

22 April 2026

Attention: Neath Port Talbot County Borough Council

Planning Department
Civic Centre
Neath Port Talbot
SA13 1PJ

planning@npt.gov.uk

WA/SLR Project No.: 407.V12747.00WA1

RE: Request for an EIA Screening Opinion – Solar development with associated works and infrastructure on land to the north of Giants Grave Road, Neath, SA11 2LP.

1.0 Introduction

Wardell Armstrong (Part of SLR Consulting (“SLR”)) are writing on behalf of our client, Neath Port Talbot County Borough Council (NPTCBC) (the “Applicant”), to request a formal Environmental Impact Assessment (EIA) Screening Opinion under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 (herein the ‘2017 Regulations’). This request is made in support of a planning application for a proposed solar development and associated works and infrastructure which will generate up to 6 Megawatts (MW) on land to the north of Giants Grave Road, Neath, SA11 2LP (the “site”).

Whilst EIA Screening is not a mandatory step in the EIA process, the EIA Regulations provide an opportunity for an Applicant to request the formal opinion of the planning authority (an “EIA Screening Opinion”) on whether proposals are likely to result in significant environmental effects, and as such would be considered to be ‘EIA Development’ and require the submission of an Environmental Statement (ES) as part of any future planning application.

Although it is our position that the development does not constitute EIA development, this Request for an EIA Screening Opinion nevertheless makes appropriate reference to the criteria set out in Schedule 3 of the EIA Regulations for whether proposals would constitute an EIA development.

As such, in accordance with paragraph 6(2) of the EIA Regulations, we enclose a site location plan (Appendix 2), and a description within this letter of:

- The site and the proposed development;
- The aspects of the environment likely to be significantly affected by the proposals;
- Any likely significant effects of the proposed development on the environment (to the extent of the information available); and
- Measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment

The remainder of this letter sets out the legislative and environmental considerations of relevance to the proposals to enable NPTCBC to issue a Screening Opinion. It is considered that the proposed development does not comprise ‘EIA development’ as defined in the 2017 Regulations, due to the lack of potentially significantly harmful impacts anticipated. In

addition, this request is supported by a Construction Environment Management Plan (CEMP) which addresses potential significant impacts concerning the method of construction and is contained in Appendix 3 for consideration as will be discussed.

2.0 The Development Site and Surrounding Area

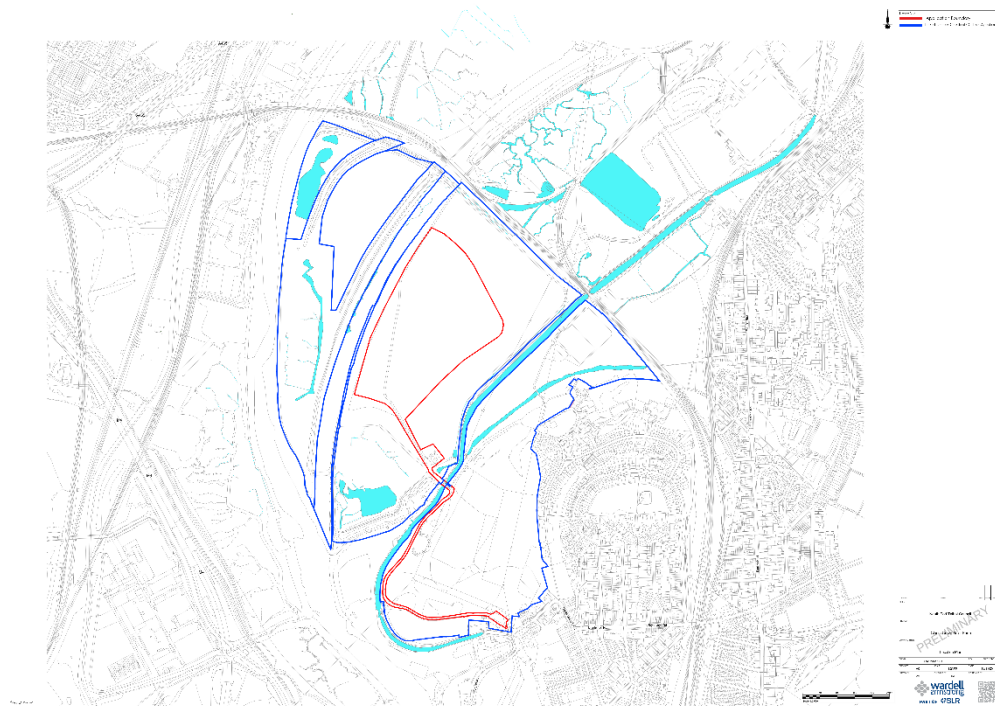
Site Description

The site, owned by NPTCBC, is approximately 12.5 ha¹ and comprises the previous Briton Ferry Landfill, otherwise known as Giants Grave Landfill site. The site no longer receives any waste materials and was capped with a clay cap in two phases beginning in summer 1999, and a Linear Low-Density Polyethylene (LLDE) membrane cap which was laid in the final capping phase in 2003. Overlying soil deposits were placed on top of the cap, with an additional soil management scheme undertaken in 2010 to regrade the cap to a smooth self-draining profile to ensure no ponding.

Following the capping of the site, the land has been left unoccupied and has only been accessed for monitoring and maintenance purposes. The majority of the site comprises grassland that covers the landfill cap, with parcels of rank grassland, mixed scrub, dense scrub and reedbeds. The site is located approximately 25m north of the Neath Estuary, with the River Neath running adjacent to the west perimeter of the site. The site is also approximately 100m south of the South Wales Main Line Railway, and approximately 75m northwest of the Neath Canal. The nearest residential properties to the site are situated along Bryn Teg at approximately 250m to the southeast of the site.

For ease of reference, Figure 1 below presents the Site location and wider context.

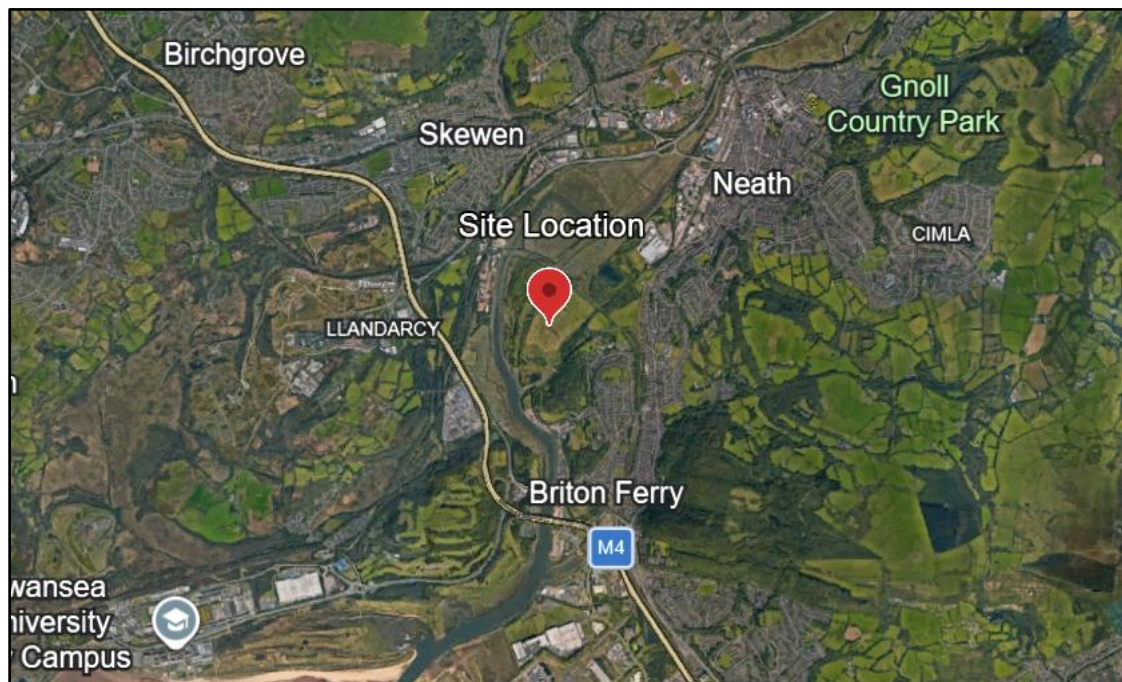
Figure 1: Application Boundary



¹ Please note that all measurements of the site and distances provided within this letter are approximates.



Figure 2- Wider Site Context (Google Earth)



Site Surroundings and Designations

Areas of greenspace immediately surround the site, with an expanse of natural woodland located to the south, intertidal mudflats to the north, and a pond to the north east of the site. Several Sites of Special Scientific Interest (SSSI) can be found in the surrounding area including inter alia:

- Earlswood Road Cutting and Ferryboat Inn Quarries 800m to the south west;
- Pant-y-Sais 1.6km to the south west;
- Crymlyn Bog 2.6km to the west;
- Crymlyn Burrows 2.2km to the south west;
- Six Pit, Swansea Vale and White Rock 5.2km to the west;
- Glas Moraine 5.4km to the north west; and
- Fforest Goch Bog 6.3km to the north.

The closest Special Areas of Conservation (SAC) to the site include Crymlyn Bog and Pant y Sais approximately which is found 1.6km to the south west. Crymlyn Bog and Pant y Sais is also designated as a National Nature Reserve (NNR), a Special Protection Area (SPA), a Biosphere Reserve and a Ramsar Site.

In addition, Woodland Trust Sites in close proximity to the site include:

- Coed Maesmelin 2.2km to the north west;
- Tyn yr Heol 2.2km to the North;
- Dyffryn Woods 2.8km to the north; and
- Brynau Farm 2.9km to the north east.

The Site Location Plan (Drawing No. CA12961/001) is contained Appendix 2 of this letter.



3.0 The Proposed Development

Proposals

The proposed description of development is

“Proposed solar development with associated works and infrastructure on land to the north of Giants Grave Road, Neath, SA11 2LP” (the “proposed development”).

The proposed development comprises the construction of a solar development with a maximum output of 6MW with associated works and infrastructure at the former Giants Grave Landfill site.

The solar panels are to be installed on the capped landfill site and positioned in rows on a north east- south west axis, with the panels facing south for optimal sunlight capture.

The proposed solar panels would be ground mounted on concrete blocks and therefore, no penetration through the capping layer of the landfill would be required. In addition, to ensure that the development does not impact on existing gas infrastructure, the proposed solar panels have been positioned to have a buffer of 5m from any of the wells or pipes associated with the gas collection system.

Other associated infrastructure such as transformers, substations, fencing and cabling will also be installed on site.

An existing access point is located on Giants Grave Road and extends to the capped landfill site to the north. This will be utilised during the construction of the development and for maintenance once the development is constructed and operational. The entrance to the private road is secured by a locked metal gate and fencing and is not accessible to members of the public. A secondary metal gate is located at the northern end of the private road providing further security to the site. An existing access track extends from the secondary metal gate along the south western boundary of the site to provide vehicular access onto the former landfill.

Design Considerations / Pre-Application Engagement

The applicant engaged in prior pre-application discussions with NPTCBC under Application Ref. Q2024/0110 during which potential concerns were raised as to the method of construction of the Solar Array, and how this would be addressed in the context of the site being a historic capped landfill.

In seeking to address the above concern, and in support of this EIA Screening request, a Construction Environment Management Plan (CEMP) has been prepared which outlines how the proposals can be constructed without compromising the integrity of the landfill cap. The CEMP is contained in Appendix 3 and identifies the measures that will be implemented to mitigate against any significant environmental impacts of the construction works.

4.0 Planning History

The site is unallocated for development in the NPTCBC Local Development Plan (2011-2026) (adopted January 2016). The most recent and relevant planning history includes Application Ref: P2015/0656 which was submitted on the 14th July 2015 and was for:

“Request for a screening opinion under Regulations 5 of the Environmental Impact Assessment Regulations for the erection of 12ha solar park (5MW) with associated development.”

As is clear from the above, the proposal was similar in nature (solar development) to the proposed development subject to the screening request set out in this letter and it was



determined on the 3rd August 2015 that the development proposal was considered non - EIA development.

The decision notice associated with Application Ref: P2015/0656 is contained in Appendix 4.

5.0 Other Developments in the Area

The EIA Planning Practice Guidance states that regard should be given to the possible cumulative effects arising from a proposed development and from any existing or approved development. These effects are known as inter-development cumulative effects.

There are other projects within the administrative area of NPTCBC, of comparable size and scale to the proposed development, however these other schemes have not been classed as EIA developments. Due to the distance between the schemes, it is unlikely that there will be common receptors that could be affected by the proposed developments acting in combination with each other, hence no significant cumulative effects would be caused. Planning applications of a similar nature to the proposed development that have been submitted to NPTCBC include:

- Proposed ground mounted solar PV array with a generating capacity of up to 1.3MW, including development of ancillary structures, fencing and landscaping works (Application Ref. P2023/0356). This application was approved in April 2025
- Installation and operation of a ground mount PV solar farm up to 2.23 MW in capacity and associated infrastructure including site track, inverters, battery storage containers, transformers, CCTV, fence and education area including open sided shelter (Application Ref. P2020/0408). This application was approved with conditions on 27th November 2020.
- Installation of a Photovoltaic Solar Farm, access, infrastructure and associated works (Application Ref. P2015/0692). This application was approved with conditions on 17th May 2016.
- Construction of a Solar Farm, to include the installation of solar panels to generate electricity with inverter housings, DNO substation, operator switch house, security fencing and camera, landscaping and other associated works (Application Ref. P2014/0567). This application was approved with conditions on 31st October 2014.

The proposals summarised above did not comprise EIA development and were approved in all circumstances. This precedent shows that Neath Port Talbot is suitable in principle for medium scale solar proposals, and that they are not typically considered to require EIA.

In addition to the above, it is noted that a development for a nationally significant solar generation project (25MWp) (under the Development of National Significance (DNS) regime) was validated in July 2025 under the Application Ref. P2025/0348. This application is located circa 14km to the north of the proposals site and will not result in any cumulative effects.

Nonetheless, if NPTCBC is aware of any other proposals that it considers would need to be assessed in terms of potential cumulative effects, these should be identified as part of the EIA Screening Opinion duly adopted by the Council.

6.0 Request for EIA Screening Opinion

The EIA Regulations set out the thresholds for when a project would constitute an EIA development. The proposed development falls under Schedule 2 Category 3 (a) 'Industrial



installations for the production of electricity, steam and hot water (unless included in Schedule 1'. The threshold for Category 3 (a) is:

1. *'The development exceeds more than 0.5 hectare.'*

The site exceeds the development threshold of 0.5 hectare for Category 3 (a). Therefore, EIA screening must be undertaken in accordance with EIA Regulations.

The proposal has been screened against the selection criteria within Schedule 3 to robustly demonstrate that an EIA is not required. The aspects to consider are as follows:

1. The characteristics of the proposed development;
2. The location of the proposed development; and
3. The types and characteristics of any potential impact.

Appendix 1 of this letter provides an assessment of the proposed development against the criteria included in Schedules 1, 2 and 3 of the EIA Regulations using the UK Government's 'Environmental Impact Assessment Screening Checklist'² to enable NPTCBC to issue a Screening Opinion.

It is considered that the proposal does not comprise "EIA development" as defined in the EIA Regulations on the basis that the proposed development is not likely to result in significant effects on the environment.

7.0 Information Accompanying the Application

Although it is anticipated that there will be no significant environmental impacts because of the proposed development, as a minimum the following information and assessments will be undertaken in support of the application:

- Planning Design and Access Statement
- Site Location Plan
- Layout Plan
- Equipment Elevations Plans
- Transport Assessment
- Landscape and Visual Appraisal and Supporting Landscape Plan
- Flood Risk Assessment and Drainage Strategy
- Construction Environment Management Plan (see Appendix 3)
- Decommissioning Management Plan
- Glint and Glare Assessment
- Contaminated Land Desk-top Assessment

As discussed in Section 3.0, a CEMP has already been prepared to address anticipated construction impacts and demonstrate how the proposals can be accommodated without damaging the landfill cap. The document is contained in Appendix 3 and would be submitted as part of a forthcoming planning application

² UK Government- EIA Screening Checklist. Available at:
<https://www.gov.uk/government/publications/environmental-impact-assessment-screening-checklist>.



8.0 Summary of Appendix 1 (Screening Matrix)

The 2017 Regulations state that the proposed development falls within the criteria of Schedule 2 activity, however based on the preliminary identification and assessment of the potential impacts and taking into account the existing uses and its scale and location, it is not considered likely that the development will result in significant effects on the environment and as such it is not considered to comprise an EIA development.

Considering the site location, there are a few immediate sensitivities that would be affected by the proposals, and those identified in the screening information provided can be successfully dealt with by appropriate technical studies and consideration through any planning proposal, with well-established mitigation methods.

We therefore request that NPTCBC adopts a Screening Opinion, in accordance with Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, that the proposed development is not EIA development.

We look forward to receiving your response within the statutory 21 days (set by Regulation 6(6) (a)).

We trust that this letter and the supporting appendices provides you with sufficient detail to enable you to determine this screening request. However, should you require any additional detail or further information, we would be pleased to provide this.

We look forward to hearing from you in due course.

Your sincerely

SLR Consulting Limited



Adam Day, MRTPI
Associate Director

Office phone: +44 3300 886631
Mobile phone: +44 7384460566
Email: adam.day@slrconsulting.com

Attachments Screening Matrix (Appendix 1); Site Location Plan (Appendix 2); CEMP (Appendix 3);
and Application Ref: P2015/0656 Decision Notice (Appendix 4)





Appendix 1: Screening Matrix

Table 1– Screening Matrix

SCREENING MATRIX	
PROJECT	Proposed solar development and other associated works and infrastructure on land to the north of Giants Grave Road, Neath, SA11 2LP.
SCHEDULES 1 & 2	
Is it Schedule 1 development?	No The proposed development is not described by any Schedule 1 development criteria.
Is it Schedule 2 development?	Yes The proposed development falls within Schedule 2 category 3 (a) Energy Industry, as described as <i>‘Industrial installations for the production of electricity, steam and hot water (unless included in Schedule 1)’</i> .
Does the development exceed the applicable threshold?	Yes The threshold criteria for development under category 3 (a) is when <i>‘The area of development exceeds 0.5 hectare’</i> . The proposed development site is an area of approximately 12.5ha and therefore exceeds the threshold criteria.
Is the development located in, or partly in a ‘sensitive area’?	No The site is not within a ‘sensitive area’, as defined in regulation 2 (1) of the EIA Regulations.
Is a Screening Opinion required?	Yes The proposed development exceeds the threshold criteria of category 3 (a) of Schedule 2 of the EIA Regulations 2017. Therefore, a Screening Opinion is required. On this basis, the proposed development is required to be assessed under Schedule 3 which sets out selection criteria for whether it constitutes an EIA development.



SCHEDULE 3		
Criteria	Yes / No	Is a significant effect likely?
Natural Resources		
Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?	No The proposals have been designed to avoid the requirement for intrusive construction methods or earthworks, notable within confines of the historic landfill. The established topography will remain unaltered as part of the proposals.	No The supporting CEMP document (Appendix 3) outlines how the proposals can be developed without any intrusive construction methods altering site topography or affecting the integrity of the capped landfill.
Will construction or operation of the project use natural resources above or below ground such as land, soil, water, materials/minerals or energy which are non-renewable or in short supply?	Yes Energy sources and water will be used for building and landscaping purposes during the construction phase. It is likely that additional soil deposits are used during the construction phase.	No <u>Land and soil</u> No infrastructure will be constructed that alters the capping; therefore, the soils above the capping will be retained. <u>Water</u> The construction phase will require the use of water for building and landscaping purposes. Once the construction phase has finished, a water supply on the site will not be necessary during operation of the development or for decommissioning, <u>Materials/minerals</u> Building materials will be required during the construction phase. During the construction phase it will be intended to keep the source of any materials used sustainable. Some examples of this would be to choose suppliers who also practice sustainability and reducing the quantities of non-renewable and finite resources used.



SCHEDULE 3		
Criteria	Yes / No	Is a significant effect likely?
		<u>Energy</u> During construction, energy will be required to power the construction machinery. Where possible, the energy used will come from sustainable sources and be used only when required. During operation, energy will be extracted through photovoltaic solar panels to provide a sustainable source of energy generation within the county borough. It is likely that energy sources would be needed to power machinery necessary for decommissioning of the development and this will be detailed within a decommissioning management plan with sustainable energy sources used where possible.
Are there any areas on/around the location which contain important, high quality or scarce resources which could be affected by the project, e.g. forestry, agriculture, water/coastal, fisheries, minerals?	Yes Part of the site falls within a Safeguarded Minerals allocation (Safeguarded Coal Resource) under Policy M1 of the Adopted NPTCBC Local Development Plan (2011-2026).	No The site is currently a former landfill that has been capped and therefore there will be no construction activity that will penetrate the ground below where the minerals are located.
Waste		
Will the project produce solid wastes during construction, operation, or decommissioning?	Yes The construction phase will produce solid wastes in the form of construction waste and additional waste is likely to be generated during the decommissioning phase. During the operational phase no waste is expected to be produced.	No During construction there may be some minimal waste produced, however, the impacts of this will be mitigated by following best practice and guidance, and any waste will be disposed of appropriately at the relevant and licenced waste facility.



SCHEDULE 3		
Criteria	Yes / No	Is a significant effect likely?
		During operation, no waste is expected however any waste that is produced due to maintenance for example will be removed from the site in a suitable manner. Once operation of the solar development has ceased, the site will be restored back to the original state. Decommissioning the site will likely generate some waste, however the waste will be disposed of appropriately at the relevant and licensed facility.
Pollution and Nuisances		
Will the project release pollutants or any hazardous, toxic or noxious substances to air?	Yes During construction, any machinery used, and the movement of soils and materials may release pollutants into the air. During the operational phase traffic on the site associated with the maintenance of the development will release pollution into the air, however it should be noted this would be minimal. Decommissioning of the project is likely to release pollutants through the use of machinery.	No A Construction Traffic Management Plan (CTMP) will ensure that construction impacts due to vehicle movements are minimised. Furthermore, any impacts associated with construction will be temporary in nature and detailed within the CEMP (see Appendix 3) alongside mitigation measures. During operation of the development, upkeep and maintenance of the site is expected to be minimal therefore there will be little vehicular activity on the site to substantially effect air pollution. Decommissioning of the development is also likely to generate air pollution related to vehicle movements and the use of machinery. A Decommissioning Management Plan will outline considerations related to the release of pollutants and substances with mitigation measures included.
Will the project cause noise and vibration or release of light, heat,	Yes	No



SCHEDULE 3		
Criteria	Yes / No	Is a significant effect likely?
energy or electromagnetic radiation?	The proposed development will cause noise, light and energy. No heat, or electromagnetic radiation will be released from the proposed development.	The nearby residents along Bryn Teg (approximately 250m south east of the site) may be subject to increased noise levels from the site during the construction phase. Nearby residents may also be subject to increased noise levels during the operational phase. This will be assessed in a Noise Impact Assessment to support the planning application. During construction additional lighting may occur around working hours depending on daylight hours, and where needed occupancy detectors will be used in line with good practice. A CEMP will be prepared to ensure that any impacts associated with the construction will be mitigated. No new lighting will be necessary for the operation of the development. A Glint and Glare Assessment will be undertaken to understand the potential impact of reflective surfaces and inform the design and layout of the photovoltaic panels to mitigate any adverse effects. Energy will be created as part of the proposed development through photovoltaic solar panels that absorb solar energy. This energy will then be transferred to the National Grid through substations on the site. The decommissioning management plan will outline mitigation measures to reduce the impact from noise that will be generated as a result of decommissioning the development. No additional heat, electromagnetic radiation, light or energy will be released during the decommissioning phase.
Will the project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters,	No It is unlikely that pollution may be caused by spills on site that would contaminate land or water.	No During construction standard best practice will reduce the risk of contamination from activities such as spillages and leakages, such as



SCHEDULE 3		
Criteria	Yes / No	Is a significant effect likely?
groundwater, coastal waters or the sea?		the creation of fuel bunds and by keeping fuels, oils and other potentially harmful liquids away from waterbodies. Site investigation works will also be undertaken to ensure that the landfill cap is stable and can support the proposed development. No penetrative works are proposed to the capping. Solar panels will be ground mounted using concrete pads rather than piling. During operation of the development, it is unlikely that pollutants and other potentially harmful liquids will be required on the site as part of the solar farm maintenance. The CEMP (Appendix 3) will outline the details of the construction and appropriate mitigation to be undertaken as part of the development.
Are there any areas on or around the location which are already subject to pollution or environmental damage, e.g. where existing legal environmental standards are exceeded, which could be affected by the project?	Yes The site is a remediated landfill site, therefore the land below the site consists of waste material and is considered as polluted land.	No Site investigation works will also be undertaken to ensure that the landfill cap is stable and can support the proposed development. No penetrative works are proposed to the capping. Solar panels will be ground mounted using concrete pads rather than piling. A CEMP (Appendix 3) outlines construction activities and appropriate mitigation for any potential impacts to the capping to ensure the integrity of the capping is sustained during the construction activities. The former landfill site is subject to regular monitoring activities. The development has been designed to ensure that monitoring activities can continue unaffected.
Population and Human Health		



SCHEDULE 3		
Criteria	Yes / No	Is a significant effect likely?
Will there be any risk of major accidents (including those caused by climate change, in accordance with scientific knowledge) during construction, operation or decommissioning?	No Subject to adherence to relevant health and safety requirements, it is highly unlikely that a major accident or disaster would arise. Changes to the future climate baseline have the potential to affect the proposed development through issues such as temperature; precipitation; snow and ice; gales and storms; and cloud cover. However, the proposed development would be designed to ensure resilience to such impacts.	No A Flood Risk Assessment will consider the risks associated with climate change and propose mitigation measures where necessary. It is unlikely that the proposed development will result in any significant effects related to major accidents. Appropriate risk assessments will also be undertaken by the appointed contractor prior to works commencing on site. The proposed development will be constructed considering future baseline conditions, hence will be resistant to the impacts of climate change.
Will the project present a risk to the population (having regard to population density) and their human health during construction, operation or decommissioning? (for example, due to water contamination or air pollution)	No During construction and decommissioning, the proposed development is unlikely to pose a risk to human health, through the production of air pollution. The proposed development will not present a risk to the population and their health during operation as the development will not release any pollutants.	No Whilst some levels of air pollution will be produced during the construction and decommissioning phases from vehicular access and machinery, air pollution will be suitably mitigated as set out in the CEMP (Appendix 3) and forthcoming Decommissioning Management Plan (DMP) to reduce this impact to a non-significant level, as well as the implementation of good practice health and safety measures. No risks to the population and their health will exist during the operational phase. In fact, the proposed development will aim to improve people's standard of living through providing a renewable form of energy to reduce the reliance on fossil fuels and polluting forms of energy creation.
Water Resources		



SCHEDULE 3		
Criteria	Yes / No	Is a significant effect likely?
Are there any water resources including surface waters, e.g. rivers, lakes/ponds, coastal or underground waters on or around the location which could be affected by the project, particularly in terms of their volume and flood risk?	Yes There are several bodies of water nearby to the site including a pond to the north and the River Neath to the south and west.	No There are water resources near the site, however a Flood Risk Assessment will be undertaken and a Drainage Strategy developed, to reduce any impacts on flooding caused by the proposed development. Natural Resources Wales Flood Risk Assessment Map shows that flood risk for the majority of the site is low.
Biodiversity		
Are there any protected areas which are designated or classified for their terrestrial, avian and marine ecological value, or any non-designated / non-classified areas which are important or sensitive for reasons of their terrestrial, avian and marine ecological value, located on or around the location and which could be affected by the project? (e.g. wetlands, watercourses or other water-bodies, the coastal zone, mountains, forests or woodlands, undesignated nature reserves or parks).	Yes Several SSSIs and two SACs can be found in the area surrounding the site. Crymlyn Bog and Pany y Sais is also designated as a National Nature Reserve, a Special Protection Area, a Biosphere Reserve and a Ramsar Site. Woodland Trust Sites can also be found nearby the site.	No An Ecological Impact Assessment (EclA) is being undertaken to identify impacts and set out any mitigation measures to be implemented to reduce these. The proposed development will consider the natural features on the site and enhance these features for biodiversity where possible. Any tree and shrub removal will be timed to avoid the bird breeding season (March to September inclusive), and the reedbeds within the site will be retained as fully as possible to provide an ecological and landscape feature.
Could any protected, important or sensitive species of flora or fauna which use areas on or around the site, e.g. for breeding, nesting,	Yes	No The EclA will set out any mitigation measures to be implemented that will reduce the impacts on any protected, important, or sensitive species of flora or fauna which use areas on or around the site. The



SCHEDULE 3		
Criteria	Yes / No	Is a significant effect likely?
foraging, resting, over-wintering, or migration, be affected by the project?	As mentioned above, there is suitable good quality habitats for birds and other wildlife in the area surrounding the site.	reedbeds within the site from will be retained as fully as possible as an ecological and landscape feature. The EcIA will also provide mitigation to reduce the impact on any priority species identified on the site and surrounding area.
Landscape & Visual		
Are there any areas or features on or around the location which are protected for their landscape and scenic value, and/or any non-designated / non-classified areas or features of high landscape or scenic value on or around the location which could be affected by the project?	Yes There are a small number of areas around the site are protected for their landscape and scenic value included green wedges found to the south west which are designated under Policy EN3 of the Adopted NPTCBC Local Development Plan (2011-2026).	No Whilst there some areas or features on or around the site protected for their landscape and scenic value, none these features present in the area surrounding the site will be impacted as a result of the proposed development. The site is well screened, and the proposals will have low visibility within the surrounding environment. In addition, a Landscape and Visual Impact Assessment and Landscape Strategy Plan will be conducted for this project, which will provide mitigation for any landscape and visual impacts associated with the proposed development.
Is the project in a location where it is likely to be highly visible to many people?	Yes The proposed development is in close proximity to the residential settlements of Briton Ferry (south east of the site) and Neath (east/ north east of the site), as well as Skewen located across the River Neath to the west of the site. The site will be visible to these locations and this will be confirmed with an forthcoming zone of theoretical visibility (ZTV).	No The site is well screened from the closest residential settlements of Briton Ferry by existing woodland. Views of the construction phase will be temporary in nature, and during the operational phase site screening will develop over time as landscaping and planting at the site develops reducing the visibility of the proposed development. A Landscape Strategy Plan will be developed to screen the proposed development and ensure that it ties in with the surrounding landscape. A Landscape and Visual Impact Assessment to be submitted alongside any planning application will also consider various viewpoints around the Site and provide mitigation.



SCHEDULE 3		
Criteria	Yes / No	Is a significant effect likely?
Cultural Heritage & Archaeology		
Are there any areas or features which are protected for their cultural heritage or archaeological value, or any non-designated / classified areas and/or features of cultural heritage or archaeological importance on or around the location which could be affected by the project (including potential impacts on setting, and views to, from and within)?	No No designated assets can be found on the site. However, the following designated assets (all grade 2) can be found within the vicinity: • Neath River Swing Bridge (Cadw ref: 23310); • Neath River Swing Bridge (Cadw ref: 23068); • Boiler Stack of former Cardonnel Tinplate Works (Cadw ref: 23072); • Bridge over Tennant Canal (Cadw ref: 23073); • Roving Bridge over Neath Canal at Giants Grave (Cadw ref: 23304)	No The nature of the development and presence of screening around the site means that the setting of nearby heritage assets will be preserved.
Transport & Access		
Are there any routes on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the project?	Yes No public access is permitted on the site. A cycle path (National Route 47) runs along the eastern extent of the site for walking and cycling provision.	No The cycle path adjacent to the site should not be disrupted by the construction or decommissioning phase, however the TA and CTMP and DMP will assess whether disruption will be necessary and provide mitigation on any impacts caused by this. During the operational phase the cycle path adjacent to the site will be retained and the development will not have any impact on the provision of public access to recreation and other facilities.



SCHEDULE 3		
Criteria	Yes / No	Is a significant effect likely?
Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	No Implementation of a CTMP will ensure any construction impacts, resulting from an increase in vehicle movements, are minimised.	No The site benefits from an existing private access road and compound which can be accessed via Giants Grave Road. This was previously used to service the former landfill site. This road will be used during the construction, operation and decommissioning of the site. The local highways network likely to be used during construction and operation, comprises of: Giants Grave Road; Pill Terrace; Wharf Road; Brunel Way; and the A48. The TA will identify if there are any transport routes on or around the site which are susceptible to congestion or the cause of any environmental problems. Once identified the TA will evaluate the impacts on these and provide mitigation measures to be implemented if required. A CTMP will set out mitigation to reduce the impacts of congestion caused by the proposed development during the construction phase.
Land Use		
Are there existing land uses or community facilities on or around the location which could be affected by the project? E.g. housing, densely populated areas, industry / commerce, farm/agricultural holdings, forestry, tourism, mining, quarrying, facilities relating to	Yes The closest settlement to the site is Briton Ferry, approximately 250m south east of the Site, as well as Penrhiwtyn, Melin and Neath to the east/ north east. These settlements contain residential properties, community services, and local businesses that could be affected by the proposed development.	No A CTMP will be produced which will set out the mitigation to be followed to reduce any direct or indirect impacts of traffic from the proposed development on the local population during the construction phase. Any impacts associated with the construction phase will be short term and temporary in nature and outlined alongside mitigation measures within the CEMP.



SCHEDULE 3		
Criteria	Yes / No	Is a significant effect likely?
health, education, places of worship, leisure /sports / recreation.		The TA will identify any impacts from a transport perspective, as well as mitigation measures to reduce any impacts if necessary. A Noise Impact Assessment will include mitigation to reduce the impacts of noise and air quality on the local population.
Are there any plans for future land uses on or around the location which could be affected by the project?	No There are no plans for future land uses on or around the location which could be affected by the project.	No The land use around the site has the capacity to accommodate additional developments in the area (shown by local planning history), which if developed should not be affected by the project any more so than the current land use around the site. Any planning applications approved by NPTCBC will have gone through an equal process that will have reduced the impacts of the development to as low a level as possible, reducing the cumulative impacts of development in the area.
Land Stability & Climate		
Is the location susceptible to earthquakes, subsidence, landslides, erosion, or extreme /adverse climatic conditions, e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	No The location is not susceptible to earthquakes, subsidence, landslides, erosion, or extreme/adverse climatic conditions which could cause the project to present environmental problems.	No The proposed development will be constructed so that it is resistant to the receiving environment and predicted impacts of climate change. A FRA and drainage strategy will be produced, considering the impacts of climate change, which will ensure that the project does not provide environmental problems associated with flood risks.
Cumulative Effects		



SCHEDULE 3		
Criteria	Yes / No	Is a significant effect likely?
Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase?	Yes There are other solar schemes proposed in the authority area of a similar scale as presented in Section 5.0 of this report. There are also other non-solar schemes in the surrounding area including inter alia: • P2024/0029 - Development of National Significance: Installation of up to 18 wind turbines at Y Bryn Wind Farm Land North-East Of The M4 Motorway Between Port Talbot And Maesteg (Approved May 2024; circa 6.0k east of the site); and • P2021/1193 - Outline planning application, with all matters reserved except for strategic access, for residential uses (C2 & C3 use class) (pending consideration-validated 23rd February 2022; circa 2.1km west of the site). It is assumed that future developments will comply with the strict planning guidance and regulation relating to the environment to be acceptable in planning terms. It is assumed that all developments would be designed and implemented with best practice mitigation measures ensuring potential cumulative effects are unlikely to be significant.	No Other schemes of a similar nature nearby to the site have been granted planning permission or registered by NPTCBC and determined as non-EIA. It has been concluded that these schemes will not cause significant harm to the environment, and suitable mitigation methods to reduce impacts of the developments will have been implemented, therefore the cumulative impacts of the schemes will be limited.
Transboundary Effects		

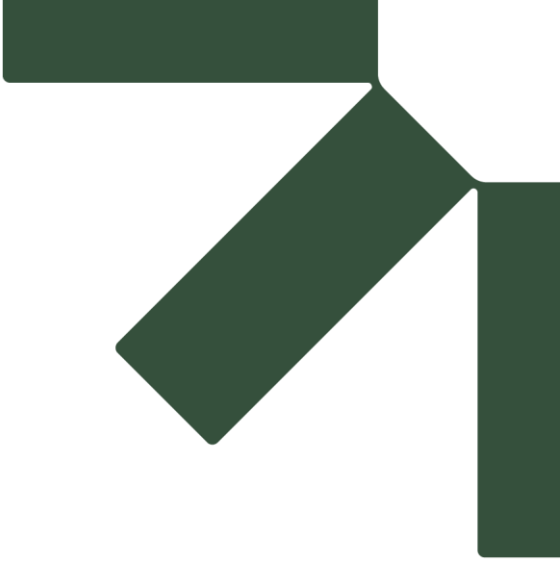


SCHEDULE 3		
Criteria	Yes / No	Is a significant effect likely?
Is the project likely to lead to transboundary effects?	No There will be no transboundary effects.	No As there are no transboundary effects, no significant effects will occur in relation to this.

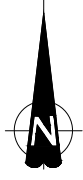
Table 2– Screening Matrix Summary

Summary	
Based on the above, is the project likely to have significant effects on the environment in relation to:	Yes/No:
The characteristics of the development (considering size, cumulation with other development, use of natural resources, production of water, pollution, risk of accidents/disasters and human health)	No
The location of the development, with regard to sensitivity of the environment that could be affected.	No
The type and characteristics of potential impacts (considering magnitude, spatial extent, complexity, probability, duration, frequency, reversibility, cumulation and effectiveness of mitigation).	No

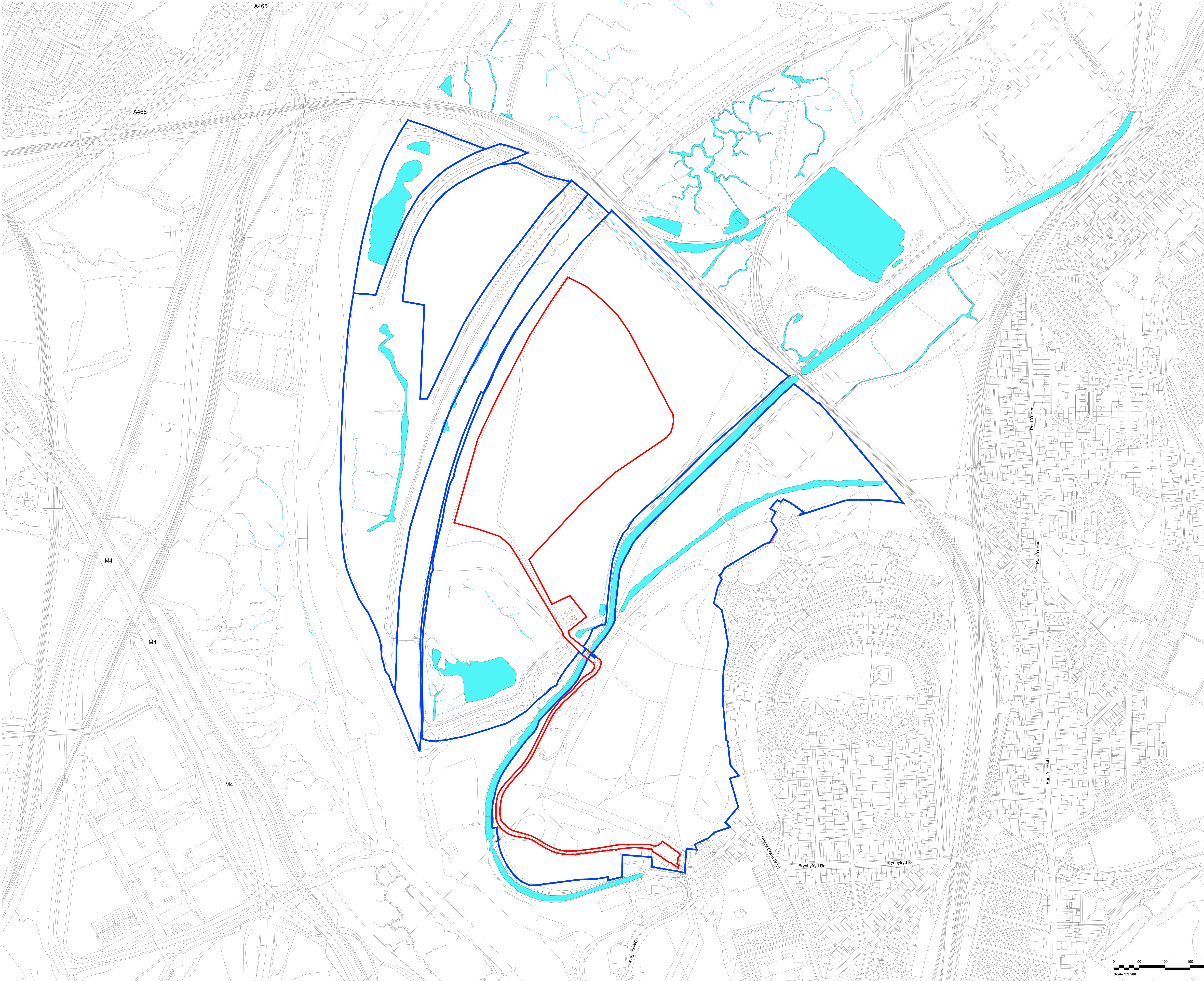




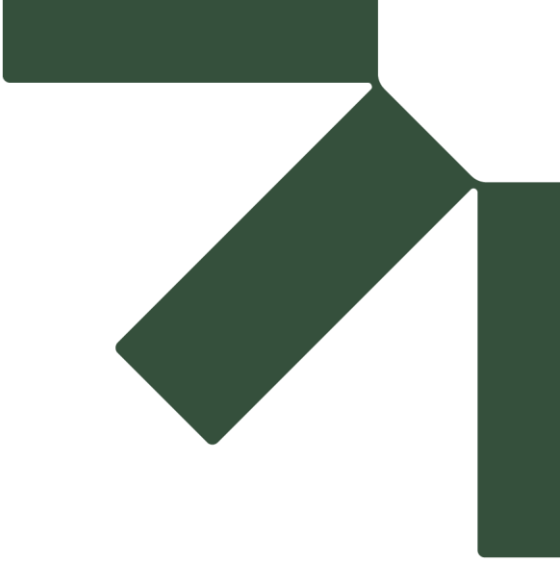
Appendix 2: Site Location Plan



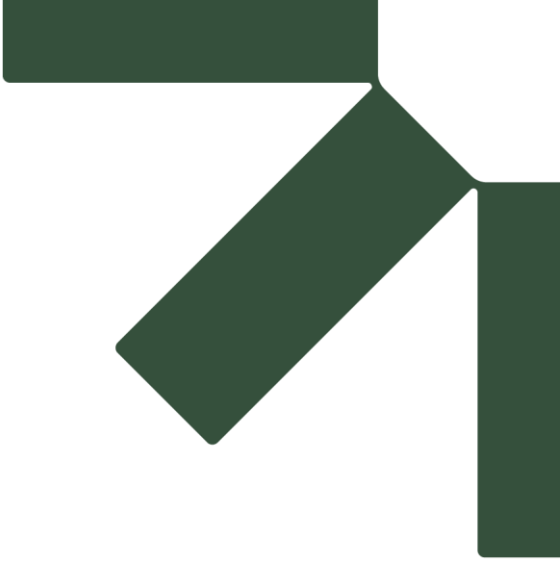
LEGEND
Application Boundary
Land Under Control Of The Applicant



REVISION	DATE	BY	CHKD	APPD
CLIENT				
Neath Port Talbot Council				
PROJECT				
Giants Grave Solar Farm				
DRAWING TITLE				
Location Plan				
DRG No	CA12961/001		REV	SHEET CODE
DRG SIZE	A0	SCALE	1:2500	DATE
DRAWN BY	AA	CHECKED BY	SM	APPROVED BY
 wardell armstrong				
PART OF *SLR				



Appendix 3: Construction Environmental Management Plan



Appendix 4: Application Ref: P2015/0656 Decision Notice

Reference No: «District»/«Year»/«PA_Ref»

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

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT
ASSESSMENT) (ENGLAND AND WALES) REGULATIONS 1999**

SCREENING OPINION – ENVIRONMENTAL STATEMENT NOT REQUIRED

**ENGINEERED ENERGY
SOLUTIONS
TY MENAI
PARC MENAI
BANGOR
LS57 4HJ**

Whereas on the 14/07/2015 you submitted an application for the following development:-

PROPOSAL Screening Opinion Request for a screening opinion under Regulations 5 of the Environmental Impact Assessment Regulations for the erection of 12ha solar park (5WM) with associated development.

LOCATION BRITON FERRY LANDFILL GIANTS GRAVE ROAD NEATH

THE NEATH PORT TALBOT COUNTY BOROUGH COUNCIL AS THE LOCAL PLANNING AUTHORITY IN PURSUANCE OF ITS POWER UNDER THE ABOVE MENTIONED ACT AND REGULATION HEREBY ADOPTS THE FOLLOWING SCREENING OPINION THAT THE DEVELOPMENT IS NOT AN E.I.A. DEVELOPMENT AND THAT THE APPLICATION NEED NOT BE ACCOMPANIED BY AN ENVIRONMENTAL STATEMENT. THE REASONS FOR THIS OPINION ARE SET OUT IN THE ATTACHED REPORT.

Signed : 
Nicola Pearce – Head Of Planning

Date : 03/08/2015