

# DNS: EIA Scoping Direction

## 3282038: Maes Mawr Solar

**Contents**

1. Introduction ..... 2

2. Site Description..... 2

3. Proposed Development ..... 2

4. History..... 3

5. Consultation..... 3

6. Environmental Impact Assessment Approach ..... 3

    6.1 Baseline ..... 4

    6.2 Reasonable Alternatives ..... 4

    6.3 Currency of Environmental Information ..... 4

    6.4 Cumulative Effects ..... 5

    6.5 Mitigation..... 5

    6.6 Population and Human Health ..... 6

    6.7 Transboundary Effects ..... 6

    6.8 Topics Scoped In but not subject to a standalone chapter ..... 6

7. Environmental Impact Assessment Aspects ..... 7

    7.1 Aspects Scoped In ..... 7

        Landscape and Visual Impact (including Glint and Glare)..... 7

        Ecology ..... 7

        Water ..... 7

        Heritage and Archaeology..... 7

        Highways and Transportation (during construction and decommissioning) ..... 7

8. Table 1: Planning and Environment Decisions Wales Comments ..... 8

9. Other Matters..... 16

    9.1 Habitats Regulation Assessment ..... 16

    9.2 SuDS Consent ..... 16

Appendix 1: Consultee Responses ..... 17

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**This Scoping Direction is provided on the basis of the information submitted to Planning and Environment Decisions Wales on 11 March 2022, in addition to consultation responses received. The advice does not prejudice any recommendation made by an Inspector or any decision made by the Welsh Ministers in relation to the development, and does not preclude the Inspector from subsequently requiring further information to be submitted with the submitted DNS application under Regulation 24 of [The Town and Country Planning \(Environmental Impact Assessment\) \(Wales\) Regulations 2017](#) (as amended) (“The 2017 Regulations”).**

## 1. Introduction

Planning and Environment Decisions Wales (PEDW) received a request under [Regulation 33](#) of the 2017 Regulations for a Scoping Direction in relation to a proposed development for a solar photovoltaic electricity generating station (or solar farm) with an installed generation capacity of 30 MW and associated ancillary development including a substation by Elgin Energy EsCO Ltd.

The request was accompanied by a Scoping Report (SR) [[‘Maes Mawr Solar Farm EIA Scoping Report’, March 2022 and appendices](#)] that outlines the proposed scope of the Environmental Statement (ES) for the proposed development.

PEDW is authorised to issue this Scoping Direction on behalf of the Welsh Ministers.

This Direction has been prepared in accordance with the requirements of the 2017 Regulations as well as current best practice towards preparation of an ES. In accordance with the 2017 Regulations PEDW has consulted on the SR and the responses received from the consultation bodies have been duly considered in adopting this Direction.

## 2. Site Description

The site is located on land between Church Village and Treforest Industrial Estate, to the south east of Ton-Teg to the east of the A473.

Further information is available in Section 2 of the SR.

## 3. Proposed Development

The proposal as described in the SR is for a photovoltaic electricity generating station (or ‘solar farm’ with an installed generation capacity of 30 MW and associated ancillary development, including a substation. It will comprise of:

- Solar panels mounted on frames, arranged in a series of rows up to a maximum height of 3.2 m, and tilted southwards at an angle of 10-25 degrees;
- Inverters;
- Transformers;
- Cabling;

- Substation.
- 2 m high post and wire deer fencing surrounding the site; and
- 3 m high security cameras.

The scope of the EIA should include all elements of the development as identified in the SR, both permanent and temporary, and this Scoping Direction is written on that basis.

In line with the requirements of [Regulation 17](#) and [Schedule 4](#) to the 2017 Regulations, any reasonable alternatives considered should be presented in the ES. The reasons behind the selection of the chosen option should also be provided in the ES, including where environmental effects have informed the choices made.

#### 4. History

The site is primarily being used for pasture grazing. No additional information regarding the site's history is included in the SR.

#### 5. Consultation

In line with [Regulation 33\(7\)](#) of the 2017 Regulations, formal consultation was undertaken with the following bodies:

- Rhondda Cynon Taff County Borough Council (RCTCBC);
- Natural Resources Wales (NRW);
- Cadw;
- Coal Authority;
- The Welsh Ministers (i.e. Transport Directorate of the Welsh Government); and
- South Wales Fire and Rescue Service

Responses received are included in **Appendix 1**.

#### 6. Environmental Impact Assessment Approach

The Applicants should satisfy themselves that the ES includes all the information outlined in [Schedule 4](#) of the 2017 Regulations. In addition, the Applicant should ensure that the Non-Technical Summary includes a summary of all the information included in Schedule 4. Consider a structure that allows the author of the ES and the appointed Inspector and Decision Maker to readily satisfy themselves that the ES contains all the information specified [Regulation 17](#) and Schedule 4 of the 2017 Regulations. Cross refer to the requirements in the relevant sections of the ES, and include a summary after the Contents page that lays out all the requirements from the Regulations and what sections of the ES they are fulfilled by.

As the assessments are made, consideration should be given to whether standalone topic chapters would be necessary for topics that are currently proposed to be considered as part of other chapters, particularly if it is apparent that there are significant effects and a large amount of information for a particular topic.

There may also be topic areas scoped out of the ES where the developer may wish to include application documents that sit outside of the ES and provide information that will support their consultation(s) and the decision-making process. The developer is encouraged to liaise with key consultees regarding non-ES application documents which are not a legislative requirement of the DNS regime. If agreement cannot be reached over non-ES application documentation, then the developer may wish to explore whether PEDW can help provide clarity via its statutory pre-application advice service.

The ES should focus on describing and quantifying significant environmental effects. Policy considerations / arguments relating to those impacts should be addressed in other documentation supporting the application (e.g. a Planning Statement), which cross references the ES where necessary. This does not imply that ES chapters should not be prepared in accordance with relevant advice in policy documents (e.g. Technical Advice Notes), rather that the ES should concentrate on identifying significant effects on the environment rather than dealing with policy arguments or exhaustively listing policies.

**Scoping Flexibility:** The Applicant is reminded that the Rochdale Envelope is not an acceptable approach for a DNS application. PEDW is content that the scoping is based on a maximum scale of development as a worst-case scenario, and revisions can be made to the scheme prior to submission. The ES should be prepared using a clearly identified worst case scenario, as appropriate, and that final design should not lead to greater likely significant effects than identified in the ES. The Applicant is advised to contact PEDW where substantial changes are expected, or where changes would affect the worst-case scenario.

## 6.1 Baseline

[Schedule 4](#) of the 2017 Regulations states that the 'baseline scenario' is "A description of the relevant aspects of the **current** state of the environment" (emphasis added). The baseline of the ES should reflect actual current conditions at that time.

## 6.2 Reasonable Alternatives

In line with the requirements of [Regulation 17](#) and [Schedule 4](#) to the 2017 Regulations, any reasonable alternatives studied by the Applicant should be presented in the ES. The reasons behind the selection of the chosen option should also be provided in the ES, including where environmental effects have informed the choices made.

It is worth bearing in mind that under the [Conservation of Habitats and Species Regulations 2017](#) ("the Habitats Regulations") unless it can be clearly shown to the Welsh Ministers that the project would have no adverse effect on the integrity of any designated sites, it would have to be shown that there is no feasible alternative solution (see advice note from [IEMA](#)). Further advice regarding the Habitats Regulations is provided in the final chapter of this Scoping Direction.

## 6.3 Currency of Environmental Information

For all environmental aspects, the applicant should ensure that any survey data is as up to date as possible and clearly set out in the ES the timing and nature of the data on which the assessment has been based. Any study area applied to the assessments should be clearly defined. The impacts of construction, operation and decommissioning activities should be considered as part of the assessment where these could give rise to significant environmental effects. Consideration should be given to relevant legislation, planning policies, and applicable best practice guidance documents throughout the ES.

The ES should include a chapter setting out the overarching methodology for the assessment, which clearly distinguishes effects that are 'significant' from 'non-significant' effects. Any departure from that methodology should be described in individual aspect assessment chapters. Where professional judgement has been applied this should be clearly stated.

The ES topic chapters should report on any data limitations, key assumptions and difficulties encountered in establishing the baseline environment and undertaking the assessment of environmental effects.

#### 6.4 Cumulative Effects

Based on the information set out in the scoping request, the approach to the assessment of cumulative impact is considered largely appropriate, however it is important that all development forms are assessed and not just solar. Effects deemed individually not significant from the assessment, could cumulatively be significant, so inclusion criteria based on the most likely significant effects from this type of development may prove helpful when identifying what other developments should be accounted for. The criteria may vary from topic to topic.

Best practice is to include proportionate information relating to projects that are not yet consented, dependent on the level of certainty of them coming forward.

All of the other developments considered should be documented and the reasons for inclusion or exclusion should be clearly stated. Professional judgement should be used to avoid excluding other development that is close to threshold limits but has characteristics likely to give rise to a significant effect; or could give rise to a cumulative effect by virtue of its proximity to the proposed development. Similarly, professional judgement should be applied to other development that exceeds thresholds but may not give rise to discernible effects. The process of refinement should be undertaken in consultation with RCTCBC and other consultees, where appropriate.

The scope of the cumulative assessment should be fully explained and justified in the ES.

Although intended for larger schemes, the Planning Inspectorate's guidance for Nationally Significant Infrastructure Projects – [Advice Note 17: Cumulative Effects Assessment](#) sets out a staged process for assessing cumulative impacts that may be of relevance to the Applicant.

#### 6.5 Mitigation

Any mitigation relied upon for the purposes of the assessment should be explained in detail within the ES. The likely efficacy of the mitigation proposed should be explained with reference to residual effects. The ES should provide reference to how the delivery of measures proposed to prevent/ minimise adverse effects is secured (through legal requirements or other suitably

robust methods) and whether relevant consultees agree on the adequacy of the measures proposed.

### **6.6 Population and Human Health**

The Applicant should ensure that the ES addresses any significant effects on population and human health, in light of the EIA Regulations 2017. This could be addressed under the separate topic chapters or within its own specific chapter.

### **6.7 Transboundary Effects**

[Schedule 4 Part 5](#) of the EIA Regulations requires a description of the likely significant transboundary effects to be provided in an ES. The ES should address this matter as appropriate.

### **6.8 Topics Scoped In but not subject to a standalone chapter**

For such topics it may be helpful to users of the ES if it includes a summary table that signposts the chapters where these matters are addressed.

## **7. Environmental Impact Assessment Aspects**

This section contains PEDW's specific comments on the scope and level of detail of information to be provided in the Applicant's ES. Environmental topics or features are not scoped out unless specifically addressed and justified by the Applicant, and confirmed as being scoped out by PEDW. In accordance with Regulation 17(4)(c) the ES should be based on this Scoping Direction in so far as the Proposed Development remains materially the same as the Proposed Development described in the Applicant's Scoping Report.

PEDW has set out in this Direction where it has/ has not agreed to scope out matters on the basis of the information available at this time. PEDW is content that the receipt of a Scoping Direction should not prevent the Applicant from subsequently agreeing with the relevant consultees to scope such matters out of the ES, where further evidence has been provided to justify this approach. However, in order to demonstrate that the matters have been appropriately addressed, the ES should explain the reasoning for scoping them out and justify the approach taken.

### **7.1 Aspects Scoped In**

Subject to the comments provided at Table 1, the following aspects are scoped into the ES:

**Landscape and Visual Impact (including Glint and Glare)**

**Ecology**

**Water**

**Heritage and Archaeology**

**Highways and Transportation (during construction and decommissioning)**



## 8. Table 1: Planning and Environment Decisions Wales Comments

ID	Reference in Scoping Report	Issue	Comment
	<b>Description of the Development</b>		
ID.1	2.4 – 2.13	General Development	The extent of the development to be assessed should include all elements of the development as identified in the SR, both permanent and temporary – including the proposed grid connection to the existing substation within Treforest Industrial Estate.
ID.2		Scale and height of proposal	The assessment should be based on a worst case scenario. It is noted that the general height of the solar panels is proposed to be a maximum of 3.2 m high. The ES should therefore be based on this worst case scenario – in this instance, the height of the panels and any associated infrastructure.
ID.3		Impact of Development	The impacts of the development should include direct and indirect; secondary; cumulative; short, medium and long term; permanent and temporary; positive and negative; and construction, operation and demolition phase potential impacts on the environment.
ID.4		General Description	The SR does not go into any detail on panel type or location. At the point of submission, the ES should describe the alternative options, and should fully consider any implications of the choices, as well as provide a fully scaled drawing showing the location of the panels.
ID.5	5.6 – 5.8	Alternative Schemes	The SR notes that Chapter 3 is dedicated to need and alternatives, which will summarise the reasons for the site selection. The ES needs to clearly address the evolution of the scheme when describing the reasonable alternatives considered, and decisions need to be clearly explained and any consequential impacts highlighted.

ID	Reference in Scoping Report	Issue	Comment
	<b>Topics proposed to be scoped out</b>		
ID.6	4.11	Planning policy context	PEDW agrees that a separate chapter in the ES is not required.
ID.7	4.12 – 4.19	Population	The SR notes that in terms of employment change, the creation of construction jobs will be temporary only. PEDW agrees with this. As such, the employment benefits and potential population changes do not require a separate chapter.
ID.8	4.12 – 4.19	Transport	<p>The SR notes that a Construction and Decommissioning Method Statement (CDMS) will be produced and included in the application, and that there will be an average of three HGV deliveries per day, with there being no more than 10 HGV deliveries during intense periods of construction.</p> <p>It is proposed that a Construction Traffic Management Plan (CEMP) will be provided as part of the application.</p> <p>No concerns are raised by the Transport Directorate of the Welsh Government. The applicant's attention is drawn to the fact that RCTCBC's Transportation section did not respond to the pre-app, and no Highways comments are included in the Scoping consultation response.</p> <p>Based on the evidence provided in the SR, PEDW agrees that this can be scoped out. However, <b>if significant concerns have already been, or are subsequently raised by RCTCBC, PEDW directs that this element is scoped into the ES.</b></p>
ID.9	4.20	Human Health	PEDW agrees that this can be scoped out.

ID	Reference in Scoping Report	Issue	Comment
ID.10	4.8 -4.9	Risk	<p>Appendix 5 of the Scoping Report includes a detailed Coal Mining Risk Assessment and indicates that two adits and shafts are close to or within the proposed cable route, and one within close proximity to the northern and south-western boundary. The information therefore indicates that there are potential hazards and sections of the site that must be avoided. Due to this increase in risk, PEDW directs that the Coal Mining Risk is scoped into the ES in a proportionate manner.</p> <p>Comments from the Coal Authority are contained at Appendix 1.</p>
ID.11	4.24	Soil- Compaction	<p>The SR notes that most of the soil will not be physically impacted from the development. However, PEDW's view is that some parts of site may be subject to compaction implications caused during construction or decommissioning. Where impacts are found to be likely, they should be addressed in relevant chapters of the ES as appropriate.</p>
ID.12	4.29 - 4.35	Water	<p>The main area of flood risk is identified along the access routes, and consequently a Flood Consequences Assessment (FCA) will be supported by a drainage strategy.</p> <p>However, given that soil compaction (which has not been addressed) can lead to additional water-run off, it is not possible at this stage to state that there will be no hydrological impacts created by the proposed development (during construction and decommissioning). <b>PEDW does not agree that water (including drainage) can be scoped out at this early stage.</b> Should subsequent assessment show that significant effects in this respect are not likely it may be possible to scope this topic out at this stage.</p> <p>The applicant's attention is also drawn to the comments received by NRW at Appendix 1.</p>

ID	Reference in Scoping Report	Issue	Comment
ID.13	4.32	Agricultural Land Classification	<p>The Scoping Report and associated Appendix 7 notes that 0.1 hectares (or 0.3% of the site) is classified as being of Best and Most Versatile land (3a). The remainder of the land is split between the 3b, 4 and 5 ALC classifications. The majority of the site is category 3b (89%). Consequently, BMV land is not likely to be significantly affected by the proposed development. The <a href="#">recent ministerial letter</a> provides additional information on this matter.</p> <p>PEDW therefore agrees that this element can be scoped out.</p>
ID.14	4.36 – 4.39	Air	<p>Whilst the solar panels are not anticipated to negatively impact upon air quality, the transport route that will be used during the construction and decommissioning phase of the development is still not known.</p> <p>Should evidence come forward that suggests the potential for likely significant effects in relation to an AQMA, this topic should be scoped back in.</p>
ID.15	4.41	Risk of Major accidents	<p>The Applicant is reminded of the responsibilities set by the Regulatory Reform (Fire Safety) Order 2005. The ES should ensure that risks of accidents are accounted for and mitigated in line with Schedule 4.</p> <p>Furthermore, the risks associated with previous coal mining activities highlighted in ID 11 need to be addressed.</p> <p><b>A proportionate section on this aspect should be included in the ES.</b></p>
	<b>Topics proposed to be scoped in</b>		
	<b>Landscape</b>		

ID	Reference in Scoping Report	Issue	Comment
ID.16	Chapter 5	Special Landscape Area	<p>The LVIA should address the impacts of the proposal on this designation.</p> <p>Additional information is provided by RCTCBC at Appendix 1.</p>
ID.17	5.13	Glint and Glare	<p>PEDW is supportive of the inclusion of a Glint and Glare assessment which will be compiled as part of the LVIA chapter. No further information is provided regarding this, so any potential impact would need to be assessed, and if likely to be significant, would need to be adequately addressed in the ES.</p>
ID.18	5.34 – 5.37	Candidate Viewpoints	<p>The SR notes that an LVIA will be undertaken as part of the ES, and that this will use a 5 km radius. PEDW recommends that the radius used to prepare the LVIA should be established in consultation with both the LPA and NRW. As there are elements within 5 km that are not within the RCTCBC boundary but in the Caerphilly County Borough Council (CCBC) administrative area, it is recommended that the applicant also consult with CCBC on this issue.</p> <p>The applicant is encouraged to continue liaising with both NRW and the LPAs. The Zone of Theoretical Visibility (ZTVs) will need to be clearly set out in the ES, and be fully justified.</p>
ID.19	5.46	Cumulative effects	<p>It is welcomed that the LVIA chapter will include an assessment of the cumulative effects within the study area. The applicant is advised to ensure that any study also includes the impacts, if any, generated from DNS/3272053 Tywn Hywel Wind Farm, DNS/3280378 Mynydd y Glyn wind farm and DNS/3266623 Cwm Ifor Solar as well as any other large-scale developments that may come forward whilst compiling the LVIA.</p> <p>Furthermore, RCTCBC note that a smaller solar farm (app ref 14/1014) was approved adjacent to this site in December 2014.</p>

ID	Reference in Scoping Report	Issue	Comment
ID.20	5.48	Residential Visual Amenity Assessment (RVAA)	<p>The SR notes that the applicants do not propose to undertake a residential visual amenity assessment (RVAA) or an assessment of likely night-time effects. This will need to be fully justified, as there are noticeable residential areas within close proximity of the site.</p> <p>RCTCBC notes that impact on residential amenity is unlikely to be severe – however that views from and into the site need to be given careful consideration and be properly evaluated during the construction, operation and decommissioning phases of the scheme.</p> <p>Should the impacts be deemed substantial, then this element could be included in the ES as part of the findings of the LVIA.</p>
<b>Biodiversity</b>			
ID.21	Chapter 6	Overarching	The ES should include a description of all the existing natural resources and biodiversity interests within and in the vicinity of the proposed development, together with a detailed assessment of the likely impacts and significance of those impacts.
ID.22	5.54	Site of Importance for Nature Conservation (SINC)	The north and northwest of the site falls within a Site of Importance for Nature Conservation (SINC). The applicant is advised to liaise with RCTCBC's Ecologist to ensure that the development does not negatively impact upon this designation. The SINC is not included in the SR.
ID.23		Trees – Bat roosts	In line with comments received from NRW, the applicant is advised that should trees require felling or pruning, impacts on bats are scoped into the ES. Surveys should be undertaken in accordance with recognised professional guidance.
ID.24		Dormice	If hedgerows are to be removed, dormice should be scoped into the ES, in line with advice given from NRW.

ID	Reference in Scoping Report	Issue	Comment
ID.25		Wintering birds	The applicant's attention is drawn to NRW's and RCTCBC's comments relating to birds in the survey.
ID.26		Additional survey work	<p>NRW and RCTCBC both highlight that additional survey work is required. Details of these are included at Appendix 1.</p> <p>PEDW agrees with these findings (including but not limited to such as including grassland fungi, a peat assessment and wintering bird surveys) and an updated Phase 1 Habitat Survey should be undertaken where appropriate to include and update these elements. <b>The additional studies may also mean that other aspects are scoped in, subject to survey findings.</b></p>
ID.27		Mitigation and compensation	<p>Both NRW and RCTCBC highlight the need for the ES to set out how mitigation or compensation will be assured, including management and monitoring information and long term financial and management responsibility. More information is available at Appendix 1.</p> <p>NRW note that where the potential for significant impacts on protected species is identified, and they advocate that a Conservation Plan is prepared for the relevant species and included as an Annex to the ES.</p> <p>PEDW agrees with this approach.</p>
ID.28		Securing Biodiversity enhancement	The applicant's attention is drawn to comments made by NRW relating to this topic. PEDW agrees with this approach.
	<b>Cultural Heritage</b>		

ID	Reference in Scoping Report	Issue	Comment
ID.29	Chapter 7	Assessment, methodology and findings	<p>The SR notes that the Built Heritage Assessment will look at non-designated assets within a 1 km radius, and designated assets within a 5 km radius.</p> <p>Cadw provides detailed comments at Appendix 1. PEDW concurs with the statements made by Cadw and by the applicant in the SR.</p>
	<b>Climate Change</b>		
ID.30	Chapter 8		PEDW agrees with this approach.
ID.31	<b>Cumulative Effects</b>		
ID.32	Chapter 9		The applicant's attention is drawn to the schemes mentioned under 'Landscape and Visual Impact' above.
	<b>Additional comments</b>		
ID.33		PROW	The applicant's attention is drawn to the comments received by RCTCBC where it is noted that footpaths 47, 50b and 51 Llantwit Fardre are within the site boundary
ID.34		Risk of contamination	The applicant should note NRW's comments regarding the potential for the solar panels proposed to leach PFAS (Per- and polyfluoroalkyl substances) over time due to wear and tear.



## 9. Other Matters

**This section does not constitute part of the Scoping Direction, but addresses other issues related to the proposal.**

### 9.1 Habitats Regulation Assessment

[The Conservation of Habitats and Species Regulations 2017](#) require competent authorities, before granting consent for a plan or project, to carry out an appropriate assessment (AA) in circumstances where the plan or project is likely to have a significant effect on a European site (either alone or in combination with other plans or projects). The competent authority in respect of a DNS application is the relevant Welsh Minister who makes the final decision. It is the Applicant's responsibility to provide sufficient information to the competent authority to enable them to carry out an AA or determine whether an AA is required.

When considering whether or not significant effects are likely, applicants should ensure that their rationale is consistent with the [CJEU finding](#) that mitigation measures (referred to in the judgment as measures which are intended to avoid or reduce effects) should be assessed within the framework of an AA and that it is not permissible to take account of measures intended to avoid or reduce the harmful effects of the plan or project on a European site when determining whether an AA is required ('screening'). The screening stage must be undertaken on a precautionary basis without regard to any proposed integrated or additional avoidance or reduction measures. Where the likelihood of significant effects cannot be excluded, on the basis of objective information the competent authority must proceed to carry out an AA to establish whether the plan or project will affect the integrity of the European site, which can include at that stage consideration of the effectiveness of the proposed avoidance or reduction measures.

Where it is effective to cross refer to sections of the ES in the HRA, a clear and consistent approach should be adopted.

The Planning Inspectorate's guidance for Nationally Significant Infrastructure Projects – [Advice Note 10: Habitat Regulations Assessment relevant to Nationally Significant Infrastructure Projects](#) may prove useful when considering what information to provide to allow the Welsh Ministers to undertake AA.

### 9.2 SuDS Consent

Whilst a separate legislative requirement from planning permission, the Applicant's attention is drawn to the statutory SuDS regime that came into force in Wales in January 2019. The requirement to obtain SuDS consent prior to construction may require iterative design changes that influence the scheme that is to be assessed within the ES and taken through to application. As such, it is recommended that the applicant contact the local SuDS Approval Body early on.

**Appendix 1: Consultee Responses**

<b>My Ref/Fy Nghyf:</b>	<b>Your Ref/EichCyf:</b>	<b>Date/Dyddiad:</b>	<b>Please ask for/</b>
GD/22/0329/36		20 <sup>th</sup> April 2022	<b>Gofynnwch am:</b> Mr G Davies

Mr G. Gardener

Dear Mr Gardener

**Town & Country Planning Act 1990**  
**Town & Country Planning (Environmental Impact Assessment) (Wales)**  
**Regulations 2017 – Request for Scoping Opinion on Behalf of the Elgin Energy**

**Maes Mawr Solar Farm Proposals between Church Village and Treforest.**

I write in response to your submission received 17<sup>th</sup> March 2022 relating to the above mentioned matter and would offer the following comments.

The scoping report prepared by RPS on behalf of Elgin Energy Ltd is a comprehensive document that addresses the key issues associated with the proposed development and the potential consequences of allowing the development. We would though seek assurance in the first instance that the following requirements will be adequately addressed in the various topic areas: -

- A statement of expertise
- Legislative and policy context as well as the methodological approach adopted in reassessing the likely significant environmental effects of the proposals.
- The assessed effects of the proposals pre and post mitigation; and,
- Where the assessed residual effects remain significant a conclusion on whether additional assessment may be required.

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Email: [planningservices@rctcbc.gov.uk](mailto:planningservices@rctcbc.gov.uk) | [regeneration@rctcbc.gov.uk](mailto:regeneration@rctcbc.gov.uk)  
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We welcome correspondence in Welsh and corresponding with us in Welsh will not lead to a delay. Let us know your language choice if Welsh or bilingual.



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The submitted documents advocate a conventional and widely accepted approach to the preparation of an Environmental Statement that is considered acceptable in what it aims to achieve. There are no obvious gaps in terms of the planning policies at the national and local level considered relevant to the consideration of the proposals. Generally, it takes a consistent approach to scoping the issues relevant to the consideration of the proposals with a consistent sifting process identifying key issues.

As part of the scoping procedure, consultation was undertaken with the following: -

- Transportation Section (RCT)
- Flood Risk management (RCT)
- Public Health & Protection (RCT)
- Countryside (RCT)
- Natural Resources Wales
- Dwr Cymru Welsh Water
- Western Power Distribution
- Wales & West Utilities
- South Wales Fire & Rescue Service
- The Coal Authority
- Glamorgan Gwent Archaeological Trust
- South Wales Police

The Council has no issue with regard to the subjects scoped out by the applicant. It is noted that with regard to the issues scoped in to the intended Environmental Statement, the applicant/agent takes a conventional structured approach, assessing baseline conditions, setting out a proposed approach to the assessment of effects, the scope of the assessment and issues to be scoped in or out under any of the included headings. The process then goes on to evaluate the impacts of the development and any mitigation that might be required because of it.

Some though not all of the consultees have responded to consultation. Where a response has been received it is incorporated in to the text of this response, and response subsequently received will be forwarded separately.

### **Landscape and Visual Amenity**

The approach adopted to the Landscape and Visual impact of the proposed development is considered acceptable. We note from submitted document the comments in respect of cumulative impact and would point out that there is already a much smaller solar farm in the locality.

### **Biodiversity**

It is understood the NRW have replied directly to PEDW on this proposals. The Council's ecologist has advised as follows on some key topic areas: -

#### *Habitat*

The site consists of grassland fields, with hedgerow, small adjacent woodlands and small areas of scrub. The eastern pastures are generally drier in nature, whilst the western fields are wet, with drains and pond/pools. I walked (using PROWS) through the wetter western fields. These appear to be used for pheasant rearing, they are not actively farmed as such, with areas of cut vegetation interspersed with standing strips taller vegetation – managed, to provide cover for pheasant and a pheasant shoot. Although clearly modified the land is not intensively farmed or grazed. The western side of the site therefore supports a large area of semi-improved damp and marshy grasslands, which includes areas of marshy grassland, damp neutral grasslands and wet inundation vegetation. Because of its management and use, it has the appearance and vegetation structure of set-aside grassland habitat.

From reference to historical aerial photos, it is clear these fields were once marshy/peaty habitats that were subject to drainage and agricultural intensification at some point pre-1990. However, because intensive land management has not persisted the wetter fields are in a process reverting to forms of damp/marshy grassland habitat. The size and extent of these semi-improved fields, in close proximity to the important wetland/marshy grasslands of the Tonteg and Llantwit Fardre Marsh SINC does therefore confer a potential ecological value that it is important is not underestimated.

The lower lying area mapped by the PEA as marshy grassland, and the adjacent low lying damp to the immediate south, may support some peat-based habitat. The Landis Website which includes soil information from Cranfield Soil and Agrifood Institute maps a large area of peat surface soils in the local area that encompasses part of this area, and lowland peat bogs occur within the Llantwit Fardre Marsh SINC to the west of this site. On my visit the low lying bowl of marshy grassland next to the bypass was certainly strongly suggestive of lowland peat, and a using a bamboo cane there did appear to be some residual peaty soil content (at least in parts of the site). The deep peripheral drainage ditches dug around the northern side of the marshy grassland area and the excavated ponds within the marshy grassland could all indicate past land drainage works of a type used to drain peat bogs. Peat bogs (even much degraded bogs) are a priority habitat type and carbon store (which the Cranfield Institute soil information also highlights). Therefore, I think although certainly modified, there may be more residual ecological interest in the site's grasslands than perhaps the PEA habitat survey (which was undertaken in mid-winter 2020) may have been able to identify. In addition, I think an assessment of whether peat habitat is present also deserves assessment.

The eastern drier pastures were assessed as improved, with small areas of semi-improved grassland recorded. The grass species listed to describe these pastures do appear to indicate that they are permanent pastures. Given that the Phase I Habitat survey was undertaken in December (and that the sward was very short at that time), some species indicative of more species rich grassland would not be easily found at that time of year (e.g. bird's-foot trefoil). I think therefore it is justified to also require an updated Phase I Survey of the eastern, drier grasslands to be undertaken in the summer, with a species list and an assessment of National Vegetation Classification type of the grassland effected. MG5 neutral grassland and lowland U4 acid grassland are priority communities that do occur in permanent pastures in the local area.

As such, I think it is justified to ask for a more detailed Phase I habitat survey of the whole site, undertaken in optimal spring/summer conditions, with mapping of different grassland habitat types, species lists and descriptions. I also think we should also ask for peat assessment of the marshy grassland field mapped by the PEA and adjacent damp/wet pastures to the south of that habitat.

### *Birds*

The winter bird survey within the PEA identified some quite significant bird usage of the Site. The large flock of feeding linnets was significant as was the stock dove flock, and are indicative of the seed rich habitats of the site. Stonechat and reed bunting are also indicators of good quality habitats. I note a breeding bird survey is planned which will be interesting. On the site visit, at least two willow warblers (a much-declined species in lowland RCT) were singing in hedgerows on site and in the past I have recorded singing tree pipits from this area and a barn owl was killed nearby on the bypass. The vole rich grasslands reported in the Phase II Report are likely to attract hunting birds of prey. It will be interesting to see what bird usage of the area is recorded during the breeding season.

### *Dormouse*

Recently we have had a record of dormouse along railway line woodland just to the north of this site. That raises the possibility of dormouse use of the proposed solar farm site. While, it would appear that hedgerow retention is likely to be a design element of a future solar farm, I think we would still need to understand if dormice are using the site in order to both assess impact, and to detail ecological mitigation/enhancement, and to enable consultation with NRW regarding any potential licensing requirements. As such, I think dormouse surveying to establish if they are present in hedgerows on the site would be recommended.

### *Water Vole*

I recall discussing water vole in the pre-application meeting around Christmas time. Having read through the Phase II report I certainly do recognise that a survey for water vole 2021 didn't find any, but equally this is a large area of wet grassland, and feeding rush damage that could be indicative of water vole was recorded. In addition we have had a recent sighting from an experienced ecologist working for the Rivers Trust of a water vole on a pool in rush pasture on Llantwit Fardre Marsh. This raises the potential that despite the nil result of the 2021 survey some more assessment of water vole population is justified. I do therefore want to discuss if some further water vole assessment is required.

### *Grassland Fungi*

Short grazed permanent pastures can support rich grassland fungi communities, and as such, I would want to discuss whether grassland fungi assessment should be included.

### *Ecological Mitigation/Enhancement*

No proposed solar farm layout was submitted, but as a 40-hectare site which is affecting a large area of semi-natural habitat, I think we may need some quite detailed and robust ecological mitigation and enhancement measures. This would clearly need to be advised by the additional surveys undertaken in 2022.

## **Ground Conditions, Drainage & Flood Risk Management**

It should be noted that Dwr Cymru Welsh Water having regard to the location of their infrastructure in relation to the site have no comments to make in respect of the proposals. The applicant will no doubt be aware of the comments from NRW regarding the need for the proposals to have regard to their impact on the local aquifer. We have not received a response from flood risk management and this will be forwarded separately when received. The Coal Authority are yet to provide a substantive response in the matter though the matter was raised and addressed in the Council's earlier pre application response.

## **Cultural Heritage**

The earlier pre application advice provided by the Local Planning Authority supplemented by advice from Cadw provided a comprehensive indication of the issues that any Environmental Statement should address in terms of the likely impact of the proposals on the cultural heritage of the locality. The applicants have also indicated an intention to address the archaeological issues that might be affected by the proposed development. The approach aims to assess the impact of the proposals on the social cultural and economic levels in a comprehensive manner that is acceptable.

## **Climate Change**

The Council notes and accepts the approach adopted considering the impact of the installation of the solar farm and the potential positive impact this would have on reducing greenhouse gas emissions that would result from the proposed development. Flood risk is rightly to be assessed as an independent issue that will take into account climate change. The Council agrees with the applicants/agents conclusions in respect of extreme weather events and the potential for small system efficiency losses.

## **Cumulative Effects**

The applicant/agent outline a conventional approach to the consideration of cumulative effect from the proposed development, taking into account those under construction, consented to and submitted but not determined along with those identified under the Local Development Plan. As mentioned above, there is already a small solar farm in the locality and the cumulative effect of the proposals with that needs to be taken into account. It may also prove appropriate to consider cumulative impact with regard to the potential Twyn Hywel wind farm

I trust you will find the above helpful in progressing your deliberations on the proposed development and should you have any further concerns Please do not hesitate to contact me

Yours sincerely

Gareth Davies  
Team Leader Development Management

Rivers House  
St Mellons Business Park  
Fortran Road  
Cardiff  
CF3 0EY

Adeline Wilcox  
PCAC/PEDW  
Adeilad y Goron/ Crown Buildings,  
Parc Cathays/Cathays Park,  
Caerdydd/Cardiff,  
CF10 3NQ

07/04/2022

Annwyl Syr/Madam / Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990 THE DEVELOPMENTS OF NATIONAL SIGNIFICANCE (PROCEDURE) (WALES) ORDER 2016 TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) (WALES) (AS AMENDED) REGULATIONS 2017**

**Project Name: Maes Mawr Solar Site**

**Address: Farmland between Church Village and Treforest Industrial Est, Church Village bypass (A473), CF37 1SL**

**Proposed Development: Solar Park, Access and Ancillary Development.**

Thank you for consulting us on the request for a Scoping Opinion in relation to the above development, which we received on 17 March 2022.

We have reviewed the Environmental Impact Assessment (EIA) Scoping Report, reference JPW1546 A, dated March 2022, by RPS. Our comments are as follows:

**Ecology**

The Environmental Statement (ES) should include a description of all the existing natural resources and wildlife interests within and in the vicinity of the proposed development, together with a detailed assessment of the likely impacts and significance of those impacts.

**Key Habitats**

Any habitat surveys should accord with the NCC Phase 1 survey guidelines (NCC (1990) Handbook for Phase 1 habitat survey. NCC, Peterborough). We advise that Phase 1 surveys are undertaken and completed during the summer to ensure the best chance of identifying the habitats present.



## **Protected Species**

### Sites Surveys

We advise the site is subject to assessment to determine the likelihood of protected species being present in the area and likely to be affected by the proposals. Targeted species surveys should be undertaken for all species scoped in and be undertaken by qualified, experienced and where necessary, licensed ecologist in compliance with current best practice guidelines. In the event that the surveys deviate from published guidance, or there are good reasons for deviation, full justification for this should be included within the ES.

Whilst we largely concur with the EIA Scoping Report regarding the protected species to be scoped in/out, we offer the following comments regarding bats and dormice.

### Bats

If any trees require felling or pruning to accommodate the proposals, then we advise that they are scoped into the ES and are subject surveys to assess their potential to support roosting bats. Any deemed to have potential to support roosting bats should be subject to climbed, endoscope surveys to further assess potential roost features for the presence of bats.

### Dormice

If the proposals will result in the removal of potential dormouse habitat (Eg. sections of hedgerow) to accommodate the proposed development, then we advise that dormice are scoped into the ES.

### Birds

The scoping report recommends a breeding birds survey, and we agree with this – a minimum of four visits plus we recommend a crepuscular/nocturnal survey for e.g. barn owl and woodcock.

The scoping report appears not to include further work on wintering birds. The scoping report refers to Appendix 3 but this does not seem to have been provided with this consultation. Appendix 2 suggests a single survey was conducted (2.3 Winter Bird Scoping Survey, Page 4), which seems to be contrary to the survey effort described in the scoping report. As Appendix 3 has not been provided we have not been able to assess the impacts on wintering birds and therefore recommend they remain scoped in at this stage.

### Impact Assessment

Should protected species be found during the surveys, information must be provided identifying the species specific impacts in the short, medium and long term together with any mitigation and compensation measures proposed to offset the impacts identified.

We advise that ES considers significance (both alone and in combination) and where applicable conservation status. In respect of conservation status, we advise consideration be given to current conservation status (CCS), and demonstration of no likely detriment to maintenance of favourable conservation status (FCS) during construction operation and decommissioning phases of the scheme.

Where proposals implicate protected species which are also notified features of designated sites (Eg. SAC, SSSI), we advise that the ES considers the impacts on those species from both perspectives.

We advise that the ES sets out how the long-term site security of any mitigation or compensation will be assured, including management and monitoring information and long term financial and management responsibility. Where the potential for significant impacts on protected species is identified, we advocate that a Conservation Plan is prepared for the relevant species and included as an Annex to the ES.

### European Protected Species Licensing

Where a European Protected Species is identified and the development proposal will contravene the legal protection they are afforded, a licence should be sought from NRW.

The ES must include consideration of the requirements for a licence and set out how the works will satisfy the three requirements as set out in the Conservation of Habitats and Species Regulations 2017 (as amended). One of these requires that the development authorised will 'not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status (FCS) in their natural range'. These requirements are also translated into planning policy through Planning Policy Wales (PPW) February 2021, section 6.4.22 and 6.4.23 and Technical Advice Note (TAN) 5, Nature Conservation and Planning (September 2009).

### **Local Biodiversity Interests**

We recommend that the developer consults the local authority Ecologist on the scope of the work to ensure that regional and local biodiversity issues are adequately considered, particularly those habitats and species listed in the relevant Local Biodiversity Action Plan, and that are considered important for the conservation of biological diversity in Wales.

There is no mention of grassland fungi within the grassland communities and some of the semi improved and wetter grassland fields could support waxcaps and other grassland fungi. Grassland fungi are an important part of native grassland communities and can be easily destroyed by inappropriate grassland management.

NRW would expect the developer to contact other relevant people/organisations for biological information/records relevant to the site and its surrounds. These include the relevant Local Records Centre and any local ecological interest groups (Eg. bat groups, mammal groups).

We advise that the development incorporates robust green infrastructure that will remain unlit to allow protected species to continue to inhabit the site and move through it. It is vital that the design of the development avoids narrow green infrastructure corridors through it and avoids breaks in those corridors.

## **Securing Biodiversity Enhancement**

We advise that, in accordance with the Environment (Wales) Act 2016 and Planning Policy Wales, the application demonstrates how it can deliver biodiversity enhancements and thus contribute to promoting ecological resilience. This is reaffirmed in the Welsh Government letter of 23/10/19 to all Chief Planning Officers.

## **Topics - Scoped out**

We note that Water, Soil and Land have been scoped out of the ES. We note the proposal to prepare a Flood Consequences Assessment and a Drainage Strategy to support the application.

We consider that the planning application should consider the potential impacts of the proposal on groundwater in the underlying Secondary A Aquifer and the associated springs (“Issues”) and spring supported surface water features, of which there are several in the vicinity of the site. Potential impacts of the development on both groundwater (and surface water) quality and quantity should be considered.

The planning application should provide a detailed description and consideration of water features on and near the site, especially springs and spring supported streams and ponds / wetlands, which are locally important features for drainage, soil moisture control, ecology, plant/tree support etc.

Although the site may be considered benign with respect to the lack of legacy contamination as it is greenfield, aspects of ground conditions such as depth to groundwater will need to be understood to develop effective drainage management for the site.

The proposed development should:

- maintain the current recharge characteristics of the site so that there is no reduction to the quantitative status (flow characteristics) of the groundwater body
- maintain any current groundwater baseflow contributions from the proposed development site
- ensure that any operational drainage system maintains the natural drainage dynamics as much as possible

With regards to Soil (for example organic matter, erosion, compaction, sealing) we advise the planning application should consider the construction methodology and how erosion, compaction and sealing of soil will be avoided / mitigated during construction.

We consider that the potential exists that during construction soils may become compressed due to the construction of haul roads and the use of heavy machinery. This may be further compounded by the installation methods used to install the ground bearing structures used to support the solar panels and the operational drainage system/SuDs that will be required for the scheme.

In addition, we request confirmation that the solar panels do not have the potential to act as sources of leachable quantities of PFAS (Per- and polyfluoroalkyl substances) that may enter the environment over time through 'wear and tear'/interaction with weather elements as PFAS may be used in the manufacture of solar panels.

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

Yn gywir / Yours faithfully

**Claire McCorkindale**

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

**From:** South East Planning

**Sent:** 29 April 2022 13:56

**To:** PEDW – Seilwaith / Infrastructure

**Subject:** DNS 3282038 - Maes Mawr Solar Farm (Scoping) (DNS) (V2) - NRW Response

NRW:01164855

Dear Addy

Further your email of 19 April, we have looked at Appendix 3 and note that it contains surveys undertaken for Great Crested Newts, Water Vole and Otter. No over-wintering bird surveys are included therein. Therefore, our comments that over wintering birds should remain scoped in at this stage remain unchanged.

If you have any queries please do not hesitate to contact me.

Kind Regards  
Claire McCorkindale

Tîm Cynllunio Datblygu / Development Planning Team  
Cyfoeth Naturiol Cymru / Natural Resources Wales

**Yn falch o arwain y ffordd at ddyfodol gwell i Gymru trwy reoli'r amgylchedd ac adnoddau naturiol yn gynaliadwy / Proud to be leading the way to a better future for Wales by managing the environment and natural resources sustainably.**

**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.**

Adeline Wilcox  
Planning Officer  
PEDW

Eich cyfeirnod  
Your reference

DNS/3282038

Ein cyfeirnod  
Our reference

Dyddiad  
Date

21 Apr. 22

Llinell uniongyrchol  
Direct line

Ebost  
Email:

Dear Adeline,

**PROPOSED DEVELOPMENT:** Maes Mawr Solar

**LOCATION:** Farmland between Church Village and Treforest Industrial Est, Church Village bypass (A473), CF37 1SL

Thank you for your letter of 17 March asking for Cadw's view on the scope of the Environmental Impact Assessment (EIA) for the proposed development described above.

Cadw, as the Welsh Government's historic environment service, has assessed the characteristics of this proposed development and its location within the historic environment. In particular, the likely impact on designated or registered historic assets of national importance. In assessing if the likely impact of the development is significant Cadw has considered the extent to which the proposals affect those nationally important historic assets that form the historic environment, including scheduled ancient monuments, listed buildings, registered historic parks, gardens and landscapes.

These views are provided without prejudice to the Welsh Government's consideration of the matter, should it come before it formally for determination.

### Advice

This advice is given in response to scoping opinion as to the contents of an Environmental Impact Assessment (EIA) that will be submitted in support of an application for a solar farm at Maesmawr, Upper Boat. The application will be determined following the Developments of National Significance (Procedure) (Wales) Order 2016.

The scoping request is accompanied by a scoping report produced by RPS. Chapter 7: Cultural Heritage of this report includes the advice we have previously given to the

applicants, noting the presence of the designated historic assets identified in Annex A that are located inside 5km of the proposed development and the need for the impact of the proposed solar farm on their settings to be fully considered.

The applicants are now proposing to carry out two assessments, one an archaeological desk-top assessment and the other a built heritage study, before combining the results of the two reports into a chapter in the Environmental Statement. We do not object to this proposal and the methodology and standards proposed for each assessment are appropriate. Both assessments will need to consider the impact of the proposed solar farm on the settings of the designated historic assets following the Welsh Government guidance given in the document "The Setting of Historic Assets in Wales". It is expected that a stage 1 assessment should be carried out for all of the above designated heritage assets, which will determine the need, if necessary, for stages 2 to 4 to be carried out for specific heritage assets. The results of the stage 1 assessment should be included as an appendix in the Environmental Statement, in order to evidence that the possible impact on the setting of the designated historic assets has been fully considered.

Yours sincerely

Jenna Arnold  
Diogelu a Pholisi/ Protection and Policy

## Annex A

### Scheduled Monuments

GM002 Caerphilly Castle  
GM015 Pontypridd Bridge  
GM030 Cae-yr-Arfau Burial Chamber  
GM064 Tomen y Clawdd  
GM065 Rhiw Season Caerau  
GM107 Five Round Barrows on Garth Hill  
GM180 Llwynda-Ddu Camp  
GM206 Castell Coch  
GM219 Lle'r Gaer  
GM256 Morganstown Castle Mound  
GM267 Pen-y-Coedcae Roman Camp  
GM302 Carneddi Llwydion  
GM335 The Pottery, Nantgarw  
GM406 Tarren Deusant Sculptured Rock & Spring  
GM452 Cross Ridge Dyke & Earthwork on Cefn Eglwysilan  
GM454 Caerffili Mountain Shaft Mounds  
GM456 Cross Ridge Dyke & Cairn on Twyn Hywel  
GM457 Newbridge Beam Engine  
GM462 Garnedd Lwyd  
GM463 Two Round Cairns on the Bryn  
GM503 Caerphilly Iron Furnace  
GM507 Y Garreg Siglo Bardic Complex  
GM510 Ring Cairn and Two Standing Stones on Coedpenmaen Common

### Registered Parks and Gardens:

PGW(Gm)3(RCT) Pontypridd: Ynysangharad Park  
PGW(Gm)6(CDF) Craig y Parc (grade II\*)

### Listed Buildings:

13490 ,29 Graig-yr-Helfa Road,Glyntaff,,MID GLAMORGAN II  
13491 ,30 Graig-yr-Helfa Road,Glyntaff,,MID GLAMORGAN II  
13492 Glyntaff Round House II  
13493 ,32 Graig-yr-Helfa Road,Glyntaff,,MID GLAMORGAN II  
13497 Pontypridd Bridge I  
13498 Church of St Ilan II  
13499 Pant-y-gored including attached byre range to right II  
13500 Former Salem Chapel II  
13503 Castellau House II\*  
13504 ,161-2,Broadway,Treforest,Pontypridd,MID GLAMORGAN,CF37 1BH II  
13506 Former Casting House and Workshop at Treforest Tinsplate Works II\*  
13507 Workshop NW of Tinning House at Treforest Tinsplate Works II\*  
13508 Former Tinning House at Treforest Tinsplate Works II\*  
13509 Former Smithy at Treforest Tinsplate Works II\*  
13510 Former Rolling Mill at Treforest Tinsplate Works II\*  
13517 Castell-y-mynach II\*  
13520 The Pontypridd Museum (formerly Tabernacle Baptist Chapel) II  
13521 Telephone Call-box II  
13522 ,4-8,Church Street,Pontypridd,Pontypridd,MID GLAMORGAN,CF37 2TH II  
13523 Old Market Hall II  
13524 The Criterion Public House II  
13525 Pontypridd Railway Station Main Platform including buildings and canopy II  
13526 Railway Bridge beneath Pontypridd Railway Station II  
13527 Rhondda Branch Junction Signal Box II  
13528 Market Chambers II  
13529 Eglwys Gymraeg Sardis (Sardis Chapel) II  
13530 Merlin Hotel II  
13532 Municipal Buildings II\*  
13534 Telephone Call-box II



13535 Former Mission Hall II  
13537 Cwm Coke Works Northern Cooling Tower II\*  
13538 Cwm Coke Works Southern Cooling Tower II\*  
13557 Hendredenny Hall II  
13558 Watford Fach Farmhouse with adjoining former barn II  
13573 Groeswen Chapel II\*  
13577 Telephone Call-Box II  
13644 Castell Coch I  
13862 Bethel Calvinistic Methodist Chapel II  
13912 Gelynis Farmhouse and attached cottage and stable II\*  
13914 Ivy House Farmhouse II  
13915 Church of St Michael and All Angels II  
13916 ,4,Merthyr Road,Tongwynlais,Cardiff,SOUTH GLAMORGAN, II  
13930 Hermon Calvinistic Methodist Chapel II  
13932 Rhiwbina Farmhouse II  
13951 Nos 1-5 Wyndham Street (consec)II  
18805 St David's Presbyterian Church and Hall II  
18806 Eglwysbach Surgery (formerly Capel Goffa)II  
20819 Duffryn Ffrwd Manor II  
21376 Wesley Methodist Church II  
21379 Farm Range with Bee-boles at Beddau Farmhouse II  
21380 Watford Chapel II  
21382 Plas Watford II  
21734 Monument to William Williams ('Caledfryn') II  
21735 Monument to Evan Jones ('Ieuan Gwynedd') II  
21736 Monument to Thomas James Thomas and others II  
21737 Thomas family monument II  
21956 Lych Gate at the church of St Ilan, Eglwysilan II  
21957 Tomb of William Edwards in the churchyard of St Ilan, Eglwysilan II\*  
21958 Memorial to Annie Lawrence in the churchyard of St Ilan, Eglwysilan II  
21959 Senghenydd War Memorial II  
21960 Parc Mawr, with attached stable and barn II  
22814 Church of St Catwg II  
22815 Lychgate at church of St Catwg II  
22816 Craig-y-parc House II\*  
22817 Loggia at Craig-y-parc and attached terrace walls and steps II\*  
22818 Garden terrace and steps at Craig-y-parc II\*  
22819 Walls and gatepiers to courtyard entrance at Craig-y-parc II  
22820 Lodge at Craig-y-parc II  
22821 Horeb Presbyterian Church including attached hall to right II  
22822 Bethlehem Capel yr Annibynwyr II  
22823 Ynys Bridge II  
22825 Gwaelod-y-garth School II  
22826 Former Penuel Chapel II  
22827 The King's Arms Public House II  
22828 Creigiau Church Hall II  
22829 Parc-y-Justice II  
22830 U-plan farm ranges to SE of Parc-y-Justice II  
22831 Barn at Pant-y-gored II  
22855 Gelynis Farm-range II  
23233 Railway Viaduct over River Taff (partly in Llantwit Fardre community) II  
23234 Nantgarw House II  
23235 Ardwell Cottage II  
23236 ,2,Alfred's Terrace,Taffs Well,Pontypridd,, II  
23237 ,3,Alfred's Terrace,Taffs Well,Pontypridd,, II  
23238 ,4,Alfred's Terrace,Taffs Well,Pontypridd,, II  
23239 ,5,Alfred's Terrace,Taffs Well,Pontypridd,, II  
23240 ,6,Alfred's Terrace,Taffs Well,Pontypridd,, II  
23241 ,7,Alfred's Terrace,Taffs Well,Pontypridd,, II  
23242 ,8,Alfred's Terrace,Taffs Well,Pontypridd,, II  
23243 ,9,Alfred's Terrace,Taffs Well,Pontypridd,, II  
23244 ,10,Alfred's Terrace,Taffs Well,Pontypridd,, II

23245 ,11,Alfred's Terrace,Taffs Well,Pontypridd,, II  
 23246 The Well House II  
 23247 Bwlch y Maen II  
 23523 Parish Hall II  
 23944 Church of St Michael and All Angels II\*  
 23948 Castellau Congregational Chapel II  
 23949 Gates, piers, boundary walls and bridge at Castellau Congregational Chapel II  
 23950 Wall with bee boles at Tondrugwaer II  
 23953 Ysgol Gyfun Bryn Celynnog II  
 24398 Ynys Bridge (partly in Pentyrch community) II  
 24399 Nos 6-8 Wyndham Street (consec)II  
 24400 ,6,Merthyr Road,Tongwynlais,Cardiff,, II  
 24401 ,8,Merthyr Road,Tongwynlais,Cardiff,, II  
 24402 ,10,Merthyr Road,Tongwynlais,Cardiff,, II  
 24403 ,12,Merthyr Road,Tongwynlais,Cardiff,, II  
 24404 ,14,Merthyr Road,Tongwynlais,Cardiff,, II  
 24405 ,16,Merthyr Road,Tongwynlais,Cardiff,, II  
 24406 ,18,Merthyr Road,Tongwynlais,Cardiff,, II  
 24407 ,20,Merthyr Road,Tongwynlais,Cardiff,, II  
 24408 ,22,Merthyr Road,Tongwynlais,Cardiff,, II  
 24841 Memorial to Evan and James James at Ynysangharad Park II\*  
 24842 Drinking Fountain II  
 24843 National Westminster Bank II  
 24844 Pontypridd United Church including attached second hall II  
 24845 Taff Vale Railway Viaduct over Mill Street including masonry weir II\*  
 24846 Muni Arts Centre II  
 24847 ,10,Market Street,Pontypridd,Pontypridd,,CF37 2STII  
 24848 White Bridge (also known as Berw Bridge) II\*  
 24849 Taff Vale Railway Viaduct over River Taff II  
 24850 Railway Viaduct over River Rhonddall  
 24851 Market Tavern Hotel II  
 24852 Pontypridd Register Office II  
 24855 Newbridge Chainworks Canal Basin on the Glamorganshire Canal II  
 24856 Bridge over Glamorganshire Canal W of Newbridge Chainworks basin II  
 24857 Lock Chambers 31 & 32 with attached walls, Glamorganshire Canal II  
 24858 Welch Regimental War Memorial II  
 24859 St Catherine's Church Parish RoomsII  
 24860 Church of St Catherine II\*  
 24861 Memorial to Richard Crawshay in churchyard of Church of St MaryII  
 24862 Gates and gate piers to Church of St Mary II  
 24863 Church of St Mary II  
 24864 Glamorgan Centre for Art & DesignII  
 24869 Castle Bridge II  
 24870 Crawshay Obelisk SW of Castle Bridge II  
 24874 Coed y Lan Comprehensive Lower School, including rear science block and gymnasium II  
 24876 Bethany Baptist Church II  
 24877 Libanus Welsh Baptist Church II  
 24878 Church of St Dyfrig II  
 24879 St Dyfrig's Church Hall II  
 24880 St Dyfrig's Presbytery II  
 24881 Forest House, University of Glamorgan II  
 24882 Leat Retaining Wall at Treforest Tinplate Works II\*  
 24883 Rhydyfelin War Memorial II  
 24884 Honeywell Power Tools Testing Division II  
 24885 Treforest Textile Printers II  
 24886 Pig Sty at Berthlwyd Farm II  
 24887 ,48,Pentrebach Road,Pentrebach,Pontypridd,,CF37 4BW II  
 24888 Railway Bridge over Sardis Road II  
 24889 Railway Bridge over Graig-yr-Hesg Road, including integral stone drainage channel II  
 24890 Memorial to John Thomas (Ieuan Ddu) in churchyard of Church of St Mary II  
 24891 Lido at Ynysangharad Park II

24892	,7,Church Street,Pontypridd,Pontypridd,,CF37 2TH	II
24893	,8,Church Street,Pontypridd,Pontypridd,,CF37 2TH	II
24894	,9,Church Street,Pontypridd,Pontypridd,,CF37 2TH	II
24895	,10,Church Street,Pontypridd,Pontypridd,,CF37 2TH	II
24896	The Arcade	II
24897	Le Crazy Croissant	II
24898	La Chop	II
24899	Pets Corner	II
24900	,163,Broadway,Treforest,Pontypridd,,CF37 1BH	II
24901	,164,Broadway,Treforest,Pontypridd,,CF37 1BH	II
24902	,165,Broadway,Treforest,Pontypridd,,CF37 1BH	II
24903	,166,Broadway,Treforest,Pontypridd,,CF37 1BH	II
24904	,167,Broadway,Treforest,Pontypridd,,CF37 1BH	II
24905	,168,Broadway,Treforest,Pontypridd,,CF37 1BH	II
24906	,169,Broadway,Treforest,Pontypridd,,CF37 1BH	II
24907	,170,Broadway,Treforest,Pontypridd,,CF37 1BH	II
24908	,171,Broadway,Treforest,Pontypridd,,CF37 1BH	II
24909	,172-3,Broadway,Treforest,Pontypridd,,CF37 1BH	II
24910	,174-5,Broadway,Treforest,Pontypridd,,CF37 1BH	II
24911	,176,Broadway,Treforest,Pontypridd,,CF37 1BH	II
24912	Machine Bridge (also known as Pont y Doctor)	II*
24913	Lloyds TSB Bank, Market Square branch	II
24914	Mr Snooker's Club (formerly Cecil Cinema)	II
25541	Church of St Illtyd	II
80670	Treforest Tinplate Works Feeder Sluice and Weir	II



The Coal  
Authority



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For the Attention of: Ms A Wilcox – Planning Officer

**[By Email: [PEDW.Infrastructure@gov.wales](mailto:PEDW.Infrastructure@gov.wales)]**

21<sup>st</sup> April 2022

Dear Ms Wilcox

**RE: DNS/3282038 - Maes Mawr Solar Farm**

**Town and Country Planning Act 1990 The Developments of National Significance (Procedure) (Wales) Order 2016 Town and Country Planning (Environmental Impact Assessment)(Wales) (As Amended) Regulations 2017; Farmland Between Church Village and Treforest Industrial Est, Church Village Bypass, (A473), CF37 1SL**

Thank you for your notification of 17th March 2022 seeking the views of The Coal Authority on the above.

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

Our records indicate that there are four mine entries within, or within 20m of the site boundary. The site is also in an area of recorded and likely unrecorded coal workings at shallow depth. These features may pose a potential risk to surface stability and public safety.

The Coal Authority's records indicate that surface coal resource is present on the site, although this should not be taken to imply that mineral extraction would be economically viable, technically feasible or environmentally acceptable. As you will be

aware those authorities with responsibility for minerals planning and safeguarding will have identified where they consider minerals of national importance are present in your area and related policy considerations. As part of the planning decision making process consideration should be given to such advice in respect of the indicated surface coal resource.

It is noted that this is a request for our comments in respect of a Scoping Opinion. The submission is supported by an EIA Scoping Report, dated March 2022 and prepared by RPS. A Coal Mining and Mineral Assessment, dated 24<sup>th</sup> February 2022 and prepared by RPS, is included at Appendix 5 of this report. This report concludes that in areas where heavily loaded or enclosed structures are proposed, specifically in the location of the recorded mine entries further investigatory works are required. In light of these comments, and notwithstanding our advice in respect of the pre-application consultation we commented on, the inclusion of this report within the Scoping document is welcomed and we consider that its recommendations are appropriate.

The Coal Authority is of the opinion that building over the top of, or in close proximity to, mine entries should be avoided wherever possible, even after they have been capped, in line with our adopted policy:

<https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

Please do not hesitate to contact me if you would like to discuss this matter further.

Yours sincerely

*Melanie Lindsley*

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

**Development Team Leader (Planning)**

#### General Information for the Applicant

Under the Coal Industry Act 1994 any intrusive activities, including initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of The Coal Authority, since such activities can have serious public health and safety implications. Failure to obtain permission will result in trespass, with the potential for court action. In the event that you are proposing to undertake such work in the Forest of Dean local authority area our permission may not be required; it is recommended that you check with us prior to commencing any works. Application

forms for Coal Authority permission and further guidance can be obtained from The Coal Authority's website at: [www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property](http://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property)

#### Disclaimer

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

**From:** Keoghane, Robert  
**Sent:** 28 March 2022 12:03  
**To:** Wilcox, Adeline (ENSR - PEDW)  
**Subject:** Maes Mawr Solar Farm

Good Morning,

South Wales Fire and Rescue Service have looked at the application and agree with the application. Further comment will be made at full planning application stage.

Best regards,

Rob Keoghane

Robert Keoghane BA (Hons)

Rheolwr Gwylfa

Diogelwch Tân i Fusnesau

Robert Keoghane BA (Hons)

Watch Manager

Business Fire Safety



**INVESTORS IN PEOPLE™**  
We invest in people Gold  
Rydym yn buddsoddi mewn pobl Aur

**INVESTORS IN PEOPLE®**  
We invest in wellbeing Silver  
Rydym yn buddsoddi mewn llesiant Arian



**From:** Jones, Richard (EST - Transport)

**Sent:** 30 March 2022 16:20

**To:** PEDW – Seilwaith / Infrastructure

**Cc:** McBride, Niall (ESNR - Transport - Network Management) LGC Development Control (South)

**Subject:** RE: DNS 3282038 - Maes Mawr Solar Farm EIA Scoping Consultation

FAO PEDW,

The Welsh Government as strategic highway authority for the A470 does not object to the application and would accept point 4.19 of the scoping document that states details of transportation can be provided as part of a detailed Construction Traffic Management Plan / further technical notes.

It is envisaged that the proposal is unlikely to be material to trunk road highway operations given the nature of location and access at the grade separated junction at Upper Boat although we look forward to the finer details at a later stage.

Yours faithfully,

Richard Jones

**Peiriannydd Ffyrdd / Route Engineer**

Is-adran Rheoli'r Rhwydwaith - Network Management Division

Trafnidiaeth / Transport

Llywodraeth Cymru / Welsh Government

Parc Cathays / Cathays Park

Caerdydd / Cardiff