



3 April/Ebrill 2025

Dear Sir/Madam, Anwyl Syr/Fadam

You are summoned to attend a **MULTI-LOCATION MEETING** of the **PLANNING AND ENVIRONMENT COMMITTEE TO BE HELD ON WEDNESDAY 9 APRIL 2025 AT 6.30 PM.**

The meeting will be held remotely, using Microsoft Teams and physically for those who wish to attend the Council Chamber. Councillors have been provided with a link to attend the meeting. If any member of the public wishes to attend the meeting remotely, please contact the Clerk of the Council (by e-mail or telephone) at least 24 hours before the meeting.

Members of the public have the right to ask questions at Council meetings and to speak in Welsh or English, provided that at least 3 working days' notice in writing of the question has been provided to the Clerk. The agenda for the meeting is set out below and relevant papers are attached.

Gofynnir drwy hyn i chi fynychu **PWYLLGOR CYNLLUNIO A'R AMGYLCHEDD**, yn Rhith Gyfarfod am **6.30 PM, DYDD MERCHER 9 EBRILL 2025.**

Cynhelir y cyfarfod o bell ar Microsoft Teams ac yn gorfforol ar gyfer y rhai sy'n dymuno mynychu Siambr y Cyngor. Mae cynghorwyr wedi derbyn dolen i fynychu'r cyfarfod. Os yw unrhyw aelod o'r cyhoedd yn dymuno mynychu'r cyfarfod o bell, cysylltwch â Chlerc y Cyngor (trwy e-bost neu dros y ffôn) o leiaf 24 awr cyn y cyfarfod.

Mae gan aelodau o'r cyhoedd yr hawl i ofyn cwestiynau yng nghyfarfodydd y Cyngor, mae gan aelodau o'r cyhoedd hefyd yr hawl i siarad yn y Gymraeg neu'r Saesneg, cyn belled ag y rhoddir tri diwrnod o rybudd ysgrifenedig o'r cwestiwn i'r Clerc. Mae agenda'r cyfarfod wedi'i nodi isod ac mae papurau perthnasol ynghlwm.

Yours faithfully/Yr eiddoch yn gywir

Lisa McMail

Lisa McMail
CLERK TO THE COUNCIL/ CLERC I'R CYNGOR

AGENDA

1. **Recording of Meeting**
To approve recording of meeting.
2. **Apologies for Absence**
To receive apologies for absence.
3. **Declarations of Interest**
Members to declare any interests in any items on Agenda.
4. **Planning Applications**
To receive and consider planning applications on which the Community Council is being consulted (attached: page(s) 1 – 2)
5. **Planning Determinations**
To receive information on planning applications which have already been determined for January 2025 (attached: page(s) 3 – 5)
6. **Planning Applications: Plenary Powers**
To note observations on planning applications which have already been submitted between meetings (attached: page(s) 6 – 7)
7. **Biodiversity Sub-Committee – 3 April 2025**
To receive a verbal update on the Biodiversity Sub-Committee meeting.
8. **Noticeboards, Bins and Benches**
To receive an update report on noticeboards, bins and benches (attached: page(s) 8 – 10)
9. **Abertillery Wind Farm**
To note the amended determination period date (attached: page(s) 11 – 17)
10. **Mynydd Maen Wind Farm Proposal**
To note the commencement date for the formal consultation period (attached: page(s) 18 – 19)
11. **Committee Budget**
To inform the Committee of the budget within its remit for 2024/25 (attached: page(s) 20)

To: Councillors: Jon James (Chair), Allan Peploe (Vice-Chair), Nick Byrne, Lynda Clarkson, John Cox, Anne Gunter, Lisa Jones, Richard Overton, Jools Rogers, Nick Simons, and ex-officio Chair of Council (Caroline Price) and Leader of Council (Gaynor James)

AGENDA ITEM 4

Planning and Environment Committee

Wednesday 9th April 2025

Planning Applications to commented on

- | 1 | <i>Plan Number</i> | <i>District reference</i> | <i>Site reference</i> | <i>Other reference</i> |
|---|--------------------|---------------------------|---|------------------------|
| | 25/P/0099 | Trevethin | Ysgol Gymraeg Gwynllyw, Folly Road, Trevethin | |

PROPOSAL: Installation of 2 steel cabins/containers to form Big Bocs Bwyd.

- | 2 | <i>Plan Number</i> | <i>District reference</i> | <i>Site reference</i> | <i>Other reference</i> |
|---|--------------------|---------------------------|--|------------------------|
| | 25/P/0148 | Pontypool | Woodview Court, Coedcae Place, Pontypool | |

Proposed replacement of flat roof with mono-pitch roof.

- | 3 | <i>Plan Number</i> | <i>District reference</i> | <i>Site reference</i> | <i>Other reference</i> |
|---|--------------------|---------------------------|---|------------------------|
| | 25/P/0161 | Brynwern | 24 - 41 Albion Road, Pontypool, Torfaen | |

PROPOSAL: Replacement of flat roof with low mono pitch lightweight metal roof.

- | 4 | <i>Plan Number</i> | <i>District reference</i> | <i>Site reference</i> | <i>Other reference</i> |
|---|--------------------|---------------------------|---|------------------------|
| | 25/P/0180 | Pontnewynydd | 14 Buller Street, Pontnewynydd, Pontypool | |

Proposed replacement of existing single storey rear extension forming a kitchen and bathroom.

- | 5 | <i>Plan Number</i> | <i>District reference</i> | <i>Site reference</i> | <i>Other reference</i> |
|---|--------------------|---------------------------|-------------------------------------|------------------------|
| | 25/P/0185 | Abersychan and Cwmavon | Sunnyview, Lewis Street, Abersychan | |

Loft conversion with dormer.

6	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0192	Griffithstown East	The Greenway Club, Greenway Driver, Griffithstown	

PROPOSAL: Discharge of condition 4 (Construction Environmental Management Plan by Cardo Group) relating to planning permission 23/P/0582/FUL demolition of existing Greenway Social Club, and proposed development of 12 affordable dwellings, sustainable drainage, car parking, landscaping and associated works.

7	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0203	New Inn Upper	2 Coed Camlas, New Inn, Pontypool	

PROPOSAL: Erection of 1.5m high fencing.

8	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0209	Aberyschan and Cwmavon	Woodview, Stoney Road, Garndiffaith	

PROPOSAL: Create terrace area from first floor dining room over existing outbuilding with privacy screen and guarding.

AGENDA ITEM 5

Planning and Environment Committee

Wednesday 9th April 2025

Planning Determinations

1	Plan Number	District reference	Site reference	Other reference
	23/P/0084	Brynwern	Glanwern House, Bryngwyn Road, Pontypool	

PROPOSAL: Fell and replace 6no. trees protected by TPO 194.

Comment 31/03/23
This Council has no observations.

Decision 28/03/25
Approved.

2	Plan Number	District reference	Site reference	Other reference
	23/P/0615	Abersychan and Cwmavon	The British, Talywain, Pontypool	

PROPOSAL: Works to redirect the Blaengafog stream Castle Wood watercourse south of Farm Road and the creation of a pond to store water, allowing a more controlled discharge of surface waters from the site into the existing culvert network. Associated remediation and landscaping works and repair/refurbishment works to the existing culvert.

Comment 10/12/24
This Council has no observations.

Decision 28/03/25
Approved.

3	Plan Number	District reference	Site reference	Other reference
	24/P/0776	Brynwern	24 - 41 Albion Road, Pontypool, Torfaen	

PROPOSAL: Non Material Amendment to application 24/P/0322/FUL – alter roof design from hipped to mono-pitched.

Comment 03/02/25
This Council has no observations.

Decision 28/03/25
Withdrawn.

4	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0007	Pontypool	115 Hillside Drive, Cwmfields, Pontypool	

PROPOSAL: Replacement single storey rear extension.

Comment 09/01/25
This Council has no observations.

Decision 28/03/25
Approved.

5	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0012	Brynwern	Woodview Court, Coedcae Place, Pontypool	

**PROPOSAL: Non Material Amendment to planning application
23/P/0637/FUL - alter roof design from hipped to mono-pitched.**

Comment 03/02/25
This Council has no observations.

Decision 28/03/25
Withdrawn.

6	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0063	New Inn Upper	Omega 250, Mamhilad Park Estate, Mamhilad	

**Proposed single storey rear extension to existing industrial
building.**

Comment 13/02/25
This Council has no observations.

Decision 28/03/25
Approved.

7	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0074	Snatchwood	Duffryn Hedd, School Road, Pentwyn	

**Proposed single storey side extension with disabled access.
Proposed new entrance porch. Proposed raised rear patio area
for level access and internal alterations for disabled facilities.**

Comment 26/02/25
This Council has no observations.

Decision 28/03/25
Approved.

8	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0106	Pontypool	Tesco, Lower Bridge Street, Pontypool	

PROPOSAL: Crown lift of 1 Bird Cherry tree by up to 3.5m.

Comment 17/03/25
This Council has no observations.

Decision 28/03/25
Not to make a TPO.

AGENDA ITEM 6

Planning and Environment Committee

Wednesday 9th April 2025

Plenary Powers

- | 1 | <i>Plan Number</i> | <i>District reference</i> | <i>Site reference</i> | <i>Other reference</i> |
|---|--------------------|---------------------------|--|------------------------|
| | 24/P/0681 | New Inn Lower | Fir Tree Farm, Sluvad Road,
New Inn | |

PROPOSAL: Retention of new access driveway for existing dwelling.

This Council has no observations.

- | 2 | <i>Plan Number</i> | <i>District reference</i> | <i>Site reference</i> | <i>Other reference</i> |
|---|--------------------|---------------------------|--|------------------------|
| | 25/P/0060 | Pontnewynydd | All Saints Methodist Church,
Hanbury Road | |

PROPOSAL: Variation of condition 2 (approved plans) to change scale and location of single storey extension and removal of condition 6 (written scheme of investigation) of application 21/P/0410/FUL for conversion of former church to dwelling and associated works.

This Council has no observations.

- | 3 | <i>Plan Number</i> | <i>District reference</i> | <i>Site reference</i> | <i>Other reference</i> |
|---|--------------------|---------------------------|--|------------------------|
| | 25/P/0076 | Abersychan and
Cwmavon | One Stop Shop Stores, 18 Broad
Street, Abersychan | |

Proposed installation of T&Cs clip frame for ATM and replacement of vinyl on existing fascia sign and window vinyls with aluminium composite panels, laminated images and window manifestation.

This Council has no observations.

- | 4 | <i>Plan Number</i> | <i>District reference</i> | <i>Site reference</i> | <i>Other reference</i> |
|---|--------------------|----------------------------|---------------------------------------|------------------------|
| | 25/P/0100 | Garndiffaith and
Varteg | 21 & 22 Stanley Road,
Garndiffaith | |

Proposed erection of 2no. Dwellings.

This Council has no observations.

5	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0116	Pontypool	31 Mynydd View, Cwmfields, Pontypool	

PROPOSAL: Formation of 2 No car parking spaces plus electric car charging point to front garden of existing house.

This Council has no observations.

6	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0117	Wainfelin	Wayside, Penywain Lane, Wainfelin	

PROPOSAL: Removal of detached single garage, part two-storey part single-story front, side and rear extension to create replacement integral garage & additional living space. Extended parking area, and associated extension of front entrance steps & veranda.

This Council has no observations.

7	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0131	Sebastopol East	4 Lansdowne, Sebastopol, Pontypool	

PROPOSAL: Two storey side extension, rear single extension and front porch.

This Council has no observations.

8	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0166	Pontypool	9A Osborne Road, Pontypool, Torfaen	

PROPOSAL: Retrospective Consent for a Roller Shutter.

This Council has no observations.

Planning and Environment Committee

Wednesday 9th April 2025

Noticeboards, Bins & Benches Update

AGENDA

ITEM 8

1.0 Purpose of report

- 1.1 To update members on the status and current commitments of noticeboards, bins and benches for financial year 2024-25 and to consider any new requests for financial year 2025-26.

2.0 Noticeboards

- 2.1 Status of current noticeboard works in respect of financial year 2024-25:

Ref.	Request	Ward	Location & Detail	Committee Current Situation / Updates	
				April	March-25
6	New Board	Cwmynscoy / Lisa Jones	Cwmynscoy, Hillside Drive	Job Complete	eta from SS, emailed LP 13/03.
14	New Board	New Inn Lower / JM & RO	Berry's Corner, New Inn	Job Complete	COMPLETE 18/03. PS - ETA wk commencing 17th March. - PO3539 £210 for slabs in front of noticeboard.
7	New Board	Trevethin / JH / SM	Trevethin	Awaiting confirmation of job completion.	Now week commencing 24th March. PS - ETA Wk commencing 17th March. PO3538 sent to Property Services. Awaiting eta

- 2.2 To be noted.

3.0 Bins

- 3.1 Status of current Bins works in respect of financial year 2024-25:

Ref.	Request	Ward	Location & Detail	Committee Current Situation / Updates	
				April	March 25
10	Maintenance or Replacement	Sebastapol East / Nathan warren	Doggy Bin - Outside Sebastapol Park (minute 73/12th June)	Job Complete	14/03 email from LP JOB COMPLETE
9	New Bin	Griffithstown East/ Anne Gunter	Grassed area opp 13 East View, Griff, NP4 5DW	Awaiting update from Streetscene with email from AG.	19/03 suggestion rcv'd, emailed LP@ SS for agreement. 13/03 emailed AG for update. 13/02 AG mtg with Headteacher to discuss options on suitable location.
3	Replacement	New Inn Lower / Jonathan Martin / Richard Overton	St Marys Church	RO to send pics	13/03 emailed RO for images of proposed site. Awaiting update from RO
16	New	Lisa Jones	Pontymoile Basin	26/03 Emailed TLJ at Bridge 46 to Five Locks: to see if happy with suggested locations.	Emailed TLJ 27/03. CD to discuss suggestion made by CW with TLJ. 13/03 emailed Chris for update. Chris Wyatt email 13/02.
20	Replacement	Wainfelin / Jon James	Opposite George Street School	Awaiting update from Streetscene.	13/03 emailed LP Streetscene for update. Emailed LP 13/02 with image of bin to see if happy to replace.

22	Replacement	Sebastapol / Allan Peploe	between Cwrdd Walk and Cwrdd Close on the left hand side near the electric sub station	Awaiting update from Streetscene.	13/03 emailed LP Streetscene with new query. New request from Cllr AP. Emailed LP to see if Streetscene are happy to replace 13/02.
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3.2 To be noted.

4.0 Benches

4.1 Status of current benches works in respect of financial year 2024-25:

Ref.	Request	Ward	Location & Detail	Committee Current Situation / Updates	
				April	March 25
1	Replacement Bench	Sebastopol East / Nathan Warren	Bridge 49 - On the canal between the Open Hearth Pub and Kemys Street Bridge - 51°41'02.1"N 3°01'23.7"W (location's a bit of a guess as it can't be seen on Street View). PIC ON FILE	Emailed Hannah 26/03 to see if installed. Notify TCBC for inspection.	ETA 20/03. 13/03 Emailed Hannah C at CRT for update on bench installation. Confirmation of Delivery & TCBC H&S Inspected.
11	Replacement Bench	Sebastopol West / Allan Peploe	Maple Road South, Sebastopol	Awaiting update from Streetscene.	13/03 emailed LP Streetscene for update.
21	New Bench	Abersychand and Cwmavon / Bob and Jules Rogers	Llanerch Memorial Bench	Consider replacing from 2024-25 budget as ref 2. was budgeted from 2023-24 F/Y. Therefore budget remains in 2024-25 F/Y.	Postponing for Financial year 2025/6.

4.2 To consider approving ref. 21 Replacement of the Llanerch Memorial bench from financial year 2024-25 as ref. 2 Sebastopol Crescent/Wern Rd was accounted for in financial year 2023-24, therefore budget remains within 2024-25 f/y for one bench replacement.

4.3 To be noted.

5.0 Financial Year 2025-26

5.1 To consider any requests in respect of financial year 2025-26:

Ref.	Request	Ward	Location & Detail	Committee Current Situation / Updates	
15	Replacement Noticeboard	New Inn Upper - /Nic Jones	Outside Panteg Cemetery	F/Y 2025-26: New Request for replacement notice board.	Postponing for Financial year 2025/6.
18	New Noticeboard	Snatchwood - Caroline Price	Middle of Snatchwood - by the bus shelter	F/Y 2025-26: New Request for notice board.	Postponing for Financial year 2025/6.
23	Replacement Bin	Snatchwood - Caroline Price	On the Promenade in Pentwyn	F/Y 2025-26: New request for replacement bin.	New Request for April Mtg.

24	New Bin	Snatchwood - Caroline Price	Entrance to Pentwyn Lane	F/Y 2025-26: New request for NEW bin .	New Request for April Mtg.
17	New Bench	Lisa Jones	Canal - Pontypool stretch	F/Y 2025-26: New request for a new bench on the canal.	Postponing for Financial year 2025/6.

5.2 Noticeboards costs are £1,841.20 plus installation costs of between £100 and £270.

5.3 To consider the request for a replacement noticeboard outside Panteg Cemetery in New Inn (ref 15).

5.4 To consider the request for a new noticeboard in Snatchwood ward (ref 18).

5.5 TCBC have informed us of a new price for new bins, the price has decreased from £424 to £362 while they are trying a new supplier.

5.6 To consider the request for a replacement bin in Pentwyn, Snatchwood ward (ref 23).

5.7 To consider the request for a new bin at the entrance to Pentwyn Lane in Snatchwood (ref 24).

5.8 To consider the request for a new bench on the Pontypool stretch of the canal/basin (ref 17).

6.0 Budget

6.1 All requests for financial year 2024-25 are within the budget.

6.2 The new financial year 2025-26 provides the following:

£2000	Bins
£2000	Noticeboards
£3000	Benches

7.0 Recommended:

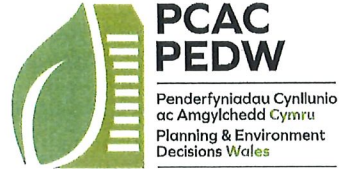
7.1 that the report be noted.

7.2 that a decision be made in respect of the requests listed in 3. 4. and 5 above.

Cath Drew
Projects Officer, April 2025

AGENDA ITEM 9

Adellad y Goron,
Parc Cathays, Caerdydd,
CF10 3NQ



Crown Buildings,
Cathays Park,
Cardiff, CF10 3NQ

Ein Cyf / Our Ref: 3278009

Ffôn / tel: 0300 123 1590
Ebost / email: PEDW.infrastructure@gov.wales

Dyddiad / Date: 13/03/2025

RWE Renewables UK Swindon Ltd, trwy asiant/ via agent

Cyngor Bwrdeistref Sirol Blaenau Gwent/ Blaenau Gwent County Borough Council

Cyngor Bwrdeistref Sirol Torfaen/ Torfaen County Borough Council

Cyfoeth Naturiol Cymru/ Natural Resources Wales

CADW

Heneb

Yr Is-adran Pridd, Mawndiroedd a Chynllunio Defnydd Tir Amaethyddol, Llywodraeth

Cymru/ Soil, Peatland & Agricultural Land Use Planning Division, Welsh Government

Swyddfa Diogelu NATS/ NATS Safeguarding Office

Ymgyrch Diogelu Cymru Wledig/ Campaign for the Protection of Rural Wales

**Cymdeithasau Cominwyr, Cominwyr a'u Hasiantiaid/ Commoners' Associations,
Commoners and their Agents Interested parties**

(gan ebost / via e-mail)

Annwyl Syr / Madam | Dear Sir / Madam

**** English Text follows the Welsh text, see page 08 onwards****

Rydym yn croesawu gohebiaeth Gymraeg. Cewch ateb Cymraeg i bob gohebiaeth
Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome correspondence in Welsh. Correspondence received in Welsh will be
answered in Welsh and corresponding in Welsh will not involve any delay.

Town and Country Planning Act 1990 (as amended) ('the 1990 Act') The Developments of National Significance (Wales) Regulations 2016 (as amended) ('the DNS Regulations')
Town and Country Planning, Wales, The Development of National Significance (Wales) (Amendment) Regulations 2024
The Developments of National Significance (Procedure) (Wales) Order 2016 (as amended) ('the DNS Procedure Order')

Application by: RWE Renewables

Site address: Upland moorland located between Abertillery to the West and Abersychan to the East, approximately 1.5km North-East of Abertillery.
Proposed development: Up to six turbines and associated infrastructure including transformers, foundations, crane pads and laydown / storage areas.

The appointed Inspector, Iwan Lloyd BA(Hons) BTP MRTPI, have asked me to contact you regarding this Development of National Significance (DNS) examination. This communication constitutes official notification of important matters related to this examination. Please read the following information in its entirety. If anything is unclear, please contact us. This letter should be treated as:

- 1. Notice under Section 62L(5) of the Town and Country Planning Act 1990 (as amended) of suspension of the determination period**
- 2. A formal request for 'further information' under Regulation 24 of the EIA Regulations and under Regulation 15(2) of the DNS Regulations for further information from the applicant**
- 3. Notice under Section 62L(5) of the Town and Country Planning Act 1990 (as amended) of suspension of the determination period**

In line with the published Guidance on the DNS process, PEDW considers it appropriate to suspend the determination of the application for to allow time for the submission of additional information as explained in point 2 below.

The determination period for this application is therefore suspended by a period of 6 weeks, i.e. the determination period will resume on 24/04/2025. Depending on the response received it is likely that a further suspension period will be required which will include time for a publicity and consultation period in respect of additional information.

Formal request for further information under Regulation 24 of the EIA Regulations and under Regulation 15(2) of the DNS Regulations from the applicant (see Annex A)

The Inspector notes that the applicant does not intend to submit further information at this stage or intend to vary the application. However, the applicant is willing to consider a request from the Inspector for further information and provide a timetable

for submission.

After reviewing the information submitted thus far, the Inspector has determined that further information is required from the applicant. The required information is described in Annex A to this letter and must be submitted within 4 weeks, i.e. no later than **10/04/2025**. The Inspector may also seek further information at a later date if deemed necessary.

The further information submitted will be made available on the following link:
<https://planningcasework.service.gov.wales/> - Search DNS/3278009

Some of the information sought of the applicant will include 'further information' to the Environmental Statement and which is required to inform the hearing sessions detailed in Annex A of the letter dated 24 February 2025.

Unless the Inspector later agrees to vary the specified 4 weeks to submit the requested information, or the suspension period is extended to allow for the preparation and submission of Further Information, we will carry out the necessary publicity on receipt of the requested information which will provide other parties with an opportunity to comment on its content over a period of 6 Weeks. All representations will be published to the Planning Casework Portal website.

Other matters

Please note that the letter of 24 February 2025, setting out the procedure by which this examination will proceed, remains valid.

Yours sincerely,

Donna Pryce

Donna Pryce
Casework Officer.

Annex A

Formal request under Regulation 15(2) for further information from RWE Renewables UK Swindon Ltd

To be submitted no later than **10/04/2025**. The applicant should respond to the following:

Access and transportation

1. Consider the request for additional information from the Welsh Government Highway Authority in relation to trial runs and the suggested alternative route. Provide the information/drawing of the access junction including provision for safe refuge for cyclists/pedestrians' users as requested by the local highway authorities responsible for the road junction.

Heritage assets

1. CADW indicate that the applicant's assessment has not considered the effect of the proposed turbines in current views of scheduled monuments where the inter-relationship between these assets is important.
2. CADW identify scheduled monuments MM200, MM222, MM223, MM227, MM293, MM295, MM296, MM297 and MM357 have not been fully assessed.
3. CADW identify that the cumulative effects of individual sites have not been fully assessed in relation to their contribution to the World Heritage Site.
4. In view of these observations the Inspector requires the applicant to provide this additional assessment.
5. If, however, the applicant does not agree, the applicant can set out its rebuttal to these matters including any other information in relation to heritage.
6. Provide an explanation of the applicant's approach to the issue of archaeology in relation to trial trenching of unknown features (as required by Glamorgan Gwent Archaeological Trust) and the potential conflicting requirement to conserve and leave undisturbed the peatland resource.

Landscape and visual impact and cumulative impacts

1. The applicant should consider whether to provide additional viewpoints from the National Park Authority Area and the Wye Valley Area of Outstanding Natural Beauty.
2. The applicant should consider whether it intends to provide additional viewpoints as requested by other Council's that have responded voluntarily to the application.
3. The applicant should consider whether it provides a rebuttal to the weight attributed to identified viewpoints, landscape designations and cumulative effects, together with the weight that should be attributed to the special qualities of the National Park.

Peatlands

1. The applicant should consider whether it intends to provide an explanation for the absence of mitigation for the access track over peat soils associated with turbine six. In the alternative, consider whether mitigation is to be provided, and the measures and delivery associated with it.
2. The applicant should provide details how micro-siting of up to 50m can be secured over areas of peat soil of increased depth than that presently envisaged for the location of turbine six. The applicant should consider whether this constitutes a potential conflict would need to be addressed by considering alternative solutions by agreement with the main parties and statutory consultees and in line with the revised draft conditions.
3. The applicant should provide information whether excavated peat soils can be successfully conserved over the project's timeframe to an equal value and the measures that may be secured to deliver it.
4. The applicant should consider whether it provides a rebuttal to the points raised by Natural Resources Wales (NRW).
5. Consider providing the information requested from the Welsh Government Soil Policy and Agricultural Land Use Planning Unit in relation to the stated NVC habitat affected and the detailed scheme for decommissioning or provide a rebuttal to the points raised.

Water quality

1. The applicant should provide details of the lagoons (if they are to be provided) and their impact on all aspects of the environment explained, together with ecological measures that maybe needed to mitigate its effects. Restoration of the landform and avoidance of peatland should be explained to understand the impact.

Ecology

1. The Blaenau Gwent County Borough Council Local Impact Report (LIR) County Ecologist refers to several concerns in relation to protected species, habitat and cumulative effects including the potential connection to the grid. This relates to paragraphs 8.89 - 8.145. The applicant should liaise with the Council's Ecologist to reach an understanding of the effects and requirement for information or provide a rebuttal to the points raised.

Air Traffic Control RADAR systems

1. The applicant should address the technical objection from NATS Safeguarding Office. The applicant should liaise with NATS to establish whether the objection can be overcome or reasonably mitigated.

Noise

1. The operational noise report Volume 3 Appendix 12.2 indicates that there is a possibility that if all the proposed wind farm developments in the area were granted the total ETSU-R-97 Noise Limit could be exceeded. Now that Land to the West of Abertillery (Mynydd Carn-y-Cefn) DNS/3270299 has been granted permission would the predicted cumulative assessment require to be revised in the light of the noise limits set out in that planning permission detailed in Appendix 1 – Noise Limits of the decision.
2. If so, what assurances can be given that the total ETSU-R-97 Noise Limit can be met.
3. The site specific noise limit (SSNL) has been set so that it does not exceed 35 dB(A) daytime or background plus 5 dB, and nighttime limits at 43 dB(A), clarification is needed to establish whether these limits can be met individually and cumulatively having regard to the approved Carn-y-Cefn and Llanhilleth schemes and in line with the suggested conditions set out in the Local Impact Reports.
4. The report indicates that Blaen Melyn Farm is financially involved a point disputed by the representation. Clarification is sought on the matter.
5. The report indicates that cumulative noise immission levels meet the ETSU standard except for Noise Assessment Location (NAL) 11 – Hillside. The report indicates that any exceedance is not attributed to the proposal, and the proposal is not contributing to any increase in cumulative noise. The information was based on values set prior to the grant of permission at Carn-y-Cefn. Clarification is sought whether the assessment reflects the changed status and still meets the total ETSU noise limit or the SSNL.
6. If any exceedance is attributable to NAL 11 from the proposal following re-evaluation of the above what mitigation is considered.
7. Clarification is sought over the apportionment of the noise limit in relation to the identified schemes based on the energy being produced.
8. The Carn-y-Cefn scheme is set to last for a shorter duration than this proposal. In the years following decommissioning of that scheme would the proposal increase noise emissions respectively to receptors or would the proposal be compliant with the total ETSU standard. Please explain your findings in relation to this matter.

Common land

1. The applicant is invited to respond on all eight points outlined in the hearing session on Common Land.
2. Clarification is sought on paragraph 3.2 of the Section 106 Heads of Terms in relation to whether it meets the tests of entering into a planning obligation, whether it is within the remit of a planning obligation in relation to separate legislation under the Commons Act, the deliverability of the planning obligation at the point of decommissioning, the parties involved in such an agreement at that time and the robustness and enforceability of the terms of agreement.

Land stability

1. The applicant is invited to comment on the concerns raised regarding land stability, toppling of the wind turbines and the fire risk posed by the battery storage units.

Other matters

1. A number of other matters have been raised by objectors to the scheme. If there are matters that the applicant considers have not been fully addressed in its submitted documents, it is invited to respond in order that it may inform the Inspector's assessment.

Conditions and planning obligation

1. The LIRs include several suggested conditions. NRW and other statutory consultees have presented suggested conditions. These should inform a schedule to be produced by the applicant. Such a list should include reasons for each condition and reference to relevant development plan policies of the respective Council and National development plan policies.

A response to the above should be provided within the stipulated 4-week period. For those matters where a substantive response cannot be prepared within such a timescale, the applicant should confirm whether it would wish to provide additional information, outline its envisaged content and the timeframe for its submission. This will inform the Inspector consideration of the best way to proceed with the application, including whether to allow the submission of additional work and if so to determine the length of any further suspension period.



RES

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Pontypool community Council

By email only

pontypool@pontypoolcc.gov.uk

1 April 2025

Dear Pontypool community Council,

RE: Mynydd Maen Wind Farm Proposal

I am writing to let you know that our planning application for the 13-turbine Mynydd Maen Wind Farm, located approximately 1km west of Cwmbran and 2km east of Newbridge in south Wales, has now been validated by Planning and Environment Decisions Wales (PEDW). The formal 5-week consultation period will commence on **14 April 2025**.

Mynydd Maen Wind Farm, which lies within a Pre-Assessed Area for Wind Energy identified in Future Wales: The National Plan 2040, would make a valuable contribution to the Welsh Government's targets for Wales to meet the equivalent of 100% of its annual electricity demand from renewable sources by 2035 and to achieve net zero by 2050. If consented the wind farm would be capable of providing clean, low-cost electricity to around 55,000 homes. Furthermore, the wind farm could save over 2.7 million tonnes of carbon emissions over its lifetime, compared to equivalent fossil fuel generation, and is forecast to achieve carbon payback within 1.3 years.

The proposal has been through a detailed design process to ensure the wind farm would sit sensitively within the landscape, whilst avoiding areas of deeper peat and potential archaeological features. RES is grateful for the constructive feedback from the local community and stakeholders which, alongside extensive environmental and technical surveys and assessments, has helped to inform and shape the final design for the wind farm.

The wind farm would provide an important economic boost, with the project estimated to deliver £26.3m into the Welsh economy including £3.6m injected into the local area. It is also predicted to support eight FTE jobs during the operational phase as well as deliver more than £37m in business rates to Caerphilly and Torfaen County Borough Councils over its 35-year operational lifetime.

The project would also provide a tailored community benefits package to help to secure long-term economic, social and environmental benefits. This could include RES' innovative Local Electricity Discount Scheme (LEDs) which provides an annual discount on the electricity bills of properties closest to participating renewable energy projects. We are looking forward to having more detailed conversations with local stakeholders and the wider community over the coming months as the project progresses.

Electronic copies of the planning application and associated documents can be viewed and/or downloaded from the dedicated project website at www.mynyddmaen-windfarm.co.uk.

From **14 April 2025**, the application can also be viewed on the PEDW website at <https://planning.casework.service.gov.wales/> using the reference DNS/3276725.

From **14 April 2025**, a statutory 5-week consultation period will be advertised and held by PEDW to enable the public, as well as statutory consultees, to submit their comments on the proposal. These comments will then be assessed against the proposal and a determination made in due course.

If you would like further information, or have any questions, please get in touch.

Yours sincerely,



Graeme Kerr
Project Manager
E: Graeme.Kerr@res-group.com
T: +44 7789 880034

Financial Budget Comparison – Planning & Environment

Comparison between 01/04/24 and 28/02/25 inclusive. Includes due and unpaid transactions.
Excludes transactions with an invoice date prior to 01/04/24

		2024/2025	Revised	Reserve Movements	Actual Net	Balance
EXPENDITURE						
Planning & Environment Committee						
4001	Environmental Awards/Projects	£10,000.00	£10,000.00	£0.00	£10,000.00	£0.00
4005	Litter Bins / Doggy Bins	£4,000.00	£4,000.00	£0.00	£737.00	£3,263.00
4006	Community Notice Boards	£3,000.00	£3,000.00	£0.00	£169.68	£2,830.32
4015	Forest School	£4,500.00	£4,500.00	£0.00	£0.00	£4,500.00
4020	Benches	£3,000.00	£3,000.00	£0.00	£1,298.00	£1,702.00
4025	Biodiversity Projects	£5,000.00	£5,000.00	£793.99	£15,427.04	£9,633.05
4030	Poetry Trail	£1,000.00	£1,000.00	£0.00	£600.00	£400.00
4035	Environmental Quiz	£800.00	£800.00	£0.00	£494.96	£305.04
4055	Woodland Rent	£150.00	£150.00	£0.00	£135.00	£15.00
4090	Playground Equipment	£0.00	£0.00	£14,967.00	£10,996.00	£3,971.00
4100	Pontypool Regeneration	£0.00	£0.00	£16,250.00	£16,250.00	£0.00
4106	Town Improvements	£4,000.00	£4,000.00	£0.00	£4,000.00	£0.00
Total Planning & Environment Committee		£35,450.00	£35,450.00	£32,010.99	£60,107.68	£7,353.31

Bal c/fwd
at
31.03.24

Earmarked/Restricted Reserves - 2024/2025

Heading	Committee Responsible	Trfs In	Trf out	Bal c/fwd	Balance
Play Equipment	P & E		10,996.00		38,672.00
Notice Boards (purchase and installation)	P & E				4,000.00
Biodiversity	P & E	3,700.00	700.00		5,100.00
Play Equipment - Maintenance 2022 - 2027	P & E				5,000.00