

Brogan Solar Farm

Pre-Application Consultation (PAC) Report

Talwrn Bach, Llanfyllin, Powys, SY22 5LQ.

On behalf of Fuse Renewables Ltd.

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Author: Alfie Gill-Hannan



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1. Introduction

Overview

- 1.1. This PAC Report has been prepared by Pegasus Group on behalf of Fuse Renewables Ltd (“the applicant”) and accompanies a full planning application for the installation of a ground-mounted solar photovoltaic (PV) farm with a generating capacity of 5MW, together with associated infrastructure including inverter stations, substation, security fencing, and CCTV.
- 1.2. This PAC Report sets out the consultation activity undertaken ahead of the planning application submission. In addition, it sets out the feedback received throughout the consultation period and where it has or where it could not be used, to shape the Development.

The Proposed Development

- 1.3. The application site comprises 12.1 hectares of agricultural land located to the east of the B4393, approximately 1km east of the town of Llanfyllin, Powys. The site consists of three irregular-shaped fields currently used for grazing and bounded by hedgerows and occasional mature trees.
- 1.4. Access to the site will be obtained via the B4393 road, with internal tracks proposed for maintenance purposes. The site benefits from proximity to existing electricity infrastructure, enabling connection to the local distribution network. The surrounding area is rural in character, with dispersed farmsteads and small settlements. The nearest residential property is Talwrn Bach, a Grade II listed building situated to the southwest of the site on the eastern side of the B4393. Other heritage assets in the vicinity include Bryngwyn Hall Registered Park and Garden, located approximately 500m south of the site.
- 1.5. The site is relatively flat, with minor undulations and open views across the River Severn Flood Plain landscape. It is not located within a nationally designated landscape such as a National Park or Area of Outstanding Natural Beauty (AONB), nor within any Green Belt or Green Wedge designation. Agricultural Land Classification mapping indicates the land is predominantly Grade 3b, which is not considered Best and Most Versatile (BMV) land. This classification supports its suitability for solar development, as confirmed in the pre-application advice.
- 1.6. There are no Tree Preservation Orders (TPOs), TPO groups, or Ancient Woodland within the site boundary. Hedgerows will be retained and enhanced where possible. The site is located approximately 500m north of the Bryngwyn Hall SSSI, which comprises only the Hall and Stables. The site is at very low risk of fluvial and surface water flooding, as confirmed by Natural Resources Wales mapping. A Flood Risk Assessment will accompany the application to address any residual risk.
- 1.5. The application seeks full planning permission for the installation of a ground-mounted solar photovoltaic (PV) farm with a generating capacity of 5MW, together with associated infrastructure. The development will occupy approximately 12.1 hectares of agricultural land and will operate for a period of 40 years, after which the site will be fully decommissioned and restored to agricultural use.



About the Applicant

- 1.6. Fuse Renewables is a UK-based energy company, developing and operating renewable energy projects to drive the UK's transition to a low-carbon future. They manage the full lifecycle of renewable energy projects, from initial feasibility studies, through planning and construction, to long-term management and operations. They use the electricity generated from these projects to supply their retail customers across Wales and the wider UK.

Consultation Guidance and Measures

- 1.7. The development comprises the construction, operation and decommissioning of a grid connected solar farm. The solar farm has a generating capacity of up to 5MW and therefore falls within the definition of major development.
- 1.8. In accordance with the Welsh Government's statutory pre-application consultation requirements for major developments, the applicant will therefore undertake a Pre-Application Consultation (PAC) prior to submission of the planning application. This process will ensure that local residents, statutory consultees, and community stakeholders have an opportunity to review and comment on the proposals.
- 1.9. The PAC will include:
- Publication of all draft application documents (including this planning statement) on a dedicated website.
 - Notification letters to statutory consultees and neighbouring properties.
 - A public consultation event to provide information and gather feedback.

2. Non-Statutory Consultation

Overview

- 2.1. The Non-Statutory Consultation, also referred to as Early Engagement, was carried out in accordance with the published Consultation Plan.
- 2.2. The early engagement took place between [redacted] and [redacted], and the non-statutory consultation took place between [redacted] and [redacted], with consultation events on [redacted].
- 2.3. In terms of providing a local and suitable public consultation venue, the applicant has selected the Llanfechain Village Hall. The hall is located approximately 2.35 km away in the closest village from the proposed development site, therefore making it a convenient and accessible location for the local community.
- 2.4. The Development received positive support in both early engagement and non-statutory consultation. The investment in the local area and the need for more green energy were recognised as key benefits. [redacted]% of those who responded to the early engagement supported the development of a solar farm at the location. A range of useful feedback was provided to help refine the design for the Development. This included information about areas at risk of flooding, Potential agricultural impacts and landscape/heritage harm, and a range of feedback on the proposed transport route.

3. The Consultation Process

- 3.1. Early engagement began on [redacted], when key stakeholders, including local councillors of the host Town Council were informed of the project and upcoming consultation. The public consultation began on [redacted] and ran until [redacted], with in person consultation events held on [redacted].
- 3.2. The public consultation was communicated through using a website as well as providing flyers and leaflets to residents, adverts in news publications and posters in local venues. The link to the project webpage is as follows: <https://wix.to/wReaQZd>
- 3.3. Consultees were encouraged to submit their feedback via email, feedback from (online and hard copies) or mobile.

Legislative Context

- 3.4. The following legislation/guidance has informed the Consultation Plan:
 - Well-being of Future Generations (Wales) Act 2015.
 - Wales Principles of Public Engagement
 - Powys County Council Local Plan (2011-2026)
 - Future Wales-The National Plan 2040



- Planning Policy Wales (Edition 12, February 2024)

3.5. Pegasus Group is also committed to promoting the Welsh language and culture, with all key consultation materials produced in both English and Welsh.

Stakeholder Meetings

3.6. Key stakeholders were sent an email on _____. To introduce the development and invite them to a virtual meeting. XXXXXXXXXXXXXXXX

Non-Statutory Consultation-Advertisement

3.7. The non-statutory consultation on the emerging proposals for the Development took place between _____. This section provides a summary of the communications and engagement activity during non-statutory consultation.

3.8. A variety of consultation tools and communication channels were used to encourage participation in the consultation from stakeholders and the local community, which are set out below:

Resident Invite and Feedback Form

3.9. A bilingual resident invitation introducing the emerging proposals for the Development was posted to 1 properties) n the defined consultation zone and emailed to stakeholders (including elected representatives, schools, community and interest groups) in the consultation zone and wider area.

3.10. The resident invitation introduced Fuse Renewables UK and provided an overview of the site and the proposals as well as feedback mechanisms, consultation events and contact details.

3.11. The resident invitation was sent via 1st class mail on _____. To land on doorsteps and launch the project on _____. The resident invitation included a feedback form with a freepost envelope. The same forms were also available to be completed by those attending the consultation events.

Website

3.12. A project website was set up at the start of the project to provide information about the site, proposals, consultation events, local benefits, FAQs, feedback mechanisms, supplier registration, and contact details so local communities and stakeholders can find out more and comment on the emerging proposals: _____ [English]/ w [Welsh]. A screenshot of the website is found below.

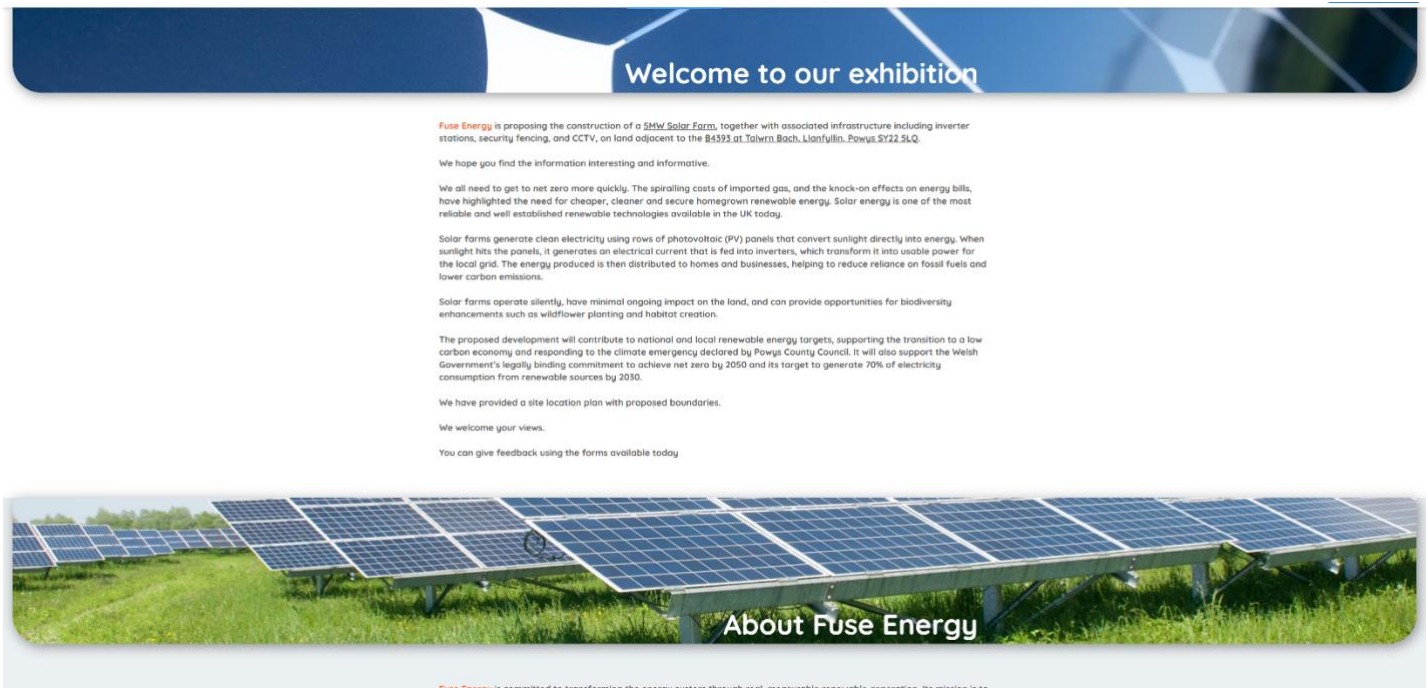


Figure 1- Screenshot of the project website

3.13. An online feedback form was also produced to gather feedback during the non-statutory consultation. This was made available on project website at the start of the consultation.

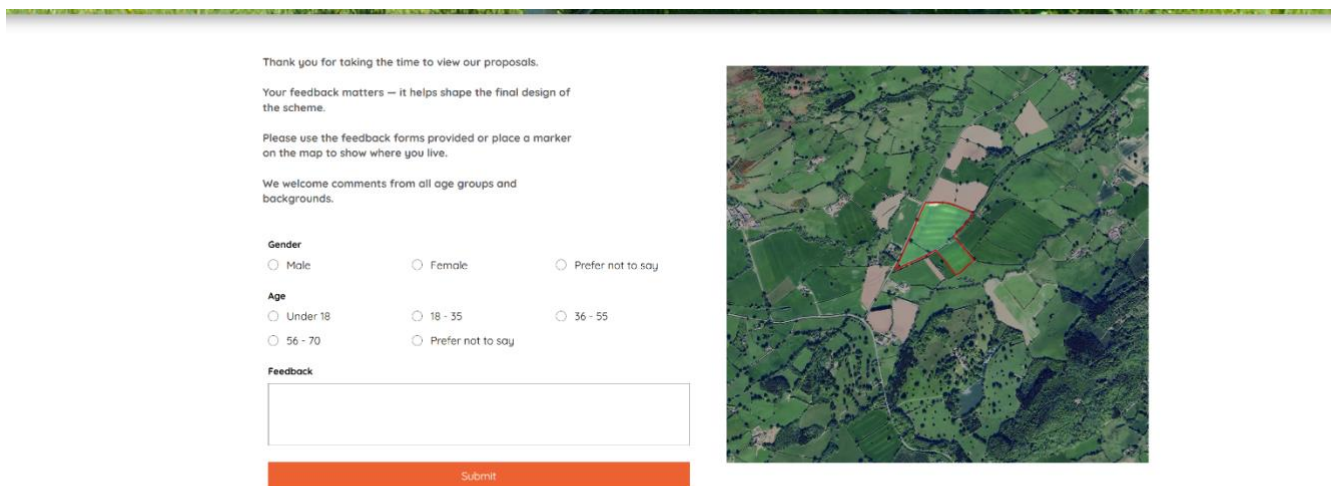


Figure 2- Screenshot of the online feedback form

Press Release

- 3.14. A press release was sent to local media to introduce the project and publicise the consultation on _____. The press release was sent to the following news publications:

XXXXXX

Advertising

- 3.15. A number of tools were used to ensure the wider public, who didn't receive the newsletter, were informed about the emerging proposals and had an opportunity to participate in the consultation.

Newspaper Advert

- 3.16. An advert was placed on page 13 in the Western Telegraph and page 7 in the Pembroke and Pembroke Dock Observer on Wednesday 15th November to advertise the public exhibitions. See example below:

XXXXXX

Posters

- 3.17. A copy of the A4 advert was emailed to local venues in the area to be used as posters to advertise the exhibitions. This was sent to:

XXXXXX

Non-Statutory Engagement- Public Exhibition

- 3.18. The in person public consultation events provided an opportunity for the local community to meet the project team and discuss the proposals at a local venue. The following drop-in events took place:

XXXXXX

- 3.19. As stated earlier, the Llanfechain village Hall was chosen as the most suitable venue as it was closet to the site with good transport links and easy accessibility etc.

(describe the event and show photos here when complete)



4. Main Issues and Responses

- 4.1. During the consultation period residents and interested parties were invited to provide feedback on the project proposals. They were able to do in response to the newsletter mailing, in-person at the exhibition or online via the project website
- 4.2. The table below summarises the issues raised by non-statutory consultees during the consultation and have been organised according to the chapters in Environmental Statement.

Insert Feedback table here when event complete and all responses received.

5. Conclusion

- 5.1. *To add summary/conclusion when complete*

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

Leeds

5th Floor (East), Capitol, Russell Street,
Leeds. LS1 5SP
T 0113 2878200
E Leeds@pegasusgroup.co.uk
Offices throughout the UK

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