

Item 13



**CYNGOR CYMUNED
PENYRHEOL TRECENYDD ENERGLYN
COMMUNITY COUNCIL**

*Golwg-y-Cwm, 1 Lower Brynhyfryd Terrace,
Senghenydd, Caerphilly CF83 4GR
Chairman of Council : Councillor J Scriven
Clerk to the Council: Helen L Treherne
Tel: 029 20 830666
Email: ptecommunitycouncil@gmail.com*

To: All Community Councillors

13th April 2023

Dear Councillor

**CAERPHILLY COUNTY BOROUGH COUNCIL APPLICATION FOR PLANNING
PERMISSION – 23/0116/DNS; 23/0174/HH; Cwm Ifor Solar Farm consultation**

Please find enclosed applications for planning permission within the Community Council's area.

Would you please let me know if you wish to make any comments or observations regarding these applications?

If you do wish to comment, I would appreciate that you contact me by Thursday evening,
20th April 2023.

If I do not hear from you in order for me to respond to Caerphilly County Borough Council within the statutory consultation period, I will assume that you do not wish to comment or make any observations.

Yours faithfully

Clerk to the Council

Case Ref.	23/0116/DNS	Site Area:	337793m²
Location:	Cwm Ifor Solar Farm Cwm Ifor Farm Bowls Lane Caerphilly (UPRN 0000888888888888)		
Proposal:	Construct and operate a Solar Photovoltaic (PV) Farm - Development of National Significance		
Case Officer:	Carwyn Powell	☎ 07850 916860	✉ powelc2@caerphilly.gov.uk
Ward:	Map Ref:	312717 (E) 210036 (N)	

Community Council:

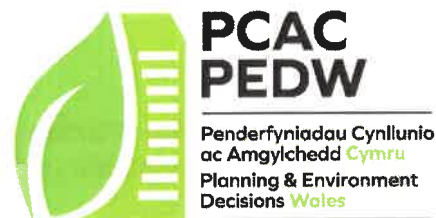
Expected

Delegated

Case Ref. 23/0174/HH **Site Area:** 71m²
Location: 9 Skomer Island Way Caerphilly CF83 2AR (UPRN 000043086242)
Proposal: Erect two side extension and detached garage
Case Officer: Bridget Jones-Crabtree ☎ 07850 916850 ✉ jonesbas@caerphilly.gov.uk
Ward: Penyrheol **Map Ref:** 313987 (E) 186823 (N)

Community Council: Penyrheol Trecenydd & Energlyn C.C. **Expected Decision Level:** Delegated

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



Crown Buildings,
Cathays Park,
Cardiff, CF10 3NQ

Ein Cyf / Our Ref: DNS/3266623

Ffôn / tel: 0300252215
Ebost / email: PEDW.infrastructure@gov.wales

Dyddiad / Date: 23/04/2023

Cyngor Bwrdeistref Sirol Caerffili

Ymgynghoreion / Personau â Buddiant

gan ebost / via e-mail)

Annwyl Syr / Madam | Dear Sir / Madam

**** English Text follows the Welsh text, see page 6 onwards****

Deddf Cynllunio Gwlad a Thref 1990 (fel y'i diwygiwyd) ('Deddf 1990')
Rheoliadau Datblygiadau o Arwyddocâd Cenedlaethol (Cymru) 2016 (fel y'u
diwygiwyd) ('y Rheoliadau DAC')
Gorchymyn Datblygiadau o Arwyddocâd Cenedlaethol (Gweithdrefn) (Cymru) 2016
(fel y'i diwygiwyd) ('y Gorchymyn Gweithdrefn DAC')

Cais gan: Cyngor Bwrdeistref Sirol Caerffili
Cyfeiriad y safle: Fferm Cwm Ifor, Caerffili, CF83 2TU

Datblygiad arfaethedig: Fferm solar (tua 20 MW) gyda chysylltiad cebl uwchben (32 KV) a seilwaith cysylltiedig

Cyflwynwyd y cais uchod i Weinidogion Cymru i'w archwilio. Ystyrir ei fod yn cynnwys yr holl ddogfennau ategol hanfodol a thalwyd y ffioedd angenrheidiol yn llawn; fel y cyfryw, mae'n gais dilys a bydd y cyfnod archwilio'n dechrau nawr. Bydd adroddiad yr Arolygydd yn cael ei gyflwyno i Weinidogion Cymru cyn pen 24 wythnos o ddyddiad y llythyr hwn.

Mae dogfennau'r cais i'w gweld ar y wefan Datblygiadau o Arwyddocâd Cenedlaethol (DNS):

<https://planningcasework.service.gov.wales/> - Chwiliwch am 3266623

Mae'r ohebiaeth hon yn gyfystyr ag hysbysiad derbyn swyddogol o dan Erthygl 15(2) y Gorchymyn Gweithdrefn DNS

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

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Dylai'r holl bartïon ddarllen y canlynol yn ofalus i sicrhau eu bod yn deall y broses a nodi unrhyw derfynau amser perthnasol.

1. Yr Awdurdod Cynllunio Lleol

Mae nawr yn ofynnol i'r Awdurdod Cynllunio Lleol (ACLI) arddangos hysbysiad ar y safle, fel mater o frys, mewn o leiaf un lle ar neu gerllaw'r tir y mae'r cais yn ymwneud ag ef, am gyfnod nad yw'n llai na **31 diwrnod**. Mae copi o'r hysbysiad wedi'i atodi er gwybodaeth i chi.

Hefyd, rhaid i'r ACLI roi ar y gofrestr gynllunio, cyn pen 5 diwrnod gwaith o ddyddiad y llythyr hwn, gopi o'r dogfennau canlynol:

- y cais a wnaed i Weinidogion Cymru;
- yr hysbysiad o dderbyn cais a roddwyd gan Weinidogion Cymru dan Erthygl 12 Gorchymyn Datblygiadau o Arwyddocâd Cenedlaethol (Gweithdrefn) (Cymru) 2016;
- yr hysbysiad derbyn a roddwyd gan Weinidogion Cymru mewn perthynas â chais dan Erthygl 15(2), h.y. yr hysbysiad hwn.

Er mwyn i'r Arolygydd penodedig ystyried y cais yn llawn a chyflwyno adroddiad i Weinidogion Cymru, mae'n hollbwysig bod yr ACLI yn llunio Adroddiad ar yr Effaith Leol (LIR) cynhwysfawr, fel sy'n ofynnol gan Adran 62I(4) Deddf 1990, a Rheoliad 25 y Gorchymyn Gweithdrefn DNS. Rhaid i Penderfyniadau Cynllunio ac Amgylchedd Cymru (PCAC) dderbyn yr adroddiad hwn heb fod yn hwyrach na **28/4/2023**.

Mae Adran 62K Deddf 1990, a Rheoliad 25 y Gorchymyn Gweithdrefn DNS yn pennu'r gofynion lleiaf ar gyfer cynnwys LIR. Mae'r rhain fel a ganlyn:

- Effaith debygol y datblygiad ar yr ardal;
- hanes cynllunio'r safle;
- dynodiadau lleol sy'n berthnasol i'r safle / cwmmpasoedd;
- unrhyw bolisiâu cynllunio lleol, arweiniad neu ddogfennau eraill;
- amodau neu rwymedigaethau drafft y mae'r ACLI o'r farn eu bod yn angenrheidiol er mwyn lliniaru effeithiau tebygol y datblygiad; a
- thystiolaeth o'r cyhoeddusrwydd a roddwyd gan yr ACLI, yn unol â'r Gorchymyn Gweithdrefn h.y. copi o'r hysbysiad safle, llun o'r hysbysiad safle'n cael ei arddangos a map yn dangos lleoliad yr hysbysiad safle; ac
- os oes unrhyw ganiatâd (caniatadau) eilaidd yn cael ei geisio gyda'r cais, rhaid i'r LIR fynd i'r afael ag effaith tebygol rhoi'r caniatâd (caniatadau) hefyd, yn ddelfrydol fel adrannau ar wahân ar gyfer pob caniatâd eilaidd.

Os bydd yr ACLI yn methu cyflwyno'r LIR erbyn y dyddiad cau a bennwyd uchod, ni fydd yn derbyn swm llawn y ffi. Os caiff y LIR ei gyflwyno hyd at 14 diwrnod ar ôl y dyddiad cau, bydd yr ACLI yn cael hanner ei ffi yn unig, ac os caiff y LIR ei gyflwyno mwy na 14 diwrnod ar ôl y dyddiad cau, ni fydd yr ACLI yn derbyn unrhyw ffi o gwbl. Mae rhagor o wybodaeth

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

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am ffioedd i'w gweld yn Rheoliadau Datblygiadau o Arwyddocâd Cenedlaethol (Ffioedd) (Cymru) 2016.

2. Ymgylgoreion Arbenigol

Caiff ymgylgoreion arbenigol eu diffinio yn y Gorchymyn Gweithdrefn DNS, a chânt eu pennu gan y meini prawf sydd wedi'u rhestru yn Atodlen 5 i'r Gorchymyn. Mae'n ofynnol i ymgylgoreion arbenigol ddarparu ymateb o sylwedd i'r ymgylgoriaid hwn heb fod yn hwyrach na **28/4/2023** drwy rinwedd Erthygl 23 y Gorchymyn.

Mae'r Ymgylgoreion Arbenigol a nodwyd gennym ar gyfer y cais hwn wedi'u rhestru yn **Atodiad A**.

3. Ymgylgoreion Cymunedol, Unigolion Perthnasol, a Phartïon â Buddiant

Caiff Ymgylgoreion Cymunedol eu diffinio yn y Gorchymyn Gweithdrefn DNS, fel

- a) pob cynghorydd cyngor sir neu gyngor bwrdeistref sirol sy'n cynrychioli ward etholiadol y lleolir ynnddi dir y mae'r cais arfaethedig yn ymwneud ag ef; a
- b) pob cyngor cymuned y lleolir yn ei ardal dir y mae'r cais arfaethedig yn ymwneud ag ef.

Caiff Unigolion Perthnasol eu diffinio gan Adran 62G Deddf 1990 fel "yr unigolyn a fyddai (heblaw am adran 62F) wedi gwneud y penderfyniad ynghylch p'un a ddylid rhoi'r caniatâd eilaidd", h.y. yr unigolyn a fyddai'n penderfynu ar gais, fel arfer, pe na fyddai wedi'i gyflwyno fel Caniatâd Eilaidd i gais am DNS.

Caiff y partïon sy'n bodloni'r meini prawf uchod, ac unrhyw unigolyn arall â buddiant, eu gwahodd i gyflwyno eu sylwadau ar y cais hwn. Os hoffech wneud sylwadau ar y cais, rhaid i'ch sylwadau gael eu derbyn erbyn **28/4/2023** Gallwch gyflwyno eich sylwadau drwy'r e-bost, drwy'r wefan neu drwy'r post. Mae ein cyfeiriad e-bost a'n cyfeiriad post i'w gweld ar frig yr hysbysiad hwn. Ni fydd unrhyw sylwadau sy'n cael eu cyflwyno ar ôl y dyddiad cau yn cael eu derbyn.

Bydd yr holl sylwadau yn cael eu cyhoeddi ar y wefan. Ni fydd manylion personol, fel cyfeiriadau e-bost a rhifau ffôn, ar gael i'r cyhoedd.

4. Pob parti

Bydd y weithdrefn yn cael ei phenderfynu deng diwrnod gwaith ar ôl y dyddiad cau ar gyfer sylwadau a'r LIR. Dylech fod yn ymwybodol, os oes angen cynnal gwrandawriad neu ymchwiliad:

- Mae'n debygol o gael ei drefnu o fewn amserlen dynn. Fel y cyfryw, ni fydd modd trafod y dyddiad ar gyfer y digwyddiad. Fodd bynnag, byddwn yn rhoi rhybudd ysgrifenedig o'r trefniadau o leiaf 4 wythnos ymlaen llaw; a

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

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- Bydd yr Arolygydd yn gwahodd y rhai y mae ef/hi o'r farn y mae eu presenoldeb yn angenrheidiol, a nhw yn unig fydd â'r hawl i gymryd rhan. Fodd bynnag, bydd unrhyw Wrandawriad neu Ymchwiliad yn ddigwyddiad cyhoeddus ac, fel y cyfryw, byddai croeso i unrhyw barti fod yn bresennol ac arsylwi'r trafodion.

Gallai'r Arolygydd farnu bod angen cyfnod atal (dan Adran 62L(5) Deddf 1990), a fydd yn atal y cyfnod archwilio. Bydd hysbysiad ysgrifenedig yn cael ei gyflwyno i bob parti mewn achosion lle mae'r Arolygydd o'r farn bod angen cyfnod atal.

Mae rhagor o arweiniad ar y broses DNS i'w weld ar y dudalen ganlynol:

<https://llyw.cymru/datblygiadau-o-arwyddocad-cenedlaethol-dns-canllawiau>

Os oes angen rhagor o wybodaeth arnoch, mae pob croeso i chi gysylltu â mi.

Yn gywir,

Nina Kinsey

Swyddog Achos

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

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ATODIAD A: Rhestr o Ymgynghoreion Arbenigol

- Cyfoeth Naturiol Cymru
- Cadw
- Dŵr Cymru
- Gwasanaeth Tân ac Achub De Cymru
- NATS
- Y Grid Cenedlaethol
- Wales and West Utilities

**** English text begins on the next page****

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

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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: Caerphilly County Borough Council
Site address: Cwm Ifor Farm, Caerphilly, CF38 8TU

Proposed development: Proposed development: Solar farm (approx. 20 MW) with overhead cable connection (32 KV) and associated infrastructure

The above application has been submitted to the Welsh Ministers for examination. It is considered to contain all essential supporting documents and the necessary fees have been paid in full; as such, it is a valid application and the examination period will now commence. The Inspector's report will be submitted to the Welsh Ministers within 24 weeks of the date of this letter.

The application documents can be found on the DNS website:

<https://planningcasework.service.gov.wales/> - Search 3266623

This communication constitutes an **official notice of acceptance under Article 15(2) of the DNS Procedure Order**.

All parties should read the following carefully to ensure they understand the process and note any relevant deadlines.

1. Local Planning Authority

The Local Planning Authority (LPA) is now required to display a notice on site, as a matter of urgency, in at least one place on or near to the land which the application relates, for a period of not less than **30 days**. A copy of the notice is attached, for your information.

The LPA must also place on the planning register, within 5 working days of the date of this letter, a copy of the following documents:

- the application made to the Welsh Ministers;
- the notification of receipt of an application given by the Welsh Ministers under Article 12 of the Developments of National Significance (Procedure) (Wales) Order 2016;
- the notice of acceptance given by the Welsh Ministers in relation to an application Article 15(2), i.e. this notice;

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

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In order for the appointed Inspector to fully consider the application and report to the Welsh Ministers, it is crucial that the LPA produces a comprehensive Local Impact Report (LIR) as required by Section 62I(4) of the 1990 Act, and Regulation 25 of the DNS Procedure Order. This must be received by Planning and Environment Decisions Wales (PEDW) by no later than **28/4/2023**.

Section 62K of the 1990 Act, and Regulation 25 of the DNS Procedure Order sets the minimum requirements for the content of an LIR. These are:

- The likely impact of the development on the area;
- planning history of the site;
- local designations relevant to the site / surroundings;
- any relevant local planning policies, guidance or other documents;
- draft conditions or obligations which the LPA considers necessary for mitigating any likely impacts of the development; and
- evidence of the publicity undertaken by the LPA in accordance with the Procedure Order, i.e. a copy of the site notice, a photograph of the site notice on display and a map showing the location of the site notice; and
- If any secondary consent(s) are sought with the application, the LIR must also address the likely impact of the consent(s) being granted, preferably as separate sections for each secondary consent.

If the LPA fails to submit the LIR by the deadline specified above, it will not receive the full fee amount. If the LIR is submitted up to 14 days after the deadline, the LPA will receive only half of its fee, and if the LIR is submitted more than 14 days after the deadline, the LPA will not receive a fee at all. Further information about fees can be found in the Developments of National Significance (Fees) (Wales) Regulations 2016.

2. Specialist Consultees

Specialist Consultees are defined in the DNS Procedure Order and are determined by the criteria listed in Schedule 5 to the Order. Specialist consultees are required to provide a substantive response to this consultation no later than **28/4/2023** by virtue of Article 23 of the Order.

The Specialist Consultees that we have identified for this application are listed in **Annex A**.

3. Community Consultees, Relevant Persons, and Interested Parties

Community Consultees are defined in the DNS Procedure Order as:

- a) each county or county borough councillor representing an electoral ward in which the land to which the proposed application relates is situated; and
- b) each community council in whose area the land to which the proposed application relates is situated.

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

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Relevant Persons are defined by Section 62G of the 1990 Act as “the person by whom (but for section 62F) the decision as to whether to grant the secondary consent would have been made”, i.e. the person who would normally determine an application if it had not been submitted as a Secondary Consent to a DNS application.

The parties who meet the above criteria, and any other interested person, are invited to submit their representations about this application. Should you wish to comment on the application, your representation must be received by **28/04/2023**. You may submit your representation by e-mail or by post. Our email and postal address can be found in the header of this notice. Any representations submitted after the deadline will not be accepted.

All representations will be published to the website. Personal details such as e-mail addresses and telephone numbers will not be made available to members of the public.

4. All parties

The procedure will be determined ten working days after the representations and LIR deadline has passed. You should be aware that if a hearing or inquiry is required:

- It is likely to be arranged within a tight timescale. As such, the date for the event will not be negotiable. However, we will provide at least 4 weeks’ written notice of the arrangements; and
- The Inspector will invite those whose presence he/she considers necessary and only they will be entitled to participate. However, any Hearing or Inquiry will be a public event and, as such, any party would be welcome to attend and observe proceedings.

The Inspector may consider a suspension period necessary (under Section 62L(5) of the 1990 Act), which will halt the examination period. All parties will be served a written notice in the case where an Inspector considers a suspension period is required.

Further guidance on the DNS process can be found on the following page:

<https://gov.wales/developments-national-significance-dns-guidance>

If you require any further information, please do not hesitate to contact me.

Yours sincerely,

Nina Kinsey

Case Officer

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

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ANNEX A: List of Specialist Consultees

- Natural Resources Wales
- Cadw
- Welsh Water
- Local Highways Authority
- South Wales Fire and Rescue Service
- National Air Traffic Service
- National Grid
- Wales and West Utilities

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

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answered in Welsh and corresponding in Welsh will not involve any delay.**