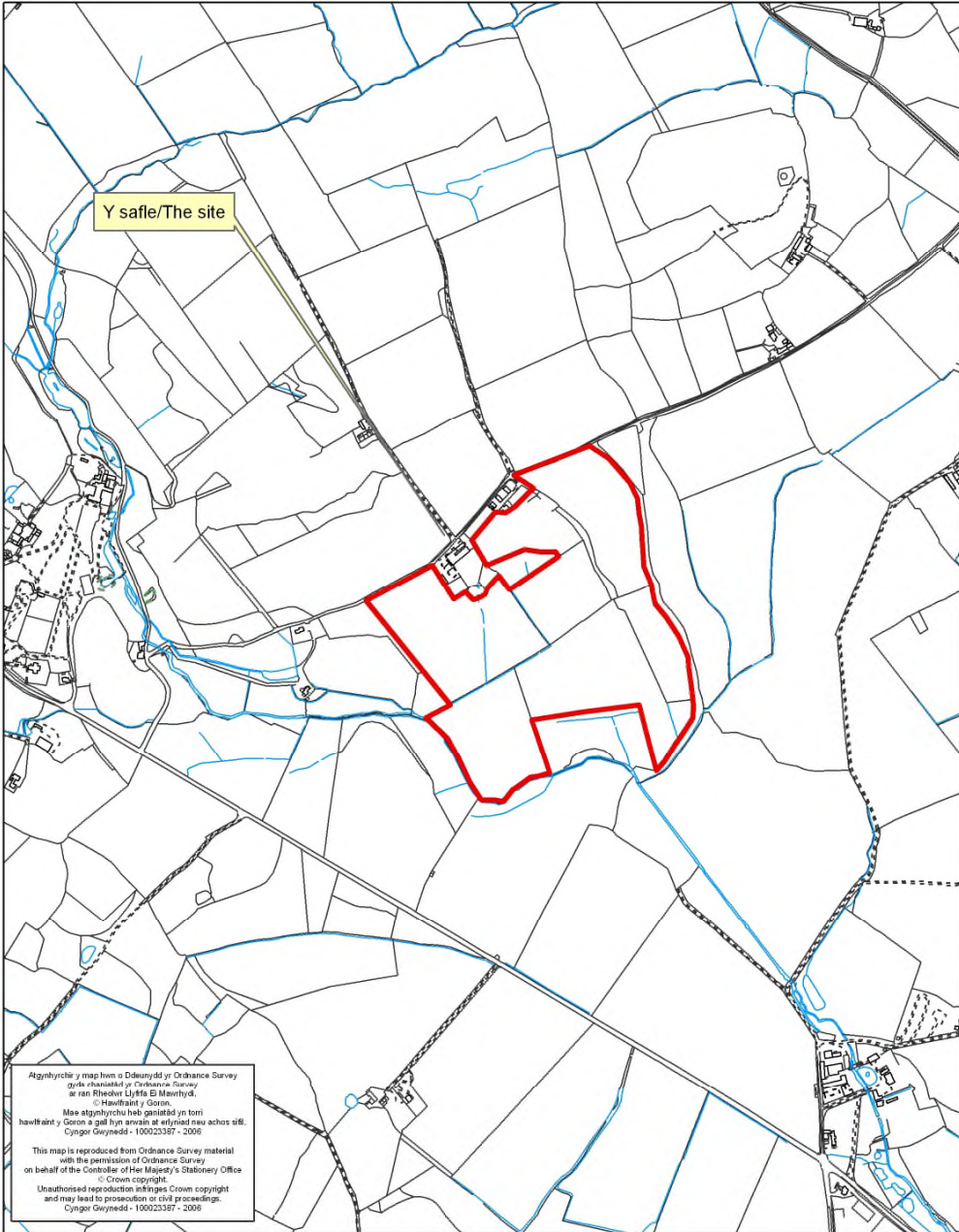


Number: 5



Rhif y Cais / Application Number : C14/0885/33/LL

Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.
Location Plan for identification purposes only. Not to scale.



PLANNING COMMITTEE	DATE: 12/01/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

Application Number: C14/0885/33/LL
Date Registered: 08/09/2014
Application Type: Full - Planning
Community: Buan
Ward: Efailnewydd/Buan

Proposal: INSTALLATION AND OPERATION OF A SOLAR FARM (9MW) ALONG WITH ASSOCIATED INFRASTRUCTURE INCLUDING PV PANELS, MOUNTING FRAMES, INVERTER, TRANSFORMER, POLE MOUNTED CCTV CAMERAS, FENCING AND SUB-STATIONS

Location: TYDDYN CAE, BODUAN, PWLLHELI, GWYNEDD, LL536DS

Summary of the Recommendation:

TO DELEGATE THE RIGHT TO APPROVE WITH CONDITIONS.

1. Description:

- 1.1 The application involves erecting PV solar panels to create a solar park along with ancillary work including structures and fencing.
- 1.2 The application site measures approximately 20.2 hectares and comprises grade 3b and 4 agricultural land located on a gentle slope. The site is located in open countryside. There are mature trees to the west, east and south of the site and hedgerows and trees separate the fields within the site. The woodland towards the eastern boundary of the site is a semi-natural ancient woodland. There are also trees to the north of the site on the boundary with the third class road. To the north of the third class road there is a Landscape Conservation Area and the Llŷn AONB is approximately 1.5km to the north-west. The site is located within the Llŷn and Bardsey Island Landscape of Outstanding Historic Interest and the Boduan Historic Park and Garden is located approximately 250 metres to the west. The Tŷ Newydd mound and bailey castle monument is located 260 metres to the east of the site. There are a number of listed buildings in the vicinity – in Boduan to the west and in the area of Bodfel Hall to the south-east. The first class road, the A497 is located approximately 260 metres to the south of the site.
- 1.3 The proposal involves installing solar panels to create a solar park. When the application was submitted originally the proposal had the capacity to generate 9MW of electricity for the National Grid. However, the application has now been reduced in size and the proposal now has the capacity to generate 4.9MW of electricity. The proposal has been reduced by:-
 - Removing the two fields of solar panels on the eastern side of the site.
 - Removing 12 rows of solar panels from the south-western field along with reducing the length of other rows in the field.
 - Rows of solar panels have been removed and reduced in the north-western field.
 - The solar panels that were in the field directly to the south of Tyddyn Cae have been removed from the proposal.
 - The number of rows of solar panels in the field to the south of the buildings / sheds of Tyddyn Cae has been reduced.
- 1.4 The application contains the following elements:
 - Install pv panels to face the south. The panels vary in height from the ground as well as the gap between the rows as a result of the topography of the land. All the panels will be installed 0.6 metres from the ground at their lowest edge;

PLANNING COMMITTEE	DATE: 12/01/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

however, their highest edge will vary from 1.8m to 2m in height from the ground. The gap between the rows will vary from 2.4 metres to 3.0 metres.

- 6 inverter stations measuring 6.7 metres by 1.6 metres and 2.3 metres high. The structure is in the form of a cabin and will be green in colour. The inverter stations would form part of the sub-stations that are proposed for the site.
- 3 transformers measuring 2.7 metres by 2.5 metres with a height of 2.1 metres.
- It is proposed to locate two gear changing sub-stations on the site to operate a safety method for the solar farm to safeguard against any defects in the grid connections or vice-versa. One sub-station would operate to close off the grid from the solar farm (DNO sub-station) and the second to close off the solar farm from the grid (the client sub-station). The sub-stations would measure 6 metres by 2.4 metres and would rise to a height of 2.9 metres.
- One communications building measuring 3.6 metres by 3 metres and rising to a height of 3 metres.
- One storage shed in order to store equipment etc. and to maintain the site. This building will measure 2.5 metres by 3.0 metres and rises to a height of 2.6 metres.
- A two metre high security fence around the site. The fence would be in the form of a timber post and wire fence. It is proposed to include small gates for animals such as badgers, foxes and small mammals here and there in the fence.
- CCTV cameras mounted on a pole measuring 3m high around the entire site.
- It is also proposed to widen two accesses between fields within the application site from 2 to 3 metres. It is also proposed to create an access road and circulate around the site.

1.5 The following documents have been submitted as part of the application:

- Planning, Design and Access Statement
- A Landscape and Visual Impact Assessment
- Landscape and Biodiversity Management Plan
- Flood Consequence Assessment
- Ecological Assessment
- Construction, decommissioning and traffic management method statement
- Cultural Heritage Desk-based Assessment
- Agricultural Land Classification Assessment
- Geophysical Survey
- Statement of Community Engagement
- Glint and Glare Study
- Photomontages of the site

1.6 This proposal has already been screened under reference C14/0679/33/SC and it was confirmed that no Environmental Impact Assessment was required in this case.

1.7 The application is submitted to the Committee in light of receiving three or more objections to the proposal.

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.

PLANNING COMMITTEE	DATE: 12/01/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

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.

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.

A3 – PRECAUTIONARY PRINCIPLE - Refuse proposals if there is any possibility of serious or irreversible damage to the environment or the community unless the relevant impact assessment can show beyond doubt ultimately that the impact can be avoided or alleviated.

B7 – SITES OF ARCHAEOLOGICAL IMPORTANCE - Refuse proposals which will damage or destroy archaeological remains that are of national importance (whether scheduled or not) or their setting. Also refuse any development that will affect other archaeological remains unless the need for the development overrides the significance of the archaeological remains.

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.

B10 – PROTECTING AND ENHANCING LANDSCAPE CONSERVATION AREAS – Protect and enhance Landscape Conservation Areas by ensuring that proposals conform to a series of criteria aimed at avoiding significant damage to recognised features.

B12 – PROTECTING HISTORIC LANDSCAPES, PARKS AND GARDENS - Safeguard landscapes, parks and gardens of special historic interest in Wales from developments which would cause significant harm to their character, their appearance or their setting.

B16 – PROTECTING NATIONALLY IMPORTANT NATURE CONSERVATION SITES - Refuse proposals that are likely to cause significant harm to nature conservation sites of national significance unless they conform to a series of criteria aimed at protecting, enhancing and managing the recognised features of the sites.

B20 – SPECIES AND THEIR HABITATS THAT ARE INTERNATIONALLY AND NATIONALLY IMPORTANT - Refuse proposals that are likely to cause disturbance or unacceptable harm to protected species and their habitats unless they can conform to a series of criteria aimed at safeguarding the recognised features of the site.

B22 – BUILDING DESIGN - Promote good building design by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features and character of the local landscape and environment.

PLANNING COMMITTEE	DATE: 12/01/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

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.

B25 – BUILDING MATERIALS - Safeguard the visual character by ensuring that building materials are of a high standard and are in-keeping with the character and appearance of the local area.

B27 – LANDSCAPING SCHEMES - Ensure that permitted proposals incorporate high quality soft/hard landscaping which is appropriate for the site and which takes into consideration a series of factors aimed at avoiding damage to recognised features.

B29 – DEVELOPMENT ON LAND AT RISK OF FLOODING - Manage specific developments in the C1 and C2 flood zones and direct them towards suitable land in zone A unless they can conform to a series of criteria that are relevant to the features of the site and to the purpose of the development.

B34 – LIGHTING AND LIGHT POLLUTION - Ensure that proposals do not significantly impair the amenity of neighbouring land uses and the environment.

C1 – LOCATING NEW DEVELOPMENTS – Land within town and village development boundaries and the developed form of rural villages will be the main focus for new developments. New buildings, structures and ancillary facilities in the countryside will be refused with the exception of a development that is permitted by another policy of the Plan.

C27 – RENEWABLE AND SUSTAINABLE ENERGY SCHEMES – Proposals for renewable energy and sustainable energy management schemes will be approved provided that a series of criteria relating to the impact on the visual quality of the landscape and environmental and social factors can be met.

C28 – SAFEGUARDING AGRICULTURAL LAND - Proposals which would lead to the loss of grades 1, 2 or 3a agricultural land will be refused unless it can be shown that there is an overwhelming need for the development, and proved that there is no previously developed land available and that there is no land of lower agricultural grades available apart from land of environmental value which outweighs agricultural considerations.

CH33 – SAFETY ON ROADS AND STREETS – Development proposals will be approved provided they comply with specific criteria relating to the vehicular entrance, the standard of the existing roads network and traffic calming measures.

Final Report of the Anglesey, Gwynedd and Snowdonia National Park Landscape Sensitivity and Capacity Assessment (March 2014)

2.3 National Policies:

Planning Policy Wales (Edition 7, July 2014)
 Technical Advice Note 8: Renewable Energy (2005)
 Technical Advice Note 12: Design (2014)

PLANNING COMMITTEE	DATE: 12/01/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

3. Relevant Planning History:

- 3.1 C14/0679/33/SC – Application for a screening opinion for the proposal. It was concluded that the development did not require an Environmental Impact Assessment.

4. Consultations:

Community/Town Council: Support but ask in general whether the existing network needs to be strengthened.

Transportation Unit: The swept path analysis plans indicate that the rural road will need to be widened in a number of places. The work of widening the road must be undertaken under a 278 agreement before undertaking any other works and primarily before commencing any haulage to the site. There will also be a need to include notes on the permission relating to an extraordinary traffic agreement.

More recent observations were submitted referring to a bridge that would have to be crossed and the need for the road condition survey to also include a full assessment of this arch bridge before and during the work and after its completion.

Natural Resources Wales: No objection to the proposal but present the following observations:-

Protected species

NRW is satisfied that the Ecological Survey (Hyder Consulting, August 2014) has been undertaken to an acceptable standard. The report provides details of the habitats and species present on the site and nearby that may be affected. NRW agrees with the findings of the report, namely that if the mitigation measures referred to in the report are implemented, the project is unlikely to have a significant adverse effect on any statutory protected species in the area.

NRW welcomes the inclusion of hedgerow planting / strengthening. It is recommended that the developer submits a further plan before the development commences providing details of the restoration work required e.g. which hedgerows need to be improved, which species to plant, the annual management regime to be followed etc.

Need to keep the use of lighting for the project to a minimum.

Protected Sites

The site is located approximately 500 metres from the Moelypenmaen Site of Special Scientific Interest which has been designated due to its geological interest. Due to the nature and the scale of the proposal NRW consider that it is unlikely that the proposal would have a negative impact on any features of the protected site.

Flood Risk

NRW has considered the flood consequence assessment (Hyder, Tyddyn Cae Solar Development 4/9/14) that was submitted to support the application. Based on the information, it can be advised

PLANNING COMMITTEE	DATE: 12/01/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

that the flood consequence assessment has indicated that the flood consequences could be managed provided a Surface Water Drainage Strategy is submitted. Therefore, we have no objection to the proposal; however conditions should be included on the planning permission to introduce a surface water management system and not to install buildings, structures or increase the ground level within 7 metres of the banks of any water course.

Welsh Water: No observations.

AONB Unit: Not received.

Public Protection: Not received.

Biodiversity: A very comprehensive ecological report has been submitted with the application (Lightsource Tyddyn Cae Solar Development Ecological Assessment, August 2014). I am satisfied with the recommendations in the report and I would like to include a condition that mitigation measures are followed in accordance with the measures that are included in section 4 of the report. A management plan has been submitted with the application (Lightsource Tyddyn Cae Solar Development Landscape and Biodiversity Management Plan). Again, I would like to include a condition that the site be managed in the future in accordance with the measures proposed in this report.

Trees: Not received.

Welsh Historic Gardens Trust: Not received.

CADW: The original observations requested additional information for the proposal to include information about the impact of the proposal on Garn Boduan, on the parkland of Boduan / Bodegroes / Bodfel and on the Llŷn and Bardsey Island Landscape of Outstanding Historic Interest.

Further observations were received in light of changes to the plan. Although the additional information is not what was requested, the revised layout represents a substantial reduction in the scale of the development on the site and therefore appears to have a smaller impact on the scheduled ancient monuments, the listed parks and gardens and on the landscape in general and is therefore unlikely to be significant.

Gwynedd Archaeological Planning Service: The geophysical survey report satisfies professional standards but a number of observations were submitted on the Cultural Heritage Desk-based Assessment which are yet to be addressed.

A development of this scale and nature has the capacity to have a significant effect on the historic landscape, in this case by changing the character of the landscape and as a physical imposition separating two historically and physically associated places. It is considered that the reduction in the development's footprint lessens the proposal's potential impact to an appropriate level i.e. that the prevailing estate

PLANNING COMMITTEE	DATE: 12/01/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

character of the historic landscape is retained and historical connections remain legible.

The geophysical survey identified the potential for buried archaeology across much of the site. Whilst the features anticipated to be more significant have been excluded from the scheme further information about the buried archaeological resource in the remainder of the site is required in order to assess the potential impacts of the proposed scheme. The survey was impeded by wet ground conditions and the reliability of the data needs to be verified. Further evaluation is required in order to establish the presence or absence of archaeological remains on the site and to obtain adequate information about their nature and significance. The archaeological evaluation should comprise a programme of trial trenching and this archaeological evaluation should take place prior to the determination of the application.

Scottish Power/Manweb:

Submit information on the location of electrical equipment in the area.

Ministry of Defence:

Not received.

The Welsh Government's
Land Use Planning Unit:

The latest report of the Agricultural Land Classification Assessment indicates that not all the site constitutes the best and most multi-purpose agricultural land. It is confirmed that the Agricultural Land Classification Survey prepared by Rob Askew was completed in compliance with the Revised Guidelines and Criteria for Grading the Quality of Agricultural Land (MAFF 1988) and therefore the Welsh Government believes that it is a reliable reflection of the quality of agricultural land across the site.

PLANNING COMMITTEE	DATE: 12/01/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

Public Consultation:

A notice was posted on site and in the press and nearby residents were informed. A second period of consultation has taken place after additional information was received. Four correspondences were received objecting to the proposal on the following grounds:

- Size of the development.
- No details of the location of the power stations.
- The transmission of electricity to the national grid should take place underground and not through pylons which would have an impact on the landscape.
- Concerned that the road leading to the site is unsuitable.
- This proposal does not offer any benefits locally to the people and the economy of Gwynedd.
- Reduces the capacity of the national grid locally so that local developments are prevented in the future.
- Not enough community contribution compared with similar projects in other areas.
- Does not make use of the local supply chain.
- The company does not comply with the ethos of measuring sub-structures which gives communities or individuals the right to purchase shares in local renewable energy developments.
- Need to consult more extensively on the application.

In addition to the above, two correspondences were received supporting the proposal on the grounds of:-

- The location having a minimal impact on the local area.
- Confirmation of the Landscape and Visual Impact Assessment's findings although the photomontages fail to provide a realistic indication of how the solar panels would look.
- The site is already screened with woodland and hedgerows but this reduces during the winter months.
- Do not consider that there would be a significant impact on views into and out of the AONB.
- Impact on dwellings appears to be minor.
- Although in support of the proposal, recommend removing a row of solar panels to the east of Tyddyn Cae from the proposal and that the boundaries within the site are reinforced.
- This proposal will have little visual impact as opposed to the possible harm caused as a result of erecting a 74 metre high wind turbine on the nearby field.
- The project would make a valuable contribution to the local supply of renewable energy.

PLANNING COMMITTEE	DATE: 12/01/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 Policy C1 of the Unitary Development Plan relates to locating new developments, and states that land within town and village development boundaries and the developed form of rural villages will be the main focus for new developments. New buildings, structures and ancillary facilities in the countryside will be refused with the exception of a development that is permitted by another policy of the Plan. Developments to generate renewable energy that use natural resources are specifically noted as developments that could be suitable if approved by another policy in the Plan; therefore, it is considered that the proposal complies with the requirements of the policy in this way. Nevertheless, the policy proceeds to state that new buildings, structures and ancillary facilities in the countryside will be strictly controlled and that a good visual relationship between them and existing developments should be ensured wherever possible. This is assessed in accordance with those relevant policies below.
- 5.2 Policy C27 of the Unitary Development Plan relates to renewable and sustainable energy schemes, and proposals for renewable energy and energy management schemes will be approved provided that a series of criteria relating to the impact on the visual quality of the landscape and environmental and social factors can be complied with.
- 5.3 Criterion 1 of the policy notes that no proposal should lead to the siting of a scheme with a higher capacity than 5MW within the Llŷn AONB, or that no plan located outside the Llŷn AONB causes any significant harm to its setting or to the setting of the Llŷn/Anglesey AONB or Snowdonia National Park. In this case, the proposal is not located within the Llŷn AONB; however, it is located within 1.5km of the AONB. The proposal is located on fields with a gentle slope and is surrounded mostly by mature trees and there are also mature hedgerows, trees and *cloddiau* within the site. It would be possible to see parts of the proposed development from more elevated points within the AONB, however this would be from a distance and it is likely that they would be mostly visible during the winter months when the leaves have fallen off the trees. However, it is not considered that the proposal would cause a significant impact on the AONB. It is considered that the proposal complies with this criterion of policy C27.
- 5.4 Criterion 2 of the policy notes that the type, scale and design of the proposed development should be appropriate in terms of the site, the location and the impact on the landscape. The proposal is for the provision of solar panels on land that extends for 20.2ha. Recent work undertaken by Gillespies on behalf of the Council has assessed the sensitivity and capacity of the landscape to cope with specific types of developments. According to the work undertaken, the application site is located within the G10 *Canoldir Llŷn* Landscape Character Area and the work proceeds to state that the capacity within this area, outside the AONB, is for well-placed micro to small-scale developments. 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 together 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.

PLANNING COMMITTEE	DATE: 12/01/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

- 5.5 In this case, the applicant has submitted a Landscape and Visual Impact Assessment (LVIA) for the proposal, including photomontages. The landscape within the site, particularly the mature vegetation that is associated with the *cloddiau* and the field boundaries along with the pattern of mature woodland to the west and east of the site, assists in integrating the development with the surrounding landscape. In light of this the LVIA concludes that the impact of the proposal on the character of the local landscape would be minor, including the Landscape Conservation Area and that the resulting impact of the proposal on the character and setting of the AONB would be negligible. In terms of the impact on views, including views relating to the AONB, in the majority of cases the LVIA considered that the impact is either negligible or minor. It considers that the impact on Bryn Moelyn which is located on an elevated site to the west of the A497 would be moderate during winter months. Consideration was also given to the cumulative impact of the proposal with the 74 metre wind turbine that has received permission on a field to the south-east of the site. The LVIA concludes that it would be possible to see both developments together. However, due to the scale and height of the turbine in relation to the proposed development, the turbine would form the main focus of those views. Therefore, the LVIA concludes that the solar panels would only make a negligible or small contribution to the cumulative impact. Once again, they state that it is likely that the Bryn Moelyn property would suffer a moderate cumulative impact on views during the winter months. The LVIA also refers to mitigation measures. This would be done in the form of additional landscaping including closing openings in the existing *cloddiau*, reinforcing existing planting, underplanting in the *cloddiau* along with the maintenance and improvement of the existing *cloddiau*. Further information on the method for managing the *cloddiau* and the vegetation on the site is included within the Landscape and Biodiversity Management Plan that was submitted as part of the application.
- 5.6 Since the application was submitted, the proposed development has been significantly reduced. It is considered that the site which is on a gentle slope is significantly landscaped by existing mature trees, *cloddiau* and hedgerows and that these elements would be a way of reducing the impact of the proposal on the landscape. As part of the application, it is also intended to reinforce the existing vegetation and an outline of the proposal in terms of maintaining and managing vegetation on the site has been submitted. In light of this, it is considered that the proposal complies with the requirements of criterion 2 of policy C27.
- 5.7 Criterion 3 of the policy notes that any associated ancillary equipment should be designed and located in a way that would alleviate the visual impact on the landscape. In addition to the solar panels themselves, it is also proposed to construct ancillary structures such as a sub-station, transformers, inverter stations, a communications building and a storage shed. The buildings vary in size; however, it is not considered that they are excessive. The nucleus of these buildings would be sited in the vicinity of the existing Tyddyn Cae buildings / sheds and it is considered that locating the buildings in this spot would ensure that at least the nucleus of the buildings is located near existing buildings / structures. However, it would be required for some buildings/ structures to be installed on the fields near the solar panels. A green colour has been noted for some of these buildings / structures and it is considered that a condition could be imposed that all the buildings / structures must be coloured green and of a material that reflects the agricultural buildings that can be seen in the area. It is also proposed to erect a security fence to a height of 2 metres around the site along with CCTV cameras mounted on 3m high poles. The fences are high, but will be constructed of a suitable material, namely wire and timber posts. It is not considered that the fence or the cameras would contribute substantially to the visual impact and

PLANNING COMMITTEE	DATE: 12/01/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

again, a condition can be imposed on the colours so that they are better in-keeping. On these grounds, it is considered that the ancillary equipment is suitable and that it is not likely to have a substantial impact on the landscape; thus the proposal complies with the requirements of criterion 3 of policy C27.

- 5.8 Criterion 4 notes that no associated overhead cables or pipes should cause any significant harm to the visual quality of the landscape. In this case, it is proposed to install an underground electricity cable to link to the National Grid, and a planning condition will be imposed on any planning permission to ensure this. It is therefore considered that the proposal complies with the requirements of this criterion of Policy C27.
- 5.9 Criterion 5 of the policy notes that the proposed development should not lead to an unacceptable increase in noise, odour, dust or gas levels. The nature of this development means that there will be no increase in noise, odours, dust or gases. It is possible that there will be a period of local disturbance during the construction phase; however, this is not considered to be substantial. It is therefore considered that the proposal complies with the requirements of criterion 5 of Policy C27.
- 5.10 Criterion 6 of the policy notes that the proposal should not cause any unacceptable damage to hydrological systems (ground water and surface water), thus harming biodiversity. A flood consequence report has been submitted and Natural Resources Wales has stated that a condition would be required to submit details of a surface water regulation system. An ecological report and a landscape and biodiversity management plan have been submitted with the application. Natural Resources Wales and the Council's Biodiversity Unit have confirmed that there is no objection to the proposal based on these assessments; however, they have suggested conditions for the work to be completed in line with the mitigation measures. Therefore, on this basis it is considered that the proposal complies with the requirements of criterion 6 of policy C27.
- 5.11 Criterion 7 of the policy notes that a development shall not produce unacceptable traffic levels considering the quality of the roads and the nature of the surrounding area. In this case, it is only the traffic during the construction phase that is relevant, and a construction, decommissioning and traffic management method statement has been received along with swept path analysis plans. It is intended to gain access to the site from the third class county road near the site. It is understood that there would be a need to widen the rural road in a number of places and the Transportation Unit has noted that this widening work requires a 278 agreement. The Transportation Unit also considers that an assessment should be undertaken of the condition of the road and the bridge on this road prior to, during and after the completion of the work. The proposal would generate traffic during the construction phase, however, as soon as it is operational, the traffic levels would not be significant and therefore it is not considered that the development would cause unacceptable traffic levels, and the proposal therefore complies with the requirements of this criterion. The Transportation Unit is satisfied with access being gained through the third class road which serves the site; however, it has been given to understand that the Unit has also contacted the applicant directly to see whether it would be possible for them to consider using a temporary access through nearby fields during the construction phase. The applicant's response to this request is awaited. Therefore on this basis, the proposal complies with all the requirements of policy C27.
- 5.12 Policy C38 of the Gwynedd Unitary Development Plan relates to the safeguarding of agricultural land and proposals which would lead to the loss of grades 1, 2 or 3a

PLANNING COMMITTEE	DATE: 12/01/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

agricultural land will be refused unless it can be shown that there is an overwhelming need for the development, and proved that there is no previously developed land available and that there is no land of lower agricultural grades available apart from land of environmental value which outweighs agricultural considerations. In this case, a report submitted as part of the application confirms that the land is classified as 3b and 4. Confirmation has been received from the Welsh Government's Land Policy Unit that the report has been produced to an acceptable and recognised standard and that it is a reliable reflection of the quality of the agricultural land across the site. It is therefore considered that the proposal complies with the requirements of policy C38 above.

- 5.13 On this basis, it is therefore considered that the principle of the proposal is acceptable and that it is also consistent with the Strategic Policy relating to the provision of energy from renewable sources.

Visual amenities

- 5.14 Policy B8 of the Gwynedd Unitary Development Plan relates to the Llŷn and Anglesey Areas of Outstanding Natural Beauty (AONB), and it safeguards, maintains and enhances the character of the Areas of Outstanding Natural Beauty by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features of the site. The site is not located within an AONB area; however, it is located approximately 1.5km from the Llŷn AONB. Due to the distance between the site and the AONB and the fact that there are mature trees, hedgerows and *cloddiau* around and within the site, it is not considered that the proposal would have a significant impact on the AONB. It is also proposed to reinforce the existing vegetation on the site and a plan was submitted to manage this vegetation. It is not considered that the proposal is likely to cause significant damage to the AONB landscape and therefore the proposal complies with the requirements of policy B8.

- 5.15 The application site abuts the Landscape Conservation Area. As referred to already, the site is surrounded by mature trees, hedgerows and *cloddiau* and therefore it is not considered that the proposal would stand out prominently in the landscape. It is also proposed to reinforce the existing vegetation on the site and in the site's vicinity and a plan has been submitted to manage this vegetation. In light of this, it is not considered that the proposal is likely to cause significant damage to the landscape conservation area and it is therefore considered that the proposal complies with the requirements of policy B10.

Historic Landscapes, Parks and Gardens

- 5.16 Policy B12 of the Gwynedd Unitary Development Plan relates to the safeguarding of landscapes, parks and gardens of special historical interest in Wales from developments which would cause significant damage to their character, their appearance or their setting. In this case, the Boduan Historic Park and Gardens are located approximately 250 metres to the west, although the essential setting of the historic garden is located immediately by the site. The proposal is also in the vicinity of the Bodegroes Historic Park and Garden. CADW was consulted on the application and in their observations on the original plans they required more information in order to fully assess the proposal. In light of substantially reducing the proposal, CADW is of the opinion that the proposal is unlikely to have a significant impact on the historic parks / gardens. The site is located near the setting of the gardens; however the existing trees and hedgerows would assist to retain the setting of the Boduan historic garden. The policy notes that proposals on sites that are visible from historic parks and gardens should be refused if they lead to a significant impact on their character, appearance or setting. It is not considered in this case that the impact

PLANNING COMMITTEE	DATE: 12/01/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

is significant or that it would cause significant harm. The site also lies within the Llŷn and Bardsey Island Landscape of Outstanding Historic Interest. The landscape in this area is typically a parkland landscape. The fact that the development has been significantly reduced in size is a way of ensuring that the existing pattern of park land remains and that the proposal would not have an adverse effect on this historic landscape. In accordance with the above and in light of reducing the size of the proposal, CADW was of the opinion that the proposal is unlikely to have a significant impact on the listed historic landscape. It is therefore not considered that the proposal would have any greater impact than any local impact on the Llŷn and Bardsey Island Landscape of Outstanding Historic Interest. In light of the above, it is considered that the proposal complies with policy B12.

Design and Materials

5.17 Policy B22 of the Gwynedd Unitary Development Plan promotes good building design by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features and character of the local landscape and environment. In addition to the solar panels themselves, it is also proposed to construct ancillary structures such as a sub-station, transformers, inverter stations, a communications building and a storage shed. The buildings vary in size; however, they are not considered excessive. The nucleus of these buildings would be sited in the vicinity of the existing Tyddyn Cae buildings / sheds and it is considered that locating the buildings in this spot would ensure that at least the nucleus of the buildings is located near existing buildings / structures. However, some buildings/ structures would need to be installed on the fields near the solar panels. A green colour has been noted for some of these buildings / structures and it is considered that a condition could be imposed that all the buildings / structures must be coloured green and of a material that reflects the agricultural buildings that can be seen in the area. It is also proposed to erect a security fence to a height of two metres around the site along with CCTV cameras mounted on 3m high poles. The fences are high, but will be constructed of a suitable material, namely wire and timber posts. It is not considered that the fence or the cameras would contribute substantially to the visual impact and again, a condition can be imposed on the colours so that they are better in-keeping. On these grounds, it is considered that the ancillary equipment is suitable and it unlikely to have a significant impact on the landscape. On these grounds, it is therefore considered that the buildings and structures that are ancillary to the PV panels are suitable, and will not have a significant impact on the landscape; thus the proposal complies with the requirements of policy B22.

5.18 Policy B25 of the Gwynedd Unitary Development Plan relates to safeguarding the visual character by ensuring that building materials must be of a high standard that complement the character and appearance of the local area. The plans do not confirm the proposed materials or finishes for all the buildings / structures; however, it is considered that it is possible to agree on the use of materials that reflect the agricultural buildings and the rural nature of the site. On this basis, it is considered that the proposal complies with the requirements of policy B25.

Landscaping

5.19 Policy B27 of the Unitary Development Plan relates to ensuring that permitted proposals incorporate soft/hard landscaping of a high standard which is appropriate for the site and which takes into consideration a series of factors aimed at avoiding damage to recognised features. The proposal includes a proposal to retain the network of existing hedgerows and *cloddiau*, new planting along existing *cloddiau*, allowing the area beneath the solar panels to be grazed, plant wild flowers between the security fence and the site. A landscaping scheme was received to indicate this and the method

PLANNING COMMITTEE	DATE: 12/01/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

for maintaining and managing the landscaping has been included in the landscape and biodiversity management plan submitted with the application. It is considered that the landscaping details are acceptable and it should be ensured that the measures noted in the management plan are implemented. It is therefore considered that the proposal complies with the requirements of policy B27 above.

General and residential amenities

5.20 Policy B23 of the Gwynedd Unitary Development Plan relates to safeguarding the amenities of the local neighbourhood. The criteria of this policy refer to ensuring reasonable privacy for the users of nearby properties, ensuring that the development will not lead to an overdevelopment of the site, ensuring that the proposal will not add to traffic or traffic-related noise, that the plan reduces opportunities for individuals to behave antisocially and creates an environment where people feel safe to walk, cycle and play, and that the external design and lay-out of the development considers the needs of all its potential users.

5.21 A Glint and Glare Study was submitted as part of the application. This report states that four residential properties in the vicinity of the application could experience some glare in the early morning between 05.40 and 7.10 between March and September. Due to screening from trees and the distance between the development and the road it is considered that the glint and glare matters would not affect the A497 or the road to the east. Reflections would be possible on a section of the road to the north-west of the site. However, the report also states that the development would be screened out of sight in part due to trees and buildings located along the road. It is also noted that any reflections would coincide with direct sunlight which is more intense than solar panel reflection. The report also states that the solar panels are no different to the reflections of still water or glass surfaces and it is considered that it is unlikely that the proposal would cause a significant impact. Responses to the consultation from the Transportation Unit confirm that it is possible to secure effective traffic flow management. Although this is a vast site, it is not considered that the proposal will lead to an overdevelopment of the site in this case, and it is considered that only parts of the site will be visible from outside the site. Therefore, it is considered that the proposal complies with Policy B23 above.

5.22 Policy B34 of the Unitary Development Plan relates to light pollution and lighting and it ensures that proposals do not have a significant impact on amenities, on nearby land use or on the environment. This policy specifically relates to lighting plans, however, the policy explanation also refers to the impact of glare. As above, and based on the information submitted as part of the application, it is not considered that the impact of glare will be significant or harmful in this case. In addition, a planning condition will be imposed on any planning permission to ensure that the materials used will minimise the impact of glare. It is therefore considered that the proposal complies with the requirements of policy B34 above.

Transport and Access Matters

5.23 Policy CH33 of the Gwynedd Unitary Development Plan relates to ensuring safety on roads and streets. In this case, there will only be an increase in traffic during the construction phase and the applicant has submitted a construction, decommissioning and traffic management method statement along with swept path analysis plans. It is intended to gain access to the site from the third class county road near the site. It is understood that there would be a need to widen the rural road in a number of places and the Transportation Unit has noted that this widening work requires a 278 agreement. The Transportation Unit also considers that an assessment should be undertaken of the condition of the road and the bridge on this road prior to, during

PLANNING COMMITTEE	DATE: 12/01/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

and after completion of the work. The proposal would generate traffic during the construction phase, however, as soon as it is operational, the traffic levels would not be significant and therefore it is not considered that the development would cause unacceptable traffic levels. The Transportation Unit is satisfied with access being gained through the third class road which serves the site; however, it has been given to understand that the Unit has also contacted the applicant directly to see whether it was possible for them to consider using a temporary access through nearby fields during the construction phase. The applicant's response to this request is awaited. On these grounds, it is considered that the proposal is unlikely to cause a detrimental impact on the safety of roads and streets; therefore, the proposal complies with the requirements of policy CH33.

Archaeological Matters

- 5.24 Policy B7 of the Unitary Development Plan relates to sites of archaeological importance and it refuses proposals which will damage or destroy archaeological remains which are of national importance (whether scheduled or not) or their setting. It also refuses any development that will affect other archaeological remains unless the need for the development overrides the significance of the archaeological remains. The Gwynedd Archaeological Planning Service has identified the potential for archaeological remains on the site; and consequently, it has ensured that research work is undertaken on the site in the form of a geophysical survey, in order to further confirm any potential for archaeology on the site. The results of the survey show a potential for further archaeology on the site, therefore the Gwynedd Archaeological Planning Service has recommended that a further evaluation is required before determining the application. This further archaeological evaluation should include a test excavation. Details of the location of the proposed test excavation and a written plan for the investigation were received. The Gwynedd Archaeological Planning Service was contacted for these additional details and its response is awaited. However, as things stand at present, the Gwynedd Archaeology Planning Service requires additional archaeological evaluation work before the application is determined and therefore, for the time being until this additional evaluation has been completed, it is not considered that the proposal complies with Policy B7.

Flooding matters

- 5.25 A flood consequence report was received as part of the application which assesses the site and the development in terms of the impact on surface water. Natural Resources Wales agrees with the outcome of the report but it was eager to include conditions on the planning permission. It is considered, with conditions, that the proposal complies with the requirements of policy B29 of the UDP.

Biodiversity matters

- 5.26 An ecological report and a landscape and biodiversity management plan have been submitted with the application. Natural Resources Wales and the Biodiversity Unit have confirmed that the ecological report is comprehensive and has been produced to an acceptable standard. They agree with the conclusions of the report and there is a need to comply with the mitigation measures included in the ecological report. A condition could be included on the permission to ensure that the proposal is developed in accordance with the mitigation measures included within the ecological report. A condition could also be included to ensure that the proposal is implemented in accordance with the measures proposed in the landscape and biodiversity management plan. In light of this, it is not considered that the proposal would have a detrimental impact on protected species or their habitats and the proposal is therefore acceptable in terms of Policy B20.

PLANNING COMMITTEE	DATE: 12/01/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

5.27 The site is located approximately 500 metres from the Moelypenmaen Site of Special Scientific Interest which has been designated due to its geological interest. Due to the nature and scale of the proposal NRW considers that it is unlikely that the proposal would have a negative impact on any features of the protected site. It is therefore considered that the proposal complies with Policy B16.

6. Conclusions:

6.1 The proposal has been reduced significantly since it was first submitted and in light of this the proposal is considered acceptable and suitable for the location in question. The site is surrounded to a vast extent by mature trees, hedgerows and *cloddiau* and it is intended to undertake landscaping within the site and in its vicinity in order to reinforce and add to the existing vegetation. Consequently, it is not considered that the proposal would have a detrimental effect on the landscape including the designated landscape of the AONB and the Landscape Conservation Area. Therefore, as a result of the above assessment, it is considered that the proposal is acceptable subject to receiving an additional archaeological evaluation and receiving favourable observations from the Gwynedd Archaeological Planning Service on that evaluation.

7. Recommendation:

7.1 To delegate powers to the Senior Planning Manager to approve the application, subject to receiving a further archaeological evaluation and receiving favourable observations from the Gwynedd Archaeological Planning Service in response to that evaluation - conditions

1. Five years
2. Complete the development in accordance with the amended plans
3. Agree on the external materials of all buildings
4. Agree on the materials/colour of the frames and anti-glare covers
5. Agree on the location and colour of the camera poles
6. Undertake the work in accordance with the landscaping plan
7. Complete the development in accordance with the mitigation measures of the ecological report
8. Complete / implement the development in accordance with the measures in the landscape and biodiversity management plan
9. Highway conditions
10. Archaeological conditions
11. Any electricity cables from the development to the electricity connection should be installed underground, and this should be agreed beforehand with the Local Planning Authority
12. If the solar panels approved in this application remain unused for the purposes of generating electricity for 12 months, they must be permanently removed from the site and the site should be restored to its original condition
13. Submission of surface water management system details
14. No building, structure or raising of ground levels within 7 metres of the bank of any watercourse
15. Agree on a lighting system for the site.



Rhif y Cais / Application Number : C14/0885/33/LL

Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.
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 El Mawrhyd.
Hawlfraint y Goron.
Mae atgynhychu heb ganiatâd yn torri hawlfraint y Goron a gall hyn anwain at erlyniad neu achos eidd.
Cynkor Gwynedd - 100023387 - 2006

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office
© Crown copyright.
Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
Cynkor Gwynedd - 100023387 - 2006


Tyddyn Cae Farm_Site Location Plan



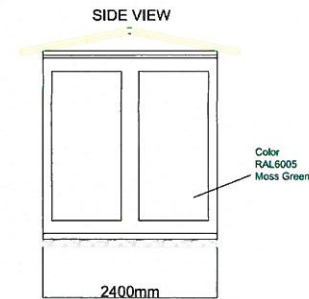
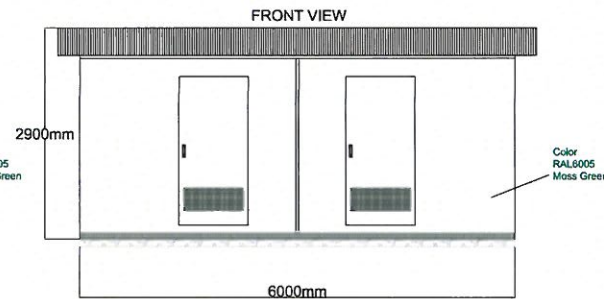
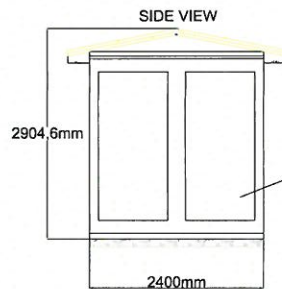
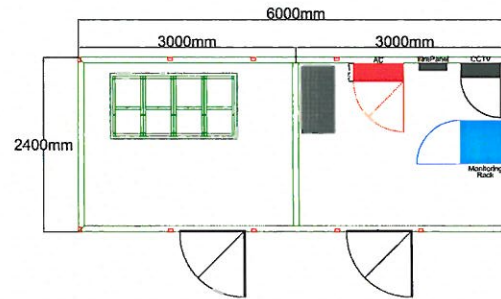
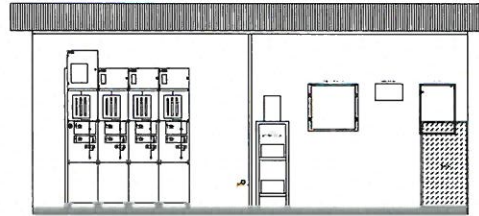
A3 - (420 x 297) mm



THIS DOCUMENT IS THE PROPERTY OF LIGHTSOURCE RENEWABLE ENERGY LTD. IT IS INTENDED TO BE USED ONLY FOR THE PROJECT AND NOT FOR REUSE IN ANY OTHER PROJECT WITHOUT PERMISSION IN WRITING.

Tyddyn Cae Farm Site Location Plan			
DA	XX	XX	28.08.14
DRAWN	CHECKED	APPROVED	DATE
PROJECT NAME & ADDRESS: Location: Tyddyn Cae Farm Postcode:			
Paper Size A3	Scale 1:300 @ A3	Sheet 1	
DRAWING NUMBER TYD_02		STATUS Preliminary	
			
LIGHTSOURCE SWITCHING ON SUNLIGHT			
Lightsource Renewable Energy Limited, Level 5, 20 Old Bailey, London, EC4M 7AN General: +44 (0) 333 200 0755 Web: www.lightsource-re.co.uk info@lightsource-re.co.uk			

MAIN SUBSTATION



32 Helmas Street
Islington
London N1 9JD

T: +44 20 8001 3341
E: office@egnprojects.co.uk
W: www.egnprojects.co.uk

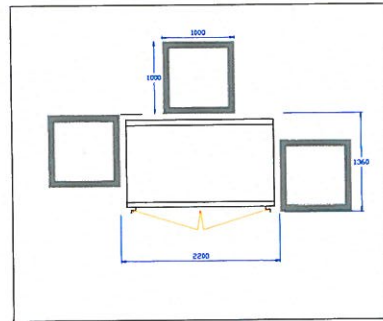
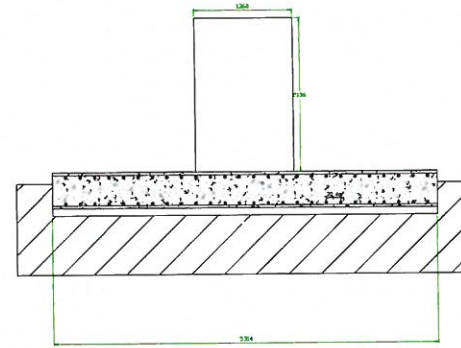
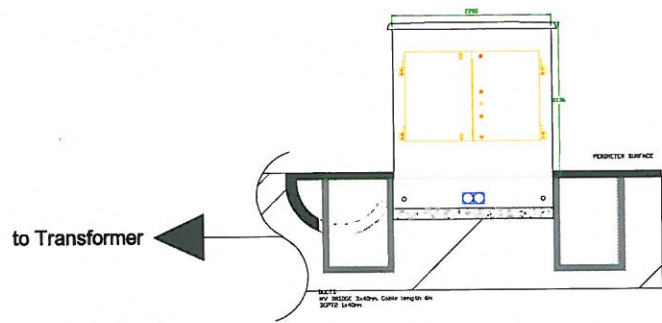
Project Name:
Tyddyn Cae Farm

Scale:
1:50 @A2

Drawing Name:
Tyddyn Cae Farm
Substations Views
[Main Substation]

Drawing Number:
TYD 014-30-1

Date:
28 / 08 / 2014



**32 Hermes Street
Islington
London N1 9JD**

**T: +44 20 8001 3341
E: office@egnprojects.co.uk
W: www.egnprojects.co.uk**

Tyddyn Cae Farm

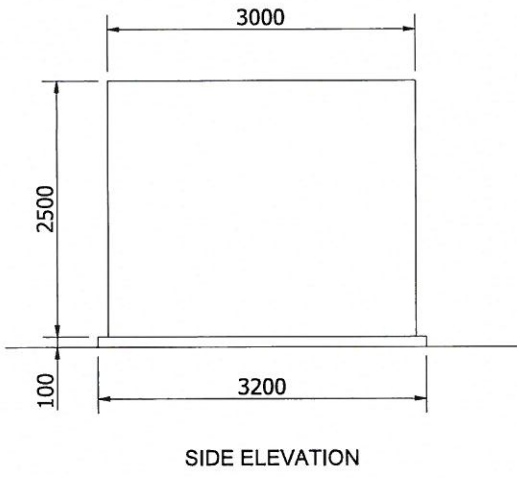
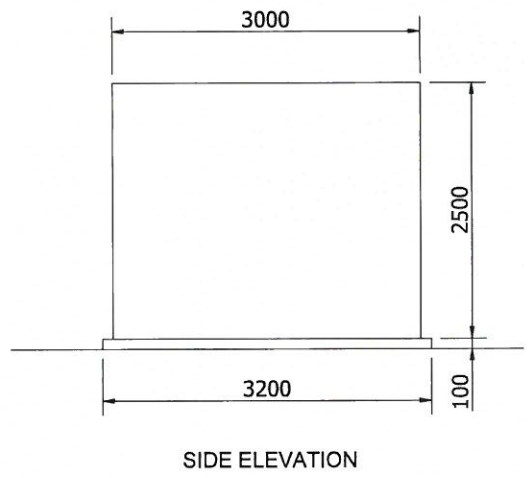
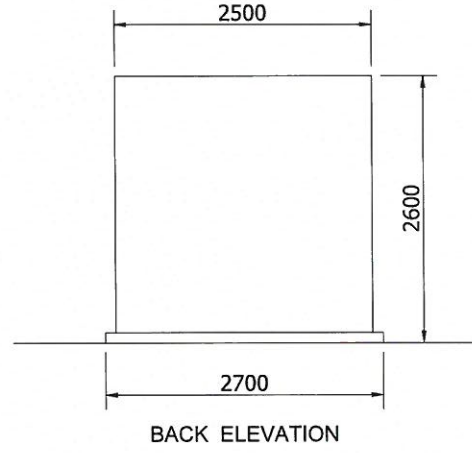
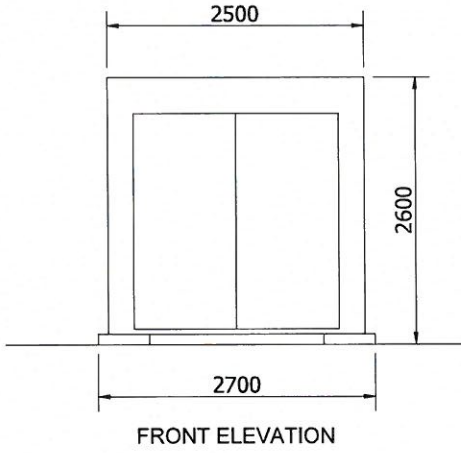
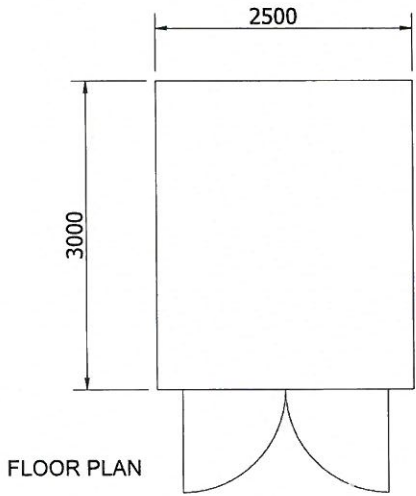
1:70 @A3

Drawing Number:

Drawing Name:
Medium_Voltage_Details

Date:
02 / 09 / 2014

STORAGE_BUILDING



Building must be painted
RAL 6005 Moss Green

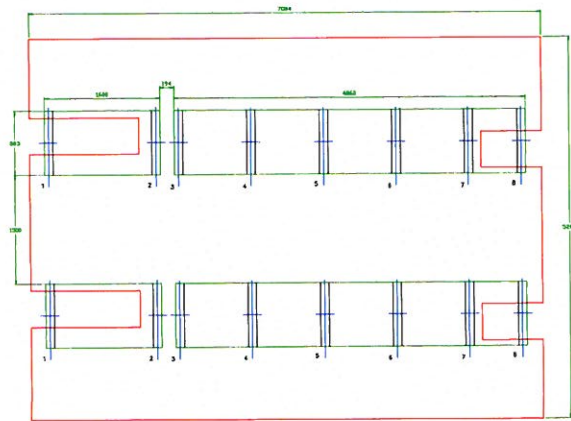
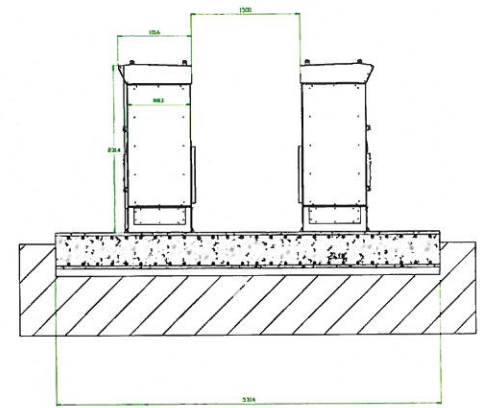
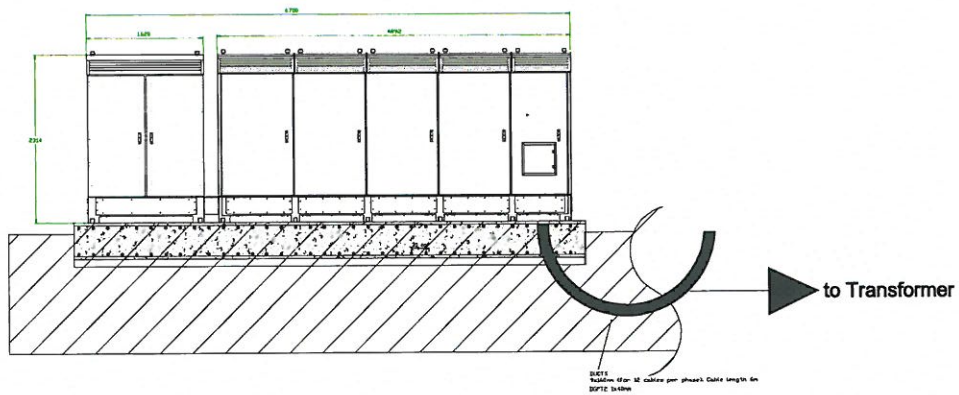
STORAGE BUILDING DETAILS

DA	CHECKED	APPROVED	DATE
			18.12.13
DRAWN	Scale:	Sheet	SHEET#1
A*	1:50@A3		
DRAWING NUMBER SB_01		STATUS revisions	

LIGHTSOURCE
SWITCHING ON SUNLIGHT

Lightsource Renewable Energy Limited, Level 5, 20 Old Bailey, London, EC4M 7AN
General: +44 (0) 333 200 0755
Web: www.lightsource-re.co.uk
info@lightsource-re.co.uk

A3 - (420 x 297) mm



**32 Hermes Street
Islington
London N1 9JD**

**T: +44 20 8001 3341
E: office@egnprojects.co.uk
W: www.egnprojects.co.uk**

Tyddyn Cao Farm

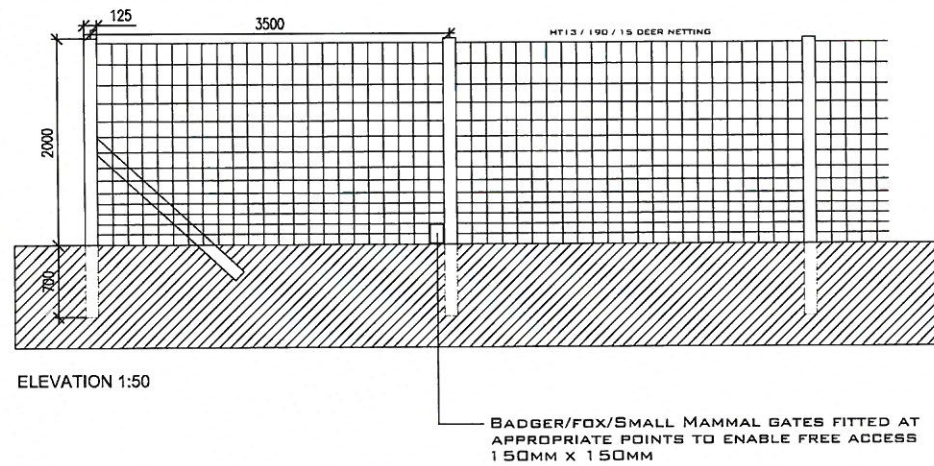
1:70 @A3


Drawing Number:

Drawing Name:
Inverters_Details

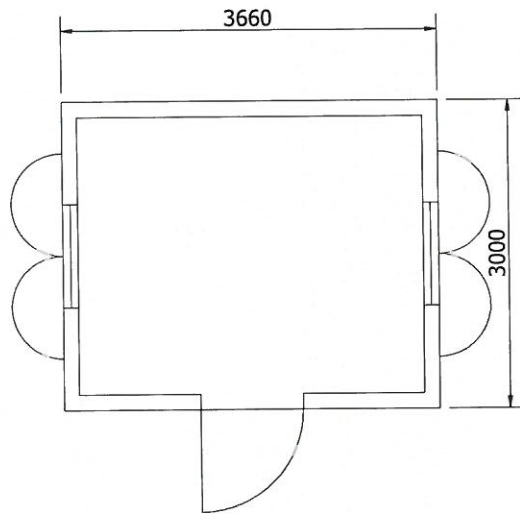
Date:
02 / 09 / 2014

STANDARD DEER FENCE DETAILS - inc. MAMMAL GATE

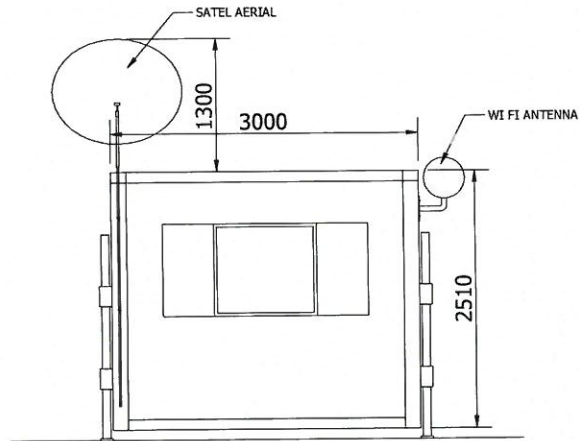


PROJECT NAME	
DRAWING NAME	
DEER FENCE - inc. MAMMAL GATE	
SCALE - 1:50 @A3	DATE
DWG NO.	
 LIGHTSOURCE SWITCHING ON SUNLIGHT	

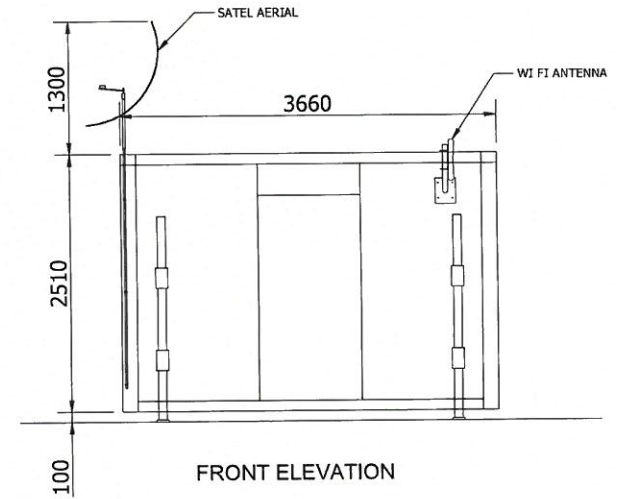
COMMUNICATIONS_BUILDING



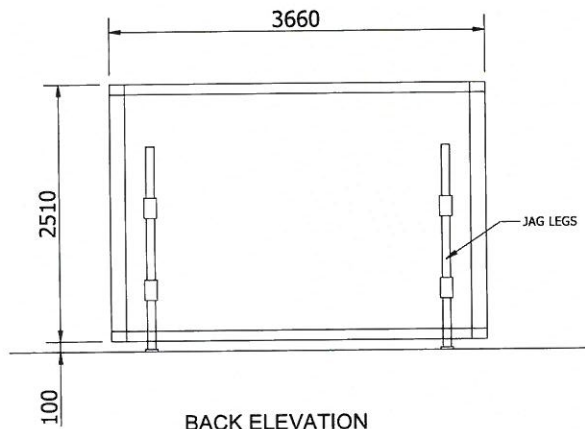
FLOOR PLAN



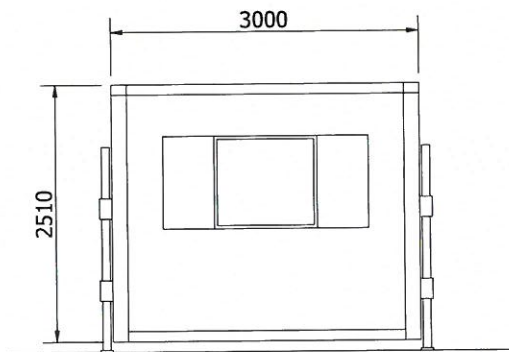
SIDE ELEVATION



FRONT ELEVATION



BACK ELEVATION



SIDE ELEVATION

A3 - (420 x 297) mm

THIS DOCUMENT IS THE PROPERTY OF LIGHTSOURCE RENEWABLE ENERGY LTD. IT IS PERMITTED TO REPRODUCE IT FOR OFFICIAL PURPOSES WITHOUT AUTHORIZATION IN WRITING.

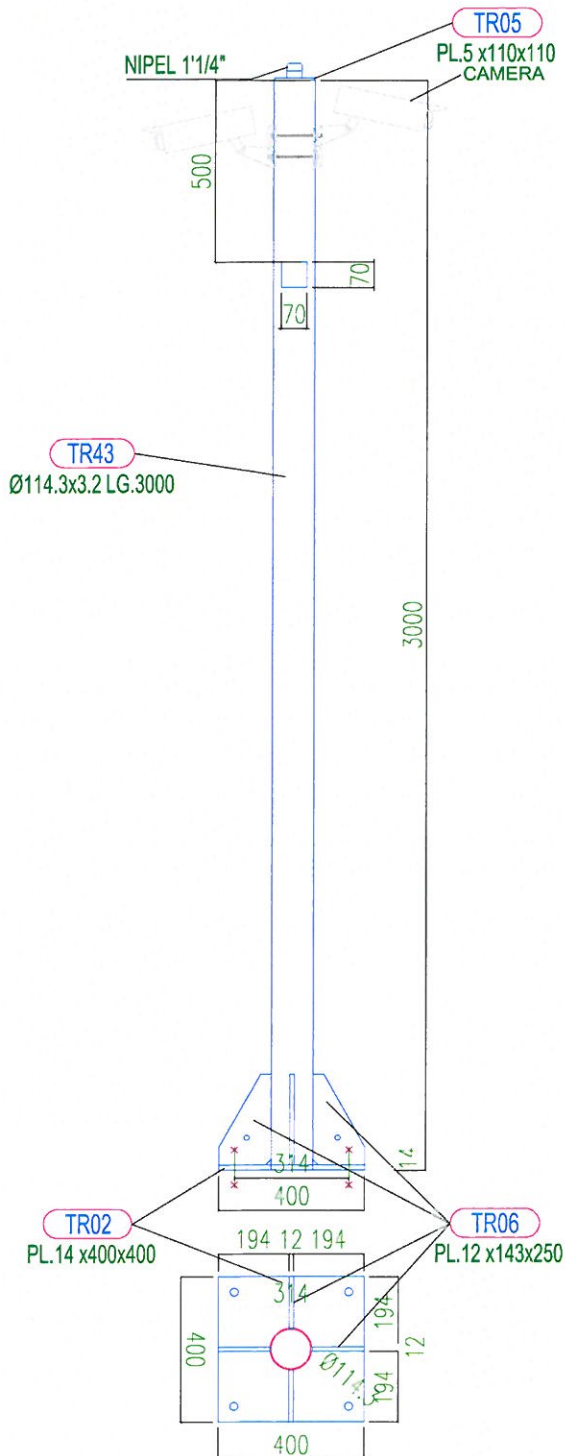
Building must be painted
RAL 6005 Moss Green

COMMUNICATIONS BUILDING DETAILS

DA	CHECKED	APPROVED	DATE
			19.12.13
Paper Size	Scale	Sheet	
A3	1:50@A3	SHEET#1	
DRAWING NUMBER		STATUS	
CB_01		Approved	

LIGHTSOURCE
SWITCHING ON SUNLIGHT

Lightsource Renewable Energy Limited, Level 5, 20 Old Bailey, London, EC4M 7AN
General: +44 (0) 333 200 0755
Web: www.lightsource-re.co.uk
Info@lightsource-re.co.uk



32 Hermes Street
Islington
London N1 9JD

T: +44 20 8001 3341
E: office@egnprojects.co.uk
W: www.egnprojects.co.uk

Project Name:
Tyddyn Cae Farm

Scale:
1:20 @A4

Drawing Name:
Tyddyn Cae Farm
CCTV Pole

Drawing Number:
TYD 014-41

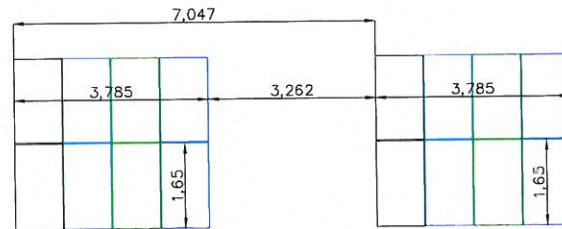
Date:
29 / 08 / 2014

4 Landscape

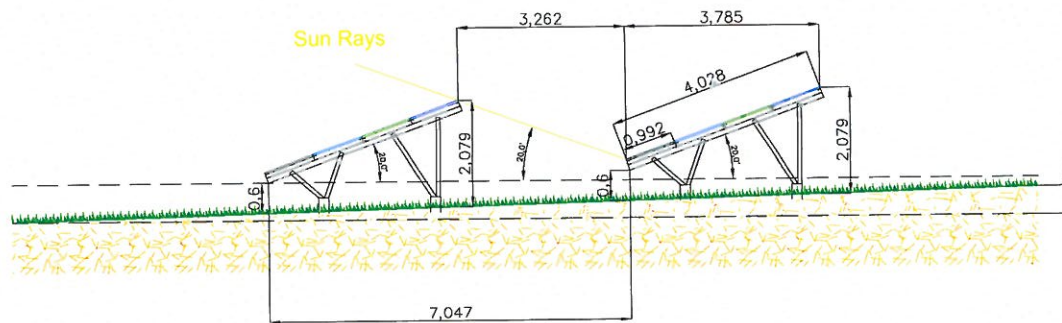
Panel Trina TSM-255 PA05.08

Soil inclination +2.7%

Plan



Typical Section



32 Hermes Street
Islington
London N1 9JD

T: +44 20 8001 3341
E: office@egnprojects.co.uk
W: www.egnprojects.co.uk

Project Name:
Tyddyn Cae Farm

Scale:
1:100 @A3

Drawing Name:
**Tyddyn Cae Farm
Typical Panels Elevation**
[4 panel landscape 20° / 20°]

Drawing Number:
TYD 014-45-5

Date:
29 / 08 / 2014