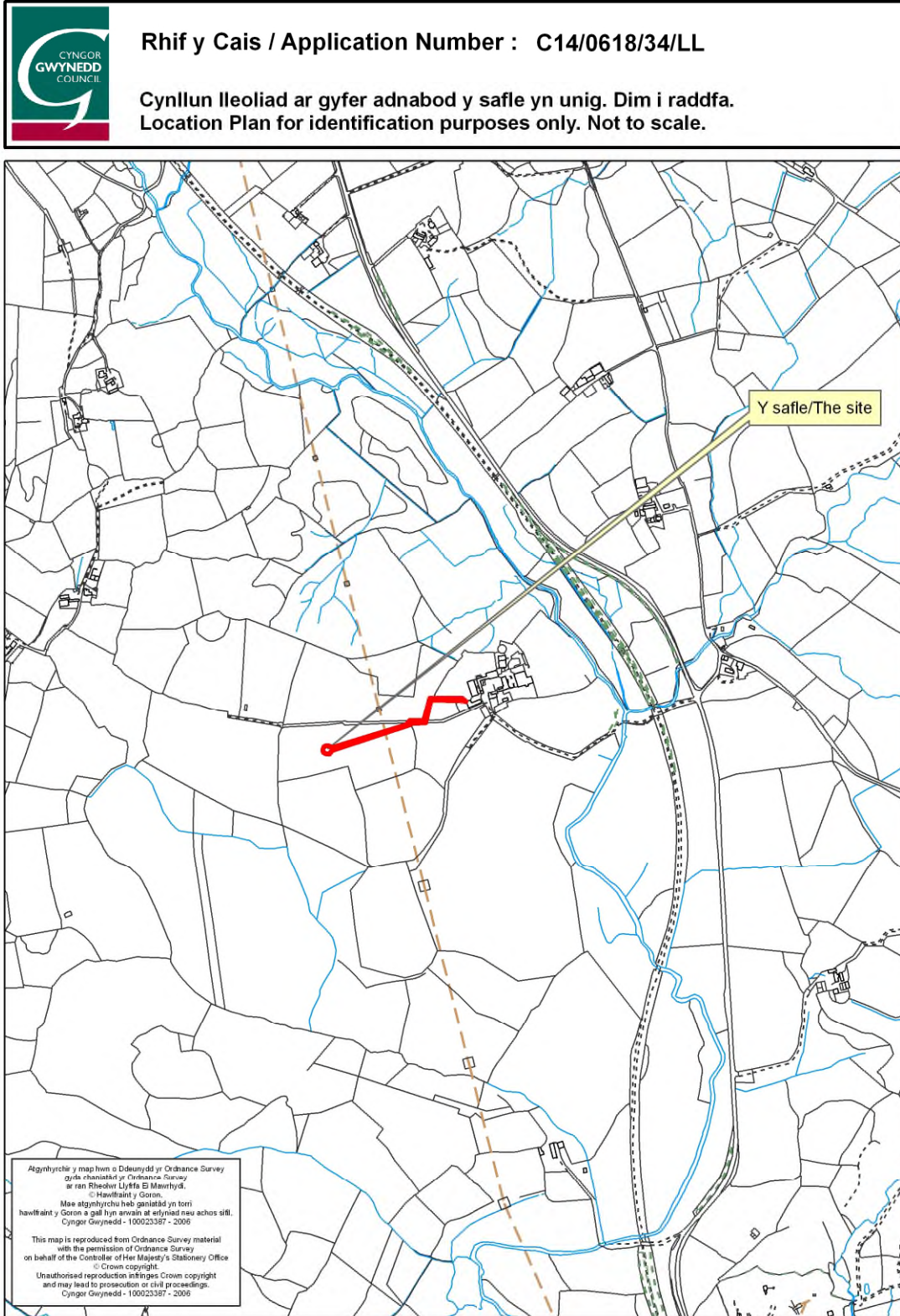


Number 4:



Application Number: C14/0618/34/LL
Date Registered: 26/06/2014
Application Type: Full - Planning
Community: Clynnog
Ward: Clynnog

Proposal: FULL APPLICATION TO ERECT A THIRD 50KW WIND TURBINE ON A 24.6M TOWER WITH A TOTAL HEIGHT OF 34.2M TO THE TIP OF THE BLADE
Location: DERWIN FAWR, GARNDOLBENMAEN, GWYNEDD LL51 9LZ

Summary of the Recommendation:

TO APPROVE WITH CONDITIONS.

1. Description

- 1.1 The application involves erecting a third 50 kw wind turbine on a 24.6m tower with a total height of 34.2m to its tip (including the blades). Due to the nature of the landscape this is the same size as the first turbine that was constructed, but 0.2m lower than the last to be erected. This means that the three turbines are seen as being the same height from the majority of viewpoints. It is noted that the turbine will be the same colour as the other two turbines. A small equipment cabin is shown at the foot of the turbine which would be painted green.
- 1.2 The site is located near a public footpath and is within 290m of the Derwin Fawr residential property, the next house is 560m away and there are dispersed houses further away. It is a rural agricultural area and 50m high electricity pylons stand approximately 120m from the turbine site and these are prominent in the landscape (running north to south).
- 1.3 A Class 3 Road, Lôn Eifion and the A487 Trunk Road are nearby. The site's prominence from these places varies due to local topography and landscape features including the pylons. There are many public footpaths surrounding the site that run along the higher ground in the site's vicinity.
- 1.4 Snowdonia National Park is located approximately 800m eastwards beyond the A487. There is no other neighbouring land designation and the AONB is over 3km away.
- 1.5 The following information was submitted with the application:
 - Design and Access Statement (including Landscape Assessment)
 - Wind Turbine Noise Assessment
 - Turbine's Acoustic Performance Report
- 1.6 In accordance with Policy A1 Gwynedd Unitary Development Plan, the proposal has been screened for an Environmental Impact Assessment under the Town and Country Planning (Environmental Impact Assessment) Regulations (Wales and England) 1999 (as amended). Having assessed the likely impact of the proposal for a 34.2m turbine, using the relevant criteria in columns 2 and 3, together with the guidelines of the Welsh Office Circular 11/99, it is considered that the impact of the development on the environment is insufficient to justify submitting an environmental statement with the application.

2. Relevant Policies:

2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be in accordance with the Development Plan, unless material planning considerations indicate otherwise. Planning considerations include National Planning Policy and the Unitary Development Plan.

2.2 Gwynedd Unitary Development Plan 2009:

STRATEGIC POLICY 9 – ENERGY

Development proposals to provide energy from renewable sources will be approved provided they do not significantly harm the environment or the amenities of nearby residents.

POLICY A1 – ENVIRONMENTAL OR OTHER IMPACT ASSESSMENTS

Ensure that sufficient information is provided with the planning application regarding any environmental impacts or other likely and substantial impacts in the form of an environmental assessment or assessments of other impacts.

POLICY B8 – THE LLŶN AND ANGLESEY AREAS OF OUTSTANDING NATURAL BEAUTY (AONB)

Safeguard, maintain and enhance the character of the Areas of Outstanding Natural Beauty by ensuring that proposals conform to a number of criteria aimed at protecting the recognised features of the site in accordance with the statutory requirements of the Countryside and Rights of Way Act 2000.

POLICY B14 – PROTECTING THE LANDSCAPE CHARACTER OF SNOWDONIA NATIONAL PARK

Protect the landscape character of Snowdonia National Park by refusing proposals that are visually obtrusive and/or are located insensitively and unsympathetically within the landscape.

POLICY B20 – SPECIES AND THEIR HABITATS THAT ARE INTERNATIONALLY AND NATIONALLY IMPORTANT

Proposals that are likely to cause unacceptable disturbance or harm to protected species and their habitats will be refused unless they can conform to a series of criteria aimed at safeguarding the recognised features of the site.

POLICY B23 – AMENITIES

Safeguard the amenities of the local neighbourhood by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features and amenities of the local area.

POLICY B33 – DEVELOPMENT THAT CREATES POLLUTION OR NUISANCE

Protect human amenities, the quality of public health and the natural or built environment from high levels of pollution.

POLICY C26 – WIND TURBINE DEVELOPMENTS

Proposals for wind turbine developments on sites within the Llŷn AONB will be refused. In other locations, only proposals for small-scale or community or domestic based wind turbine developments will be approved provided that a series of criteria can be met which relate to the effect on the visual quality of the landscape and environmental and social factors.

Supplementary Planning Guidance: Onshore Wind Energy (June 2014)

Landscape Sensitivity and Capacity Assessment: Anglesey, Gwynedd and Snowdonia National Park (March 2014).

2.3 National Policies:

Planning Policy Wales (July 2014)

Technical Advice Note (TAN) 8 – Renewable Energy

TAN 11 – Noise

LANDMAP Information Guidance Note, Countryside Council for Wales Number 3 – Using Landmap for visual assessment of onshore wind turbines (June 2010)

3. Relevant Planning History:

- 3.1 C12/0378/34/LL – Full application for the erection of a second 50kw wind turbine on a 24.8 metre tower, total height of 34.4 metres to the tip of the blade – Approved 09/07/12.
- 3.2 C11/0888/34/LL – approve the relocation of a wind turbine previously approved – Approved 15/12/11
- 3.3 C11/0495/34/LL – one wind turbine approved subject to conditions – Approved 16/09/11

4. Consultations:

BBC Spectrum Planning	Not received
Clynnog Community Council	Object on the grounds that there are two turbines already on the site.
Dolbenmaen Community Council:	Not received
Natural Resources Wales	Object. There is a lack of information regarding bats and relevant surveys are required. If the relevant information is not provided and the LPA wishes to proceed to give permission a condition would be required demanding mitigation measures in the form of a curtailment plan. It is not considered that the turbine would have a significant detrimental impact on the setting of the Protected Landscapes such as the AONB and the National Park. The development will not be detrimental to any protected sites.
Welsh Water	Not received
Gwynedd Archaeological Planning Service	No objection
JRC on behalf of Scottish Power	No objection
The Welsh Government - Transportation	No observations to offer.

National Grid	Not received
NATS:	No objection
OFCOM:	No detrimental impact has been identified
Snowdonia National Park	Object on the grounds of the visual and cumulative landscape impact on the two designated landscapes.
AONB Unit	Observations Although the site is some distance from the AONB boundary there is concern in this case about the cumulative impact of several turbines and pylons in this area.
Public Protection Unit	No objection Require conditions to safeguard local residents from the impact of unreasonable noise arising from the wind turbines in the future
Footpaths Unit:	Observations Public Footpath No. 45 Clynnog Fawr needs to be protected during and at the end of the development.
Transportation Unit	No objection
Crown Estate	No observations to offer.
Defence Infrastructure Organisation	No objection
Arquiva (on behalf of the BBC and ITV)	No objection
Public Consultation	A notice was posted on the site and nearby residents were notified. The advertising period has expired and objections were received on the following grounds: <ul style="list-style-type: none"> • This is a commercial enterprise and on too large a scale to be an agricultural diversification scheme; • The public were not consulted beforehand in accordance with the Onshore Wind Energy SPG; • It would be detrimental to the National Park; • Substantial cumulative impact; • The fact that there are other structures already in the area does not justify further harm to the local landscape.

5. Material Planning Considerations:

The principle of the development

- 5.1 TAN 8 considers the contribution of wind turbines for generating electricity to be a national requirement and is one of the principal aims of the Assembly's energy policy. The Welsh

Government is of the opinion that wind power offers the greatest potential, in the short term, to increase electricity generated from renewable sources.

- 5.2 No Strategic Search Areas have been identified within Gwynedd for large-scale wind turbine developments and, therefore, any development must be assessed on the basis of the policies in the local development plan.
- 5.3 TAN 8 also notes the need to ensure that developments do not affect AONBs or National Parks. However, it also notes that small-scale or domestic based developments can be acceptable subject to all other material planning considerations.
- 5.4 Strategic Policy 9 in the GUDP commits the Council to support development proposals to provide energy from renewable sources provided they do not significantly harm the environment or the amenities of local communities.

Visual Amenities and the Landscape

- 5.5 Policy C26 of the GUDP relates to wind turbine developments. In accordance with this policy only small-scale or community or domestic based wind turbine developments will be approved, provided they comply with all the criteria that are part of the policy.
- 5.6 In the case of this application, the criteria require as follows:
 - 1. there will be no significant detrimental impact on the setting of the Snowdonia National Park or the Llŷn AONB;
 - 2. that ancillary developments are designed in a suitable manner;
 - 3. that there is no significant detrimental impact on the landscape or nature conservation features;
 - 4. that there is no detrimental impact on amenities such as noise, light reflection or shadow flicker;
 - 5. no significant electromagnetic interference;
 - 6. sufficient provision for decommissioning, restoring land etc.; and
 - 7. there will be no significant harm to areas of archaeological importance.
- 5.7 In this case, and in the context of Criterion 1 of Policy C26, it is considered that the development would not be detrimental to the AONB due to its distance from that area and therefore the application complies with Policy B8 of the UDP. Neither is it considered that there would be significant harm to the setting of Snowdonia National Park, despite an objection from the Park Authority. The observations of Natural Resources Wales recognise that the turbine, due to its location and proximity to the other two turbines, would create a small cluster of turbines in the landscape and they would not be likely to have a significant impact on the setting of the National Park. We are of the view, by looking at the landscape in its entirety, that this assessment is appropriate, especially bearing in mind the context of the nearby pylons. We are required to assess what additional impacts would stem from the proposal that is the subject of this application, and consequently we believe that the impact of erecting one additional wind turbine would not cause significant harm to the setting of Snowdonia National Park.
- 5.8 Similarly, we do not believe that the proposal is likely to harm the features and special character of the National Park or the AONB through significant visual obtrusion or by insensitive and incompatible siting within the landscape; therefore the application is in keeping with Policies B8 and B14 of the UDP. This is again based on the fact that the visual influence of the turbine is fairly limited due to its location near the pylons, existing turbines and other developments. The National Park boundary lies east of the site and the turbine is viewed in the context of the A487(T), farms and dispersed houses and the National Grid's

row of pylons. The distance from the AONB boundary means that the impact of one structure would be even less on this area. For these reasons also, it is not believed that a third turbine on this site would be likely to lead to an unacceptable cumulative impact on the designated areas.

- 5.9 In terms of the remaining criteria in Policy C26, the only ancillary development will be a small equipment cabin and there is no request for a compound or large storage and therefore the development would correspond with Criterion 2. In terms of criteria 3 and 4, there are no nearby nature designations and the nearby houses are over 500m away and it is not considered that they are likely to suffer from light reflection and shadow flicker. The noise impacts are acceptable to the Public Protection Unit and noise level conditions can be imposed in order to keep control of the situation (see paragraph 5.13 below). Decommissioning and land restoration conditions can be imposed to meet with Criterion 6 and it is not believed that there is any detrimental impact on areas of archaeological importance as there are no local designations and therefore Criterion 7 is satisfied.
- 5.10 The Landscape Sensitivity and Capacity Assessment: Anglesey, Gwynedd and Snowdonia National Park (March 2014) is work undertaken by Gillespies on behalf of the Local Authorities of north west Wales. The document assesses the sensitivity and capacity of the landscape to cope with specific types of development. According to the work undertaken, the application site is located within Landscape Character Area G10 Canoldir Llŷn, and the work proceeds to state that the capacity within this area (outside the AONB) for wind turbine developments is for micro developments (i.e. individual turbines under 20m high) only. However, it is important to note that this assessment also highlights that sensitivity varies locally within the Landscape Character Area and that consideration should be given to the evidence submitted to support the application along with the case officer's assessment following a site visit, before deciding whether or not the nature of this specific site means that a development on a larger scale than what is recommended in the work carried out by Gillespies can be accommodated.
- 5.11 In this case, due to the nature and location of the site near a row of pylons approximately 50m high, two existing wind turbines and a hill as a background from several viewpoints, it is not believed that there would be a significant negative adverse effect on the visual amenities of the landscape that is greater than what already exists. For these reasons we believe that this particular site does not share the typical character of the remainder of the Landscape Character Area and there is greater capacity at this location than what is suggested by the work of Gillespies.
- 5.12 Considering the above, it is not believed that the proposal is contrary to Policies C26, B8 or B14 of the UDP.

Noise, Shadow Casting and Residential Amenities

- 5.13 The nearest residential property, except for the applicant's property, is more than 500m away from the application site. As a result of the comments by the Public Protection Department regarding the need to assess the cumulative noise impact from the three turbines, an appropriate noise report was submitted which conforms to the requirements of ETSU-R-97. This concludes that the noise impacts on 'sensitive' properties would be within the statutory requirements during the day and night. A further response to this report was received from the Public Protection Department and they confirm that it has been undertaken to the appropriate standards and that the results are acceptable and therefore they have no objection regarding noise subject to appropriate conditions. As a result, it is not presumed that any unacceptable noise effect will emanate from the application and noise levels can be stipulated by means of a relevant condition as part of the approval. In addition to this, and due to the

size and distance of the proposed turbine from the nearest houses, it is not believed that there will be any disturbance from shadow casting.

- 5.14 On this basis, it is not considered that the proposal is contrary to Policy B23 or B33 of the UDP.

Ecology and Biodiversity

- 5.15 The land has not been designated with any biodiversity value and there is no objection by Natural Resources Wales (NRW) in terms of the impact on protected sites.

- 5.16 As a result of the issues raised on other sites, NRW have amended their standard advice regarding applications of this type. Specifically, there is concern that certain species of bats use open lands to hunt rather than keep to linear features such as hedgerows. In order to follow the precautionary principle they now ask applicants to submit further information in the form of site surveys or agree on a curtailment plan that means restricting the turbine's operation during times when the bats are active. In the absence of any bat survey, if the Council wanted to approve the application then a condition should be imposed to ensure that a curtailment plan is agreed prior to the commencement of the development. By implementing the above it is considered that the development would be acceptable under Policy B20 of the UDP.

Highway Safety

- 5.17 The Transportation Service and the Welsh Government's Highways Division are of the opinion that the development would not have an adverse impact on any roads. It seems that there will be some heavy traffic during the construction period but subsequently the proposal is unlikely to result in any unacceptable addition in traffic to or from the site.

Electromagnetic Impact and Transmitting Systems

- 5.18 There is no objection to the development from responding organisations that safeguard the interests of transmitting systems and therefore it is not considered that there will be any adverse impact on such systems, and the proposal is considered acceptable in respect of criterion 5 of Policy C26 of the UDP.

Additional Matters

- 5.19 Although it is not a planning consideration, if this development is approved the applicant has agreed to contribute £250 per annum to the North Wales Air Ambulance in order to meet the requirements of Section 11 "Community Benefits and Developer Contributions" of the SPG "Onshore Wind Energy". Such a contribution would be managed outside the planning system.

Public Consultation

- 5.20. It is considered that the relevant planning matters that have arisen as a result of the consultation period have received full consideration within the above assessment.

6. Conclusions:

- 6.1 Due to the nature of these types of development it is very difficult to integrate them into the landscape. It is therefore necessary to carefully weigh up any impact on the landscape against the local and national aim of promoting developments that generate renewable energy.

- 6.2 It is believed that the chosen site is one that reduces the visual impact as much as is practicable with this type of development. In order to further mitigate the turbine's effect on the landscape it is believed that a condition to ensure that the turbine is of the same colour as the other turbines is suitable and relevant and will ensure that it blends in with the pylons and the other turbines in the landscape.
- 6.3 Due to concerns about the cumulative nature of this kind of development within one specific area, it is also deemed suitable and appropriate to impose a condition on the permission to commence work within 2 years. This will enable the Local Planning Authority to better assess the cumulative effect and enable it to determine what is likely or not likely to be developed within a relatively short (but reasonable) period.
- 6.4 Having considered all the policies and relevant planning matters it is not believed that the development will have a substantial negative effect on the landscape generally, or on the neighbouring National Park, and in the context of national policies relating to renewable energy and local policies relating to the landscape, amenities and renewable energy it is not believed that the proposal is contrary to these relevant policies.

7. Recommendation:

7.1 To approve –

1. Commence work within two years;
2. In accordance with the plans;
3. Colour to match the other turbines;
4. Noise;
5. Blades to move in the same direction;
6. Decommissioning;
7. Submit a curtailment plan for the purpose of safeguarding bats;
8. Link to the grid by placing cables underground.



Rhif y Cais / Application Number : C14/0618/34/LL

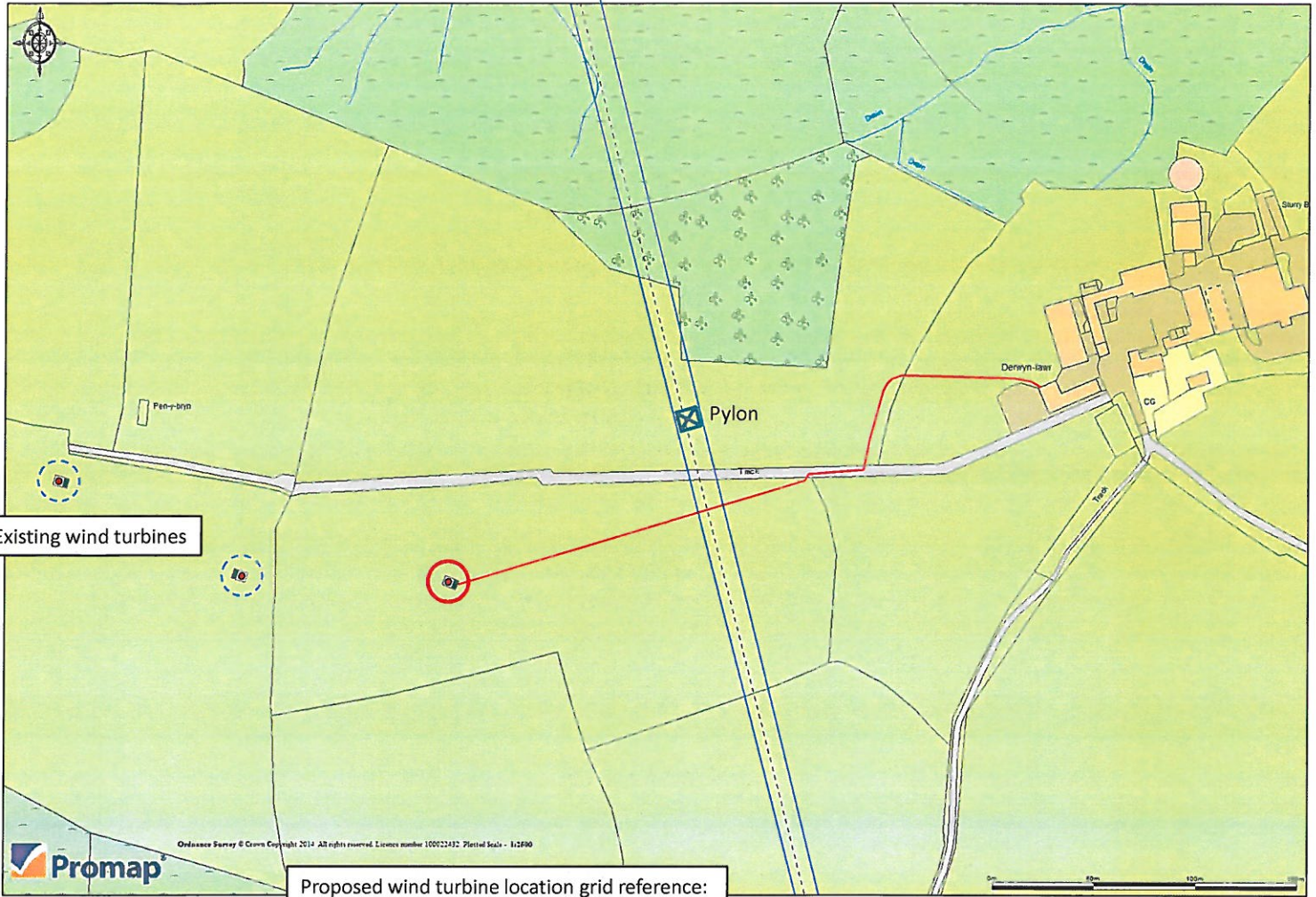
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Location Plan for identification purposes only. Not to scale.



Atgynhychir y map hwn o Ddeunydd yr Ordnance Survey gyda chaniatâd yr Ordnance Survey ar ran Rheolwr Llyfrfa Eî Mawrhydi.
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Mae algorithmau heb ganiatâd yn torri haaffraint y Goron a gall hyn arwain at erlyniad neu achos sifil.
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LOCATION PLAN



Existing wind turbines

Proposed wind turbine location grid reference:
T2: SH 47194 46008 (E:247194 N:346008)






Project:
 Installation of an Endurance E-3120 50kW wind
 Turbine with a 24.6m hub height tower,
 19.2m rotor diameter, total height to blade tip 34.2m

On the land to the west of:
 Derwyn Fawr
 Garndolbenmaen
 Gwynedd
 LL51 9LZ

Our Reference:
 Roberts/Derwyn-Fawr/WT3/DC

Notes:
 Print : A3 Date: 5th March 2014
 Scale: 1:2500

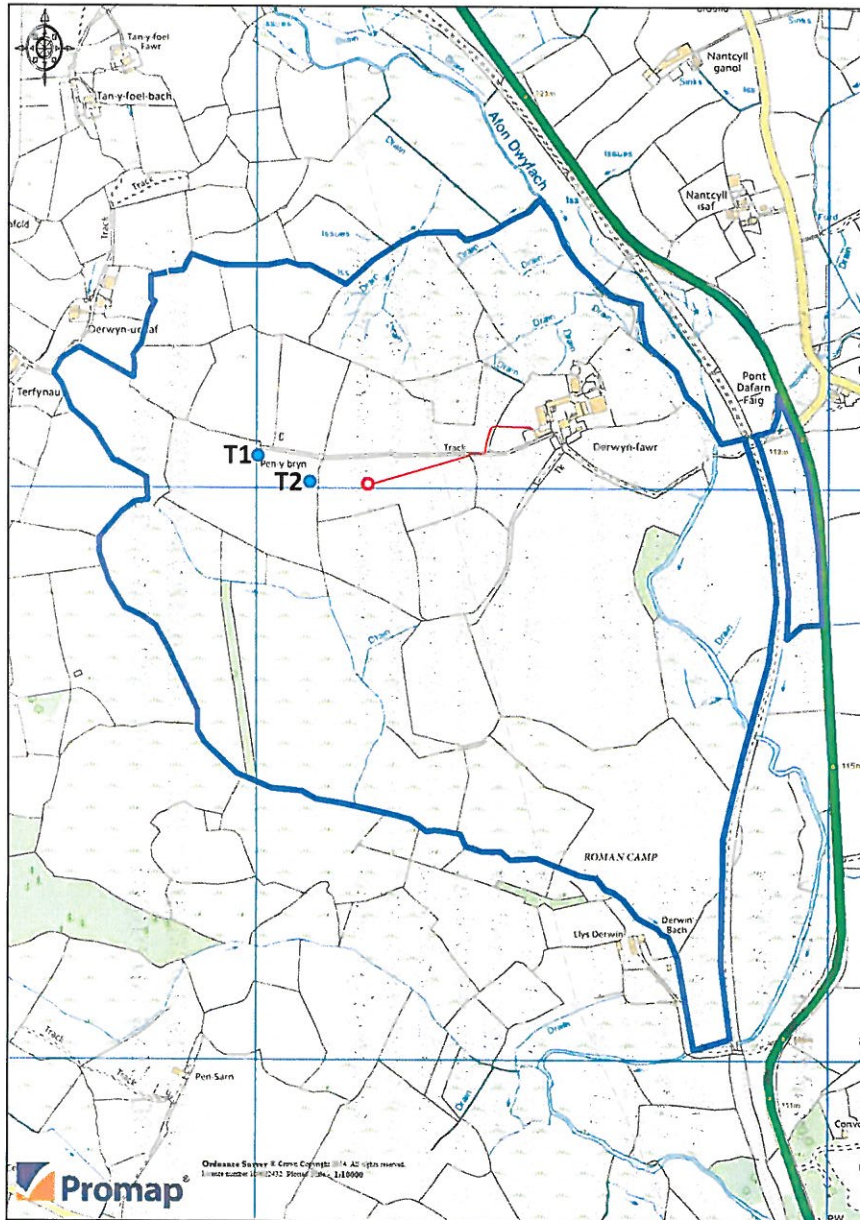


-  Rotor Diameter 19.2m = Application Site Area (total max 0.1ha)
-  Concrete Foundation plinth
-  Turbine Tower
-  Control/Electrical Cabinet
-  Underground Cable route back to farm buildings (Trench 25cm wide) and existing grid connection.

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 join the turbine revolution



SITE LOCATION PLAN



Rotor Diameter 19.2m = Application Site Area
(total max 0.1ha)



Underground Cable route back to farm buildings
(Trench 25cm wide) and grid connection.



Land ownership boundary

Project:

Installation of an Endurance E-3120 50kW wind turbines with a 24.6m hub height tower, 19.2m rotor diameter, total height to blade tip 34.2m

On the land to the west of:

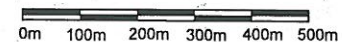
Derwyn Fawr
Garndolbenmaen.
Gwynedd
LL51 9LZ

Our Reference:

Roberts/Derwyn-Fawr/WT3/DC

Notes:

Print : A3 Date: 30th June 2014
Scale: 1:10,000



Proposed wind turbine location grid reference: SH 47194 46008 (E:247194 N:346008)

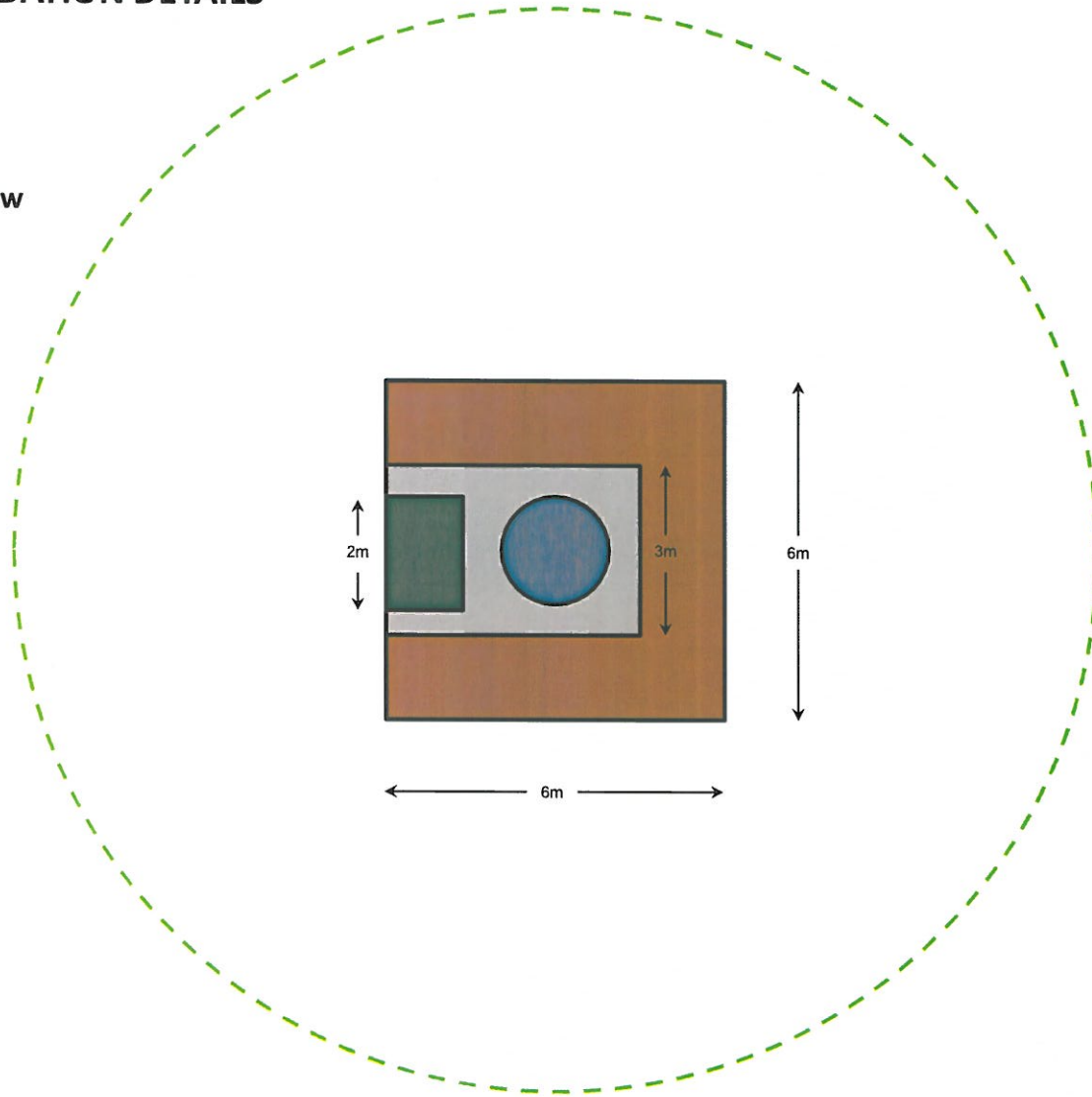
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Existing turbine T2: (E:247092 N:346009)

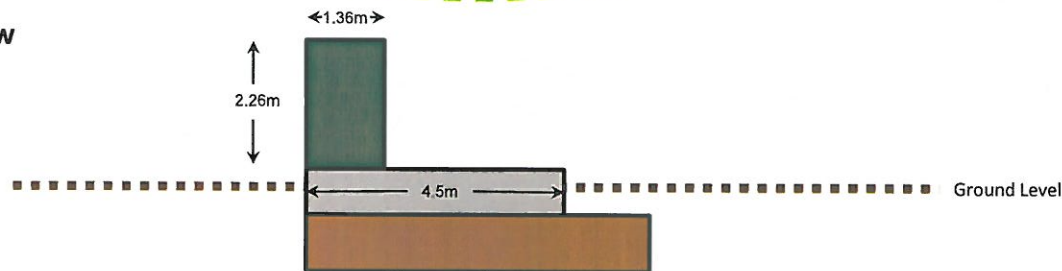


FOUNDATION DETAILS







Plan view



Elevation view



KEY:-

-  Extent of area covered by blades when tracking into the wind
-  Base of Turbine Tower
-  Control Box Cabinet
-  Part of concrete foundation exposed above ground level
-  Part of concrete foundation buried below ground level
-  Ground Level

Project:

Installation of an Endurance E-3120 (50kW) wind turbine on a 24.6m hub height tower, 19.2m rotor diameter, total height to blade tip 34.2m

On the land at:

Derwyn Fawr
 Garndolbenmaen
 Gwynedd
 LL51 9LZ.

Our Reference:

Roberts/Derwyn-Fawr/WT3/DC

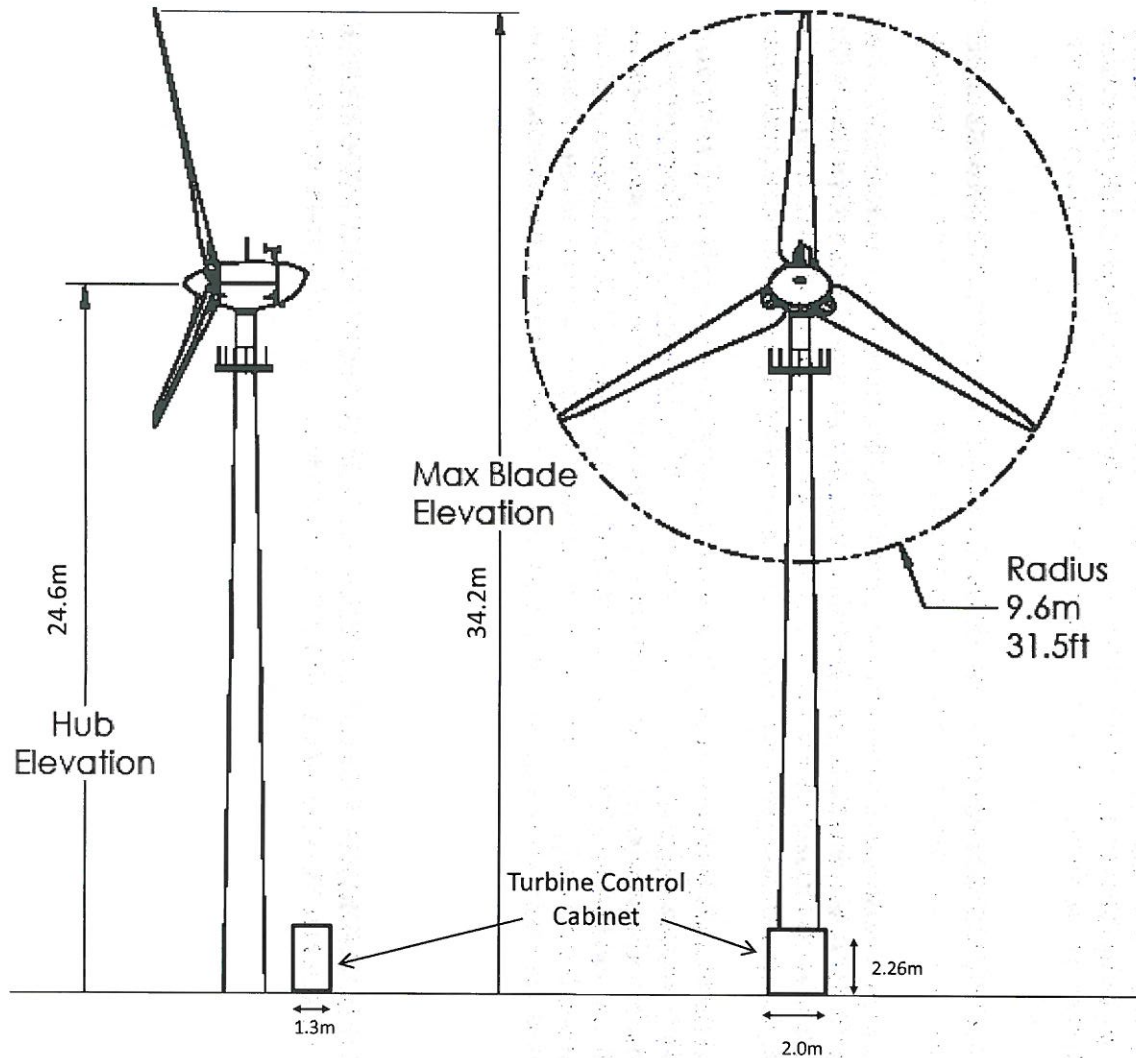
Notes:

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Scale: 1:100



TURBINE ELEVATIONS



Project:

Installation of an Endurance E-3120 (50kW) wind turbine.
Hub height 24.6m, total height to blade tip 34.2m

On the land at:

Derwyn Fawr,
Garndolbenmaen
Gwynedd
LL51 9LZ

Our Reference:

Roberts/Derwyn-Fawr/WT3/DC

Notes:

Print : A3 Date: 25th June 2014
Scale: 1:200

