

PLANNING COMMITTEE	DATE: 10/01/2022
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	

Number: 2

Application Number: C21/0934/15/AC

Date Registered: 23/09/2021

Application Type: Varying a Condition

Community: Llanddeiniolen

Ward: Llanberis

Proposal: Application to amend condition 1 of planning permission reference C16/0886/15/LL for installation of underground 132KV grid connection cables between the Glyn Rhonwy Storage Facility and Pentir Substation so as to extend the development commencement period for an additional 2 years.

Location: Glyn Rhonwy Pumped Storage, Glyn Rhonwy, Llanberis, LL55 4EL

Summary of the Recommendation: APPROVE WITH CONDITIONS

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1. Description:

- 1.1 This is an application to amend condition 1 of planning permission reference C16/0886/15/LL for installation of underground 132KV grid connection cables between the Glyn Rhonwy Storage Facility and Pentir Substation so as to extend the development commencement period for an additional 2 years.
- 1.2 The length of the connection measures approximately 9km and is completely underground. It will initially run within the Glyn Rhonwy site, through a 0.6m wide and 1.2m deep ditch and then through a similar ditch along the verge of the A4086, A4244 and B4547 highways towards the substation in Pentir. The cables themselves would be installed within a protected duct, at a depth of 1.7m within the ditch. At the point where the path crosses Afon Rhyddallt, it is proposed to bore into the land near the riverside and send the borer under the riverbed to land on the other side of the river. This is essential as the existing duct within the bridge is not suitable for 132kv cables.
- 1.3 Most of the land affected by the proposal is mainly previously developed land, including roads and public pavements and green verges on the edge of public roads.
- 1.4 Article 2 of the Town and Country Planning Order (Development Control Procedure) (Wales) 2012 (DMPWO) defines 'major' developments, and therefore, which ones have to go through the process of providing a 'Pre-application Community Consultation' pack (Pre-Application Consultation Report). This requirement is irrelevant to proposed applications under sections 73 or 73A in order to vary a condition and, therefore, the applicant is not required to provide a 'Pre-application Community Consultation' pack with the current application.
- 1.5 The proposal has been assessed in terms of the need for a formal Environmental Impact Assessment, and it was deemed that a formal assessment was not required in this case.

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 made in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.
- 2.2 The Well-being of Future Generations (Wales) Act 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.
- 2.3 **Anglesey and Gwynedd Joint Local Development Plan 2011-2026, adopted 31 July 2017**
- ISA 1: Infrastructure provision
- ISA 2: Community facilities
- PS 4: Sustainable Transport, Development and Accessibility
- TRA 2: Parking standards
- TRA 4: Managing transport impacts

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PS 7: Renewable technology

AT 1: Conservation areas, World Heritage Sites and Landscapes, Parks and Registered Historic Gardens

PS 20: Preserving and where appropriate enhancing heritage assets

AMG 2: Special Landscape Areas

AMG 5: Local Biodiversity Conservation

PCYFF 1: Development Boundaries

PCYFF 2: Development criteria

PCYFF 3: Design and place shaping

PS 6: Mitigating the Effects of Climate Change and Adapting to Them

PS 5: Sustainable developments

Supplementary Planning Guidance (SPG): Maintaining and Creating Distinctive and Sustainable Communities

2.4 **National Policies:**

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 11 - February 2021)

Technical Advice Note 5: Nature conservation and planning

Technical Advice Note 8: Renewable energy

Technical Advice Note 12: Design

Technical Advice Note 15: Development and flood risk

Technical Advice Note 18: Transport

Technical Advice Note 24: The historic environment

Circular Ref: WGC 016/2014 'The Use of Planning Conditions for Development Management' (October, 2014)

3. **Relevant Planning History:**

- Non-material change to the Glyn Rhonwy Pumped Storage generating Station Order 2017 (as corrected by the Glyn Rhonwy Pumped Storage Generating Station (Correction) Order 2017) (“the 2017 Order”) under paragraph 2 of Schedule 6 to the Planning Act 2008 (the “2008 Act”) (17/11/2021).
- Development Consent Order for the construction and operation of a 99.9MW pumped storage scheme by the Secretary of State for Business, Energy and Industrial Strategy on 08/03/2017.
- C18/0328/15/LL Erection of two-storey B1 use building incorporating a workshop/lab/office together with parking and planting. - Approved with conditions on 25/05/2018.
- C16/0886/15/LL Application for the installation of underground 132KV grid connection cables between the Glyn Rhonwy Storage Facility and the Pentir Substation - Approved with conditions on 29/09/2016.

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- C16/0737/15/SC Screening opinion for the grid connection between the proposed Glyn Rhonwy pumped storage system and the sub-station at Pentir. - EIA not required.
- C15/0308/15/DA Application for a non-material amendment to previously approved application C12/1451/15/LL to amend the list of approved plans as noted under condition 2 of the permission - Approved with conditions on 07/05/2015.
- C12/1451/15/LL Development of pump storage facility which will include an upper reservoir at Chwael Uchaf and associated dam, a lower reservoir at Glyn Rhonwy also with dam, erection of powerhouse to include turbines, associated engineering works including the creation of new slate spoil heaps and diversion of highways - Approved with conditions on 19/02/2014.
- C09A/0583/15/R3 Creation of new vehicular access, roads and footpath and removal of slate tip and regrading of site - Approved with conditions on 12/01/2010.

4. Consultations:

Community/Town Council: Response received on 12/11/2021:

No objection.

Transportation Unit: Response received on 26/11/2021:

My only comment is that a new roundabout has been built at the junction of the A4244 and the A4086 and, therefore, further discussion will be required with the Street Works service regarding the matter.

Natural Resources Wales: Response received on 10/11/2021:

Thank you for consulting us on the above application, which we received on the 25th October 2021.

We have no objection to the application. However, we remind you of conditions 3, 4 and 5 of the original permission reference C16/0886/15/LL, and recommend that those conditions are also include in any further permission. We also have the following comments:

Protected Species

The majority of the route of the grid connection will be located within the road verge. We are satisfied with the conclusions of the AECOM ecological report V2,12/10/2021, within the context of the grid connection planning application.

Other matters

Our comments above only relate specifically to matters included on our checklist, Development Planning Advisory Service: Consultation Topics (September 2018), which is published on our website. We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other

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interests. We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our website for further details. If you have any queries concerning the above, please contact me on the details below.

Advice for the Developer:

Watercourses: The route crosses 3 main rivers (Rhythallt/Seiont, Caledffrwd and River Cegin). The crossing of the Rhythallt/Seiont (by directional drilling) will require a bespoke Flood Risk Activity Permit whilst it is likely that the other two crossings may be deemed as excluded activities under the Environmental Permitting Regulations. It is advised that the applicant visits our website to determine if the works are deemed Flood Risk Activities at: <https://naturalresources.wales/apply-for-a-permit/flood-risk-activities/?lang=en> or to contact Natural Resources Wales on 0300 065 3000 for further advice and to discuss the issues likely to be raised. The applicant should be aware that a permit may not be granted.

Welsh Water:

Response received on 04/11/2021:

We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development. We have no objection in principle to the application for variation of condition 1 on planning permission C16/0886/15/LL, to enable an extension of time; however we respectfully request that any drainage related conditions are maintained on any new consent granted for the development. Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation. If you have any queries please contact the undersigned on 0800 917 2652 or via email at developer.services@dwrcymru.com Please quote our reference number in all communications and correspondence.

Public Protection Unit:

No response received.

Biodiversity Unit

Response received on 04/11/2021:

I have no further observations other than the Biodiversity Unit's observations made on the original application.

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CADW

Response received on 08/11/2021:

This advice is given in response to a planning application to amend condition 1 of planning permission reference C16/0886/15/LL for the installation of underground 132KV grid connection cables between the Glyn Rhonwy Storage Facility and Pentir Substation so as to extend the development commencement period for an additional 2 years.

The designated historic assets listed below are located inside 3km of the proposed development; however, the cables will be buried underground and therefore once the works are completed there will be no impact on the settings of any of these designated historic assets. We therefore have no objections.

Scheduled Monuments

CN168 Cae Metta Hut Group

CN200 Cefn Mawr Hut Group

CN198 Vivian Slate Quarry, Inclines, Walia & associated structures

CN225 Enclosed Hut Group North East of Caer Mynydd

CN223 Llys Dinorwig

CN392 Parc y Gleision Standing Stone

CN231 Hut Circles NE of Garreg Lefain

CN230 Hut and Enclosure Near Mur-Moch

CN232 Hut Group Near Tan-y-Coed Pont Rhythallt

CN228 Hut Group, Near Galltycelyn, S of Cwm-y-Glo

CN233 Hut Group and Enclosure Near Cae Cerrig

CN288 Hut Circle Settlement and Rectangular Hut North of Hebron Station

CN058 Caer Carreg y Fran

CN066 Dolbadarn Castle

CN224 Settlement NW of Waen Rhythallt

CN227 Enclosed Hut Group SW of Bronydd

CN226 Enclosed Hut Group South West of Caer Mynydd

CN163 Dinorwic Quarry: Hafod Owen Winding Engine, Locomotive Shed, Main Waterwheel and Housing

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CN017 Dinas Dinorwic Camp

CN060 Glascoed Ancient Village

CN150 Glascoed Round Cairn

CN050 Pen-Isa'r-Waen Camp

CN197 Castell Llanddeiniolen

CN156 Rectangular Earthwork 110m NW of Coed Tŷ Mawr

CN203 Gors y Brithdir Enclosed Hut Group & Ancient Fields

CN177 Dinorwic Quarry Barracks 'A' Incline

CN149 Pen-y-Gaer Camp

CN337 Dinorwic Quarry

CN374 Moel y Ci cairn

CN376 Goetre Uchaf barrow

CN375 Coed Nant-y-garth, standing stone to N of

CN390 Carreg Lefain Cairn

CN192 Gerlan Hut Group

CN175 Fodol Ganol Enclosed Hut Group

Registered Parks and Gardens

PGW(Gd)41(GWY Bryn Bras Castle (grade II)

PGW(Gd)52(GWY) Vaynol (grade I)

World Heritage Site

Slate Industry of Northwest Wales - Dinorwic Quarry mountain landscape

Gwynedd Archaeological Trust Response received on 26/10/2021:

Thank you for consulting us on this application. The requested extension to the commencement period has no bearing on archaeological matters and consequently we have no comments.

Land Drainage Unit

Thank you for the following consultation and apologies for the late reply. The unit has no observations to offer on this application in terms of land drainage or local flooding risk.

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National Grid

Response received on 14/10/2021:

C21/0934/15/AC | application to amend condition 1 of planning permission reference C16/0886/15/LL for installation of underground 132KV grid connection cables between the Glyn Rhonwy Storage Facility and Pentir Substation so as to extend the development commencement period for an additional 2 years - Glyn Rhonwy Pumped Storage Glyn Rhonwy, Llanberis, LL55 4EL.

NGET notes the request by Snowdonia Pumped Hydro ltd to extend the time period for the planning application for the installation of underground 132kV grid connection cables between the Glyn Rhonwy Storage Facility and Pentir Substation.

We would make the following observations to the Council:

Pentir Substation

- Part of the application falls within the operational land owned and occupied by National Grid Electricity Transmission plc at Pentir substation. Any works within National Grid's land ownership will require a discussion with National Grid regarding the granting of an easement or wayleave for cables through this area.
- NGET has its own development proposals (Pentir-Dinorwig Cable Replacement Project) at Pentir substation that have recently commenced, these works will continue until 2026 and any works on site will require detailed co-ordination.

A4244

- NGET has existing 400kV underground cables installed within the A4244 from Pentir to Brynrefail. These cables form essential National Infrastructure and works in the highway in the vicinity of these cables should be carefully planning having regards to relevant safety guidance to avoid interference with these cables. National Grid can provide information on location etc of these cables and the developer should contact [LSBUD] prior to the start of any works etc.

Pentir- Dinorwig Cable Replacement Project

- Since planning permission was originally granted for this project National Grid has developed its Pentir – Dinorwig Cable replacement Project. In May of this year NGET sought a screening opinion from Gwynedd Council who confirmed that the works were permitted development. Ref: C21/0414/18/SC
- This project involves the replacement of the existing single 400kV cable circuit in the A4244 with two 400kV cable circuits along the

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highway. A route that is also used by the cables proposed in this planning application.

- Design and development work are advanced with project construction commencing in November this year. Ducts to house the cables will be installed in the A4244 under NRSW. The developer should have regard to the location of these when commencing their own works. NGET can provide information on location etc of these cables and ducts and the developer should contact the project team prior to the start of any works etc. NGET has been liaising with Gwynedd Highways regarding our upcoming installation works and are happy to provide further information on our programme of highways works to the developer.

- Information on the cable replacement project can be found on our project web site. Dinorwig to Pentir / O Ddinorwig i Bentir | National Grid ET

First Hydro No response received.

Senior Rights of Way Officer No response received.

Uwch Gwyrfai Grazing Society No response received.

Public Consultation: Notices were posted on the site and no correspondence regarding the proposal was received from members of the public.

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 This is an application to vary condition 1 of planning permission C16/0886/15/LL in order to extend the development commencement period for an additional 2 years, and therefore, there is no change to the plan. The principle of this proposal has already been accepted and established by the Local Planning Authority by means of planning permission C16/0886/15/LL. This is a material planning consideration. It is therefore important to consider whether circumstances or the planning policy situation have changed since the application was originally approved.
- 5.2 It is important to assess and confirm whether or not the situation continues to be the same in terms of compliance with the Planning Policies. The proposal can only be considered differently if there is evidence of a substantial change in circumstances in the context of these policies.
- 5.3 In light of local policies, the Local Planning Authority determined the original application based on the policies of the Gwynedd Unitary Development Plan. By now, the Joint Local Development Plan is the adopted local planning policy document, therefore, it must be considered that there has been a material change in the policies since the previous application was determined.

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- 5.4 The relevant policies that involve the acceptability of the principle of this latest application are Policies ISA 1 'Infrastructure Provision' and PS 7 'Renewable Technology'.
- 5.5 Policy ISA 1 of the Local Development Plan relates to infrastructure provision and section 6.1.18 states *"Proposals to provide infrastructure or public services, including water supply, drainage, sewers, gas, electricity and other relevant services will be granted provided they do not cause significant harm to the local environment, public amenities or public safety."* As discussed in the rest of this report, it is believed that this proposal is unlikely to cause any significant harm to the environment, public amenities or public safety.
- 5.6 Strategic policy PS 7 relating to Renewable Technology states that councils should ensure that the plan area wherever feasible and viable realises its potential as a leading area for initiatives based on renewable or low carbon energy technologies. This will be promoted by means of renewable energy technologies as part of development proposals which support energy generation from a variety of sources which include biomass, marine, waste, water, ground, solar and wind, including micro generation; or free-standing renewable energy technology development. It depends on compliance with the following criteria;
- Ensuring that installations in areas covered by international or national landscape designations and visible beyond their boundaries, or areas of local landscape value, in accordance with Strategic Policy PS 19 do not individually or cumulatively compromise the objectives of the designations especially with regard to landscape character, and visual impact.
 - Ensuring that installations in accordance with PS 19 do not individually or cumulatively compromise the objectives of international, national and local nature conservation designations.
 - Supporting installations outside designated areas provided that the installation would not cause significant demonstrable harm to landscape character, biodiversity, or amenity of residential or holiday accommodation, either individually or cumulatively.
- 5.7 Further guidance in the policy states *"To lessen the visual impact of new overhead lines associated with such installations, especially in sensitive locations, the lines should be placed underground unless this causes significant harm to other acknowledged interests or the viability of the scheme, which cannot be negated or mitigated."*
- 5.8 It is noted that part of the proposal leads through the 'North Western Fringes of Snowdonia' Special Landscape Area, is entirely within the 'Dinorwig' Landscape of Outstanding Historic Interest and directly adjacent to the 'Slate Landscape' World Heritage Site. Therefore, it is considered that the proposal to install an underground connection cable complies with guidance in policy PS 7.
- 5.9 As seen from the planning history, the principle of creating a pumped storage resource in the Glyn Rhonwy quarry has already been accepted and agreed by the Council and later by the Secretary of State for Business, Energy and Industrial Strategy. For information, there is an application for a Development Consent Order for a 99.9MW pumped storage plan in Glyn Rhonwy, an application of this size is being considered as a Nationally Significant Infrastructure Project and has been granted permission from the Secretary of State for Business, Energy and Industrial Strategy. Permission under non-material amendment was granted to the Development Consent Order in order to extend the commencement period of the development on 17/11/2021. The work of creating a grid connection could usually be considered as an Associated Development but here in Wales it cannot be approved as part of the process; therefore, a formal application for permission must be submitted in line with the Planning Act.

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- 5.10 It is therefore believed that the principle is acceptable and that this element is a necessary step following the planning permission that has already been granted by ensuring that a connection exists between the site where the electricity is generated and the site where it is distributed.

Visual, general and residential amenities

- 5.11 A section of the path leads through the 'North Western Fringes of Snowdonia' Special Landscape Area while the entire path is within the 'Dinorwig' Landscape of Outstanding Historic Interest and directly adjacent to the 'Slate Landscape' World Heritage Site. Installing the connection above ground would cause an unacceptable disruption on these designations; however, as the proposal is one to bury the connection, it is not believed that these landscapes will be visually harmed. Consequently, it is believed that the proposal would be acceptable from the perspective of visual amenities and therefore it complies with the requirements of policies PCYFF 2, PCYFF 3, AT 1, PS 20 and AMG 2 of the LDP.
- 5.12 This type of work, in particular considering that it would be undertaken on the verges of busy roads, is likely to affect local amenities including the amenities of residents who live near the path and who will be directly affected should it cross sections of private lands. It is also likely to cause an occasional impact when traffic management measures need to be put in place when work is undertaken on narrower sections.
- 5.13 Despite these impacts, it is believed that they would be short-term impacts and that there would not be a long-term harmful impact on the general amenities of the area or on the affected residents. This type of work is commonplace on public roads and road verges and is often carried out without the need for planning permission. It is not believed that the development would have an unacceptable or long-term disruption on amenities; therefore, it is believed that it complies with the requirements of policy PCYFF 3 of the LDP.

Transport and access matters

- 5.14 The Council's Transportation Unit does not object to the proposal and no observations were received from the Rights of Way Unit. Both units acknowledged on the original application (C16/0886/15/LL) that the work is likely to have an occasional impact on movements, but that this will not be a long-term impact. The developer needs to submit applications for relevant licences to carry out the work on highway lands and this will ensure that restoration work will be done to an acceptable standard. The Transportation Unit has noted that further discussions are needed with the Street Works service regarding work on a new roundabout that has been built at the junction of the A4244 and the A4086 but this is not a matter that needs to be considered as part of a planning application.
- 5.15 To this end, it is considered that the proposal is acceptable in terms of compliance with the requirements of policies PS 4, TRA 2 and TRA 4 of the LDP and TAN 18.

Biodiversity matters

- 5.16 A Preliminary Ecological Appraisal Report (dated September 2021) was provided with the application and in response to the statutory consultation period, the Council's Biodiversity Unit has confirmed that there are no further observations other than the unit's observations made on the original application. As the majority of the work will be carried out within the verges of existing public highways and as a result it is not believed that there would be a prominent harmful impact on protected species as mentioned in the report (September 2021) along with information received on the original application.

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- 5.17 The boring work under Afon Rhyddallt means that it will cross a section of the Padarn Lake Site of Special Scientific Interest. Observations from NRW on the current application and from the Biodiversity Unit on the original application confirm that there is no objection and propose conditions for the work.
- 5.18 Considering the observations of NRW and the Biodiversity Unit, and provided that appropriate conditions are imposed, and the relevant advice is followed and that relevant licences are secured prior to the commencement of the work, it is believed that this proposal is acceptable and complies with the requirements of policy AMG 5 of the LDP and TAN 5.

Archaeological and heritage assets matters

- 5.19 As already discussed, the proposal leads through the 'North Western Fringes of Snowdonia' Special Landscape Area, is entirely within the 'Dinorwig' Landscape of Outstanding Historic Interest and directly adjacent to the 'Slate Landscape' World Heritage Site. In addition, it is located close to many ancient monuments, registered gardens and parks. In response to the public consultation, a CADW officer has confirmed that the cables will be installed underground, there would be no impact on the setting of designated assets nearby.
- 5.20 In addition to CADW's response, the archaeological service has confirmed that the application would not have an impact on archaeological matters (in accordance with its observations on the original application) and, therefore, they had no observations.
- 5.21 Given the responses of CADW and the archaeological service, it can be considered that the proposal is acceptable and complies with the requirements of policies AT 1 and PS 20 of the LDP and TAN 24.

Flooding matters

- 5.22 The path of the connection crosses Afon Rhyddallt near the village of Brynrefail and therefore, permission would be required from NRW in the form of a special licence to carry out the work.
- 5.23 NRW does not object to the proposal and therefore, it is not believed that there would be a harmful impact in terms of flooding issues. Therefore, it is believed that the proposal is acceptable in terms of its compliance with the requirements of TAN 15.

Sustainability matters

- 5.24 As this proposal measures more than 1,000m², it meets the threshold in policy PCYFF 5: Carbon Management for the need to submit a Renewable Energy Assessment. Policy PCYFF 5 notes that the Renewable Energy Assessment is expected to consider the following:
1. *Energy efficient design – development should maximise energy efficiency through design, layout, orientation, and use of other techniques to incorporate energy efficient methods; and*
 2. *Renewable energy feasibility – full assessment of the feasibility of all potential renewable energy technologies that could be included on the site. For the chosen solution, details should be provided on:*
 - i. *The energy generated and the CO² savings;*
 - ii. *The proposed technology's capacity and size;*
 - iii. *Location of the technology plotted on site plans.*

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5.25 Policy PCYFF 5 also states that developments are expected to show how the energy tree in policy PS 6 was addressed. Energy hierarchy is as follows:

1. Reduce demand for energy;

ii. Energy efficiency;

iii. Use low-carbon or zero-carbon technologies where practical, viable and consistent with the need to engage with communities and include them; protect visual amenities, the natural, built and historic environment and the landscape.

2. Reduce greenhouse gases emissions, help to reduce waste and encourage other travel modes rather than the car.

5.26 The Renewable Energy Assessment reports that the design of the proposed grid connection copes with energy hierarchy concepts and the need to be effective. The proposal also connects low-carbon energy (generated in Glyn Rhonwy) directly with the national grid. It is considered that the information provided as part of the Renewable Energy Assessment is acceptable and meets the needs of policy PCYFF 5 of the LDP.

5.27 A Water Conservation Statement was submitted with the application as the proposal meets the threshold of 1,000m² in size, as noted in policy PCYFF 6 of the LDP. This policy states *"All proposals should implement flood minimisation or mitigation measures where possible, to reduce surface water run-off and minimise its contribution to flood risk elsewhere."*

5.28 The submitted Water Conservation Statement notes how consideration has been given to water use during the construction period and when the development will be in use. During the construction period, the developer/contractors will adhere to standard instructions to prevent pollution on matters relating to:

- Good environmental practice.
- Oil tanks.
- Use and design oil dividers near surface water drainage systems.
- Work and maintenance work near water.
- Safe storage - safe use of refuelling sites.
- Safe storage and removal of used oil.
- Planning for accidental pollution.

5.29 As no part of the development will be on land, the statement notes that there is no increase in permeable surfaces and the development (once in use) will not use water, therefore, no efficient use or water conservation measures will be required once the development is in use.

Language Matters

5.30 Section 1 (a) of strategic policy PS 1 'The Welsh Language and culture' notes that a Welsh Language Statement will need to be provided with a proposed *"retail, industrial or commercial development which employs more than 50 employees and/or has a floor area of at least 1,000 m sq. or more"*.

5.31 In response to this need, the applicant has provided a Welsh language statement (dated 22/10/2021). In accordance with the instructions of appendix 5 of Supplementary Planning Guidance (SPG): Maintaining and Creating Distinctive and Sustainable Communities, the applicant has concluded that a 'Welsh Language Statement' is not required. At the time of writing the report, the Council's

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Language Unit had not responded to the consultation but observations are expected before the Planning Committee meeting.

6. Conclusions:

Having considered all the relevant matters, it is not considered that the proposal of extending the time given under permission number C16/0886/15/LL in order to commence the development is contrary to relevant local and national policies or guidance. Based on the above, it is considered that the proposal continues to be acceptable subject to including relevant conditions and as included within the previous permissions.

7. Recommendation:

7.1 To delegate the right to the Senior Planning Manager to approve the application, subject to the following conditions:

Approve – conditions

1. 5 years
2. The amendment(s) hereby permitted shall be carried out in strict conformity with the details submitted to the Local Planning Authority on 22/10/2021, and contained in the application form and in any other documents accompanying the application unless condition(s) to amend them is/are included in this planning decision notice. Notwithstanding the amendments hereby permitted, the remainder of the development must be completed in strict conformity with the details and conditions included in planning permission number C16/0886/15/LL.