

1 INTRODUCTION

1.1 PREAMBLE

1.1.1 This Environmental Statement (ES) has been prepared and submitted following the original ES submitted with planning application 17/02130/MJR (which was granted planning permission on 14th June 2018) and planning application 20/01279/MJR, which was granted planning permission on 29th January 2021.

1.1.2 This current proposal is, in part, the same scheme as the previously approved with two significant changes, namely:-

- (a) the removal of the Biomass Power Plant (BPP) from the scheme, and
- (b) an increase in the B8 floor space from 130,000 sq. ft. to 50,000 sq.m.

1.1.3 A Screening Opinion has not been sought from Cardiff City council as it has been assumed, consistent with previous applications at the site, that the development falls to be considered as EIA development. This is the case notwithstanding that the proposed end use and form of the site (B8 floor space) is materially different than the former proposed and approved use – a Biomass plant and associated uses / works.

1.1.4 Following ongoing informal dialogue with Cardiff City Council, the responses received to the Pre-Application Consultation (PAC) process and drawing on the extensive acquired knowledge from the extant permission on site (including the former EIA, consultation responses to that application, and its consideration and evaluation), the applicant has taken an informed view with regards to the matters to be 'scoped in' to the ES for consideration. These include:

- Geotechnical Conditions and Contaminated Land;
- Ecology;
- Highways and Transportation;
- Visual Impacts;
- Hydrology and Flooding;

The issues 'scoped in' for consideration are assessed in detail in chapters 7-11 of the Environmental Statement submitted as part of this application.

1.1.5 Whilst the scheme the subject of this Environmental Statement has been assessed afresh and stand alone, there is an extant planning permission in place for a scheme that has previously been subject to EIA. The findings of the previous evaluation of the previous scheme are set out in this Environmental Statement, where relevant and applicable (i.e. relate to constant elements and possible impacts). This forms important context to the evaluation of this alternative proposal.

1.1.6 It is considered that the removal of the BPP; together with the reduction in additional traffic generated by the increase in B8 being more than adequately being covered by the reduction in general flows as a result of the impact of the pandemic, will have the effect of significantly reducing the scale and environmental and visual impact of the development. It will also reduce

in significance any Noise and Air Quality issues, at least such that they are not considered to constitute EIA matters.

1.2 THE ENVIRONMENTAL STATEMENT

- 1.2.1 This Environmental Statement (ES) has been prepared on behalf of Parc Calon Gwyrdd Limited (The Applicant) to accompany an outline application for the construction of Industrial Accommodation (B8 Use Class) on Land at Rover Way, Cardiff.
- 1.2.2 The area of land subject of this application extends to approximately 16.5 hectares and is identified on the 'Application Site Boundary' plan.
- 1.2.3 The proposed development consists of the Removal of Fill Material and the construction of 50,000 sq.m. of Industrial Accommodation, New Access Roads and Associated Landscaping Works'. A full description is set out in Chapter 3 of this ES.
- 1.2.4 This Chapter sets out the context for the ES. It provides a broad overview of the site and its surroundings and describes the applicants and the application. It also outlines the need for an Environmental Impact Assessment (EIA) in the context of this proposed development scheme and provides an overview of the EIA process. Finally, it provides a synopsis of the contents of the ES and outlines the methodology that has been adopted in undertaking it and demonstrates that the ES has been compiled by competent persons.

1.3 OVERVIEW OF THE SCHEME

The Site & Surroundings – Summary

- 1.3.1 The site is located on the south-eastern extent of the city and on the eastern side of Rover Way adjoining existing industrial uses, a sewage treatment works (STW) and the adjoining Anaerobic Digestion (AD) renewable energy plant.
- 1.3.2 The site, which was previously used as a non-domestic land fill site - known as the former 'frag tip' site, is currently used as an off-road motorcycle facility managed by Cardiff Council's Parks Service. The motorcycle facility utilises less than half of the site area. The site extends to an area of approximately 16.65 hectares (41.0 acres).
- 1.3.3 The site directly abuts:
- the Bristol Channel to the east;
 - its north-east boundary abuts the Rover Way Traveller site;
 - the north-western boundary adjoins both Rover Way and the Sims Metals Ltd site; and to the south the Dwr Cymru Welsh Water STW and the AD plant.
- 1.3.4 The site was previously used for non-domestic landfill and specifically as a frag tip, now commonly known as ASR (automotive shredded residue). It is understood that this area was reclaimed, partially remediated and landscaped during the construction of the adjacent STW

site to provide a local amenity. These works included the provision of a capping and membrane system, leachate collection, and gas venting provisions.

- 1.3.5 The site is located within proximity to the Cardiff suburbs of Tremorfa and East Moors, in a south-easterly and easterly direction, respectively. The character of the site and its surrounds is a product of both its history – as a non-domestic landfill site and industrial workings including waste recycling – and its present function as a motocross track with further adjacent industrial facilities including a sewage treatment works and an anaerobic digester.
- 1.3.6 The site is located adjacent to a Site of Important Nature Conservation (SINC), Pengam Moors, to the north of the site and a Special Area of Conservation (SAC); Special Protection Area (SPA); Ramsar; and Site of Special Scientific Interest (SSSI), the Severn Estuary mudflats.
- 1.3.7 The site is located within the settlement boundary, as designated on the Proposals Map of the Cardiff County Council Local Development Plan.

The Proposed Development – Summary

- 1.3.8 The proposed development includes industrial accommodation (B8 Use Class), which will be mostly energized by renewable energy sources. The proposed units vary in size, from 7,100m² units at the north of the site, with a 22,000m² unit in the middle and 15,400m² unit at the south, with full articulated lorry access.
- 1.3.9 This would provide circa 50,000m² of Low to Zero Carbon (LZC) industrial accommodation (B8 use class). To note, the roof form of the industrial units could be flat, be pitched or could have a saw tooth shape so to provide south facing angled roofs for long term photo-voltaic use and north facing roof lights. The solar energy from the roof together with the possible use of wind turbines, will ensure that the units will be low to zero carbon generation during use.

The Planning Application

- 1.3.10 This is an outline planning application submitted on behalf of Parc Calon Gwyrdd Limited for the construction of Industrial Accommodation on Land at Rover Way, Cardiff. Although the application is submitted in outline form, access is an 'unreserved matter'. A significant amount of supporting information is submitted to inform and support the planning application.
- 1.3.11 Details regarding 'access'; which have already been approved within the previous application and subject to a signed S278 Agreement, are submitted as part of this application. All other detailed design aspects will be dealt with by means of a subsequent Reserved Matters application.
- 1.3.12 In addition to the Environmental Statement, the scope of which is set out in paragraph 1.1.4 earlier, the following documents are submitted in support of this planning application:
- Energy Statement;
 - Transport Statement; and
 - Job Creation Statement.

1.4 THE EIA PROCESS

- 1.4.1 Environmental Impact Assessment (EIA) is a process that is designed to improve the environmental design of a development scheme as it evolves, and to provide decision-makers with sufficient information about any significant environmental effects arising from a specific proposal. This helps to ensure that both the importance of any predicted effects, and the scope for reducing them, are properly understood by the public and the relevant determining authority before a decision is made on the overall merits of the scheme.
- 1.4.2 The process of, and legal requirement for, EIA emanates from European Council Directive 85/337/EEC which came into force in 1988. This Directive was amended and was included in Directive 2011/92/EU of 13 December 2011. The European Parliament adopted a revised version of the EIA directive (2014/52/EU) in 2014 to be transposed by member states into their own legislations by 16 May 2017.
- 1.4.3 These Directions became law in England and Wales through the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (as amended). These Regulations came into effect on 14th March 1999, and have been and continue to be, superseded over time by updated Regulations not least the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 [2017 No. 567 (W.136)] (as amended). These Regulations came into effect on 16th May 2017.
- 1.4.4 The primary purpose of the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 is to transpose the changes made to the EIA Directive in respect of land use planning. The changes will be applied in respect of other consent regimes subject to EIA through separate regulations.
- 1.4.5 The EIA Directive changes incorporated into the Regulations include the following:
- Insert a definition of EIA;
 - Amend when a member state may exempt a project from the provisions of the Directive
 - Ensure that developers provide certain information where a screening request is made;
 - Provide for a coordinated procedure, where appropriate, for assessments required by the EIA Directive together with the Habitats or Birds Directives¹;
 - Amend the criteria used to screen whether a project is subject to EIA;
 - Provide that environment statements are based on a scoping opinion when one is provided;
 - Increase the public consultation period to 30 days;
 - Provide that notification of the public consultation and documents associated with it are made accessible electronically;
 - Set out information that must be provided in making a decision to grant or refuse consent;
 - Ensure decisions are made objectively and authorities avoid conflict of interest;
 - Change the requirement for competent authorities to provide 'full reasons' to 'main reasons' for screening decisions on planning applications in accordance with the Directive;

- Ensure that EIA documentation is produced and assessed by competent experts;
- Reinforce the enforcement system for infringements of the Directive; and,
- Make transitional provisions for projects where screening or scoping procedures have been initiated, or where the environmental statement has been submitted, under the existing regime before the date that these Regulations come into force.

1.4.6 The key output of the EIA process is the preparation of the Environmental Statement (ES). This accompanies the application for planning permission and provides the environmental information necessary for the determining authority to reach its decision about the proposal. This information includes a description of the development, the measures proposed to ameliorate any adverse environmental effects, and the overall predicted environmental impacts of the scheme.

1.4.7 This ES has been prepared in order to report on the EIA which has been undertaken for the proposed development of Land at Rover Way. The individual studies and surveys that form the component parts of the EIA and that have informed the preparation of this ES have been carried out by sub-consultants appointed by Parc Calon Gwyrdd Limited, in conjunction with the preparation of the design of the site.

1.5 STATUTORY BASIS FOR UNDERTAKING EIA

1.5.1 The Town & Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 (Welsh SI 2017 No. 567 (W.136)) classify industrial installation projects for the production of electricity, steam and hot water exceeding a development area of 0.5 hectares as 'Schedule 2' development, whereby EIA is discretionary rather than mandatory (Schedule 2, paragraph 3 (a)).

1.5.2 Schedule 3 sets out the criteria which should be considered when determining whether or not EIA is required for Schedule 2 development. These relate to:

- (i) Characteristics of Development;
- (ii) Location of Development;
- (iii) Types and Characteristics of the Potential Impact.

1.5.3 Paragraphs 32 to 34 of the accompanying Welsh Office Circular 11/99 provide additional advice on Schedule 2 developments. The Secretary of State's view is that, in general, EIA will be needed for Schedule 2 developments in three main types of case:

- a) for major developments which are of more than local importance;
- b) for developments which are proposed in particularly environmentally sensitive or vulnerable locations; and
- c) for developments with unusually complex and potentially hazardous environmental effects.

1.5.4 Paragraph A18 of Annex A to the Circular, which provides the indicative thresholds and criteria for the identification of schedule 2 development requiring EIA in the case of urban development projects on previously developed land states that '*...in addition to the physical scale of such*

developments, particular consideration should be given to the potential increase in traffic, emissions and noise. EIA is unlikely to be required for the redevelopment of land unless the new development is on a significantly greater scale than the previous use, or the types of impact are of a markedly different nature, or there is a high level of contamination...!

1.6 SCREENING FOR EIA

1.6.1 A Screening Opinion has not been sought from Cardiff City Council as it has been assumed, consistent with previous applications at the site, that the development falls to be considered as EIA development. This is the case notwithstanding that the proposed end use and form of the site (B8 floor space) is materially different than the former proposed and approved use – a Biomass plant and associated uses / works.

1.6.2 Following ongoing informal dialogue with Cardiff City Council, the responses received to the Pre-Application Consultation (PAC) process and drawing on the extensive acquired knowledge from the extant permission on site (including the former EIA, consultation responses to that application, and its consideration and evaluation), the applicant has taken an informed view with regards to the matters to be 'scoped in' to the ES for consideration. These include:

- Geotechnical Conditions and Contaminated Land;
- Ecology;
- Highways and Transportation;
- Visual Impacts;
- Hydrology and Flooding;

The issues 'scoped in' for consideration are assessed in detail in chapters 7-11 of the Environmental Statement submitted as part of this application.

1.7 CONTENT & FORMAT OF THE ES

1.7.1 The full ES comprises the following separate volumes:

- **Volume 1:** Main Document (this volume) – containing text along with figures and tables of direct relevance to the interpretation of the ES;
- **Volume 2:** Appendices – comprising detailed background surveys and reports referred to Volume 1, along with other relevant supporting information;
- **Non-Technical Summary (NTS).**

1.7.2 This document, Volume 1 of the ES, comprises separate chapters. Those figures of direct relevance to the interpretation of the text of the main report are contained at the rear of each chapter. Tables are embedded within the text where possible and contained within the figures section where they are in A3 or landscape format. The contents of each subsequent chapter is summarised below:

- **Chapter 2** of the main document provides a detailed description of the site and its surrounding area, including relevant planning history;

- **Chapter 3** provides a detailed description of the proposal, outlining the parameters against which the EIA has been undertaken;
- **Chapter 4** provides an overview of the policy context within which the planning application will be assessed. It highlights the key issues arising from Planning Policy Wales (PPW) and relevant Technical Advice Notes (TAN's) and provides a summary of the most relevant adopted and emerging regional and local planning policies, along with other relevant plans and strategies;
- **Chapter 5** examines the need for the scheme and outlines the alternative options that have been considered as proposals have emerged;
- **Chapter 6** provides a summary of the decision to assume the need for an Environmental Impact Assessment and the decision to submit an Environmental Statement.
- **Chapters 7 – 11** provide an assessment of the following issues respectively:
 - Geotechnical Conditions and Land Contamination; and
 - Ecology;
 - Transportation;
 - Visual Impacts;
 - Hydrology and Flood Risk;
- **Chapter 12** provides a summary of the potential cumulative effects of the proposed built development at the application site and other developments identified within the immediate vicinity of the application site.
- **Chapter 13** provides a conclusion and a summary of the proposed mitigation measures that are included in the application scheme, and an outline of the residual effects that would be likely to arise from the implementation of the proposal.

1.7.3 The non-technical summary of the ES is available separately. This provides a 'plain language' overview of each chapter of the ES. It also provides a summary of the minimum 'specified information' set out in Schedule 4, Paragraph 1 of the Town & Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017.

1.7.4 In accordance with the EIA Regulations, Table 1.1 sets out the Schedule 4 requirements for information to be included in ES's and where this ES addresses those requirements.

Table 1.1 Information for Inclusion in Environmental Statements

Schedule 4 Requirement	Where Addressed in ES
1. A description of the development.	Chapter 3 provides a description of the proposed development.
2. A description of the reasonable alternatives studied by the applicant or appellant which are relevant to the proposed development.	Chapter 5 addresses the issue of alternatives.

Schedule 4 Requirement	Where Addressed in ES
3. A description of the relevant aspects of the current state of the environment and an outline of the likely evolution thereof.	An evaluation of the current state of the environment is provided in chapters 7-8.
4. A description of the factors likely to be significantly affected by the development.	As explained in paragraph 1.7.2, matters to be addressed by this ES are limited to Geotechnical Conditions and Land Contamination; and Ecology.
5. A description of the likely significant effects of the development on the environment.	Likely significant effects are presented in each of the topic chapters (chapters 7-11).
6. A description of the forecasting methods or evidence used to identify and assess the effects on the environment.	An indication of general difficulties in compiling the required information is set out in this chapter. Topic chapters 7-11 regarding specific aspects of the environment include topic related difficulties.
7. A description of the measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on the environment.	Mitigation measures are presented in each of the topic chapters (chapters 7-11).
8. A description of the expected significant adverse effects of the development on the environment deriving from the vulnerability of the development to risks of major accidents and / or disasters which are relevant to the project concerned.	Chapter 12 identifies the main adverse impacts of the development to risks of major accidents / and or disasters which are relevant to the project concerned.
9. A non-technical summary of the information noted above.	A separate Non-Technical Summary is provided and outlines the main findings of the assessment in accessible plain English.
10. A reference list detailing the sources used for the descriptions and assessments including in the environmental statement.	A reference list is provided as footnotes or at the end of Chapters 7 - 11.

1.8 METHODOLOGY FOR UNDERTAKING THE EIA

1.8.1 The EIA process principally aims to:

- Describe the proposed development;
- Assess the significant effects which have been identified as arising from the construction and operation of the scheme in relation to environmental media and sensitive environmental receptors;
- Identify the measures to be incorporated into the design and management of the proposed development to minimise / mitigate any potential adverse environmental effects that have been identified;
- Prepare an ES to present the findings of the EIA process.

1.8.2 Chapters 7 to 11 of the ES explore the issues held and scoped to necessitate EIA using the following consistent format:

- **Introduction:** including, where appropriate, definition of the area of study.
- **Context:** including a brief analysis of relevant government guidance, the planning policy context for the issue in question, any relevant legislation and a review of data sources.
- **Methodology:** including an assessment of the methods used to establish the baseline, a description of the methodology for undertaking the impact assessment, and a definition of how impact significance is predicted.

- **Baseline Conditions:** including a description of the existing characteristics of the site and its surroundings as relevant to the issue being considered, an analysis of any relevant designations, and a description of the baseline conditions as established above.
- **Potential Impacts:** identification and description of potential significant impacts (both adverse and beneficial) that could arise from the implementation of the proposal, in the absence of proposed mitigation.
- **Proposed Mitigation and Enhancement:** a description of any mitigation which has been designed into the proposal ('inherent mitigation') in order to reduce the potential for adverse impacts to occur, along with any additional mitigation which is proposed in order to ameliorate any significant adverse impacts identified above.
- **Residual Impacts:** an assessment of any significant impacts which are likely to remain after the implementation of any mitigation measures.
- **Conclusions:** drawing out the salient issues emerging from the chapter.

1.8.3 Notwithstanding the different methods used for assessing each environmental issue, in order to ensure consistency of methodology and presentation within the ES, each impact has been assigned one of the following levels of significance:

- Beneficial – positive impacts;
- Adverse – negative impacts;
- Short / medium / long-term – duration of the impact;
- Permanent – impact cannot be reversed;
- Temporary – impact can be reversed;
- Direct – effects that are a direct result of the proposed development; and
- Indirect – effects that are secondary to direct effects.

Criteria to Assess Environmental Impacts

1.8.4 It should be noted that for the assessment of impacts of impacts the following methodology has been adopted. The significance of the impacts are set out below:

- **Major:** Ranging from a very low impact on a feature / receptor of value in the international context to a very high impact on a feature / receptor of value in the regional context. All impacts on international sites being treated as major;
- **Moderate:** Ranging from a very low impact on a feature / receptor of value in the national context to a very high impact on a feature / receptor of a low value. Where an impact is minor / moderate, significance can be determined depending on circumstance;
- **Minor:** Ranging from a very low impact on a feature / receptor of value in the regional context to a high impact on a site / feature of low local value;
- **Negligible:** Ranging from a very low impact on a feature / receptor of high local value to a medium impact on a site / feature of low local value;
- **Cumulative Impacts:** In undertaking the EIA, consideration must be given to the cumulative impact that the proposal would have along with any other development proposal. All built operational development is assessed as part of the baseline situation

therefore it is appropriate to consider committed schemes (with planning permission) within the area that may have a cumulative impact with the development proposal.

Mitigation

- 1.8.5 Mitigation is the stage of the EIA process when measures are identified to avoid, reduce or remedy impacts. This ES has considered both proposed (for example through design) and additional (by means of planning condition or obligation) mitigation measures.
- 1.8.6 The individual topic chapters describe and assess these strands of mitigation.

Cumulative Impacts

- 1.8.7 The EIA Regulations require an ES to include an assessment of cumulative effects with other development. This ES considers both the combined effects of each of the topics considered in the ES and the interaction of the proposed development with other schemes in the locality.

Difficulties Encountered

- 1.8.8 Part 1, Schedule 4 of the EIA Regulations requires the ES to include an indication of any difficulties encountered by the applicant or appellant in compiling the required information.
- 1.8.9 No significant difficulties have been encountered in conducting the EIA. Where uncertainty of impacts has been encountered or where there are limitations in terms of information availability, this is stated within the individual topic chapters.
- 1.8.10 The way in which the impacts for each topic area have been assessed, and the significance ascribed, is outlined in the methodology section for each of the separate chapters.

1.9 THE CONSULTANCY TEAM

- 1.9.1 The EIA has been undertaken by the following team of consultants, as engaged by Parc Calon Gwyrdd Limited. The process has been overseen and co-ordinated by Geraint John Planning, who have been responsible for the overall preparation of the Environmental Statement. The scheme has been designed by Southgate & Sarabia Architects. A number of Consultancies have been involved with the preparation of the ES:

- Geraint John Planning: overall co-ordination of the ES; introductory chapters (chapters 1-6) and Conclusion (chapter 13);
- Parc Calon Gwyrdd Ltd: Geotechnical Conditions and Land Contamination (chapter 7);
- Sturgess Ecology: Ecology (chapter 8);
- Vectos: Transportation, Hydrology and Flood Risk (chapters 9 & 11);
- Southgate and Sarabia Architects: Landscape and Visual Impact (chapter 10);
- All Consultants: Cumulative Impact (chapter 12);
- Sean Byrne: Job Creation Statement;
- Aecom: Energy Statement.

1.10 COMPETENT PERSONS STATEMENT

1.10.1 Paragraph 17 (4) of the EIA Regulations states the following:

"(4) An environmental statement must—

(a) be prepared by persons who in the opinion of the relevant planning authority or the Welsh Ministers, as appropriate, have sufficient expertise to ensure the completeness and quality of the statement;

(b) contain a statement by or on behalf of the applicant or appellant describing the expertise of the person who prepared the environmental statement;"

Competent Persons

1.10.2 The Environmental Statement has been prepared by Geraint John, who holds the position of Owner and Director of Geraint John Planning. He has over 25 years town planning experience, having held the position of Director for the last 15 years in various organisations. He has a degree in City and Regional Planning from Cardiff University and is an accredited member of the Royal Town Planning Institute.

1.10.3 Other Geraint John Planning Ltd staff who have assisted in the preparation of this Environmental Statement are:

- Zoe John – Associate;
- Annamaria Sgueglia – Planner;
- Olivia Davies – Senior Planner.

1.10.4 Geraint John Planning have been responsible for the formulation of a number of Environmental Statements including the following examples:

- Land adjacent to St Julian's House, Bridge Road, Cardiff – outline application for residential development of up to 160 units with associated infrastructure, landscaping and access (with all matters except for access are reserved);
- Land to the West of Llangyfelach Road - Outline planning application for a residential led mixed use development of up to 1950 no. dwellings, primary school, community facilities and public open space;
- Mumbles Pier – Outline application for comprehensive redevelopment comprising C1 hotel / visitor accommodation; C3 residential; D2 entertainment and commercial leisure facilities; A1 retail; A3 food and drink floor space; B1 office and alteration and refurbishment works to existing pavilion structure;

1.10.5 Other examples are available on request.

- 1.10.6 In addition, a number of technical specialists have been appointed in relation to the preparation of Chapters 7 to 11. The experience and qualifications of these technical specialists is outlined below:

Chapter 7 – Geotechnical Conditions and Contaminated Land

- 1.10.7 Phillip Morgan has over 25 years' experience as Director working for development companies and technical consultancy services. He has a degree in Civil and Structural Engineering and is a member of the Institution of Civil Engineers.

Chapter 8 – Ecology

- 1.10.8 Dr Peter Sturgess has over 25 years of experience in environmental consultancy, providing survey and assessment services for a range of clients including local authorities, planning and engineering consultancies, nature conservation bodies and land developers. He is a chartered environmentalist (CEnv) which demonstrates that he is knowledgeable, competent and committed environmental professional. He is also member of the Chartered Institute of Ecology and Environmental Management (CIEEM). He has been responsible for writing several ecology chapters for environmental statements, particularly for road projects and renewable energy schemes. He has also contributed specialist survey and assessment input to the botanical elements of Environmental Statements produced by larger consultancies.

Chapter 9 – Transportation

- 1.10.9 Matt Russell is a Director with Vectos based in Cardiff with 28 years' experience in the highways and transportation industry working for both public and private sector clients. He trained as a civil engineer in local government specialising in transportation and traffic management and was responsible for a number of capital funded schemes. In the private sector, Matt provides specialist transportation advice to a wide range of clients seeking planning consent on a variety of commercial, retail and residential developments. Matt provides specialist advice in the energy sector for on-shore wind projects and has given evidence at the Mid Wales Wind Farms Public Inquiry on behalf of Powys County Council. Matt holds a Bachelor of Engineering (Honours) degree in Civil Engineering and is a member of the Institution of Civil Engineers (ICE) and the Chartered Institution of Highways & Transportation (CIHT). He belongs to the Municipal Engineers Group (ICE) in South Wales and was Chairman of ICE between 2002 and 2004.

Chapter 10 – Visual Impacts

- 1.10.10 Southgate and Sarabia Architects are a RIBA chartered practice, Natalie Sarabia-Johnston, one of the Founding Directors has worked for over 30 years in the design and construction industry. Natalie has extensive experience in designing award winning projects.

Chapter 11 – Hydrology and Flooding Risk

- 1.10.11 Nick Bosanko is an Associate Director at Vectos and leads its Flood Risk and Drainage team. The team undertake hydrological, flood risk and drainage projects. He has over 17 years'

experience working for consulting engineers predominantly in the UK, but also in Australia. Nick is a chartered member of the Chartered Institute of Water and Environmental Management (CIWEM) and has focused his career on providing expertise in flood risk management, drainage and ES chapters. (Qualifications: BSc, MSc, MCIWEM C WEM).

Conclusion

1.10.12 The above paragraphs have outlined the relevant experience and professional qualifications of those involved in the preparation of the Environmental Statement to support the outline planning application. As such, it is concluded that the Environmental Statement has been prepared by persons who have sufficient expertise to ensure the completeness and quality of the statement and the requirements of Paragraph 17 (4) of the EIA regulations have been met.

1.11 ASSOCIATED REPORTS

1.11.1 A number of documents, drawings and plans have been prepared to accompany the planning application and inform the EIA. Key elements of this material are incorporated within the Appendices of this ES, but aren't necessarily exhaustive, and reference is made within the relevant ES chapter where applicable.

1.11.2 The following associated reports, dealing with material considerations that fall outside of the scope of the ES, are submitted with the planning application.

Job Creation Statement

1.11.3 Sean Byrne has 20 years experience in commercial property investment and asset management in the private and public sector. He has worked as a Fund Manager at La Salle Investment Management and The Cooperative Group managing investment and development portfolios in excess of £400m. Sean holds a Bachelor of Arts Honours degree in Building Management and Technology and a Master's Degree in Commercial Property Management. He is also a member of the Royal Institution of Chartered Surveyors (RICS).

Energy Statement

1.11.4 Simon Hartley is a Regional Director for Aecom and is responsible for business development of a specialist group for Wales, promoting energy and carbon management, environmental management and sustainable management. He has also 25 years of experience in the field and is currently project managing the review of the 1st Part L of Building Regulations for Wales, Sustainable Living Pathfinder project research and developing numerous public sector renewable energy evidence based studies and district heat feasibility.

1.12 ACCESS TO INFORMATION

1.12.1 The full range of documents submitted in support of the application, including the Environmental Statement can be inspected at the offices of Cardiff County Council, address:

Cardiff Council

County Hall
Atlantic Wharf
Cardiff
CF10 4UW

- 1.12.2 Printed copies or electronic CD copies of the ES and Technical Appendices can be purchased from:

Geraint John Planning Ltd
Office 16, House 1, 2nd floor
The Maltings
East Tyndall Street
Cardiff
CF24 5EA
02920 105360 / geraint@gjplanning.co.uk

- 1.12.3 The cost of a printed copy will be provided upon request. Electronic copies on CD of the full Environmental Statement and the Non-Technical Summary can be provided at a cost of £30 per copy including postage. Printed copies of the Non-Technical Summary will be provided free of charge upon request.