

GRO/P21-2998

21 December 2023

Chris Sweet  
Infrastructure Consenting Manager  
DNS Casework Team  
PEDW  
Welsh Government  
Cathays Park  
CARDIFF  
CF10 3NQ

Dear Mr Sweet

**TOWN AND COUNTRY PLANNING ACT 1990  
THE DEVELOPMENT OF NATIONAL SIGNIFICANCE (WALES) REGULATIONS 2016  
APPLICATION REF: DNS-CAS-01900-V0J7C7  
APPLICATION BY: TAIYO POWER & STORAGE LIMITED  
SITE: LAND FRONTING THE A484 AND SWANSEA ROAD (B4560) AT GOWERTON,  
SWANSEA**

On behalf of Taiyo Power & Storage Limited, I hereby submit an application for planning permission for a Development of National Significance for the construction, operation, management and subsequent decommissioning of a co-located solar farm and battery storage facility on land fronting the A484 and Swansea Road (B4560) at Gowerton, Swansea.

The application proposal relates to the construction, operation, maintenance and decommissioning of a renewable energy scheme. The main elements of the development will be the installation of a ground mounted solar park with a design capacity of 44MW (megawatts).

By virtue of its potential generating capacity, this Non-EIA<sup>1</sup> project constitutes a Development of National Significance ["DNS"]. Therefore, instead of applying to the Local Planning Authority for Planning Permission, the application is made to the Welsh Government for determination.

**Planning Application Documents**

The application submission has been issued electronically to PEDW via its shared drive platform. The application submission comprises: –

- **Covering Letter (this letter)**

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<sup>1</sup> On 17 August 2022, PEDW released its Screening Direction, directing that the proposed development is not EIA-Development within the meaning of the EIA Regulations

First Floor, South Wing, Equinox North, Great Park Road, Almondsbury, Bristol, BS32 4QL  
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Offices throughout the UK.

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales.  
Registered Office: 33 Sheep Street, Cirencester, Gloucestershire, GL7 1RQ

**Expertly Done.**

DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE



- **Application Form**
- **Planning Application Drawings**, prepared by Taiyo Power & Storage Limited and ICP Success Connections: –

<u>Drawing No</u>	<u>Rev</u>	<u>Drawing title</u>
PSC 100 002	9	Site Location Plan
PSC 100 001	13	Proposed Layout Plan
PSC 100 102	13	Proposed Site Layout Sheet 01 (Scale 1:500)
PSC 100 103	13	Proposed Site Layout Sheet 02 (Scale 1:500)
PSC 100 104	13	Proposed Site Layout Sheet 03 (Scale 1:500)
PSC 100 105	13	Proposed Site Layout Sheet 04 (Scale 1:500)
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PSC 100 123	13	Proposed Site Layout Sheet 22 (Scale 1:500)
PSC 100 123	13	Proposed Site Layout Sheet 23 (Scale 1:500)
PSC 100 017	3	PV Array Details 3 Modules Vertical
PSC 100 019	0	Fence and CCTV Detail
PSC 100 020	0	Gate Detail
PSC 100 016	1	Site Road Cross Section
SC PJ 55 02-150-23	B	Overall Cable Route Plan
SC PJ 55 02-150-24	B	Cable Route Plan Sheet – 01 of 05
SC PJ 55 02-150-25	B	Cable Route Plan Sheet – 02 of 05
SC PJ 55 02-150-26	B	Cable Route Plan Sheet – 03 of 05
SC PJ 55 02-150-32	B	Cable Route Plan Sheet – 04 of 05
SC PJ 55 02-150-33	B	Cable Route Plan Sheet – 05 of 05
LOA1002-212	0	Spare Parts Container Details
SC PJ 55 02-150-29	1	WPD Tower Plan & Elevation
SC PJ 55 02-150-07	6	Proposed Site Plan (BESS & Substation)
SC PJ 55 02-150-07	0	AET Plan & Elevation



SC PJ 55 02-150-08	0	Auxilliary Transformer Plan & Elevation
SC PJ 55 02-150-09	0	Battery Container Plan & Elevation
SC PJ 55 02-150-10	0	BCP Plan & Elevation
SC PJ 55 02-150-11	0	Lighting Column Plan and Elevation
SC PJ 55 02-150-12	0	Client Substation Plan & Elevations
SC PJ 55 02-150-13	0	Grid Transformer Plan & Elevation
SC PJ 55 02-150-14	0	NER Plan & Elevation
SC PJ 55 02-150-15	0	NG Substation Plans & Elevation
SC PJ 55 02-150-16	0	PCS Plan & Elevation
SC PJ 55 02-150-17	0	Transformer & Inverter Plan & Elevation
SC PJ 55 02-150-18	4	Proposed Site Levels
SC PJ 55 02-150-19	4	Proposed Site Sections
SC PJ 55 02-150-20	2	BOP & 132kV Compound Fencing Details
SC PJ 55 02-150-22	4	Site Elevation
SC PJ 55 02-150-31	3	132kV Cable Route Trench Sections
SC PJ 55 02-150-27	5	132kV Cable Option 2
SC PJ 55 02-150-28	A	Proposed Trench Sections
17_230655_03	A	New Sealing Ends and Surge Arresters (NG proposed tower works north)
17_220550_04	A	132kv feasibility WCD for tower UU20A (NG proposed tower works south)

- **Design and Access Statement**, prepared by Pegasus Group
- **Planning Statement**, prepared by Pegasus Group
- **Collaborative Benefits Report**, prepared by Taiyo Power & Storage Limited
- **Consultation Report & Appendices**, prepared by Pegasus Group
- **Sequential Site Selection Report**, prepared by Taiyo Power & Storage Limited
- **Economic Benefits Statement**, prepared by Pegasus Group
- **Landscape and Visual Impact Assessment**, prepared by Pegasus Group
- **Landscape Planting Plan**, prepared by Pegasus Group
- **Flood Consequence Assessment**, prepared by Pegasus Group
- **Surface Water Drainage Strategy**, prepared by Pegasus Group
- **Construction Traffic Management Plan**, prepared by Pegasus Group
- **Outline Construction Environmental Management Plan**, coordinated by Pegasus Group



- **Ecological Appraisal**, prepared by Devon Wildlife Consultants
- **Outline Landscape Ecological Management Plan** is appended to the Ecological Appraisal
- **Confidential Badger Report**, prepared by Devon Wildlife Consultants
- **Habitat Regulations Assessment – No Significant Effects Report**, prepared by Devon Wildlife Consultants
- **Heritage Desk-Based Assessment**, prepared by Pegasus Group
- **Geophysical Survey Report**, undertaken by Magnitude Surveys
- **Archaeological Field Evaluation**, prepared by Archaeology Wales
- **Archaeological Field Surveys Overview Report**, prepared by Heritage Archaeology
- **Arboricultural Impact Assessment**, prepared by Barton Hyett
- **Agricultural Considerations Report**, prepared by Kernon Countryside Consultants
- **Outline Soil Management Plan** is appended to the Agricultural Considerations Report
- **Phase 1 Geoenvironmental Report and Coal Mining Risk Assessment**, prepared by Hydrogeo
- **Noise Assessment**, prepared by Ion Acoustics
- **Glint and Glare Study**, prepared by Pager Power

Other regulatory documents submitted with the Planning Application Submission comprise: –

- **A copy of the notice acceptance issued by PEDW**
- **A copy of the negative screening Direction issued by PEDW**

The supporting technical documents confirm that the selected site is appropriate in that it can accommodate the proposed development. The application proposal is considered to be acceptable within the open countryside as it represents agricultural diversification. The benefits of the development are multiple:

- It would provide a valuable contribution with regards to provision of decentralised renewable energy for the south west region of Wales without the use of best and most versatile agricultural land.



- The solar power element of the proposed development would generate clean renewable energy for the equivalent of over 11,500 homes a year. The anticipated CO2 displacement is 18,000 tonnes per annum.
- The development would contribute towards energy security and the BESS would provide significant resilience to the local grid network to support growth of additional intermittent renewables and avoid future brownouts and blackouts.
- It would deliver significant ecological enhancements, habitat creation and biodiversity net gain, and this would be managed and maintained during the lifetime of the proposed development.
- The proposals are likely to meet the requirements for on-site biodiversity net gain, with a predicted gain of at least 26.25%, including restoration of priority habitat. It is furthermore considered that the creation of habitat corridor linkages and the restoration of grassland to priority habitat standard, with benefits to wildlife associated with these habitats, will provide ecological benefit additional to that indicated by the calculations.
- The development would occupy low quality agricultural land. The site is not best and most versatile agricultural land and this has been agreed in consultation with the Welsh Government.
- The proposed management of the land under solar PV panels will improve soil health, such as increasing soil organic matter, and hence soil organic carbon, increasing soil biodiversity, and improving soil structure. By increasing soil health, soil biodiversity and soil organic carbon, solar farms present an ideal setting for significant biodiversity net gain, by increasing the soil microbial, mycorrhizal and invertebrate populations. The proposal would assist in the transition from artificial to the use of green fertilisers.
- The tenant farmer would continue to farm land located to the south of Afon Llan. The farm shop would remain in-situ and the tenant has already been provided with alternative land by the estate with the support of the applicant.
- The application proposal represents an efficient use of land that was formerly used for shallow depth coal mining activities.
- Development is temporary and would be decommissioned and removed from site after 40 years.
- As part of the applicant's intention to maximise benefits to the community, the applicant is proposing and promoting community shared ownership of part of the scheme.



- Economic benefits would be secured in terms of construction and less so operational management of the application proposal. The application proposal will provide employment and business opportunities for component suppliers / installers and those involved in grid connection, transport and logistics. Where possible, local businesses will be contracted for relevant parts of the scope of works over the period of construction, operation and maintenance. There will be additional induced impacts during the construction period with any incoming construction workers (engineers, project managers etc) spending their wages at a local level (restaurants, retail stores etc) and using local accommodation.
- There are considered to be no significant adverse impacts on internationally or nationally statutory designated sites for nature conservation.

The temporary and reversible nature of the proposed development, together with the measures that are to be taken to enhance and encourage the ecological diversity of the application site will ensure that in the long term the application site can not only be restored to its current use but will also have been improved. The wider environmental benefits and sustainability credentials associated with the increased production of energy from renewable sources represents a significant case in favour of the development proposals. This Statement demonstrates that the application proposal accords with the relevant design policies set out in Future Wales, namely Policies 17 and 18.

A paper copy of the application submission has also been dispatched to PEDW and the Local Planning Authority. The Application Index is provided at **Enclosure 1**. Due to inadequate space within the application from, a full list of names and addresses at which notice was served is provided at Enclosure 2 – this list should not be made publicly available.

Payment to PEDW has already been made on the 15 December 2023 (Invoice number 1800111517).

I trust the application meets the DNS validation standards and I look forward to receiving confirmation within the statutory 28 days timeframe from receipt of this submission.

Please let me know if you require any further information.

Yours sincerely

Gareth Roberts  
Director  
e-mail: [Gareth.roberts@pegasusgroup.co.uk](mailto:Gareth.roberts@pegasusgroup.co.uk)

Enc.



**ENCLOSURE 1**

<b>Parc Solar Caenewydd Application Index</b>		
<b>Planning application Submission</b>		
<b>Drawing Number</b>	<b>Drawing Revision Number</b>	<b>Drawing/Document</b>
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<b>Document No</b>	<b>Issue</b>	<b>Title</b>
DOC 01	SUBMISSION	APPLICATION FORM
DOC 02	SUBMISSION	COVERING LETTER
DOC 03	SUBMISSION	DESIGN AND ACCESS STATEMENT
DOC 04	SUBMISSION	PLANNING STATEMENT
DOC 05	SUBMISSION	CONSULTATION REPORT
DOC 06	SUBMISSION	CONSULTATION REPORT APPENDICES
DOC 07	SUBMISSION	COLLABORATIVE BENEFITS REPORT
DOC 08	SUBMISSION	SEQUENTIAL SITE SELECTION REPORT
DOC 09	SUBMISSION	ECONOMIC BENEFITS STATEMENT
DOC 10	SUBMISSION	LANDSCAPE AND VISUAL IMPACT ASSESSMENT
DOC 11	SUBMISSION	LANDSCAPE STRATEGY
DOC 12	SUBMISSION	FLOOD CONSEQUENCE ASSESSMENT
DOC 13	SUBMISSION	SURFACE WATER DRAINAGE STRATEGY
DOC 14	SUBMISSION	CONSTRUCTION TRAFFIC MANAGEMENT PLAN
DOC 15	SUBMISSION	OUTLINE CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN
DOC 16	SUBMISSION	ECOLOGICAL APPRAISAL
DOC 17	SUBMISSION	CONFIDENTIAL BADGER REPORT
DOC 18	SUBMISSION	HABITAT REGULATIONS ASSESSMENT – NO SIGNIFICANT EFFECTS REPORT





DOC 19	SUBMISSION	HERITAGE DESK-BASED ASSESSMENT
DOC 20	SUBMISSION	GEOPHYSICAL SURVEY REPORT
DOC 21	SUBMISSION	ARCHAEOLOGICAL FIELD EVALUATION
DOC 22	SUBMISSION	ARCHAEOLOGICAL FIELD SURVEYS BACKGROUND STATEMENT
DOC 23	SUBMISSION	ARBORICULTURAL IMPACT ASSESSMENT
DOC 24	SUBMISSION	AGRICULTURAL CONSIDERATIONS
DOC 25	SUBMISSION	PHASE 1 GEOENVIRONMENTAL REPORT AND COAL MINING RISK ASSESSMENT
DOC 26	SUBMISSION	NOISE ASSESSMENT
DOC 27	SUBMISSION	SOLAR PHOTOVOLTAIC GLINT AND GLARE STUDY



## ENCLOSURE 2

### CERTIFICATE OF OWNERSHIP & APPLICANT SITE OWNERSHIP DETAILS - CONTINUATION SHEET TO APPLICATION FORM

CERTIFICATE OF OWNERSHIP – CERTIFICATE B Notice Under Article 16 (1)(a)

I certify that the applicant (or the agent) has given the requisite notice to everyone else who, on the day

21 days before the date of this application, is known to the applicant as an owner (owner is a person with

a freehold interest or leasehold interest with at least 7 years left to run) or tenant (see the guidance) of

any part of the land to which the application relates, as listed below:

Name	Date the notice was served
Penllergaer Estates Limited and Parcmawr Investments Limited	21 December 2023
Persimmon Homes (Wales) Ltd	21 December 2023
Ian David Jones	21 December 2023
City & County of Swansea	21 December 2023
Sharon Jones	21 December 2023
The Tree Surgeons Limited	21 December 2023
Timothy Mark Evans	21 December 2023

Addresses at which notices were served: -

Name	Address at which notices were served
Penllergaer Estates Limited and Parcmawr Investments Limited	Penllergaer Estates Limited and Parcmawr Investments Limited, Druslyn House, De La Beche Street, Swansea, SA1 3HH
Persimmon Homes (Wales) Ltd	Persimmon House, Fulford, York YO19 4FE
Ian David Jones	c/o Kathryn Perkins, Edward Perkins Chartered Surveyors, St John House, Salutation Square, Haverfordwest, Pembrokeshire, SA61 2LG
Sharon Jones	c/o Kathryn Perkins, Edward Perkins Chartered Surveyors, St John House, Salutation Square, Haverfordwest, Pembrokeshire, SA61 2LG
City & County of Swansea	Civic Centre, Oystermouth Road, Swansea, SA1 3SN
The Tree Surgeons Limited	c/o Executors of the Estate for Philip Henry Robert Andrews, FAO Mr Joel Evans, Devonalds Solicitors, The Old Surgery, Horeb Street, Treorchy, CF42 6RU
Timothy Mark Evans	Keeper's Lodge Farm, Ystrad Road, Fforestfach, Swansea, SA5 4NQ