

CEA Ffos y Fran. Appendix 17A													
MATRIX 1 - IDENTIFICATION OF 'OTHER DEVELOPMENT' FOR CEA FOR Ffos y Fran RESTORATION SCHEME - BASELINE OCTOBER 2024													
OTHER DEVELOPMENT DETAILS										STAGE 1		STAGE 2	
ID	PROJECT / APPLICATION DESCRIPTION TYPE & REFERENCE	BRIEF DESCRIPTION OF LOCATION & PROJECT	UK OR - <i>o</i> - reference	Approximate Distance and Direction from Ffos y Fran	STATUS	TIER LEVEL (1-3) (HIGHEST LOWEST A)	LOCATED WITHIN SPECIFIC CILS (HIGHEST MOST URGENT OF 2025)	PROGRESS TO STAGE 21/2/24	Overlap in temporal scope	Is there potential to affect the same receptors as the Scheme	Other factors	Progress to Stage 5 - Information Gathering	
Within the MTFC/CFA													
UK National Infrastructure Planning													
1	The proposed development is a new 100MW solar farm, located at the site of the former Ffos y Fran power station, near to the A470 road, between the villages of Llanfyllter and Llanfyllter, in the county of Gwynedd, North Wales. The proposed development is a new 100MW solar farm, located at the site of the former Ffos y Fran power station, near to the A470 road, between the villages of Llanfyllter and Llanfyllter, in the county of Gwynedd, North Wales.	Wrexham Industrial Estate, Wrexham, Wrexham County Telf.	204031_208451	10km to the west	Several discharge of planning applications approved. Public information session that the power station has returned commercial operation in October 2024.	1	Hydrology	N - scheme completed.					
													
Water Government													
2	Development of Industrial Site (Wrexham) - 2024/25 Wrexham Council Planning and Environment Sustainable Wales	Two North Wales Forest, Gellatry and Merthyr Cemeteries, to the north of the main road, to the west of the village of Llanfyllter, in the county of Gwynedd, North Wales. The proposed development is a new 100MW solar farm, located at the site of the former Ffos y Fran power station, near to the A470 road, between the villages of Llanfyllter and Llanfyllter, in the county of Gwynedd, North Wales.	Centre location (approx. 200m)	Approximately 1 km to the west	At the time of the preparation of the CILs, currently considered as a 'development' (see above, with details to be confirmed). Mainly because the planning application was submitted in the 2024/25 financial year, and the 2024/25 financial year is the first year of the 2024/25 financial year. The scheme is currently in the 2024/25 financial year, and the 2024/25 financial year is the first year of the 2024/25 financial year.	2	Landscape & Visual	N - but to be reviewed, dependent on the final outcome.	To be reviewed, dependent on the final outcome.	To be reviewed, dependent on the final outcome.	To be reviewed, dependent on the final outcome.	To be reviewed, dependent on the final outcome.	
													
3	Right of Way (ROW) Order - Reference: 2024/25/0001 Wrexham Council Planning and Environment Sustainable Wales	Section 106 of the Local Government Act 1972, to the north of the main road, to the west of the village of Llanfyllter, in the county of Gwynedd, North Wales.	On specific site defined	On specific site defined	MTFC confirm progress of CIL baseline data.	2	Air Quality, Natural Heritage & SOD	N - but to be reviewed, dependent on the final outcome.	To be reviewed, dependent on the final outcome.	To be reviewed, dependent on the final outcome.	To be reviewed, dependent on the final outcome.	To be reviewed, dependent on the final outcome.	
													
4	CILs request reference 1007 (and to the south west of the A470 road) - reference: 2024/25/0001 Wrexham Council Planning and Environment Sustainable Wales	Land to the south west of the A470 road, to the west of the village of Llanfyllter, in the county of Gwynedd, North Wales. The proposed development is a new 100MW solar farm, located at the site of the former Ffos y Fran power station, near to the A470 road, between the villages of Llanfyllter and Llanfyllter, in the county of Gwynedd, North Wales.	Approximate centre location of the planning application	Approximately 2 km to the south west of the main road	Planning application processing ongoing.	2	Hydro- Geochemical and Cultural Heritage	N - but to be reviewed, dependent on the final outcome.	To be reviewed, dependent on the final outcome.	To be reviewed, dependent on the final outcome.	To be reviewed, dependent on the final outcome.	To be reviewed, dependent on the final outcome.	
													
Local Authority level													
5	Wrexham Council Planning and Environment Sustainable Wales Development of Industrial Site (Wrexham) - 2024/25 Wrexham Council Planning and Environment Sustainable Wales	Two North Wales Forest, Gellatry and Merthyr Cemeteries, to the north of the main road, to the west of the village of Llanfyllter, in the county of Gwynedd, North Wales. The proposed development is a new 100MW solar farm, located at the site of the former Ffos y Fran power station, near to the A470 road, between the villages of Llanfyllter and Llanfyllter, in the county of Gwynedd, North Wales.	On specific site defined	On specific site defined	MTFC confirm progress of CIL baseline data.	2	Air Quality, Natural Heritage & SOD	N - but to be reviewed, dependent on the final outcome.	To be reviewed, dependent on the final outcome.	To be reviewed, dependent on the final outcome.	To be reviewed, dependent on the final outcome.	To be reviewed, dependent on the final outcome.	
													
6	Merthyr Defined settlement Local boundaries and allocated employment land , land to the east of the A470 road.	Land to the east of the A470 road, to the east of the village of Llanfyllter, in the county of Gwynedd, North Wales. The proposed development is a new 100MW solar farm, located at the site of the former Ffos y Fran power station, near to the A470 road, between the villages of Llanfyllter and Llanfyllter, in the county of Gwynedd, North Wales.	On specific site defined	On specific site defined	MTFC confirm progress of CIL baseline data.	2	Air Quality, Natural Heritage & SOD	N - but to be reviewed, dependent on the final outcome.	To be reviewed, dependent on the final outcome.	To be reviewed, dependent on the final outcome.	To be reviewed, dependent on the final outcome.	To be reviewed, dependent on the final outcome.	
													
7	Wrexham Council Planning and Environment Sustainable Wales Development of Industrial Site (Wrexham) - 2024/25 Wrexham Council Planning and Environment Sustainable Wales	Two North Wales Forest, Gellatry and Merthyr Cemeteries, to the north of the main road, to the west of the village of Llanfyllter, in the county of Gwynedd, North Wales. The proposed development is a new 100MW solar farm, located at the site of the former Ffos y Fran power station, near to the A470 road, between the villages of Llanfyllter and Llanfyllter, in the county of Gwynedd, North Wales.	On specific site defined	On specific site defined	MTFC confirm progress of CIL baseline data.	2	Air Quality	N					
													
8	Wrexham Council Planning and Environment Sustainable Wales Development of Industrial Site (Wrexham) - 2024/25 Wrexham Council Planning and Environment Sustainable Wales	Two North Wales Forest, Gellatry and Merthyr Cemeteries, to the north of the main road, to the west of the village of Llanfyllter, in the county of Gwynedd, North Wales. The proposed development is a new 100MW solar farm, located at the site of the former Ffos y Fran power station, near to the A470 road, between the villages of Llanfyllter and Llanfyllter, in the county of Gwynedd, North Wales.	On specific site defined	On specific site defined	MTFC confirm progress of CIL baseline data.	2	Hydrology, Natural Heritage, Geology and Soils	N - planning permission is relatively modest in scale and relationship to the Scheme					
													
9	Wrexham Council Planning and Environment Sustainable Wales Development of Industrial Site (Wrexham) - 2024/25 Wrexham Council Planning and Environment Sustainable Wales	Two North Wales Forest, Gellatry and Merthyr Cemeteries, to the north of the main road, to the west of the village of Llanfyllter, in the county of Gwynedd, North Wales. The proposed development is a new 100MW solar farm, located at the site of the former Ffos y Fran power station, near to the A470 road, between the villages of Llanfyllter and Llanfyllter, in the county of Gwynedd, North Wales.	On specific site defined	On specific site defined	MTFC confirm progress of CIL baseline data.	2	Air Quality	N					
													
Development Management issues													
10	Planning permission reference 1010001118 (as issued on the 20th October 2023)	Demolition of existing school and construction of a new school building within the site, including sports facilities and associated landscaping, access and engineering works, temporary off-site parking, construction compound and materials storage compound (all below the A470 road), Llanfyllter, Wrexham Council.	1010001_201461	Approximately 1 km to the south west	Local Development Plan (LDP) (2024/25) (as issued on the 20th October 2023) (as issued								

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