

Adeilad y Goron  
Parc Cathays  
Caerdydd  
CF10 3NQ

Crown Buildings  
Cathays Park  
Cardiff  
CF10 3NQ

Ffôn / tel: 0303 444 5665

e-bost /  
e-mail: [dns.wales@planninginspectorate.gov.uk](mailto:dns.wales@planninginspectorate.gov.uk)

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Mr Nick Beddoe  
Associate  
Savills plc

Eich Cyf / Your Ref:

Ein Cyf / Our Ref: DNS 3261558

Dyddiad / Date: 13 November 2020

(via e-mail)

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Dear Sir / Madam,

**Town and Country Planning Act 1990**  
**The Developments of National Significance (Procedure) (Wales) Order 2016**  
**Town and Country Planning (Environmental Impact Assessment) (Wales)**  
**Regulations 2017**

**Potential DNS Application**

**Site Address:** Brynwell Farm, Leckwith, Cardiff, CF11 8AS

**Proposed Development:** Solar farm development with an installed generating capacity of circa 21 MW, accompanied by associated works and infrastructure

On the 19 October 2020 the Planning Inspectorate received a request made under regulation 31(1) of the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 ("the Regulations"), for the Welsh Ministers to make a screening direction as to whether or not the development proposed is "EIA Development" within the meaning of the Regulations.

The Planning Inspectorate is authorised by the Welsh Ministers to provide that screening direction.

The project, as described above, falls within the description at paragraph 3(a) in column 1 of the table in Schedule 2 to the Regulations.

The attached screening assessment identifies the key areas which have been considered. Having taken into account the selection criteria in Schedule 3 to the Regulations and the advice in Welsh Office Circular 11/99: Environmental Impact Assessment on establishing whether EIA is required, the assessment concludes that:

The proposed solar farm is located within the Cwrt Yr Ala Basin Special Landscape Area. There is an existing solar farm immediately adjacent to the Proposed Development on the northern boundary of the site (Woden Park Solar Farm). I believe that there is potential for visual cumulative impacts as the Proposed Development and the existing Woden Farm Solar scheme together represent extensive ground coverage. However, I do not consider that the cumulative impact will be of more than local importance and as such unlikely to trigger the need for EIA. I agree with the LPA that, due to the nature and size of the development, any landscape and visual impacts are likely to be of local importance and not sufficient to give rise to the need for an EIA.

The LPA consultation response highlights that the site falls within a mineral safeguarding area. However, the LPA does not consider this to require EIA but request that the applicant should provide a mineral assessment to accompany any future application and I concur with the LPA request.

The SR states that the future application will be accompanied by an Ecological Impact Assessment, Landscape and Visual Impact Assessment, Heritage Statement, Transport Statement, Flood Consequence Assessment, Arboricultural Impact Assessment and Glint and Glare assessment. I believe a **Mineral Assessment** should also be included in the application.

On the balance of information before me, and given the nature and scale of the development, I am satisfied that any effects on sensitive receptors are unlikely to be significant. While further assessment work is required, as identified in the SR and consultee response, I find that this development is unlikely to have significant effects on the environment.

Therefore, in exercise of the powers conferred by the Regulations and the authority referred to above, the Welsh Ministers hereby direct that the development subject of this application **is not EIA development** within the meaning of the Regulations.

My opinion on the likelihood of this development having significant effects is reached for the purposes of this direction.

This letter will be copied to Vale of Glamorgan Council, so that this screening direction is placed on Part 1 of the Planning Register in relation to the application in question, in accordance with the Regulations.

Yn gywir / Yours sincerely

*Giulia Bazzoni*

Giulia Bazzoni PIEMA MA

Swyddog Cynllunio a'r Amgylchedd/ Planning & Environment Officer

Tîm Cynllunio a'r Amgylchedd / The Planning & Environment Team  
Yr Arolygiaeth Gynllunio / The Planning Inspectorate

CC:  
Vale of Glamorgan Council