council to process personal data, in accordance with relevant planning legislation, as listed on the Welsh Governments planning website

(<https://gov.wales/topics/planning/?lang=en>). Information held by the Planning Service will be retained in accordance with the legislation and the Councils retention schedule. If you have any concerns regarding the use of your personal data please contact the Data Protection Officer by email at Information.Compliance@powys.gov.uk. Please note that further information on the Data Protection and Privacy can be found at the following address: <https://en.powys.gov.uk/privacy>.

From: Louise Williams <louise.williams@powys.gov.uk> **On Behalf Of** Planning Services

Sent: 01 April 2025 14:28

To: Richard Edwards <richard.edwards2@powys.gov.uk>

Subject: FW: Powys County Council, Preliminary Enquiry - 25/0188/PRL

Hi Richard

Please see below email

Thanks

Louise Williams

Dechnegydd Cynllunio, Cyngor Sir Powys
Planning Technican, Powys County Council

01938 551397

Please note I work Tuesday to Friday

Croeso i chi gysylltu â ni yn Gymraeg. Byddwn yn ymateb yn Gymraeg, heb oedi. / You are welcome to contact us in Welsh. We will respond in Welsh, without delay.

*Pa mor dda ydyn ni'n neud? Rydym yn croesawu eich adborth, defnyddiwch y [ddolen yma](#)
How are we doing? We welcome your feedback, please use the following [link](#).*



Diogelu Data a Chyfrinachedd: Er mwyn cyflawni ceisiadau, cwynion ac apeliadau'r Gwasanaeth Cynllunio mae angen i'r cyngor brosesu data personol yn unol â'r ddeddfwriaeth gynllunio berthnasol, sydd i'w weld ar wefan gynllunio Llywodraeth Cymru (<https://gov.wales/topics/planning/?skip=1&lang=cy>). Bydd y Gwasanaeth Cynllunio'n cadw Gwybodaeth yn unol â'r ddeddfwriaeth ac amserlen cadw'r Cyngor. Os oes gennych bryderon am sut rydym yn defnyddio'ch data personol cysylltwch â'r Swyddog Diogelu Data trwy e-bost Information.Compliance@powys.gov.uk. Cofiwch y gallwch gael hyd i fwy o wybodaeth am Ddiogelu Data a Chyfrinachedd trwy fynd i: <https://cy.powys.gov.uk/article/653/Defnyddio-Cwciis>.

Data Protection and Privacy: In order to deliver the Planning Service (applications, complaints and appeals etc.) it is necessary for the council to process personal data, in accordance with relevant planning legislation, as listed on the Welsh Governments planning website (<https://gov.wales/topics/planning/?lang=en>). Information held by the Planning Service will be retained in accordance with the legislation and the Councils retention schedule. If you have any concerns regarding the use of your personal data please contact the Data Protection Officer by email at Information.Compliance@powys.gov.uk. Please note that further information on the Data Protection and Privacy can be found at the following address: <https://en.powys.gov.uk/privacy>.

From: Steffan Baker <steffan.baker@Lighthouse-dc.co.uk>

Sent: 01 April 2025 14:18

To: Planning Services <planning.services@powys.gov.uk>

Cc: Nick Beddoe <Nick.Beddoe@Lighthouse-dc.co.uk>

Subject: FW: Powys County Council, Preliminary Enquiry

You don't often get email from steffan.baker@lighthouse-dc.co.uk. [Learn why this is important](#)

FOA Richard Edwards

Dear Richard,

We were in receipt of the attached acknowledgement letter to say that the contents of our letter was receiving attention. The statutory consultation period ended last Monday, however, I was wondering whether Powys will be providing comment on the proposal?

Thank you,

Steffan Baker BSc MSc MRTPI

Associate

✉ steffan.baker@lighthouse-dc.co.uk

☎ [07506 983302](tel:07506983302)

📍 **Cardiff:** Tec Marina, Terra Nova Way, CF64 1SA

Exeter: The Gallery, Kings Wharf, The Quay, EX2 4AN

🔗 lighthouse-dc.co.uk



lighthouse
DEVELOPMENT CONSULTING



The content of this email is confidential and intended for the recipient specified in message only. It is strictly forbidden to share any part of this message with any third party, without a written consent of the sender. If you received this message by mistake, please reply to this message and follow with its deletion, so that we can ensure such a mistake does not occur in the future.

From: planning.services@powys.gov.uk <planning.services@powys.gov.uk>

Sent: 07 February 2025 08:37

To: Pencaerlan <pencaerlan@greentech.energy>

Subject: Powys County Council, Preliminary Enquiry

Externer Absender - Bitte VORSICHT beim Öffnen von Links und Anhängen.

External sender - be CAUTIOUS, particularly with links and attachments.

Annwyl / Dear James Jenkinson,

Yn amgaeedig, ceir llythyr yn ymwneud a'r cyflwyniad cynllunio canlynol a dderbyniwyd gan Gyngor Sir Powys ar 06.02.2025.

Please find attached a letter in relation to the following planning submission received by Powys County Council on 06.02.2025.

Cyfeirnod: 25/0188/PRL

Cyfeiriad y Safle: Land At Pen Caer Lan Farm, Seven Stars, Neath, SA10 9EP

Reference: 25/0188/PRL

Site Address: Land At Pen Caer Lan Farm, Seven Stars, Neath, SA10 9EP,

Dyfynnwch y cyfeirnod cais cynllunio uchod ym mhob gohebiaeth.

Please quote the above planning application reference in all correspondence.

Cofion da / Kind regards,

Gwasanaethau cynllunio / Planning Services

Rheoli Datblygu / Development Control

Cyngor Sir Powys / Powys County Council

Mae'r e bost hwn ac unrhyw atodiad iddo yn gyfrinachol ac fe'i bwriedir ar gyfer y sawl a enwir arno yn unig. Gall gynnwys gwybodaeth freintiedig. Os yw wedi eich cyrraedd trwy gamgymeriad ni ellwch ei gopio, ei ddosbarthu na'i ddangos i unrhyw un arall a dylech gysylltu gyda Cyngor Sir Powys ar unwaith. Mae unrhyw gynnwys nad yw'n ymwneud gyda busnes swyddogol Cyngor Sir Powys yn bersonol i'r awdur ac nid yw'n awdurdodedig gan y Cyngor.

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200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

T: 01623 637 119 (Planning Enquiries)

E: planningconsultation@coal.gov.uk

W: www.gov.uk/coalauthority

For the attention of: Mr Steffan Baker - Associate

Lighthouse Development Consulting

[By email: steffan.baker@lighthouse-dc.co.uk]

8th April 2025

Dear Mr Baker

DNS3272424 - Installation of a solar farm comprising ground mounted solar PV panels with a generating capacity of up to 25MWp including mounting framework, inverters, underground cabling, stock proof fence, CCTV, internal tracks and associated infrastructure, landscaping, biodiversity net gain and environmental enhancements for a temporary period of 40 years - Land part of Pen Caer Lan Farm, Seven Sisters, Neath, SA10 9EP

Thank you for your email received on the 19th March 2025 in respect of the above.

Our comments to Greentech Energy, dated 27th February 2025, were based on the content and conclusions of the submitted Coal Mining Risk Assessment, dated 6th August 2024 and prepared by Blandford Consulting.

You indicate in your email that an exclusion zone will be identified on a block plan and no panels or development will take place in this area. Subject to no development being located on the calculated zone of influence from the mine entries, and in light of solar panels falling on our published Exemptions List, we would reconsider our recommendation. It may however be prudent to seek further comments from the authors of the CMRA on your updated block plan prior to any formal submission so that they can update their recommendations accordingly.

If you would like to discuss this matter further, please contact me on the above number.

Yours sincerely

Melanie Lindsley

Melanie Lindsley BA (Hons), DipEH, DipURP, MA, PGCertUD, PGCertSP, MRTPI

Principal 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 and the electronic consultation records held by the Coal Authority since 1 April 2013. The comments made are also based on the information provided to the Coal Authority by the Local Planning Authority and/or information that has been published on the Council's website for consultation purposed 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.

In formulating this response the Coal Authority has taken full account of the professional conclusions reached by the competent person who has prepared the Coal Mining Risk Assessment or other similar report. In the event that any future claim for liability arises in relation to this development the Coal Authority will take full account of the views, conclusions and mitigation previously expressed by the professional advisors for this development in relation to ground conditions and the acceptability of development.

Ein cyf/Our ref: CAS-277484-Q3B1
Eich cyf/Your ref: 3272424

Steffan Baker
Lighthouse Development Consulting
Tec Marina
Terra Nova Way
Cardiff
CF64 1SA

Dyddiad/Date: 25 April 2025

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: INSTALLATION OF A SOLAR FARM COMPRISING GROUND MOUNTED SOLAR PV PANELS WITH A GENERATING CAPACITY OF UP TO 25MWP INCLUDING MOUNTING FRAMEWORK, INVERTERS, UNDERGROUND CABLING, STOCK PROOF FENCE, CCTV, INTERNAL TRACKS AND ASSOCIATED INFRASTRUCTURE, LANDSCAPING, BIODIVERSITY NET GAIN AND ENVIRONMENTAL ENHANCEMENTS FOR A TEMPORARY PERIOD OF 40 YEARS.

LLEOLIAD/LOCATION: LAND PART OF PEN CAER LAN FARM, SEVEN SISTERS, NEATH, SA10 9EP

Thank you for providing a requisite notice to us under Article 2D of the above Order. We received a copy of your proposed application on 26 March 2025.

We have concerns with the application as proposed. However, we are satisfied that these concerns can be overcome by Planning and Environment Decisions Wales (PEDW) attaching the following condition to any planning permission granted:

Condition: Construction Environmental Management Plan (CEMP)

Please note, without this condition, we would be likely to object to the planning application. Further details are provided below.

Pollution Prevention and Water Quality

We note that the proposals offer a 15 metre (m) buffer strip for all watercourses which we welcome however, pollution prevention control measures need to be incorporated along with this, on the in-field edge and not water's edge, common pollutants such as silt need to be mitigated against. Developments such as this can get heavily poached and even rutted due to vehicle and machinery movements during the construction phase, this inevitably results in silty water being generated and surface water pollution incidents. Cable routes and trenches can also act as watercourses if they are not backfilled swiftly, additionally

materials used as cable bedding can also be washed into watercourses. Access tracks, if not properly constructed and maintained can also deteriorate due to heavy traffic usage and result in contaminated water being generated. Aggregate selection is key to this, grit, sand, and mudstones tend to breakdown and form a silty slurry.

This should be considered within a Construction Environmental Management Plan, submitted prior to commencement of the development to mitigate any potential impacts to water quality.

Condition

No development shall commence until a site wide Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the determining body. The CEMP should include:

- Construction methods: details of materials, how waste generated will be managed;
- General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
- Biodiversity Management: details of tree and hedgerow protection; invasive species management; species and habitats protection, avoidance and mitigation measures.
- Suitable mitigation for otters, such as the avoidance of dusk and dawn working times and care taken not to leave open trenches overnight, or potentially dangerous tools/machinery anywhere that could cause injury or entrapment.
- Soil Management: details of topsoil strip, storage and amelioration for re-use.
- CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures.
- Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of works; details of measures to minimise noise and vibration from piling activities, for example acoustic barriers; details of dust control measures; measures to control light spill and the conservation of dark skies.
- Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use
- Traffic Management: details of site deliveries, plant on site, wheel wash facilities
- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details
- Landscape/ecological clerk of works to ensure construction compliance with approved plans and environmental regulations.

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Justification: A CEMP should be submitted to ensure necessary management measures are agreed prior to commencement of development and implemented for the protection of the environment during construction.

The plans provided show that a section of existing access track is in close proximity to the River Dulais on Neath. Drainage and surface water pollution prevention for this watercourse should also be considered in the CEMP.

Flood Risk

We have reviewed the 'Technical Note' by JBA Consulting, dated December 2024. We note the solar farm will be located within DAM Zone A the Development Advice Map (DAM) contained in Technical Advice Note (TAN) 15: Development and Flood Risk (2004). However, the access track will be within Zone C2 of the DAM and the Flood Map for Planning identifies the access track to be at risk of flooding and falls into Flood Zone 2 and 3 Rivers.

As the access track to the main site is shown to be at risk of flooding, we advise that this is considered by your Authority, in liaison with relevant risk management partners. You must be satisfied that safe access/egress to the development can be achieved.

Please note, this pre-application has been considered under the previous TAN15. When submitted, the application will be assessed under the new TAN15. Please refer to Circular 002/2025 'Guidance on The Town and Country Planning (Flood Risk Area Development) (Notification) (Wales) Direction 2025', dated 31st March 2025 which will be in effect when you submit the planning application [guidance-on-the-town-and-country-planning-flood-risk-area-development-notification-wales-direction-2025-wgc-0022025.pdf](https://naturalresources.wales/permits-and-permissions/flood-risk-activities/flood-risk-activity-permits-information/?lang=en).

Flood Risk Activity Permit

The existing access track to be used is over the Dulais on Neath which is designated as a main river at this location. Any works in, under, over or within 8m from this river or works needed to improve, modify or replace the bridge will require a flood risk activity permit (FRAP) from Natural Resources Wales under the Environment Permitting Regulations (England and Wales) 2016.

<https://naturalresources.wales/permits-and-permissions/flood-risk-activities/flood-risk-activity-permits-information/?lang=en>.

A FRAP would also be required if there is a need to amend any part of the track that is within the flood plain at this location.

European Protected Species

We have reviewed the 'Ecological Impact Assessment - Pen Caer Lan, Seven Sisters, Neath', dated 22 November 2024. From the information provided the proposals are unlikely to be detrimental to European Protected Species and with the proposed mitigation and enhancement may even be beneficial to some. We welcome the inclusion of sheltered river corridors within the site in order to help preserve foraging and commuting pathways for species.

Otters

The proposed design appears to ensure that passage of otters along the river corridor would not be disrupted, as the Photovoltaic arrays are located on seven individually fenced areas, with a good number of unfenced passages in-between. Otter mobility through the wider area would be maintained, access to watercourses or waterbodies would not be blocked and there are no busy roads nearby where fencing could inadvertently direct otters. We recommend consideration be given to provide gaps at suitable intervals, located at the bottom of the stock-proof fence, large enough for otters to safely pass through the solar panel fields.

Any plans for the construction phase should include suitable mitigation for otters, as noted above in the CEMP condition.

Marsh Fritillary Butterfly

The land where the solar farm is proposed forms part of a band of marshy grassland habitat between Nant Y Rhos Site of Special Scientific Interest (SSSI) and various Sites of Importance for Nature Conservation (SINCs) in the Seven Sisters area, all of which hold very good populations of Marsh Fritillary Butterfly.

The Local Planning Authority will lead on matters in relation to the Marsh Fritillary Butterfly however, we wish to highlight that it is vital to this species that habitat connectivity is maintained between the colonies and loss of marshy grassland habitat within the area proposed for development should be minimised. The management planned for the grassland habitats remaining once the development is in place is not suitable for marshy grassland and the proposed sheep grazing will degrade this as it could result in a very species poor grassland with areas of rush. If possible, it would be preferable to graze any marshy grassland using hardy small breed cattle as an alternative.

Ornithology

We note the results of the 'Breeding Bird Survey' within Appendix 6 of the 'Ecological Impact Assessment - Pen Caer Lan, Seven Sisters, Neath', dated 22 November 2024. The survey identifies that a single Peregrine (listed on Schedule 1 of the Wildlife and Countryside Act 1981 (as amended) was recorded during the survey. However, we note the Peregrine would be non-breeding at the site and we therefore have no further comments on this matter.

Landscape

Our advice relates to the landscape character and visual amenity of the Bannau Brycheiniog National Park (BBNP) and the statutory purpose of the designation to conserve and enhance its natural beauty.

We have reviewed the 'Landscape and Visual Appraisal prepared by TIR Collective, dated 28 January 2025' (LVA).

Within LANDMAP, the site is located within the Dulais Valley Visual and Sensory Aspect Area (NPTVS846) (Figure 04-4). The Valley has a High evaluation, which is justified as follows:

'This enclosed heavily wooded pastoral mosaic valley has high scenic qualities, presents attractive views both within at an intimate scale and also to higher ground

around. Minor detractors exist but area not sufficient to significantly diminish the character. Out grown hedges heighten the sense of enclosure provided by the topography. These elements create a strong sense of place in the valley bottom, while clumps of woodland retain the sense of enclosure on higher ground, and the change in boundary type provides altitudinal distinction and variety' (Q.51).

In recognition of its landscape qualities, the majority of the site and the wider valley to the south are included within the Dulais Valley Special Landscape Area. By comparison the Dulais Valley has retained a higher visual and sensory quality than the areas which surround it, which have a lower visual and sensory evaluation within LANDMAP of either Moderate or Low (Figure 04-4).

The scenic quality of the Dulais Valley and the sites role and contribution to this, are evident in the photograph provided from LVA Viewpoint 9: Bridleway near Coed Ddu (Figure 09-12). At this location, the attractive combination of fields and woodlands within the enclosure of the valley is seen in combination with the higher upland landscapes that surround it: the juxtaposition heightening the sense of the valley's intimate scale. Adding to the scenic quality and sense of place, are the distinctive ridges and summits of the BBNP which are visible in the distance.

In relation to potential impacts within the BBNP specifically, we note that the LVA reports: *'A part of the Bannau Brycheiniog National Park extends into the northern edge of the 3km study area, approximately 2.5km from the site boundary at its closest point. As a result of distance and visual separation, the development of the proposed site is not expected to impact the National Park, it is therefore excluded from further consideration within this LVA'.* (Paragraph 2.3.2)

We note the bare earth Zone of Theoretical Visibility (ZTV) analysis (Figure 08-1) does not identify any potential visibility within the small area of the National Park captured within the map extent. The largest areas of potential visibility are within the Dulais Valley, particularly on the southern valley side. Referring to local topography (Figure 05) we note the site is located on the northern valley side (sloping to face south), and there is more elevated land between it and the BBNP to the north. It is therefore unlikely that the development would be visible within the BBNP.

Based on the submitted LVA, and the supporting evidence provided in the ZTV and topography mapping, we consider it is unlikely the proposed development would result in any impacts on the purposes of the National Park. We therefore agree with the proposal to scope out consideration of the BBNP from the LVA.

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

Ashley Bosomworth

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

Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.