



2 October/Hydref 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 8 OCTOBER 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 8 HYDREF 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

Recording of Meeting

To approve recording of meeting.

1. **Apologies for Absence**

To receive apologies for absence.

2. **Declarations of Interest**

Members to declare any interests in any items on Agenda.

3. **Biodiversity Sub-Committee**

To approve the minutes of the Biodiversity Sub-Committee held on 24 September 2025 (attached: page(s) 1 – 6)

4. **Planning Applications**

To receive and consider planning applications on which the Community Council is being consulted (attached: page(s) 7)

5. **Planning Determinations**

To receive information on planning applications which have already been determined for July and August 2025 (attached: page(s) 8 – 10)

6. **Planning Applications: Plenary Powers**

To note observations on planning applications which have already been submitted between meetings (attached: page(s) 11 – 12)

7. **Hanging Baskets**

To receive a report on the hanging baskets from Summer 2025 (attached: page(s) 13)

8. **Noticeboards, Bins and Benches**

To receive a verbal update as required.

9. **Abertillery Wind Farm Proposal**

To note the latest information regarding the above (attached: page(s) 14 – 15)

10. **Mynydd Maen Wind Farm Proposal**

To note the latest information regarding the above (attached: page(s) 16 – 28)

11. **Committee Budget**

To inform the Committee of the budget within its remit for 2025/26 (attached: page(s) 29)

12. **Biodiversity and Sustainability**

How has this meeting contributed to the Council's duty to maintain and enhance biodiversity and promote the resilience of ecosystems?

To: Councillors: Jon James (Chair), Nick Byrne (Vice-Chair), John Cox, Anne Gunter, Lisa Jones, Jonathon Martin, Richard Overton, Jools Rogers and Nick Simons. Chair of Council (Allan Peplow) and Leader of Council (Gaynor James) Ex-officio.

AGENDA ITEM 3

**MINUTES OF A MULTI-LOCATION MEETING OF THE BIODIVERSITY
SUB COMMITTEE OF PONTYPOOL COMMUNITY COUNCIL HELD ON
WEDNESDAY 24th SEPTEMBER 2025**

In attendance:

Councillor: N. Warren# (In the Chair)

and Councillors: N Byrne*, L Clarkson#, J Cox#, A Gunter*, E Hunt#, G James#, S Lang#, R Matthews#, A Peploe# B Rogers#, J Rogers#

Officers: Miriam Watts# (Projects & Events Manager taking minutes)

also attending: Hannah Cubie - Canal and River Trust#

* *Attending remotely via Microsoft Teams*

Attending physically in the Council Chamber

The meeting was recorded for minute taking purposes as agreed by Members.

Min No	Subject and Decision	Action
B15	<u>Apologies for absence</u> Apologies received from Councillor L Jones	
B16.	<u>Declarations of Interest</u> Councillors N Byrne, L Clarkson, G James, R Matthews declared a personal and non-prejudicial interest in any agenda items relating to Torfaen County Borough Council (TCBC) as they are a member of TCBC, as well as a member of Pontypool Community Council. <u>RECOMMENDED*</u> : that the declarations of interest be recorded.	KS
B17.	<u>Special Guest Hannah Cubie CRT</u> The Chair welcomed Hannah Cubie to the Sub-committee meeting. HC thanked the Chair and gave a brief overview into the previous work with PCC on the Forest School Project for Primary Schools the last two years.	

	HC and CRT are keen to support this financial year's Forest School Programme as the benefit is clear, and HC has the time/capacity earmarked to commit to this in its current format. Regarding expansion of the project 2026/2027 financial year onwards: HC's role is currently funded by the People's Postcode Lottery, which is not guaranteed. 2 additional funding applications are pending: • £20,000 for Community Activities in Pontymoile Basin and Torfaen Area via SPF • Early stages of application for larger Business Case support targeting Early years and Families. CRT are invested in supporting the area and should funding/time allow more than willing to help expand the project to younger ages and wider groups. Or advise on other contacts that can support / take on the programme when considering plans for 2026/2027 onwards. The Chair thanked Hannah for attending and expressed the collective thanks of the Council regarding the great work of the Forest School Programme and all its wonderful feedback over the last few years. <u>RECOMMENDED*:</u> - that more information is gathered on potential expansion opportunities as and when available - that a quote for the 25/26 Forest School package is provided by CRT	CD / HC
B18.	<u>Torfaen Eco Championships</u> The Projects & Events Manager shared a verbal update on progress as follows: • Cwmbran Community Council and Blaenavon Community Council are onboard with the project and confirmed match funding of £250 • The date will be Tuesday 9th June 6-8pm, part of Big Green Week • A number of prizes for winners have been gifted,	

	including from Greenmeadow Community Farm • Venues are still being explored, though likely Pontypool area as most central of the Borough. • Follow up meeting to finalise details is being rearranged. <u>RECOMMENDED*</u>: that the information be noted	
B19.	<u>Swift Box Project – Phase 2</u> The Chair updated members on as follows: Phase 1 did not result in direct swift sightings but proved worthwhile as a pilot project. LPfN are keen to fund a Phase 2. Key updates included: • Project Nestbox on board. • Project Officer developing a proposal and plan for funding • Meetings begun to scope project including collating potential sites – next meeting 1st October • LPfN funding will also provide resource packs for schools • Logo for the project has been developed to incorporate key partners – members to agree logo <u>RECOMMENDED*</u>: i. that members sign off on the project logo ii. members to email potential sites/hotspots to Project Officer regarding Swifts or House Martins	CD
B20.	<u>Gwent Wildlife Trust Project</u> Members received a verbal update on the project and partnership with key points as follows: • The actual cost of the interpretation board will be £510, to include the additional £60 Advert Consent admin fee. • LPfN are keen to partner on this, which will negate the need for a licence agreement. • Overall, project is going well and the number of group members has exceeded expectations for this	

	stage. 5 Volunteers, 8 interested youth group members 6 of whom attend every session. • Upcoming events including a Bat Walk through Pontypool Park • Annual Review is due December and will be brought to January Bio <u>RECOMMENDED*</u>: that the information be noted including the additional spend of £60 to cover the advert consent.	CD
B21.	<u>Varteg Community Woodland Project</u> Members received a summary report, as well as the full reports from external organisations: GWT Habitat Survey and Management Recommendations commissioned by the sub-committee; Stump Up For Trees Report due to shared interest in the area. The Chair gave a brief explanation on the background regarding the surveys and reports. Consensus was that more time was needed to digest details and agree next steps. Discussion was had about: • access to the site, including how it could be made more accessible • issues with top road being gated – LC informed members of ownership • concerns around “land-grabbing” • concerns around fly tipping and horse grazing • implications surrounding the term “Community Woodland” <u>RECOMMENDED*</u>: that i. Plots are registered with land registry ii. Implications sought around applying for area to be a sink, VB likely a helpful source for this. iii. Information sought on the statutory requirement for tree audits. iv. List of stakeholders drawn up to enable a meeting to be arranged in future regarding next steps v. Cllr NB to share Fly-tipping contact at TCBC	CD CD/VB CD Cllr NB

B22.	<u>Torfaen Climate and Nature Gathering</u> Members were asked to note the details of this event as follows: Friday 7th November, 9:30-2pm at the Settlement in Pontypool The purpose of the event is “Celebrating Community groups and volunteers involved in responding to the climate and nature emergency in the borough and launching Torfaen’s new Heritage Lottery funded Nature Towns and Cities project.” It is requested that a Member of the Bio Sub-Committee attend to support the Officer on the day. It will be a joint stall with Cwmbran Community Council and Blaenavon Community Council – both will be represented by a Councillor and Officer. Cllr NW is able to attend in the afternoon. Cllr RM is also able to attend. <u>RECOMMENDED*</u>: that those Cllrs interested and available to attend email the Project Officer to confirm.	CD / Cllr NW / Cllr RM
B23.	<u>Live Trees</u> Members were advised that there is a report going to Full Council directly following this meeting regarding 3 new requests for trees and a decision regarding replacing 3 deceased trees. Key updates included: • Clause regarding non-replacement of trees has been removed, however we will agree to reinstate the ground at any site where one of the trees is removed. • GMH electric work is complete, and plans in place to test the surplus fairy lights so these can be used to light the tree this winter. • The solar lights will be available again to members to use on their ward trees – batteries will be checked in advance and further research done into alternatives if issues arise. <u>RECOMMENDED*</u>: that solar lights from 2024 are tested and charged ready for councillor collection.	CD

B24.	<u>Budget</u> Members received a copy of the budget and funding commitments. It was noted that the Swift Box Annual inspection and IP Cam subscription costs would now be taken from the LPfN Swift Phase 2 project funding. Members were asked to consider any larger projects that may need funding given the likely underspend, for example fencing for the Varteg Woodland Sites. <u>RECOMMENDED*</u>: that the report be noted.	CD
B25.	<u>Biodiversity and Sustainability</u> How has this meeting included the Council's duty to maintain and enhance biodiversity and promote the resilience of ecosystems in its decisions making? <u>RECOMMENDED:</u> that i. Paperless meeting ii. Lift sharing	

* All recommendations to the Planning and Environment Committee.

Signed by Chair

AGENDA ITEM 4

Planning and Environment Committee

Wednesday 8th October 2025

Planning Applications to be commented on

- | | | | | |
|---|--------------------|---------------------------|-----------------------------------|------------------------|
| 1 | <i>Plan Number</i> | <i>District reference</i> | <i>Site reference</i> | <i>Other reference</i> |
| | 25/P/0511 | Aberyschan and Cwmavon | Café, Crown House, Station Street | |

PROPOSAL: Variation of planning condition 3 (operating hours) of planning permission 22/P/0559/FUL - to allow opening from Monday to Saturday 09:00 - 23:00, and Sundays 10:00 - 20:00.

- | | | | | |
|---|--------------------|---------------------------|----------------------------------|------------------------|
| 2 | <i>Plan Number</i> | <i>District reference</i> | <i>Site reference</i> | <i>Other reference</i> |
| | 25/P/0549 | Trevethin | Penclover, Leigh Road, Trevethin | |

PROPOSAL: Remove existing garage, and clear garden to the side of the garage to create two parking spaces. Build retaining wall, and creation of concrete hardstanding.

- | | | | | |
|---|--------------------|---------------------------|------------------------------------|------------------------|
| 3 | <i>Plan Number</i> | <i>District reference</i> | <i>Site reference</i> | <i>Other reference</i> |
| | 25/P/0576 | New Inn Lower | 2 Coed Y Felin, New Inn, Pontypool | |

30% reduction of Oak canopy.

- | | | | | |
|---|--------------------|---------------------------|---------------------------------|------------------------|
| 4 | <i>Plan Number</i> | <i>District reference</i> | <i>Site reference</i> | <i>Other reference</i> |
| | 25/P/0581 | Brynwern | 32 Brynwern, Pontypool, Torfaen | |

PROPOSAL: Single storey rear extension.

- | | | | | |
|---|--------------------|---------------------------|---|------------------------|
| 5 | <i>Plan Number</i> | <i>District reference</i> | <i>Site reference</i> | <i>Other reference</i> |
| | 25?P/0510 | Pontypool | The Courtyard, George Street, Pontypool | |

PROPOSAL: Removal of softwood windows on 5 storefronts, replaced with white UPVC.

AGENDA ITEM 5

Planning and Environment Committee

Wednesday 8th October 2025

Planning Determinations

1	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	24/P/0479	New Inn Lower	94 Festival Crescent, New Inn, Pontypool	

PROPOSAL: Retrospective application for a garage and outbuildings.

Comment 11/09/24
This Council has no observations.

Decision 29/09/25
Approved.

2	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	24/P/0735	Pontypool	Ground Floor, 2 Commercial Street, Pontypool	

PROPOSAL: Change of use of the ground floor from an A2 to A1 use class, and alterations & repairs to form 5 self contained flats on the first and second floors.

Comment 02/01/25
This Council has no observations.

Decision 29/09/25
Approved.

3	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	24/P/0736	Pontypool	Ground Floor, 2 Commercial Street, Pontypool	

PROPOSAL: Change of use of the ground floor from an A2 to A1 use class, and alterations & repairs to form 5 self contained flats on the first and second floors.

Comment 02/01/25
This Council has no observations.

Decision 29/09/25
Approved.

4	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0268	Wainfelin	Pontypool United Rugby Club, Conway Road	

PROPOSAL: Construct an outbuilding of 12 m x 5 m x 2.7 m high for the purpose of housing weight training equipment for club members to use. Proposal to include the removal of two containers and the re-siting of two other containers on the site.

Comment 02/06/25
This Council has no observations.

Decision 29/09/25
Application Withdrawn.

5	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0352	Pontypool	33 Commercial Street, Pontypool, Torfaen	

PROPOSAL: Change of use of ground floor to smart electrical showroom, change of use of 1st floor to 1 bedroom flat and beauty salon and change of use of 2nd floor to 1 bedroom flat.

Comment 19/08/25
This Council has no observations.

Decision 29/09/25
Approved.

6	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0419	Sebastopol East	Wern House, Wern Road, Sebastopol	

PROPOSAL: Crown raise of x3 Silver Birch by 4m, prune back smaller Birch to give 2m clearance from flats. Prune back Scots Pine by 2m to give clearance from adjacent dwelling, and remove all deadwood over 25mm in diameter.

Comment 21/07/25
Comment: Work on the trees should be delayed until October and the end of the nesting season.

Decision 29/09/25
Approved.

7	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0444	Abersychan and Cwmavon	Old Abersychan Library, Brynteg, Abersychan	

PROPOSAL: Change of use from a Library to 4 flats.

Comment 19/08/25
This Council has no observations.

Decision 29/09/25
Refused.

REASON(S):

- 1 The proposal would result in harmful overlooking and loss of privacy to neighbouring properties located to the west and south of the site. As such, there would be a loss of residential amenity contrary to Policy BW1 of the Torfaen Local Development Plan (up to 2021).**
- 2 The proposed development fails to provide any off-street parking to cater for the needs of both the occupiers of the flats and their visitors. This, as a result of the additional demand for on-street parking on already congested streets, would lead to inconsiderate and/or indiscriminate parking to the detriment of highway and pedestrian safety and residential amenity. As such the proposal is contrary to Policy BW1 of the Torfaen Local Development Plan (up to 2021).**

8	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0482	Garndiffaith and Varteg	18 Salisbury Terrace, Varteg, Pontypool	

Proposed single storey rear extension.

Comment 10/09/25
This Council has no observations.

Decision 29/09/25
Approved.

AGENDA ITEM 6

Planning and Environment Committee

Wednesday 8th October 2025

Plenary Powers

- | | | | | |
|---|--------------------|---------------------------|---|------------------------|
| 1 | <i>Plan Number</i> | <i>District reference</i> | <i>Site reference</i> | <i>Other reference</i> |
| | 25/P/0406 | New Inn Lower | Pilkingtons Rugby Football Club,
New Road, New Inn | |

PROPOSAL: Removal of condition 1 (personal permission), and variation of condition 2 (hours of operation) of planning permission 10/P/00366.

This Council has no observations.

- | | | | | |
|---|--------------------|---------------------------|---|------------------------|
| 2 | <i>Plan Number</i> | <i>District reference</i> | <i>Site reference</i> | <i>Other reference</i> |
| | 25/P/0447 | Griffithstown
East | 29 Commercial Street,
Griffithstown, Pontypool | |

PROPOSAL: Convert One dwelling into Two dwellings.

This Council has no observations.

- | | | | | |
|---|--------------------|---------------------------|---------------------------------------|------------------------|
| 3 | <i>Plan Number</i> | <i>District reference</i> | <i>Site reference</i> | <i>Other reference</i> |
| | 25/P/0492 | Trevethin | 36 The Links, Trevethin,
Pontypool | |

PROPOSAL: Creation of hardstanding for off-road parking including retaining works.

This Council has no observations.

- | | | | | |
|---|--------------------|---------------------------|--|------------------------|
| 4 | <i>Plan Number</i> | <i>District reference</i> | <i>Site reference</i> | <i>Other reference</i> |
| | 25/P/0533 | Abersychan and
Cwmavon | 19 Benton Villas, The
Woodlands, Talywain | |

PROPOSAL: Two storey side extension.

This Council has no observations.

5	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0538	New Inn Lower	Knauf Insulation Ltd, Pontyfelin Works	

PROPOSAL: Extension to side of existing entrance Gatehouse to increase staff capacity.

This Council has no observations

6	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0554	Abersychan and Cwmavon	1 Snail Creep Terrace, Cwmavon, Pontypool	

PROPOSAL: Extension to side/rear (part replacement). Demolish garage/store building and create off road parking for 2 no. vehicles.

This Council has no observations.

AGENDA ITEM 7
Planning and Environment Committee

Wednesday 8th October 2025

Hanging Baskets

1.0 Purpose of Report

- 1.1 To confirm the budget line for payment of the hanging basket invoice from Summer 2025 including approval to transfer money from hanging basket earmarked reserve.

2.0 Invoice

Invoice
Tax Invoice

Anna & Russell Walker
01291 872 669
thetwillowsaccounts@yahoo.com
www.thetwillowsgardencentre.co.uk

INVOICE NO.

093

ISSUE DATE

29/09/2025

DUE DATE

13/10/2025

FROM

The Willow Garden Centre
Baron street
Usk
NP15 1AS
United Kingdom

TO

Pontypool community council

Total due

£5,100.00

Co. Reg. No.: 7738337
VAT Reg. No.: 972093016

DESCRIPTION

QUANTITY

UNIT PRICE (£)

DISCOUNT %

AMOUNT (£)

supply install and water hanging baskets around pontypool town
for summer 2025

1

4,250.00

0.00

4,250.00

Subtotal:

£4,250.00

VAT 20% from £4,250.00

£850.00

Total (GBP):

£5,100.00

3.0 Budget

- 3.1 As per minute 547 of the Planning & Environment Committee meeting on 12 March 2025, £250 was put in as an earmarked reserve to cover the increased cost of the hanging baskets from the budgeted £4000 to £4250.

- 3.2 There is a dedicated budget line for this – 4106 Town Improvements.

4.0 Recommendations

- 4.1 That £250 from the hanging basket earmarked reserve is transferred to the budget line 4106 Town Improvements 25/26.

Sep. 2025
Projects & Events Manager

AGENDA ITEM 9

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



**PCAC
PEDW**

Penderfyniadau Cynllunio
ac Amgylchedd Cymru
Planning & Environment
Decisions Wales

Crown Buildings,
Cathays Park,
Cardiff, CF10 3NQ

Ein Cyf / Our Ref: 3278009

Ffôn / tel: 0300 123 1590

Dyddiad / Date: 18/09/2025

Ebost / email: PEDW.infrastructure@gov.wales

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
Ymgynghwr 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

Town and Country Planning Act 1990 (as amended) ('the 1990 Act')
The Developments of National Significance (Wales) Regulations 2016 (as amended)
('the DNS Regulations')
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, has 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:

Notice under section 319B of the Act as to the procedure by which this examination will proceed.

The Inspector has reviewed all duly made representations as initially made and the responses to the request under Regulation 15(2) for further information. The Inspector has decided that the parties' submissions and respective stated positions are reasonable clear such that no further examination would be needed to integrate the evidence or seek further clarification on these matters. It is now decided that the procedure as previously announced should change and the application now proceeds under written representation.

The arrangements for the hearing sessions will now not take place. The Inspector will proceed to a determination based on the available information.

Notwithstanding that further elaboration and evidence of the applicant's case need not now be tested under hearing examination there are matters which are outstanding and require the applicant's final response. These are detailed in the responses made to the Regulation 15(2) request, which are self-evident.

The applicant will be afforded an opportunity to respond to these matters and to make final preparations to arrive at a negotiable outcome on these outstanding concerns.

The applicant is therefore invited to respond as follows:

1. Provide a statement of common ground on the final position following discussions had on the outstanding matters, stating areas of agreement and areas of disagreement.
2. If there are outstanding issues of disagreement the applicant should provide a final response/comment on the matters.
3. Provide a final full text list of the suggested planning conditions and planning obligation (sealed and signed) having regard to further negotiations/discussions and representations already made.

This information as detailed in points 1-3 should be provided by **13 October 2025**.

The Inspector will carry out a site visit prior to determination. This will be undertaken as an unaccompanied site inspection.

Please contact us if you have any queries.

Yours sincerely,

Donna Pryce

Donna Pryce
Case Officer

Adeilad y Goron / Crown Building
Parc Cathays / Cathays Park
Caerdydd / Cardiff
CF10 3NQ

Our Ref: CAS-03540-M8J8M5

Tel: 0300 123 1590

Date: 19/09/2025

E-Mail: PEDW.infrastructure@gov.wales
(via e-mail)

Edward Purnell (WSP Environment and Infrastructure Solutions) (Applicant's Agent)

Blaenau Gwent County Borough Council (Local Planning Authority)

Torfaen County Borough Council (Local Planning Authority)

Specialist Consultees / Community Consultees / Interested Parties

Dear Sir / Madam

Town and Country Planning Act 1990 (as amended) ('the 1990 Act')
The Developments of National Significance (Wales) Regulations 2016 (as amended)
('the DNS Regulations')
The Developments of National Significance (Procedure) (Wales) Order 2016 (as amended) ('the DNS Procedure Order')
Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 as amended ('the EIA Regulations')

Application by: Pennant Walters Ltd

Site address: Mynydd Llanhilleth, approximately 300m from the eastern edge of Llanhilleth. The village of Brynithel is located approximately 500m to the south west of the site at its closest point.

Proposed development: The Development Proposal is to construct and operate a wind farm consisting of a maximum of seven wind turbines, each with a three-bladed rotor and a maximum height to blade tip of up to 180m. The Development Proposal also comprises associated infrastructure including:

- improvements to an existing access;
- new and improved internal wind farm tracks;
- crane pads; - turbine foundations;
- underground power cables linking the turbines and the on-site substation;
- temporary construction compounds;

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.

- laydown and storage areas;
 - grid connection infrastructure, including an on-site substation and control building together with construction enabling works; and
- 33 kV underground cable connection within the DNS application boundary

Proposed Secondary Consent(s): Consent under Section 16 (Deregistration and Exchange of Common Land) of the Commons Act 2006 (As Amended)

- Release land 2.87 hectares – land at Mynydd Llanhilleth Common. The release land is required to facilitate the proposed development.
- Replacement land 4.04 hectares – compensatory land to be registered as common land.

Consent under Section 38 (Works on Common Land) of the Commons Act 2006 (As Amended)

Application to allow works to take place on both the release land (works required to construct the proposed windfarm) and the replacement land (fencing to delineate the common from adjoining freehold land)

The appointed Inspector, J P Tudor BA (Hons), Solicitor (non-practising), has asked me to contact you in relation to the above Developments of National Significance (DNS) application and the associated secondary consent applications. This letter constitutes official notification of important matters related to these applications.

Please carefully read the information below in its entirety and contact us if anything is unclear.

1. Notice under section 319B of the 1990 Act as to the procedure by which this examination will proceed.

The Inspector has reviewed the applications, Local Impact Reports ('LIRs') and all duly made representations and, after careful consideration, has decided Hearing Sessions are likely to be required to address matters identified in Annex A of this Notice. Please note that all other matters which fall to be considered in respect of the applications will be dealt with by the Inspector on the basis of the submitted written representations. Full details of the proposed Hearing arrangements will be sent out in due course.

The applicant and the relevant Local Planning Authorities ('LPAs') are invited to participate in every Hearing Session. Please make every effort to ensure that the relevant specialists from your organisation are available for any Hearing Sessions to which you are invited. Annex A provides a provisional list of topics to be discussed at Hearing Sessions and includes a list of the parties that will be formally invited to take part at the events. If it subsequently becomes apparent, following receipt of additional information, that some matters listed in Annex A can be dealt with by way of written representations, it is open to the Inspector to cancel the relevant Hearing Session. Any amendment to the matters to be

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dealt with via Hearings would be confirmed in a subsequent examination notice.

Those invited to participate in a Hearing will be formally invited to submit a Hearing Statement in response to matters and issues identified by the appointed Inspector. Such invitations will be sent out at least 4 weeks prior to the Hearings, along with full confirmation of the Hearing arrangements. Hearing Statements must not exceed 3,000 words per relevant session and will need to be submitted to PEDW two weeks prior to the first Hearing Session. If necessary, technical appendices can be added to Hearing Statements. Should any party decide that it is not necessary to submit a statement, but rather rely on information previously submitted, they should confirm this in writing by the deadline for submission of Hearing Statements. All written submissions will be published to the planning casework portal.

The Hearing sessions will be held in public, and any person may observe proceedings. Anyone who has not been invited to participate may request that the Inspector allows them to do so. The DNS Regulations are clear that the appointed Inspector has complete discretion as to whether to accommodate such requests. However, it is worth noting at this stage that those action groups invited to participate will be asked to act as a spokesperson for interested parties wherever appropriate to avoid the duplication of evidence.

The applicant is encouraged to engage with any objectors, the LPAs, and relevant bodies in advance of the Hearings in such circumstances where there is scope to narrow any areas of dispute. Statements of Common Ground, which succinctly identify specific matters on which the parties either agree or disagree, may assist in this respect. These may be provided in addition to Hearing Statements, again at least two weeks before the first hearing session.

2. Formal request for 'further information' under Regulation 24 of the EIA Regulations and Regulation 15(2) of the DNS Regulations

After reviewing the information submitted thus far, the Inspector has determined that further information is required, before proceeding to the Hearing Sessions, from:

- **The Applicant**
- **Natural Resources Wales ('NRW')**

The further information requested is set out in Annex B to this letter and must be submitted within 5 weeks of the date of this Notice, by: **Friday 24 October 2025**. Any concerns regarding the ability to submit the relevant information in the prescribed timescales should be raised with a member of our team as a matter of urgency or, at the very latest, within 5 working days of the date of this Notice.

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In addition, an opportunity is also provided for Bannau Brycheiniog National Park Authority (BBNPA) to provide any comments, if it so wishes, on the applications, which must also be received within 5 weeks, by: Friday 24 October 2025.

Please note, the Inspector may also seek further information at a later date if it is considered necessary.

Some of the information sought includes 'further information' to the Environmental Statement, under regulation 24 of the EIA Regulations which is to be provided for the purposes of the Hearing sessions detailed in Annex A. PEDW 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 5 weeks. The further information, and indeed any representations in response to it, will be published to the Planning Casework Portal website:

<https://planningcasework.service.gov.wales/> - Search CAS-03540-M8J8M5

Formal notification of the consultation period will be confirmed via an Examination Notice following receipt of the requested further information.

3. Notice under Section 62L(5) of the 1990 Act of suspension of the determination period.

In line with the published guidance on the DNS process, PEDW is suspending the determination of the application to allow time for the further information to be submitted and subjected to a 5-week publicity and consultation period.

We hereby suspend the determination period for this application for a period of 12 weeks. The determination period will resume on **Monday 15 December 2025**.

If you have any queries, please contact a member of our team.

Yours sincerely,

Nicola Bond

Nicola Bond

Case Officer

Annexes A and B are attached below.

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Annex A

Draft Schedule of topics for discussion at Hearing Sessions with invited participants (in accordance with Regulation 24):

Note: Additional details on aspects of the topics to be discussed may be provided nearer to the date of the event.

Topic to be discussed: *Landscape and Visual Effects*

- The Applicant
- Torfaen County Borough Council
- Blaenau Gwent County Borough Council
- Natural Resources Wales
- Bannau Brycheiniog National Park Authority
- Mynydd Maen Wind Farms Action Group
- Campaign for the Protection of Rural Wales

Topic to be discussed: *Noise*

- The Applicant
- Torfaen County Borough Council
- Blaenau Gwent County Borough Council
- Mynydd Maen Wind Farms Action Group

Topic to be discussed: *Biodiversity*

- The Applicant
- Torfaen County Borough Council
- Blaenau Gwent County Borough Council
- Natural Resources Wales
- Mynydd Maen Wind Farms Action Group

Topic to be discussed: *Traffic and Transport*

- The Applicant
- Welsh Government (as Highway Authority)
- Torfaen County Borough Council
- Blaenau Gwent County Borough Council

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Topic to be discussed: *Aviation*

- The Applicant
- NATS
- Torfaen County Borough Council
- Blaenau Gwent County Borough Council

Topic to be discussed: *Planning Conditions*

- The Applicant
- Torfaen County Borough Council
- Blaenau Gwent County Borough Council

Topic to be discussed: Secondary Consent Applications s38 and s16 (Commons Act 2006)

- The Applicant
- Torfaen County Borough Council
- Blaenau Gwent County Borough Council
- Mynydd Maen Wind Farms Action Group
- Open Spaces Society

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Annex B

Request for further information under Regulation 24 of the EIA Regulations and Regulation 15(2) of the DNS Regulations

From the Applicant

Please provide a full and considered response, with reference to updated or additional evidence where necessary, to the following issues and concerns:

Landscape and Visual Effects

Those raised by Torfaen CBC and Blaenau Gwent CBC (in LIRs), NRW, and numerous other interested parties regarding landscape and visual effects, including (but not necessarily limited to):

1. As only one of the seven turbines (T8) is located within the Pre-Assessed Area ('PAA') for wind, the criteria within Future Wales: The National Plan 2040 ('FW') Policy 18 become particularly relevant, including that there should be no unacceptable adverse impacts on the landscape, nearby communities or individual dwellings and that cumulative impacts with other schemes need to be considered. In that context, the following are referred to:
 - a) Negative visual effects on the Eastern Uplands and Western Uplands Special Landscape Areas ('SLAs').
 - b) Adverse landscape impacts relating to the 180m height of the turbines, with the introduction of strong vertical elements into an otherwise open and expansive landscape of visually connected uplands and ridges, albeit the layout and positioning of the turbines is acknowledged to be well considered.
 - c) That the development would be visible over a wide area, within the host SLAs and locally from nearby residential properties, as evidenced by photographic viewpoints within the Environmental Statement ('ES'). These also illustrate that one or more of the turbines would be visible from other upland and elevated positions or from adjacent valley sides and lower slopes, breaking the skyline and resulting in a localised negative impact.
 - d) These significant adverse visual effects would, as also evidenced in the Residential and Visual Amenity Assessment, be experienced locally by residents and by recreational and leisure visitors. The introduction of substantial new, manufactured, prominent structures with moving parts into an otherwise undeveloped landscape and skyline would result in an unavoidable degradation of the baseline landscape character.
 - e) Particular concern is expressed about cumulative visual effects upon residents of Pantygasseg, who could find themselves wedged between windfarm developments at Mynydd Llanhilleth and Mynydd Maen.
 - f) Cumulative adverse impacts on views from elevated areas of SLAs with particular regard to views looking south across proposed wind farm developments at Mynydd

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Maen and Trecelyn and north/northwest towards Abertillery, Mynydd Carn y Cefn and Manmoel.

- g) Torfaen CBC's LIR maintains that although the ES states, at Table 4.3 Summary of Environmental Measures, that there would be mitigation planting around access points and additional tree planting in lower parts of the site, no details appear to have been provided in terms of area or species. Whilst the compliance mechanism is identified as the LEMP/CEMP, details of what is proposed and what mitigation that would provide should be recognised and detailed in advance. The Inspector notes that some compensatory planting is referred to in Appendices 8E 'Aboricultural Impact Assessment (Access Route)' and Annex EDP 5 and 8G Outline Landscape and Ecology Management Plan, Plan EDP6, but please confirm the position and respond.
- h) Torfaen CBC's LIR states that when reviewing Appendix 6C: LANDMAP Visual and Sensory Aspect Areas Assessment of Effects there is no reference to the aspect area TRFNVS036 which contains two of the Proposed Development turbines T1, and T2. Whilst it is understood that the Visual and Sensory Aspect Areas filtering process excludes this aspect area (LANDMAP evaluation Moderate), the direct impact of siting two of the turbines within this area appears to be an omission that requires further consideration, and it is not clear how the updated submission has considered these points. Please clarify.

- 2. The objection from NRW (2025-09-05 REPS202 – Natural Resources Wales), due to significant adverse effects on the Bannau Brycheiniog National Park ('BBNP') landscape, including matters detailed in paragraphs 3, 6-12, 3-15, 19-22.

Traffic and Transport

- 3. The Welsh Government, as highway authority for the A40342 trunk road, indicates that planning permission should not be granted, due to insufficient information to determine the application (2025-09-02 – REPS117 WG Highways): -
 - a) Specifically, details to prove that access for transporting Abnormal Indivisible Loads ('AILs') is achievable from the point of entry to the Welsh trunk road network to the point of egress, which minimises any impact on the safety and free flow of trunk road traffic.
 - b) Please also comment upon and/or confirm your agreement to its suggested planning conditions.

Public Rights of Way ('PRoW')

- 4. The Inspector notes that the ES indicates that all PRoW will remain open for use during the operational phase with alternative permissive footpath and bridleway provision to provide routes that extend beyond a 200m buffer from the wind turbines. However, Blaenau Gwent's LIR indicates that its Rights of Way Officer advises that: *'Turbines within the proposal will be sited directly on or in close proximity to public rights of way. Public path diversion orders should be sought where public rights of way would be*

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situated within a margin of one blade length beyond the ordinary maximum blade length of the turbine.' Please comment.

Biodiversity

5. Trees – Torfaen CBC's LIR objects to the proposed loss of 7 category B Tree items referred to in ES Appendix 8E: Aboricultural Impact Assessment (Access Route) and asks if there are alternatives to the proposed loss, given that avoidance is the first step in the Step-Wise Approach detailed in Chapter 6 of Planning Policy Wales ('PPW').
6. Bats - Turbine Curtailment – NRW refers to an inconsistency between ES paragraphs 8.9.72 and 8.9.73. *'In summary, the first paragraph sets out curtailment for wind speeds below 6.5ms-1 for all turbines, and the second sets out curtailment for the same wind speeds, but only for some turbines in some conditions. We advise that this matter is addressed.'* Please clarify.
7. References within the Green Infrastructure Statement ('GIS') and the ES to the 'Step-Wise Approach' and the need to demonstrate a 'Net Benefit for Biodiversity' ('NBB'), as required by Policy 9 of Future Wales – The National Plan 2040 and Chapter 6 of PPW, are noted, as are the Outline CEMP and LEMP. However, while Table 8-19 sets out measures proposed to demonstrate the application of the 'Step-Wise Approach', through which a 'Net Benefit for Biodiversity' should be demonstrated, there appears to be limited detail in terms of enhancements, which go beyond mitigation or compensation for identified habitat loss, to clearly demonstrate a NBB. Please clarify.
8. Interested parties (2025-09-05 REPS195 – Mynydd Maen Wind Farms Action Group and 2025-09-03 – REPS122) refer to recent clear-felling of conifers on the application site around Tir Pentwys Cut suggesting that it has changed the ecological baseline of the re-submitted ES. PPW indicates (paragraph 6.4.16) that: *'Where a site has been cleared prior to development its biodiversity value should be deemed to have been as it was before any site investigations or clearance took place. A net benefit for biodiversity must be achieved from that point.'* Please clarify the position.

Noise

9. The ES indicates that cumulative effects are considered to be the 'key test' for operational noise. It goes on to state that effects of the proposed development when considered alone are provided for information only. However, given that schemes in planning considered within the cumulative assessment may not be consented, please confirm whether effects of the development when considered alone and the exceedances identified, remain a relevant consideration.
10. Some NSRs, such as R5, R6, R14 and R15 are shown to be above the daytime limits or/and night-time limits (Tables 13.25 and 13.26), when the effects of the proposed development are considered alone. However, please clarify why those receptors do not also all show exceedances in Tables 13.25 and 13.26, which assess the key cumulative test for operational noise, given that the 'layperson' might expect that effects of the proposed development on its own would be exacerbated when cumulative effects with other developments are also taken into account.

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11. Paragraph 13.12.4, relating to the cumulative noise assessment, identifies exceedances for receptors R10 to R13 and R15 (daytime) and R12 and R15 (night-time). Cumulative noise effects on R10 to R13 are predicted to be dominated by sound from the proposed Mynydd Maen Turbines (1 and 3-7) (Paragraph 13.2.5). Within the potential environmental mitigation measures (Paragraphs 13.12.9 – 13.12.15), it is suggested that the application of appropriate noise management schemes at Mynydd Maen wind farm and Trecelyn wind farm, along with those at the proposed development, could fully mitigate the cumulative noise. Please explain how mitigation measures on other proposed developments would be secured, given that they appear to form the basis of the finding in the ES that resulting effects from cumulative turbine noise would not be significant.
12. Torfaen CBC's LIR, in relation to a suggested planning condition to mitigate identified excesses in noise, queries that *'the figures in the appendix A which sets noise thresholds, as assessed through ETSU-R-97 derived noise limits, differ to those set in Table 13.25 (daytime) & 13.26 (night-time) of the ES.'* Please clarify. With regard to WGC 016/2014 'The Use of Planning Conditions for Development Management', it questions whether the limits would be achievable and if they would effectively reduce the harm to the amenity of the affected residents, including use of their gardens. Overall, it has concerns that noise emissions would have an adverse effect on neighbouring residents.
13. ES Volume 2, paragraphs 13.10.19 and 13.10.22 indicate that higher fixed noise limits have been adopted for properties with a financial involvement in the proposed development. Please explain the rationale for that distinction, given that properties may be sold or rented, resulting in occupation by people with no such financial involvement.
14. An interested party (2025-09-04 – REPS145 (second rep)) suggests, among other things, that the technical guidance ETSU-R-97 used in the ES, is out of date and not fit for purpose, particularly given the increase in turbine sizes since it was produced. They also query whether effects of noise on residents of Mountain View House have been taken into account. Please comment on both issues.
15. An interested party (2025-09-01 – REPS076) states: *'The Environmental Statement recognises that several residential properties would be subjected to noise levels exceeding recognised thresholds, including six during the daytime and at least one during the night. The proposed mitigation measures are unclear and unpersuasive, particularly with regard to outdoor amenity spaces, such as gardens.'* That is echoed by another interested party (2025-09-04 REPS169 – MotVind UK CIC).
16. An interested party (2025-09-01 – REPS077) expresses particular concern in relation to the siting of Turbine 8 at the head of a steep-sided valley, suggesting that the channelling of sound waves by the valley's geometry and associated echoes and reverberations and an effect known as 'sound focussing' do not appear to have been taken into consideration in the ES [It is noted that paragraph 13.10.29 of ES Volume 2 refers to the 'valley effect' being taken into account, but please clarify]. They also seek reassurance concerning the definition of noise levels identified as 'not significant' and a clearer explanation of proposed mitigation measures and their likely effectiveness, given that some appear to be dependent upon controls on other proposed schemes.
17. An interested party (2025-09-02 – REPS113) suggests, among other things, that in ES Table 13-7, grid references given for R12, 2-9 Bush Terrace, Pantygasseg refers to a location some 200m away outside number 28 New Houses. They suggest that such

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errors in the survey undermine its reliability and that noise would actually affect *'the whole village of some 40 houses'*.

Aviation

18. NATS objects to the proposal (2025-08-01 – REPS002 – NATS), for reasons detailed in its representation. The ES refers to potential technical impacts on radar at Cardiff Airport and the NERL Cleve Hill Radar and further discussions with NATS and Cardiff Airport to agree mitigation measures, most likely secured by planning condition(s). However, no ongoing discussions are referred to by NATS. Please clarify the position.

Telecommunications

19. Arqiva (2025-09-03 – REPS 133 – Arqiva Limited) refers to paragraph 7.10.8 [in fact 7.10.7] of the ES Non-Technical Summary which advises that discussions are ongoing to agree a suitably worded condition to mitigate a potential conflict with its existing Radio Broadcast Link network. Please provide an update on those discussions.

20. JRC (2025-08-11 – REPS005 – JRC (updated 2025/09/09)) advises that the proposal is cleared subject to 10m Micro-siting with respect to radio link infrastructure operated by the local energy networks. Please clarify how this would be achieved.

Antisocial Behaviour

21. Torfaen CBC's LIR refers to concerns that the proposed upgraded access road and tracks would be likely to facilitate further illegal off-road motor biking, which is an acknowledged issue in the area.

Interested Parties

22. There have been a significant number of representations from members of the public, action groups and other organisations raising a range of issues, many of which are discussed above, but also including:

- a) 2025-09-05 – REPS210 - from a local councillor summarises a number of concerns raised by residents relating to, among other things, the size of the turbines and effects on the landscape, land stability, anti-social behaviour in relation to the access road and tracks, the level of disruption during construction, and lack of public benefits for the area.
- b) 2025-09-05 - REPS227 - alleges that incorrect information has been provided in relation to a High-Pressure Gas Pipeline on site, which compromises the consultation response of the Health and Safety Executive (2025-07-31 – REPS001 – HSE). Please respond, liaising with the HSE, as necessary.
- c) 2025-09-03 – REPS125 – questions the accuracy of photomontages provided.

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- d) 2025-09-03 – REPS131 – raises issues regarding land stability and questions the methodology and criteria used in the Preliminary Slope Stability Assessment (Appendix 11B, Annex B).
- e) 2025-09-05 – REPS211 – CPRW raises a range of issues, including questioning the proposals for community funding. It also states that: *'The data used in the Project Benefits Statement is contradictory. It refers to a generating output capacity of up to 29.4 MW. However, it then goes on to refer to a maximum output of 33.6 MW based on 2013 estimations. This latter figure is also included in the conclusions. The installed capacity of the proposed wind farm is not clear.'*
- f) 2025-09-05 – REPS195 – Mynydd Maen Wind Farms Action Group – have a number of concerns including:
 - i) whether the photo viewpoints ('PVPs') and photomontages are representative and comply with relevant guidance, with PVP 20 analysed.
 - ii) the effects of aviation lighting on dark skies.
 - iii) unreliability of assessment of extent of use of the Common.
 - iv) technical concerns regarding about the Preliminary Slope Stability Assessment (Appendix 11B, Annex B), as detailed. A matter also referred to in REPS131.
 - v) the adequacy of ecological surveys in relation to Section 7 species and habitats, with regard to, for example, SINC habitat T55 Mynydd Llanhilleth Common.
 - vi) whether the extent of the peat survey conducted is sufficient.
 - vii) that some ancient woodland and other habitats would need to be removed to create transport routes, along with some trees used by bats.

Secondary Consents – Common Land s16 and s38 Commons Act 2006 (as amended)

- 23. 2025-09-05 – REPS195 – Mynydd Maen Wind Farms Action Group submits that the proposed replacement common land is exceptionally steep and unsuitable when compared with the land being lost.
- 24. 2025-09-04 – REPS 156 – Open Spaces Society Re s16 and s38 – raises a number of issues including with regard to: fencing and the need for conditions to restrict permitted development rights; a query regarding the extent of access rights, depending upon whether they result from s193 of the Law of Property Act 1925 or the Countryside and Rights of Way Act 2000; requests for a kissing gate and the dedication of a public bridleway or restricted byway to enable public access onto the replacement land; suggests a s.106 Agreement to ensure that the deregistered land is restored to the common on decommissioning of the wind farm; and queries whether the application map at Appendix 2 to the Common Land Report is of sufficient scale.

Planning Conditions

- 25. A full Schedule of Planning Conditions, taking into account those suggested through the LIRs and written representations, agreed with the LPAs, NRW, The Coal Authority, the MOD, WG Highways, NATS, Arquiva, JRC, Heneb (as referred to in Blaenau Gwent CBC's LIR) and other statutory bodies, will need to be submitted in advance of the Hearings. The applicant is therefore requested to commence work on such matters

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immediately. It is anticipated that the Schedule of Planning Conditions would take the form of a Statement of Common Ground, with any areas of dispute identified for discussion at the Hearings. It should also include reasons for imposing the conditions, as well as a reference to the relevant planning policies. When preparing the suggested conditions please have regard to [Developments of national significance \(DNS\): model conditions | GOV.WALES](#)

The applicant and relevant parties should ensure that any agreed conditions meet all the tests detailed in Welsh Government Circular (WGC 016/2014) 'The Use of Planning Conditions for Development Management'.

As the application site spans two LPAs, please consider the form of wording where approval is required from the relevant LPA. For example:

*'...has been submitted to and approved in writing by **the local planning authority responsible for that part of the proposed development under its jurisdiction**....'*

From Natural Resources Wales (NRW)

26. We refer to your consultation response dated 5 September 2025 (2025-09-05 – REPS202 – Natural Resources Wales). Although advice on bats is given in paragraphs 25-27, paragraph 52 of your letter addressing statutory designated sites does not refer to the Usk Bat Sites SAC. Torfaen CBC's LIR suggested that we confirm the position with you regarding that SAC. Paragraphs 8.9.3-8.9.16 of the Applicant's ES Volume 2 cover the Usk Bat Sites SAC and Habitats Regulation Assessment (HRA). Please advise if you are satisfied with the ES analysis and conclusions which appear to indicate that no likely significant effects upon the Usk Bat Sites SAC and its constituent SSSIs are considered likely to arise as a result of the Proposed Development. If so, for certainty, please confirm that you do not consider that finding to be dependent on mitigation measures and that, therefore, no Appropriate Assessment (AA) for the SAC would be required, including with regard to any 'in combination' effects.
27. Please also confirm the position regarding HRA/AA advice/requirements in respect of the Severn Estuary SPA/RAMSAR and Flat Holm and Steep Holm SSSI site referred to in sections 9.10 and 9.11 of the ES and the conclusions within paragraphs 9.10.13 and 9.10.14, including with regard to 'in combination' effects.

Important Note

The applicant may wish to take advantage of this opportunity to respond to other concerns that have been raised by providing additional information to assist the Inspector's consideration of the scheme. Any such information should be provided alongside the information formally requested above. This will enable it to be subject to the same publicity and consultation.

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Financial Budget Comparison

Comparison between 01/04/25 and 31/07/25 inclusive. Includes due and unpaid transactions.
Excludes transactions with an invoice date prior to 01/04/25

	2025/2026	Reserve Movements	Actual Net	Balance
Planning & Environment Committee				
4001	Environmental Awards/Projects	£10,000.00	£0.00	£10,000.00
4005	Litter Bins / Doggy Bins	£2,000.00	£0.00	£2,000.00
4006	Community Notice Boards	£2,000.00	£5,640.17	-£3,640.17
4015	Forest School	£4,500.00	£0.00	£4,500.00
4020	Benches	£3,000.00	£0.00	£3,666.58
4025/1	Biodiversity General	£10,000.00	£0.00	£6,672.92
4030	Poetry Trail	£600.00	£650.00	-£50.00
4035	Environmental Quiz	£600.00	£394.96	£205.04
4055	Woodland Rent	£150.00	£67.50	£82.50
4106	Town Improvements	£4,000.00	£0.00	£4,000.00
Total Planning & Environment Committee		£36,850.00	£16,746.29	£20,103.71

Earmarked/Restricted Reserves - 2025/2026

Heading	Balc/fwd at 31.03.25	Trfs In	Trf out	Balc/fwd Balance
Play Equipment	34,701.00	8,471.00		43,172.00
Notice Boards (purchase and installation)	4,000.00			4,000.00
Biodiversity	4,457.12			4,457.12
Pilot Project - Biodiversity	1,300.14			1,300.14
Hanging Baskets	250.00			250.00
Play Equipment - Maintenance 2022 -2027	5,000.00			5,000.00

