

NOTICE OF COMPULSORY ACQUISITION UNDER SECTION 134(7) OF THE PLANNING ACT 2008

MONA OFFSHORE WIND LIMITED – THE MONA OFFSHORE WIND FARM ORDER 2025

NOTICE OF AUTHORISATION OF COMPULSORY ACQUISITION

The above Order, made under the Planning Act 2008 by the Secretary of State for Energy Security and Net Zero and published on 4 July 2025 includes provision authorising the compulsory acquisition of land, of existing rights over land, and of rights over land by creating new rights over it, as described in Schedule 1 and more particularly described in the Order and Book of Reference accompanying the Order.

Summary of the Proposed Development

The Mona Offshore Wind Farm (the Proposed Development) is an offshore wind farm located off the coast of North Wales. The Proposed Development comprises up to 96 wind turbines and associated onshore and offshore infrastructure. At its closest point the Proposed Development's array area will be located approximately 29km from the North Wales coast.

The offshore export cable corridor will be approximately 46 km in length and the onshore export cable corridor (including 400 kV cable corridor) will be approximately 16 km in length. The Proposed Development will connect to the national grid at the Bodelwyddan National Grid Substation, located south of Rhyl, North Wales. The Onshore Substation is located immediately south of the Bodelwyddan National Grid Substation and the Bodelwyddan to Pentir 400 kV overhead lines.

The key components of the Proposed Development include:

- Offshore wind turbines
- Foundations (for wind turbines and OSPs)
- Scour protection
- Inter-array cables linking the individual wind turbines to the OSPs
- Temporary construction compounds, including storage areas
- Permanent and temporary access roads
- High Voltage Alternating Current (HVAC) transmission system including:
 - OSPs
 - Offshore interconnector cable(s)
 - Offshore export cable(s) –
 - Mona 400 kV Grid Connection Cable
 - Onshore export cable(s)
 - Connection works to the Bodelwyddan National Grid Substation
 - Onshore Substation.

A copy of the Order as made by the Secretary of State for Energy Security and Net Zero, together with copies of the Secretary of State's decision letter and the Examining Authority's report of its recommendations are available to view online through the Planning Inspectorate's website:

<https://infrastructure.planninginspectorate.gov.uk/projects/wales/mona-offshore-wind-farm/?ipcsection=overview>

and also the on Mona Offshore Wind Project website:

<https://www.morganandmona.com/en/>

A hard copy of the Order has been deposited at:

Deposit Locations	Opening Times*
Amlwch Library, Parys Road, Amlwch, Anglesey LL68 9EA	Tues: 9.30-12.30pm and 2-5pm, Weds, Fri, Sat: 9.30-12.30pm, Thurs: 2-7pm

Bangor Public Library, Gwynedd Road, Bangor LL57 1DT	Mon, Tues, Thurs: 9:30-6pm, Weds, Fri: 9:30-5pm Sat: 9:30-1pm
Henry Bloom Noble Library, 8 Duke Street, Douglas, IoM IM1 2AY	Mon-Weds and Fri: 8.30-5pm, Thurs: 10-7pm, Sat: 9-4pm
Llandudno Library, Mostyn Street, Llandudno LL30 2RP	Mon-Weds and Fri: 9-5:30pm Thurs: 10-7pm, Sat: 9:30-3pm
Ramsey Town Library, Parliament Square, Ramsey, IoM IM8 1RT	Mon-Thurs and Sat: 9-4:30pm, Fri: 9-4pm
Rhyl Library, Museum and Arts Centre Church Street, Rhyl LL18 3AA	Mon: Closed, Tues: 10-5pm, Wed: 12-5pm, Thurs: 10-5pm, Fri: 10- 5pm, Sat: 9:30-12.30pm

**The opening times of these organisations are dependent on and are governed by them and may be subject to change.*

Hard copies are also available on request by contacting:

Post: FREEPOST MONA

Email: monaconsents@m3wind.com

A person aggrieved by the Order may challenge the Order only in accordance with section 118 of the Planning Act 2008, which stipulates that any proceeding must be brought by filing a claim form for judicial review during the period of 6 weeks beginning with the day after the day on which the Order was published (or, if later, the day on which the statement of reasons for making the Order is published).

Once the provision in the Order authorising compulsory acquisition comes into force, Mona Offshore Wind Limited may acquire any of the land (including any existing rights and / or new rights) described in Schedule 1 below by executing a general vesting declaration under section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981. A statement on the effect of Parts 2 and 3 of that Act is set out in Schedule 2.

Any person who would be entitled to claim compensation if a general vesting declaration were executed is invited to provide Mona Offshore Wind Limited with information about the person's name, address and interest in land, using a prescribed form.

The prescribed form is set out in Schedule 3 and should be returned to Mona Offshore Wind Limited at the following address:

Post: FREEPOST MONA

Email: monaconsents@m3wind.com

SCHEDULE 1

DESCRIPTION OF THE LAND, EXISTING RIGHTS AND THE NEW RIGHTS

The Order land (as defined in Article 2 (Interpretation) of the Order) is shown on the Land Plan (onshore) (as defined in Article 2 of the Order) and described in the Book of Reference (as defined in Article 2 of the Order) within the local authority areas of Conwy County Borough Council and Denbighshire County Council.

This notice relates to so much of the Order land as is shown on the Land Plan (onshore) shaded pink (land subject to temporary occupation and use and freehold acquisition), blue (land subject to temporary occupation and use and acquisition of permanent rights), yellow (land subject to temporary occupation and use) and green (land subject to temporary occupation and use and acquisition of permanent rights - hedgerow enhancement).

Under the powers granted in the Order:

Mona Offshore Wind Limited may acquire compulsorily so much of the Order land as is specified by Article 20 (Compulsory acquisition of land) of the Order for the construction, operation and maintenance of the authorised development (as defined in Article 2 of the Order) or as is incidental to, or required to facilitate, the authorised development.

Mona Offshore Wind Limited may acquire compulsorily such rights over the Order land by creating them as well as by acquiring rights already in existence, and imposing restrictions affecting part of the Order land, as is authorised by Article 22 (Compulsory acquisition of rights) of the Order.

Mona Offshore Wind Limited may suspend or extinguish private rights in land pursuant to Article 24 (Private rights) of the Order.

Mona Offshore Wind Limited may acquire compulsorily so much of the subsoil of the Order land as is specified by Article 26 (Acquisition of subsoil only) of the Order as may be required for any purpose for which that land may be acquired under that provision instead of acquiring the whole of the land.

Other rights and powers in the Order which if exercised may interfere with property rights and private interests include:

- Article 10 (Street works)
- Article 12 (Temporary restriction of use of streets)
- Article 11 (Temporary stopping up of public rights of way)
- Article 16 (Discharge of water)
- Article 18 (Protective works to buildings)
- Article 17 (Authority to survey and investigate land)
- Article 28 (Rights under or over streets)
- Article 29 (Temporary use of land for carrying out the authorised project)
- Article 30 (Temporary use of land for maintaining the authorised project)
- Article 31 (Statutory undertakers)
- Article 36 (Felling or lopping of trees and removal of hedgerows)

The compulsory acquisition of land, of existing rights over land and of rights over land by creating new rights together with the temporary possession and use of land authorised by the Order falls within the following classes and is detailed more fully in the Book of Reference.

Class	Colour on Land Plans	Description of Class
Acquisition of Freehold	Pink	Compulsory acquisition of all interests and rights in land (including as required, subsoil, surface land)
Acquisition of new rights and imposition of restrictions & Acquisition of new rights	Blue	Creation and compulsory acquisition of new rights (including where necessary, a

		right to impose restrictive covenants)
Temporary possession	Yellow	Temporary possession and use of land, primarily during construction for up to 12 months from completion of the relevant work
Rights for Hedgerow Enhancement	Green	Creation and compulsory acquisition of new rights (including where necessary a right to impose restrictive covenants) for hedgerow enhancement and maintenance

SCHEDULE 2

STATEMENT ON THE EFFECT OF PARTS 2 AND 3 OF THE COMPULSORY PURCHASE (VESTING DECLARATIONS) ACT 1981

Power to execute a general vesting declaration

1. Once the provisions in The Mona Offshore Wind Farm Order 2025 which authorise compulsory acquisition come into force, Mona Offshore Wind Limited (hereinafter “**the Acquiring Authority**”) may acquire any of the land (including any existing rights and / or new rights) described in Schedule 1 above by executing a general vesting declaration under section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981 (“**the Act**”). This has the effect, subject to paragraphs 3 and 5 below, of vesting the land in the Acquiring Authority at the end of the period mentioned in paragraph 2 below.

Notices concerning general vesting declaration

2. As soon as may be after the Acquiring Authority executes a general vesting declaration, they must serve notice of it on every occupier of any of the land specified in the declaration (except land where there is one of the tenancies described in paragraph 4) and on every person who gives them information relating to the land in pursuance of the invitation contained in this Notice of the Authorisation of Compulsory Acquisition published and served under section 134 of the Planning Act 2008. When the service of notices of the general vesting declaration is completed, a period specified in the declaration, of not less than three months, will begin to run. On the first day after the end of this period the land described in the declaration will, subject to what is said in paragraphs 3 and 5, vest in the Acquiring Authority together with the right to enter on the land and take possession of it. Every person on whom the Acquiring Authority could have served a notice to treat in respect of their interest in the land (other than a tenant under one of the tenancies described in paragraph 4) will be entitled to claim compensation for the acquisition of their interest in the land, with interest on the compensation from the vesting date.
3. The “vesting date” for any land specified in the declaration will be the first day after the end of the period mentioned in paragraph 2 above, unless a counter-notice is served under Schedule A1 to the Act within that period. In such circumstances, the vesting date for the land which is the subject of the counter-notice will be determined in accordance with Schedule A1.

Modifications with respect to certain tenancies

4. In the case of certain tenancies, the position stated above is subject to modifications. The modifications apply where the tenancy is either a “minor tenancy”, i.e. a tenancy for a year or a yearly tenancy or a lesser interest, or “a long tenancy which is about to expire”. The latter expression means a tenancy granted for an interest greater than a minor tenancy but which on the vesting date has a period still to run which is not more than the period specified in the declaration for this purpose (which must be more than a year). In calculating how long a tenancy has still to run, where any

option to renew or to terminate it is available to either party, it shall be assumed that the landlord will take every opportunity open to him to terminate the tenancy while the tenant will use every opportunity to retain or renew his interest.

5. The modifications are that the Acquiring Authority may not exercise the right of entry referred to in paragraph 2 in respect of land subject to a tenancy described in paragraph 4 unless they first serve a notice to treat in respect of the tenancy and then serve every occupier of the land with a notice of their intention to enter and take possession after the period (not less than three months from the service of the notice) specified in the notice. The right of entry will be exercisable at the end of that period. The vesting of the land will be subject to the tenancy until the end of that period or until the tenancy comes to an end, whichever happens first.

SCHEDULE 3

FORM FOR GIVING INFORMATION ON THE MONA OFFSHORE WIND FARM ORDER 2025

To: Mona Offshore Wind Limited
 FREEPOST MONA

[I] [We] being [a person] [persons] who, if a general vesting declaration were executed under section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981 in respect of land comprised in the Order cited above in respect of which notice to treat has not been given, would be entitled to claim compensation in respect of [all] [part of] that land, give you the following information, pursuant to section 134(7)(cza)(ii) of the Planning Act 2008.

I/We believe that I/We am/are entitled to notice if temporary powers are to be exercised over the land referred to in the heading to this notice.

1. Name and address of informant(s) (i)

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.....

2. Land in which an interest is held by informant(s) (ii)

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.....

3. Nature of interest (iii)

.....
.....

Signed

.....

[On behalf of

.....]

Date

- (i) In the case of a joint interest insert the names and addresses of all the informants.*
- (ii) The land should be described concisely.*
- (iii) If the land is leasehold, the date of commencement and length of term should be given. If the land is subject to a mortgage or other encumbrance, details should be given, e.g. name of building society and roll number.*