

**From:** [Richard Price](#)  
**To:** [Jones, Hefin](#); [Abergelli Power](#); [Abergelli Power](#)  
**Cc:** [AL-KHAYAT Tamara](#)  
**Subject:** RE: (7707/1) (7710/1) RE: Abergelli - Letter form Secretary of State dated 26th July 2019  
**Date:** 08 August 2019 10:33:05  
**Attachments:** [image002.jpg](#)  
[image003.png](#)  
[image004.png](#)  
[image3ea5c.PNG](#)  
[image89563d.JPG](#)  
[Michael Edwards - Signed SOCG 08.08.19.pdf](#)  
[Wynne Watkins and Rediplay Ltd - Signed SOCG 08.08.19.pdf](#)

---

Dear Hefin,

In the letter dated 26<sup>th</sup> July 2019 from the Secretary of State addressed to Abergelli Power Limited, the Secretary of State has requested the submission of Statements of Common Ground between the Applicant and the following:

- Mr Wynne Watkins and Rediplay Limited; and
- Mr Michael Edwards.

I refer to my email below dated 24<sup>th</sup> January in which I attached copies of signed Statements of Case for both of the above, to which you kindly acknowledged receipt.

Further to the letter from the Secretary of State dated 26<sup>th</sup> July, we have been on contact with the solicitors instructed on behalf of the Applicant to provide updated Statements of Common Ground and I now attach updated versions. I confirm I have been given authority from both the above clients to substitute the relevant page of each SOCG with the updated information and have also signed on behalf of Loxley Solicitors Limited to confirm the amendments are agreed. The reason for this is that, unfortunately, it has not been possible to obtain updated signed copies of both SoCG from both clients and submit these to the SoS in time for the submission deadline of 9<sup>th</sup> August.

I am copying in the solicitors instructed by the Applicant to this email for information and in order that they may arrange to submit executed copies of both SoCG signed by their clients. I confirm that the above has been agreed by the Applicant's solicitors.

I trust this is acceptable but please let me know if otherwise and I will arrange for my clients to sign and date the updated SOCGs.

Best regards,

Richard

Richard Price

DD: 01453 391 880

Loxley logo.jpg



IMPORTANT NOTICE: This communication is strictly confidential and intended solely for the person to whom it is addressed, and it may be legally privileged. If you are not the intended recipient or have received this communication in error, please do not read it or show it to any other person, but notify us immediately and then delete it from your computer. Any unauthorised disclosure of information contained in this communication is strictly prohibited. No contract may be concluded on behalf of Loxley Solicitors Limited, nor service of process accepted, by e-mail. We take all reasonable steps to ensure that all emails leaving our offices are tested for software viruses but we do not accept responsibility for any loss or damage which may occur from using this email or attachment.

Loxley is the trading name of Loxley Solicitors Limited, a limited company registered in England and Wales (Company No. 07646718), authorised and regulated by the Solicitors Regulation Authority (SRA No. 561096).

Registered office: Langford Mill, Kingswood, Wotton-under-Edge, Gloucestershire, GL12 8RL Tel 01453 700620 Fax 01453 700183 [www.loxleylegal.com](http://www.loxleylegal.com)

Directors: Judith Bell, Simon Leach, Michael Johnstone, Andrew Baskerville, Fred Harrison-James and Pierre Bell

Richard Price

DDI: 01453 391880

Mobile: [REDACTED]



**Please be aware** of the increasing risk of **cybercrime and online fraud**. If you ever receive an email stating a change in bank account details purporting to be from Loxley, do not send any funds to the account and contact us immediately. **We will never send you an email telling you that we have changed our bank account details.**

IMPORTANT NOTICE: This communication is strictly confidential and intended solely for the person to whom it is addressed, and it may be legally privileged. If you are not the intended recipient or have received this communication in error, please do not read it or show it to any other person, but notify us immediately and then delete it from your computer. Any unauthorised disclosure of information contained in this communication is strictly prohibited. No contract may be concluded on behalf of Loxley Solicitors Limited, nor service of process accepted, by e-mail. We take all reasonable steps to ensure that all emails leaving our offices are tested for software viruses but we do not accept responsibility for any loss or damage which may occur from using this email or attachment.

Loxley is the trading name of Loxley Solicitors Limited, a limited company registered in England and Wales (Company No. 07646718), authorised and regulated by the Solicitors Regulation Authority (SRA No. 561096). Registered office: Langford Mill, Kingswood, Wotton-under-Edge, Gloucestershire, GL12 8RL Tel 01453 700620 Fax 01453 700183 [www.loxleylegal.com](http://www.loxleylegal.com) Directors: Judith Bell, Simon Leach, Michael

Johnstone, Andrew Baskerville, Fred Harrison-James, Pierre Bell and George Fellowes.

---

**From:** Richard Price

**Sent:** 24 January 2019 1:54 PM

**To:** 'Jones, Hefin' <Hefin.Jones@pins.gsi.gov.uk>; Abergelli Power  
<Abergelli.Power@pins.gsi.gov.uk>

**Subject:** (7707/1) (7710/1) RE: Abergelli - Deadline 4 Submissions

Dear Hefin,

Further in this matter, and following a request made by the Examiner, I attach two sets of signed Statements of Common Ground (Certified Copies) for the following:

1. Mr Michael Edwards; and
2. Mr Wynne Watkins and Redisplay Ltd.

I confirm that I have forwarded a copy of both of the above to the Applicant and have requested that they submit a copy of each which has been signed by the Applicant.

In addition, and as requested by the Examiner, I attach a copy of the Senior Counsel's Advice which my clients obtained in relation to the validity of the Project, in particular, whether the Gas Connection and Electrical Connection should have been include within the DCO. The Examiner requested a copy to be submitted to the Examination in accordance with the written questions and requests for information paper (ExQ2) issued on 11<sup>th</sup> January. I confirm my clients have consented to the attached being forwarded to the Examiner for his consideration.

Please would you kindly acknowledge safe receipt and I look forward to hearing from you in due course.

Best regards,

Richard

Richard Price

DD: 01453 391 880



**IMPORTANT NOTICE:** This communication is strictly confidential and intended solely for the person to whom it is addressed, and it may be legally privileged. If you are not the intended recipient or have received this communication in error, please do not read it or show it to any other person, but notify us immediately and then delete it from your

computer. Any unauthorised disclosure of information contained in this communication is strictly prohibited. No contract may be concluded on behalf of Loxley Solicitors Limited, nor service of process accepted, by e-mail. We take all reasonable steps to ensure that all emails leaving our offices are tested for software viruses but we do not accept responsibility for any loss or damage which may occur from using this email or attachment.

Loxley is the trading name of Loxley Solicitors Limited, a limited company registered in England and Wales (Company No. 07646718), authorised and regulated by the Solicitors Regulation Authority (SRA No. 561096).

Registered office: Langford Mill, Kingswood, Wotton-under-Edge, Gloucestershire, GL12 8RL Tel 01453 700620 Fax 01453 700183 [www.loxleylegal.com](http://www.loxleylegal.com)

Directors: Judith Bell, Simon Leach, Michael Johnstone, Andrew Baskerville, Fred Harrison-James and Pierre Bell

---

**From:** Jones, Hefin <[Hefin.Jones@pins.gsi.gov.uk](mailto:Hefin.Jones@pins.gsi.gov.uk)>  
**Sent:** 22 December 2018 08:46  
**To:** Abergelli Power <[Abergelli.Power@pins.gsi.gov.uk](mailto:Abergelli.Power@pins.gsi.gov.uk)>  
**Subject:** Abergelli - Deadline 3 Submissions

'Morning all,

Just a quick e-mail to thank you for your deadline 3 submissions. All responses will appear on the project page shortly. Please note that due to limited availability over the Christmas period the documents may not appear until early January. The Examination Library will be updated to include the D3 submissions.

Merry Christmas and a Happy New Year.

Hefin  
Hefin Jones  
Rheolwr Achos / Case Manager  
Cynllunio Seilwaith Cenedlaethol / National Infrastructure Planning  
Yr Arolygiaeth Gynllunio / The Planning Inspectorate, Temple Quay House,  
Temple Quay, Bristol, BS1 6PN  
Llinell Uniongyrchol / Direct Line: 0303 444 5944  
Llinell Gymorth / Helpline: 0303 444 5000  
E-Bost / Email: [hefin.jones@pins.gsi.gov.uk](mailto:hefin.jones@pins.gsi.gov.uk)  
Wê / Web: <https://infrastructure.planninginspectorate.gov.uk> (Cynllunio  
Seilwaith Cenedlaethol/National Infrastructure Planning)

Wê / Web: [www.gov.uk/government/organisations/planning-inspectorate](http://www.gov.uk/government/organisations/planning-inspectorate)  
(Gwaith achos ac apeliadau/Casework and appeals)

Twitter: [@PINSgov](https://twitter.com/PINSgov)

Nid yw'r cyfartherbiad hwn yn gyfystyr â chyngor cyfreithiol / This communication does not constitute legal advice.

Edrychwch ar ein [Hysbysiad Preifatrwydd](#) cyn anfon gwybodaeth at yr Arolygiaeth Gynllunio / Please view our [Privacy Notice](#) before sending information to the Planning Inspectorate.



\*\*\*\*\*

Correspondents should note that all communications to or from the Planning Inspectorate may be automatically logged, monitored and/or recorded for lawful purposes.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager.

This footnote also confirms that this email message has been scanned by Websense Email Security Gateway for the presence of computer viruses.

\*\*\*\*\*

Application by Abergelli Power Limited ("APL"), dated 25 May 2018 for development consent under s.37 of the Planning Act 2008 for a gas fired power generation plant of up to 299 Megawatts.

## **Statement of Common Ground**

Statement of Common Ground between **Abergelli Power Limited** and **Michael Edwards**

## 1. INTRODUCTION

### Purpose of this Statement of Common Ground

- 1.1 This Statement of Common Ground ("**SOCG**") has been prepared by Abergelli Power Limited ("**APL**") and Michael Edwards (the "**Landowner**"). For the purpose of this SOCG, APL and the Landowner will jointly be referred to as 'the Parties'.
- 1.2 APL has applied to the Secretary of State under Planning Act 2008 for powers to construct, operate and maintain a Power Generation Plant.
- 1.3 The Project consists of:
  - 1.3.1 A new Open Cycle Gas Turbine peaking power generating station, fuelled by natural gas and capable of providing a rated electrical output of up to 299 Megawatts ("**MW**"). The Power Generation Plant comprises:
    - (a) Generating Equipment including one Gas Turbine Generator with one exhaust gas flue stack and Balance of Plant (together referred to as the 'Generating Equipment') which are located within the 'Generating Equipment Site';
    - (b) An Access Road to the Project Site from the B4489 which lies to the west, formed by upgrading an existing access road between the B4489 junction and the Swansea North Substation (the 'Substation') and constructing a new section of access road from the Substation to the Generating Equipment Site;
    - (c) A temporary construction compound for the storage of materials, plant and equipment as well as containing site accommodation and welfare facilities, temporary car parking and temporary fencing (the 'Laydown Area'). A small area within the Laydown Area will be retained permanently (the 'Maintenance Compound');
    - (d) Ecological Mitigation Area - area for ecological enhancement within the Project Boundary; and
    - (e) Permanent parking and drainage to include a site foul, oily water and surface water drainage system.
  - 1.3.2 A Gas Connection in the form of a new Above Ground Installation (AGI) and underground Gas Pipeline to bring natural gas to the Generating Equipment from the National Gas Transmission System; and
  - 1.3.3 An Electrical Connection which will be an underground electrical cable to export power from the Generating Equipment to the National Grid Electricity Transmission System.
- 1.4 The Planning Act 2008 restricts associated development for which consent can be sought under a Development Consent Order in Wales to development that is associated with a generating station with a capacity in excess of 350 MW. As the Power Generation Plant would have related electrical output of up to 299 MW, the Gas Connection and Electrical Connection are not included in the authorised development in the Development Consent Order Application. However, APL is seeking powers of compulsory acquisition over the land required for the Gas Connection and Electrical Connection, and is applying for planning permissions under the Town and Country Planning Act 1990 from City and County of Swansea in respect of the Gas Connection and Electrical Connection works.

- 1.5 This SOCG relates to matters relating to the Application for a Development Consent Order submitted by the Applicant on 25 May 2018 with reference EN010069 and is intended to give a clear position of the state and extent of agreement between the Parties as at the date on which this SOCG is signed and submitted to the Secretary of State.
- 1.6 Preparation of this SOCG has been informed by discussions between the Parties. The purpose of this SOCG is to set out agreed factual information about the Application.
- 1.7 It is intended that this SOCG will provide information to facilitate a smooth and efficient examination process.

## 2. THE APPLICATION

- 2.1 The Application for the Power Generation Plant was submitted on 25 May 2018 and accepted by the Secretary of State on 21 June 2018 (PINS reference number EN010069) and was accompanied by an Environmental Statement.

## 3. MATTERS AGREED BETWEEN THE PARTIES

- 3.1 The Parties agree that:
- 3.2 The Landowner's interests in land are comprised in the following plots:

Proposed permanent acquisition of freehold	Plot 12
Proposed permanent acquisition of rights	Plots 13, 14, 15 and 17
Proposed temporary possession	Plots 13A, 13B, 17A and 17B

- 3.3 The Book of Reference accurately identifies the Landowner's interests in the Order Land.
- 3.4 The Landowner did not respond in writing to the Applicant's statutory consultation.
- 3.5 A licence to access the property of the Landowner was agreed on 22 July 2017 pursuant to which the Applicant was authorised to conduct ecological surveys on the Landowner's land. This licence remained valid for an agreed period to 1 March 2018.
- 3.6 The following table lists the relevant correspondence and meetings between the Parties in relation to the Application and the proposed acquisition of land:

Date	Meeting/Correspondence	Details
27 April 2018	Meeting	Meeting with the Applicant, the Landowner and the Landowner's land agent to commence discussions.
2 May 2018	Telephone discussion	The Applicant's land agent, Steven Drennan of Carter Jonas, discussed the valuation basis and terms of the offer to be made with the



Date	Meeting/Correspondence	Details
		landowner's agent, Andrew Thomas, and Carter Jonas advised that a written offer would follow.
18 May 2018	Correspondence	Fully termed written offer made to the Landowner by the Applicant
24 September 2018	Meeting	Meeting between Chris McKerrow and Susannah Crawford (of APL) and Steven Drennan of Carter Jonas (APL's land agent) and Andrew Thomas (the landowner's agent).
10 October 2018	Meeting	Meeting between landowners agents and Susannah Crawford and Chris McKerrow of APL.
2 November 2018	Correspondence	Email providing comparables evidence from the Landowner's Agent to assist discussions.
16 January 2019	Correspondence	Email providing a revised offer submitted to the Landowner's Agent.
20 June 2019	Meeting	Meeting between the Landowner's agent and Neil Riley and Steven Drennan of APL to discuss the survey access agreement proposed on 1 May 2019 and to reach common ground. Discussions are on-going between the Parties with further meetings planned.

Agreed as  
Amended  
Lesley  
08/08/19

#### 4. MATTERS NOT AGREED BETWEEN THE PARTIES

- 4.1 It is not agreed by the Landowner that the compulsory acquisition powers sought by the Applicant are necessary to secure the objectives of the Project;
- 4.2 It is not agreed by the Landowner that the Project can be implemented within the areas shown on the Works Plan and Land Plans;
- 4.3 It is not agreed by the Landowner that the interference with the Landowner's land and rights is justified;

- 4.4 It is not agreed by the Landowner that the consideration of alternatives which is set out in the Statement of Reasons and in the Environmental Statement is adequate;
- 4.5 The alternative proposed by the Landowner (Access Option 1, as consulted upon by the Applicant in 2014) is not agreed by the Applicant.
- 4.6 It is not agreed by the Landowner that the Applicant has presented a compelling case in the public interest for the acquisition of the Landowner's land;
- 4.7 It is not agreed by the Landowners that the Electrical Connection and the Gas Connection are not integral to the Project. The Landowners consider that the draft DCO is therefore invalid. The Applicant considers that the Electrical Connection and the Gas Connection are properly regarded as associated development, and that they therefore cannot be included in the DCO in accordance with the terms of section 115 of the Planning Act 2008.

This SOCG is prepared jointly and agreed by the Parties:

Signed by )  
For and on behalf of **Abergelli Power Limited** )

.....

Date:.....

Signed by )  
For and on behalf of **Michael Edwards** )

.....  


Date:..... 18. 01. 2019

Application by Abergelli Power Limited ("APL"), dated 25 May 2018 for development consent under s.37 of the Planning Act 2008 for a gas fired power generation plant of up to 299 Megawatts.

## **Statement of Common Ground**

Statement of Common Ground between **Abergelli Power Limited** and **Mr Wynne Watkins and Redisplay Limited**

## 1. INTRODUCTION

### Purpose of this Statement of Common Ground

- 1.1 This Statement of Common Ground ("**SOCG**") has been prepared by Abergelli Power Limited ("**APL**") and Mr Wynne Watkins and Rediplay Limited (the "**Landowners**"). For the purpose of this SOCG, APL and the Landowners will jointly be referred to as 'the Parties'.
- 1.2 APL has applied to the Secretary of State under Planning Act 2008 for powers to construct, operate and maintain a Power Generation Plant.
- 1.3 The Project consists of:
  - 1.3.1 A new Open Cycle Gas Turbine peaking power generating station, fuelled by natural gas and capable of providing a rated electrical output of up to 299 Megawatts ("**MW**"). The Power Generation Plant comprises:
    - (a) Generating Equipment including one Gas Turbine Generator with one exhaust gas flue stack and Balance of Plant (together referred to as the 'Generating Equipment') which are located within the 'Generating Equipment Site';
    - (b) An Access Road to the Project Site from the B4489 which lies to the west, formed by upgrading an existing access road between the B4489 junction and the Swansea North Substation (the 'Substation') and constructing a new section of access road from the Substation to the Generating Equipment Site;
    - (c) A temporary construction compound for the storage of materials, plant and equipment as well as containing site accommodation and welfare facilities, temporary car parking and temporary fencing (the 'Laydown Area'). A small area within the Laydown Area will be retained permanently (the 'Maintenance Compound');
    - (d) Ecological Mitigation Area - area for ecological enhancement within the Project Boundary; and
    - (e) Permanent parking and drainage to include a site foul, oily water and surface water drainage system.
  - 1.3.2 A Gas Connection in the form of a new Above Ground Installation (AGI) and underground Gas Pipeline to bring natural gas to the Generating Equipment from the National Gas Transmission System; and
  - 1.3.3 An Electrical Connection which will be an underground electrical cable to export power from the Generating Equipment to the National Grid Electricity Transmission System.
- 1.4 The Planning Act 2008 restricts associated development for which consent can be sought under a Development Consent Order in Wales to development that is associated with a generating station with a capacity in excess of 350 MW. As the Power Generation Plant would have related electrical output of up to 299 MW, the Gas Connection and Electrical Connection are not included in the authorised development in the Development Consent Order Application. However, APL is seeking powers of compulsory acquisition over the land required for the Gas Connection and Electrical Connection, and is applying for planning permissions under the Town and Country Planning Act 1990 from City and County of Swansea in respect of the Gas Connection and Electrical Connection works.

- 1.5 This SOCG relates to matters relating to the Application for a Development Consent Order submitted by the Applicant on 25 May 2018 with reference EN010069 and is intended to give a clear position of the state and extent of agreement between the Parties as at the date on which this SOCG is signed and submitted to the Secretary of State.
- 1.6 Preparation of this SOCG has been informed by discussions between the Parties. The purpose of this SOCG is to set out agreed factual information about the Application.
- 1.7 It is intended that this SOCG will provide information to facilitate a smooth and efficient examination process.

## 2. THE APPLICATION

- 2.1 The Application for the Power Generation Plant was submitted on 25 May 2018 and accepted by the Secretary of State on 21 June 2018 (PINS reference number EN010069) and was accompanied by an Environmental Statement.

## 3. MATTERS AGREED BETWEEN THE PARTIES

- 3.1 The Parties agree that:
- 3.2 The Landowners' interests in land are comprised in the following plots:

Proposed permanent acquisition of rights	Plots 18, 21, 22, 23 and 24
Proposed temporary possession	Plots 18A and 18B

- 3.3 The Book of Reference accurately identifies the Landowners' interests in the Order Land.
- 3.4 Mr Wynne Watkins attended the consultation event hosted by the Applicant on 7 February 2018 accompanied by his agent, Ms Perkins. The differences between Options A and B were discussed, and the Landowner expressed the view that the woodland identified as ancient woodland was not ancient because it had been dug out and replanted previously by the Landowner's family. The Applicant requested that the Landowners followed up the attendance at the consultation event with a written consultation response.
- 3.5 The Landowners did not respond in writing to the Applicant's statutory consultation.
- 3.6 No licence to access the property of the Landowners was agreed between the parties for ecological survey work.
- 3.7 The following table lists the relevant correspondence and meetings between the Parties in relation to the Application and the proposed acquisition of land:

Date	Meeting/Correspondence	Details
27 April 2018	Meeting	Meeting with the Applicant, the Landowner and the Landowner's land agent to commence discussions.
18 May 2018	Correspondence	Fully termed written offer made to the Landowner

Date	Meeting/Correspondence	Details
		by the Applicant. This was sent by email to the Landowner's appointed agents on 18 May 2018. A copy was sent to the landowners by post. The documents addressed to Rediplay were never received and the copy of the offer to Wynne Watkins was received in June 2018 due to incorrect postage. APL subsequently apologised on 24th September 2018 to the landowners for the delay in the receipt of the paper copies.
7 August 2018	Correspondence	The Landowners responded to Carter Jonas (the Applicant's land agent) to confirm that the heads of terms proposed in the offer were not acceptable. A counter offer was submitted by the Landowners.
3 September 2018	Correspondence	Carter Jonas wrote to the Landowner's agent to confirm the rights being sought under the draft DCO. Carter Jonas also requested evidence of comparable transactions to support the counter offer made.
24 September	Meeting	Meeting between Chris McKerrow and Susannah Crawford of the Applicant, Steve Drennan (the Applicant's land agent) and the Landowners' agent Katherine Perkins.
16 January 2019	Correspondence	Email providing a revised offer submitted to the Landowner's Agent.
1 May 2019	Correspondence	The request for survey access, subject to consideration, was made

Agreed as Amended  
Heslop  
08/08/19

Date	Meeting/Correspondence	Details
		on 1 May 2019 and rejected on 5 July 2019.

4. **MATTERS NOT AGREED BETWEEN THE PARTIES**

- 4.1 It is not agreed by the Landowners that the compulsory acquisition powers sought by the Applicant are necessary to secure the objectives of the Project;
- 4.2 It is not agreed by the Landowners that the Project can be implemented within the areas shown on the Works Plan and Land Plans;



- 4.3 It is not agreed by the Landowners that the interference with the Landowner's land and rights is justified;
- 4.4 It is not agreed by the Landowners that the consideration of alternatives which is set out in the Statement of Reasons and in the Environmental Statement is adequate;
- 4.5 The alternative proposed by the Landowners (Access Option 1, as consulted upon by the Applicant in 2014) is not agreed by the Applicant.
- 4.6 It is not agreed by the Landowners that the Applicant has presented a compelling case in the public interest for the acquisition of the Landowners' land;
- 4.7 It is not agreed by the Landowners that the Electrical Connection and the Gas Connection are not integral to the Project. The Landowners consider that the draft DCO is therefore invalid. The Applicant considers that the Electrical Connection and the Gas Connection are properly regarded as associated development and that they therefore cannot be included in the DCO in accordance with the terms of section 115 of the Planning Act 2008.

This SOCG is prepared jointly and agreed by the Parties:

Signed by )  
For and on behalf of **Abergelli Power Limited** )

.....  
Date:.....

Signed by )  
For and on behalf of **Wynne Watkins** )

.....  
Date: 22/1/2019

Signed by )  
For and on behalf of **Redisplay Limited** )

.....  
Date: 22/1/2019

**From:** [Richard Price](#)  
**To:** [Jones, Hefin](#); [Abergelli Power](#); [Abergelli Power](#)  
**Cc:** [AL-KHAYAT Tamara](#)  
**Subject:** RE: (7707/1) (7710/1) RE: Abergelli - Letter form Secretary of State dated 26th July 2019  
**Date:** 09 August 2019 09:54:15  
**Attachments:** [image001.jpg](#)  
[image002.png](#)  
[image003.png](#)  
[imagec5f5f6.PNG](#)  
[imageb66471.JPG](#)  
[Signed SOCG Edwards 08.08.19.pdf](#)  
[Signed SOCG Watkins and Rediplav 08.08.19.pdf](#)

---

Dear Hefin,

Further to my email below, I have now been able to secure updated signatures from my clients in relation to the revised Statements of Common Ground and attach these for your kind attention.

I trust this is all in order and may I leave you to liaise with the Applicants in relation to their signed copies please. I would be grateful if either the Applicants or PINS would provide me with copies signed on behalf of the Applicant in due course.

Kind regards,

Richard

Richard Price

DD: 01453 391 880



IMPORTANT NOTICE: This communication is strictly confidential and intended solely for the person to whom it is addressed, and it may be legally privileged. If you are not the intended recipient or have received this communication in error, please do not read it or show it to any other person, but notify us immediately and then delete it from your computer. Any unauthorised disclosure of information contained in this communication is strictly prohibited. No contract may be concluded on behalf of Loxley Solicitors Limited, nor service of process accepted, by e-mail. We take all reasonable steps to ensure that all emails leaving our offices are tested for software viruses but we do not accept responsibility for any loss or damage which may occur from using this email or attachment.

Loxley is the trading name of Loxley Solicitors Limited, a limited company registered in England and Wales (Company No. 07646718), authorised and regulated by the Solicitors Regulation Authority (SRA No. 561096).

Registered office: Langford Mill, Kingswood, Wotton-under-Edge, Gloucestershire, GL12 8RL Tel 01453 700620 Fax 01453 700183 [www.loxleylegal.com](http://www.loxleylegal.com)

Directors: Judith Bell, Simon Leach, Michael Johnstone, Andrew Baskerville, Fred Harrison-James and Pierre Bell

Richard Price  
DDI: 01453 391880  
Mobile: [REDACTED]



**Please be aware** of the increasing risk of **cybercrime and online fraud**. If you ever receive an email stating a change in bank account details purporting to be from Loxley, do not send any funds to the account and contact us immediately. **We will never send you an email telling you that we have changed our bank account details.**

IMPORTANT NOTICE: This communication is strictly confidential and intended solely for the person to whom it is addressed, and it may be legally privileged. If you are not the intended recipient or have received this communication in error, please do not read it or show it to any other person, but notify us immediately and then delete it from your computer. Any unauthorised disclosure of information contained in this communication is strictly prohibited. No contract may be concluded on behalf of Loxley Solicitors Limited, nor service of process accepted, by e-mail. We take all reasonable steps to ensure that all emails leaving our offices are tested for software viruses but we do not accept responsibility for any loss or damage which may occur from using this email or attachment.

Loxley is the trading name of Loxley Solicitors Limited, a limited company registered in England and Wales (Company No. 07646718), authorised and regulated by the Solicitors Regulation Authority (SRA No. 561096). Registered office: Langford Mill, Kingswood, Wotton-under-Edge, Gloucestershire, GL12 8RL Tel 01453 700620 Fax 01453 700183 [www.loxleylegal.com](http://www.loxleylegal.com) Directors: Judith Bell, Simon Leach, Michael Johnstone, Andrew Baskerville, Fred Harrison-James, Pierre Bell and George Fellowes.

---

**From:** Richard Price  
**Sent:** 08 August 2019 10:32 AM  
**To:** 'Jones, Hefin' <Hefin.Jones@pins.gsi.gov.uk>; 'Abergelli Power' <Abergelli.Power@pins.gsi.gov.uk>; 'Abergelli.Power@planninginspectorate.gov.uk' <Abergelli.Power@planninginspectorate.gov.uk>  
**Cc:** 'AL-KHAYAT Tamara' <Tamara.Al-Khayat@pinsentmasons.com>  
**Subject:** RE: (7707/1) (7710/1) RE: Abergelli - Letter form Secretary of State dated 26th July 2019

Dear Hefin,

In the letter dated 26<sup>th</sup> July 2019 from the Secretary of State addressed to Abergelli Power Limited, the Secretary of State has requested the submission of Statements of Common Ground between the Applicant and the following:

- Mr Wynne Watkins and Redisplay Limited; and
- Mr Michael Edwards.

I refer to my email below dated 24<sup>th</sup> January in which I attached copies of signed Statements of Case for both of the above, to which you kindly acknowledged receipt.

Further to the letter from the Secretary of State dated 26<sup>th</sup> July, we have been on contact with the solicitors instructed on behalf of the Applicant to provide updated Statements of Common Ground and I now attach updated versions. I confirm I have been given authority from both the above clients to substitute the relevant page of each SOCG with the updated information and have also signed on behalf of Loxley Solicitors Limited to confirm the amendments are agreed. The reason for this is that, unfortunately, it has not been possible to obtain updated signed copies of both SoCG from both clients and submit these to the SoS in time for the submission deadline of 9<sup>th</sup> August.

I am copying in the solicitors instructed by the Applicant to this email for information and in order that they may arrange to submit executed copies of both SoCG signed by their clients. I confirm that the above has been agreed by the Applicant's solicitors.

I trust this is acceptable but please let me know if otherwise and I will arrange for my clients to sign and date the updated SOCGs.

Best regards,

Richard

Richard Price

DD: 01453 391 880



IMPORTANT NOTICE: This communication is strictly confidential and intended solely for the person to whom it is addressed, and it may be legally privileged. If you are not the intended recipient or have received this communication in error, please do not read it or show it to any other person, but notify us immediately and then delete it from your computer. Any unauthorised disclosure of information contained in this communication is strictly prohibited. No contract may be concluded on behalf of Loxley Solicitors Limited, nor service of process accepted, by e-mail. We take all reasonable steps to ensure that all emails leaving our offices are tested for software viruses but we do not accept responsibility for any loss or damage which may occur from using this email or attachment.

Loxley is the trading name of Loxley Solicitors Limited, a limited company registered in England and Wales (Company No. 07646718), authorised and regulated by the Solicitors Regulation Authority (SRA No. 561096).

Registered office: Langford Mill, Kingswood, Wotton-under-Edge, Gloucestershire, GL12 8RL Tel 01453 700620 Fax 01453 700183 [www.loxleylegal.com](http://www.loxleylegal.com)

Directors: Judith Bell, Simon Leach, Michael Johnstone, Andrew Baskerville, Fred Harrison-James and Pierre Bell

---

**From:** Richard Price

**Sent:** 24 January 2019 1:54 PM

**To:** 'Jones, Hefin' <[Hefin.Jones@pins.gsi.gov.uk](mailto:Hefin.Jones@pins.gsi.gov.uk)>; Abergelli Power  
<[Abergelli.Power@pins.gsi.gov.uk](mailto:Abergelli.Power@pins.gsi.gov.uk)>

**Subject:** (7707/1) (7710/1) RE: Abergelli - Deadline 4 Submissions

Dear Hefin,

Further in this matter, and following a request made by the Examiner, I attach two sets of signed Statements of Common Ground (Certified Copies) for the following:

1. Mr Michael Edwards; and
2. Mr Wynne Watkins and Redisplay Ltd.

I confirm that I have forwarded a copy of both of the above to the Applicant and have requested that they submit a copy of each which has been signed by the Applicant.

In addition, and as requested by the Examiner, I attach a copy of the Senior Counsel's Advice which my clients obtained in relation to the validity of the Project, in particular, whether the Gas Connection and Electrical Connection should have been include within the DCO. The Examiner requested a copy to be submitted to the Examination in accordance with the written questions and requests for information paper (ExQ2) issued on 11<sup>th</sup> January. I confirm my clients have consented to the attached being forwarded to the Examiner for his consideration.

Please would you kindly acknowledge safe receipt and I look forward to hearing from you in due course.

Best regards,

Richard

Richard Price

DD: 01453 391 880



**IMPORTANT NOTICE:** This communication is strictly confidential and intended solely for the person to whom it is addressed, and it may be legally privileged. If you are not the intended recipient or have received this communication in error, please do not read it or show it to any other person, but notify us immediately and then delete it from your computer. Any unauthorised disclosure of information contained in this communication is strictly prohibited. No contract may be concluded on behalf of Loxley Solicitors Limited, nor service of process accepted, by e-mail. We take all reasonable steps to ensure that all emails leaving our offices are tested for software viruses but we do not accept

responsibility for any loss or damage which may occur from using this email or attachment.

Loxley is the trading name of Loxley Solicitors Limited, a limited company registered in England and Wales (Company No. 07646718), authorised and regulated by the Solicitors Regulation Authority (SRA No. 561096).

Registered office: Langford Mill, Kingswood, Wotton-under-Edge, Gloucestershire, GL12 8RL Tel 01453 700620 Fax 01453 700183 [www.loxleylegal.com](http://www.loxleylegal.com)

Directors: Judith Bell, Simon Leach, Michael Johnstone, Andrew Baskerville, Fred Harrison-James and Pierre Bell

---

**From:** Jones, Hefin <[Hefin.Jones@pins.gsi.gov.uk](mailto:Hefin.Jones@pins.gsi.gov.uk)>

**Sent:** 22 December 2018 08:46

**To:** Abergelli Power <[Abergelli.Power@pins.gsi.gov.uk](mailto:Abergelli.Power@pins.gsi.gov.uk)>

**Subject:** Abergelli - Deadline 3 Submissions

'Morning all,

Just a quick e-mail to thank you for your deadline 3 submissions. All responses will appear on the project page shortly. Please note that due to limited availability over the Christmas period the documents may not appear until early January. The Examination Library will be updated to include the D3 submissions.

Merry Christmas and a Happy New Year.

Hefin

Hefin Jones

Rheolwr Achos / Case Manager

Cynllunio Seilwaith Cenedlaethol / National Infrastructure Planning

Yr Arolygiaeth Gynllunio / The Planning Inspectorate, Temple Quay House,  
Temple Quay, Bristol, BS1 6PN

Llinell Uniongyrchol / Direct Line: 0303 444 5944

Llinell Gymorth / Helpline: 0303 444 5000

E-Bost / Email: [hefin.jones@pins.gsi.gov.uk](mailto:hefin.jones@pins.gsi.gov.uk)

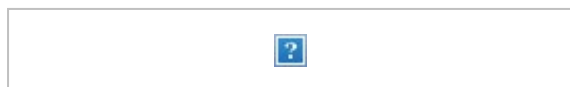
Wê / Web: <https://infrastructure.planninginspectorate.gov.uk> (Cynllunio  
Seilwaith Cenedlaethol/National Infrastructure Planning)

Wê / Web: [www.gov.uk/government/organisations/planning-inspectorate](http://www.gov.uk/government/organisations/planning-inspectorate)  
(Gwaith achos ac apeliadau/Casework and appeals)

Twitter: [@PINSgov](https://twitter.com/PINSgov)

Nid yw'r cyfartherbiad hwn yn gyfystyr â chyngor cyfreithiol / This  
communication does not constitute legal advice.

Edrychwch ar ein [Hysbysiad Preifatrwydd](#) cyn anfon gwybodaeth at yr  
Arolygiaeth Gynllunio / Please view our [Privacy Notice](#) before sending  
information to the Planning Inspectorate.



\*\*\*\*\*

Correspondents should note that all communications to or from the Planning  
Inspectorate may be automatically logged, monitored and/or recorded for

lawful purposes.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager.

This footnote also confirms that this email message has been scanned by Websense Email Security Gateway for the presence of computer viruses.

\*\*\*\*\*

Application by Abergelli Power Limited ("APL"), dated 25 May 2018 for development consent under s.37 of the Planning Act 2008 for a gas fired power generation plant of up to 299 Megawatts.

## **Statement of Common Ground**

Statement of Common Ground between **Abergelli Power Limited** and **Michael Edwards**



## 1. INTRODUCTION

### Purpose of this Statement of Common Ground

- 1.1 This Statement of Common Ground ("**SOCG**") has been prepared by Abergelli Power Limited ("**APL**") and Michael Edwards (the "**Landowner**"). For the purpose of this SOCG, APL and the Landowner will jointly be referred to as 'the Parties'.
- 1.2 APL has applied to the Secretary of State under Planning Act 2008 for powers to construct, operate and maintain a Power Generation Plant.
- 1.3 The Project consists of:
  - 1.3.1 A new Open Cycle Gas Turbine peaking power generating station, fuelled by natural gas and capable of providing a rated electrical output of up to 299 Megawatts ("**MW**"). The Power Generation Plant comprises:
    - (a) Generating Equipment including one Gas Turbine Generator with one exhaust gas flue stack and Balance of Plant (together referred to as the 'Generating Equipment') which are located within the 'Generating Equipment Site';
    - (b) An Access Road to the Project Site from the B4489 which lies to the west, formed by upgrading an existing access road between the B4489 junction and the Swansea North Substation (the 'Substation') and constructing a new section of access road from the Substation to the Generating Equipment Site;
    - (c) A temporary construction compound for the storage of materials, plant and equipment as well as containing site accommodation and welfare facilities, temporary car parking and temporary fencing (the 'Laydown Area'). A small area within the Laydown Area will be retained permanently (the 'Maintenance Compound');
    - (d) Ecological Mitigation Area - area for ecological enhancement within the Project Boundary; and
    - (e) Permanent parking and drainage to include a site foul, oily water and surface water drainage system.
  - 1.3.2 A Gas Connection in the form of a new Above Ground Installation (AGI) and underground Gas Pipeline to bring natural gas to the Generating Equipment from the National Gas Transmission System; and
  - 1.3.3 An Electrical Connection which will be an underground electrical cable to export power from the Generating Equipment to the National Grid Electricity Transmission System.
- 1.4 The Planning Act 2008 restricts associated development for which consent can be sought under a Development Consent Order in Wales to development that is associated with a generating station with a capacity in excess of 350 MW. As the Power Generation Plant would have related electrical output of up to 299 MW, the Gas Connection and Electrical Connection are not included in the authorised development in the Development Consent Order Application. However, APL is seeking powers of compulsory acquisition over the land required for the Gas Connection and Electrical Connection, and is applying for planning permissions under the Town and Country Planning Act 1990 from City and County of Swansea in respect of the Gas Connection and Electrical Connection works.

- 1.5 This SOCG relates to matters relating to the Application for a Development Consent Order submitted by the Applicant on 25 May 2018 with reference EN010069 and is intended to give a clear position of the state and extent of agreement between the Parties as at the date on which this SOCG is signed and submitted to the Secretary of State.
- 1.6 Preparation of this SOCG has been informed by discussions between the Parties. The purpose of this SOCG is to set out agreed factual information about the Application.
- 1.7 It is intended that this SOCG will provide information to facilitate a smooth and efficient examination process.

## 2. THE APPLICATION

- 2.1 The Application for the Power Generation Plant was submitted on 25 May 2018 and accepted by the Secretary of State on 21 June 2018 (PINS reference number EN010069) and was accompanied by an Environmental Statement.

## 3. MATTERS AGREED BETWEEN THE PARTIES

- 3.1 The Parties agree that:
- 3.2 The Landowner's interests in land are comprised in the following plots:

Proposed permanent acquisition of freehold	Plot 12
Proposed permanent acquisition of rights	Plots 13, 14, 15 and 17
Proposed temporary possession	Plots 13A, 13B, 17A and 17B

- 3.3 The Book of Reference accurately identifies the Landowner's interests in the Order Land.
- 3.4 The Landowner did not respond in writing to the Applicant's statutory consultation.
- 3.5 A licence to access the property of the Landowner was agreed on 22 July 2017 pursuant to which the Applicant was authorised to conduct ecological surveys on the Landowner's land. This licence remained valid for an agreed period to 1 March 2018.
- 3.6 The following table lists the relevant correspondence and meetings between the Parties in relation to the Application and the proposed acquisition of land:

Date	Meeting/Correspondence	Details
27 April 2018	Meeting	Meeting with the Applicant, the Landowner and the Landowner's land agent to commence discussions.
2 May 2018	Telephone discussion	The Applicant's land agent, Steven Drennan of Carter Jonas, discussed the valuation basis and terms of the offer to be made with the

Date	Meeting/Correspondence	Details
		landowner's agent, Andrew Thomas, and Carter Jonas advised that a written offer would follow.
18 May 2018	Correspondence	Fully termed written offer made to the Landowner by the Applicant
24 September 2018	Meeting	Meeting between Chris McKerrow and Susannah Crawford (of APL) and Steven Drennan of Carter Jonas (APL's land agent) and Andrew Thomas (the landowner's agent).
10 October 2018	Meeting	Meeting between landowners agents and Susannah Crawford and Chris McKerrow of APL.
2 November 2018	Correspondence	Email providing comparables evidence from the Landowner's Agent to assist discussions.
16 January 2019	Correspondence	Email providing a revised offer submitted to the Landowner's Agent.
20 June 2019	Meeting	Meeting between the Landowner's agent and Neil Riley and Steven Drennan of APL to discuss the survey access agreement proposed on 1 May 2019 and to reach common ground. Discussions are on-going between the Parties with further meetings planned.

#### 4. MATTERS NOT AGREED BETWEEN THE PARTIES

- 4.1 It is not agreed by the Landowner that the compulsory acquisition powers sought by the Applicant are necessary to secure the objectives of the Project;
- 4.2 It is not agreed by the Landowner that the Project can be implemented within the areas shown on the Works Plan and Land Plans;
- 4.3 It is not agreed by the Landowner that the interference with the Landowner's land and rights is justified;

- 4.4 It is not agreed by the Landowner that the consideration of alternatives which is set out in the Statement of Reasons and in the Environmental Statement is adequate;
- 4.5 The alternative proposed by the Landowner (Access Option 1, as consulted upon by the Applicant in 2014) is not agreed by the Applicant.
- 4.6 It is not agreed by the Landowner that the Applicant has presented a compelling case in the public interest for the acquisition of the Landowner's land.
- 4.7 It is not agreed by the Landowners that the Electrical Connection and the Gas Connection are not integral to the Project. The Landowners consider that the draft DCO is therefore invalid. The Applicant considers that the Electrical Connection and the Gas Connection are properly regarded as associated development, and that they therefore cannot be included in the DCO in accordance with the terms of section 115 of the Planning Act 2008.

This SOCG is prepared jointly and agreed by the Parties:

Signed by  
For and on behalf of **Abergelli Power Limited**

)  
)  
)

Date: .....

Signed by  
For and on behalf of **Michael Edwards**

)  
)  
)

Date: 8 - 8 - 2019

Application by Abergelli Power Limited ("APL"), dated 25 May 2018 for development consent under s.37 of the Planning Act 2008 for a gas fired power generation plant of up to 299 Megawatts.

## Statement of Common Ground

Statement of Common Ground between **Abergelli Power Limited** and **Mr Wynne Watkins and Redisplay Limited**

## 1. INTRODUCTION

### Purpose of this Statement of Common Ground

- 1.1 This Statement of Common Ground ("**SOCCG**") has been prepared by Abergelli Power Limited ("**APL**") and Mr Wynne Watkins and Redisplay Limited (the "**Landowners**"). For the purpose of this SOCCG, APL and the Landowners will jointly be referred to as 'the Parties'.
- 1.2 APL has applied to the Secretary of State under Planning Act 2008 for powers to construct, operate and maintain a Power Generation Plant.
- 1.3 The Project consists of:
  - 1.3.1 A new Open Cycle Gas Turbine peaking power generating station, fuelled by natural gas and capable of providing a rated electrical output of up to 299 Megawatts ("**MW**"). The Power Generation Plant comprises:
    - (a) Generating Equipment including one Gas Turbine Generator with one exhaust gas flue stack and Balance of Plant (together referred to as the 'Generating Equipment') which are located within the 'Generating Equipment Site';
    - (b) An Access Road to the Project Site from the B4489 which lies to the west, formed by upgrading an existing access road between the B4489 junction and the Swansea North Substation (the 'Substation') and constructing a new section of access road from the Substation to the Generating Equipment Site;
    - (c) A temporary construction compound for the storage of materials, plant and equipment as well as containing site accommodation and welfare facilities, temporary car parking and temporary fencing (the 'Laydown Area'). A small area within the Laydown Area will be retained permanently (the 'Maintenance Compound');
    - (d) Ecological Mitigation Area - area for ecological enhancement within the Project Boundary; and
    - (e) Permanent parking and drainage to include a site foul, oily water and surface water drainage system.
  - 1.3.2 A Gas Connection in the form of a new Above Ground Installation (AGI) and underground Gas Pipeline to bring natural gas to the Generating Equipment from the National Gas Transmission System; and
  - 1.3.3 An Electrical Connection which will be an underground electrical cable to export power from the Generating Equipment to the National Grid Electricity Transmission System.
- 1.4 The Planning Act 2008 restricts associated development for which consent can be sought under a Development Consent Order in Wales to development that is associated with a generating station with a capacity in excess of 350 MW. As the Power Generation Plant would have related electrical output of up to 299 MW, the Gas Connection and Electrical Connection are not included in the authorised development in the Development Consent Order Application. However, APL is seeking powers of compulsory acquisition over the land required for the Gas Connection and Electrical Connection, and is applying for planning permissions under the Town and Country Planning Act 1990 from City and County of Swansea in respect of the Gas Connection and Electrical Connection works.

1.5 This SOCG relates to matters relating to the Application for a Development Consent Order submitted by the Applicant on 25 May 2018 with reference EN010069 and is intended to give a clear position of the state and extent of agreement between the Parties as at the date on which this SOCG is signed and submitted to the Secretary of State.

1.6 Preparation of this SOCG has been informed by discussions between the Parties. The purpose of this SOCG is to set out agreed factual information about the Application.

1.7 It is intended that this SOCG will provide information to facilitate a smooth and efficient examination process.

## 2. THE APPLICATION

2.1 The Application for the Power Generation Plant was submitted on 25 May 2018 and accepted by the Secretary of State on 21 June 2018 (PINS reference number EN010069) and was accompanied by an Environmental Statement.

## 3. MATTERS AGREED BETWEEN THE PARTIES

3.1 The Parties agree that:

3.2 The Landowners' interests in land are comprised in the following plots:

Proposed permanent acquisition of rights	Plots 18, 21, 22, 23 and 24
Proposed temporary possession	Plots 18A and 18B

3.3 The Book of Reference accurately identifies the Landowners' interests in the Order Land.

3.4 Mr Wynne Watkins attended the consultation event hosted by the Applicant on 7 February 2018 accompanied by his agent, Ms Perkins. The differences between Options A and B were discussed, and the Landowner expressed the view that the woodland identified as ancient woodland was not ancient because it had been dug out and replanted previously by the Landowner's family. The Applicant requested that the Landowners followed up the attendance at the consultation event with a written consultation response.

3.5 The Landowners did not respond in writing to the Applicant's statutory consultation.

3.6 No licence to access the property of the Landowners was agreed between the parties for ecological survey work.

3.7 The following table lists the relevant correspondence and meetings between the Parties in relation to the Application and the proposed acquisition of land:

Date	Meeting/Correspondence	Details
27 April 2018	Meeting	Meeting with the Applicant, the Landowner and the Landowner's land agent to commence discussions.
18 May 2018	Correspondence	Fully termed written offer made to the Landowner

Date	Meeting/Correspondence	Details
		by the Applicant. This was sent by email to the Landowner's appointed agents on 18 May 2018. A copy was sent to the landowners by post. The documents addressed to Rediplay were never received and the copy of the offer to Wynne Watkins was received in June 2018 due to incorrect postage. APL subsequently apologised on 24th September 2018 to the landowners for the delay in the receipt of the paper copies.
7 August 2018	Correspondence	The Landowners responded to Carter Jonas (the Applicant's land agent) to confirm that the heads of terms proposed in the offer were not acceptable. A counter offer was submitted by the Landowners.
3 September 2018	Correspondence	Carter Jonas wrote to the Landowner's agent to confirm the rights being sought under the draft DCO. Carter Jonas also requested evidence of comparable transactions to support the counter offer made.
24 September	Meeting	Meeting between Chris McKerrow and Susannah Crawford of the Applicant, Steve Drennan (the Applicant's land agent) and the Landowners' agent Katherine Perkins.
16 January 2019	Correspondence	Email providing a revised offer submitted to the Landowner's Agent.
1 May 2019	Correspondence	The request for survey access, subject to consideration, was made



Date	Meeting/Correspondence	Details
		on 1 May 2019 and rejected on 5 July 2019.

#### 4. **MATTERS NOT AGREED BETWEEN THE PARTIES**

- 4.1 It is not agreed by the Landowners that the compulsory acquisition powers sought by the Applicant are necessary to secure the objectives of the Project;
- 4.2 It is not agreed by the Landowners that the Project can be implemented within the areas shown on the Works Plan and Land Plans;
- 4.3 It is not agreed by the Landowners that the interference with the Landowner's land and rights is justified;
- 4.4 It is not agreed by the Landowners that the consideration of alternatives which is set out in the Statement of Reasons and in the Environmental Statement is adequate;
- 4.5 The alternative proposed by the Landowners (Access Option 1, as consulted upon by the Applicant in 2014) is not agreed by the Applicant.
- 4.6 It is not agreed by the Landowners that the Applicant has presented a compelling case in the public interest for the acquisition of the Landowners' land;

~~case in the public interest for the acquisition of the Landowners' land;~~

4.7 It is not agreed by the Landowners that the Electrical Connection and the Gas Connection are not integral to the Project. The Landowners consider that the draft DCO is therefore invalid. The Applicant considers that the Electrical Connection and the Gas Connection are properly regarded as associated development and that they therefore cannot be included in the DCO in accordance with the terms of section 115 of the Planning Act 2008.

This SOCG is prepared jointly and agreed by the Parties:

Signed \_\_\_\_\_ by )  
For and on behalf of **Abergelli**) .....  
**Power Limited**

Date: .....  
...

Signed \_\_\_\_\_ by )  
For and on behalf of **Wynne**) .....  
**Watkins**

Date: 8/8/2019 .....  
...

Signed \_\_\_\_\_ by )  
For and on behalf of **Rediplay**) .....  
**Limited**

Date: 8/8/2019 .....  
...