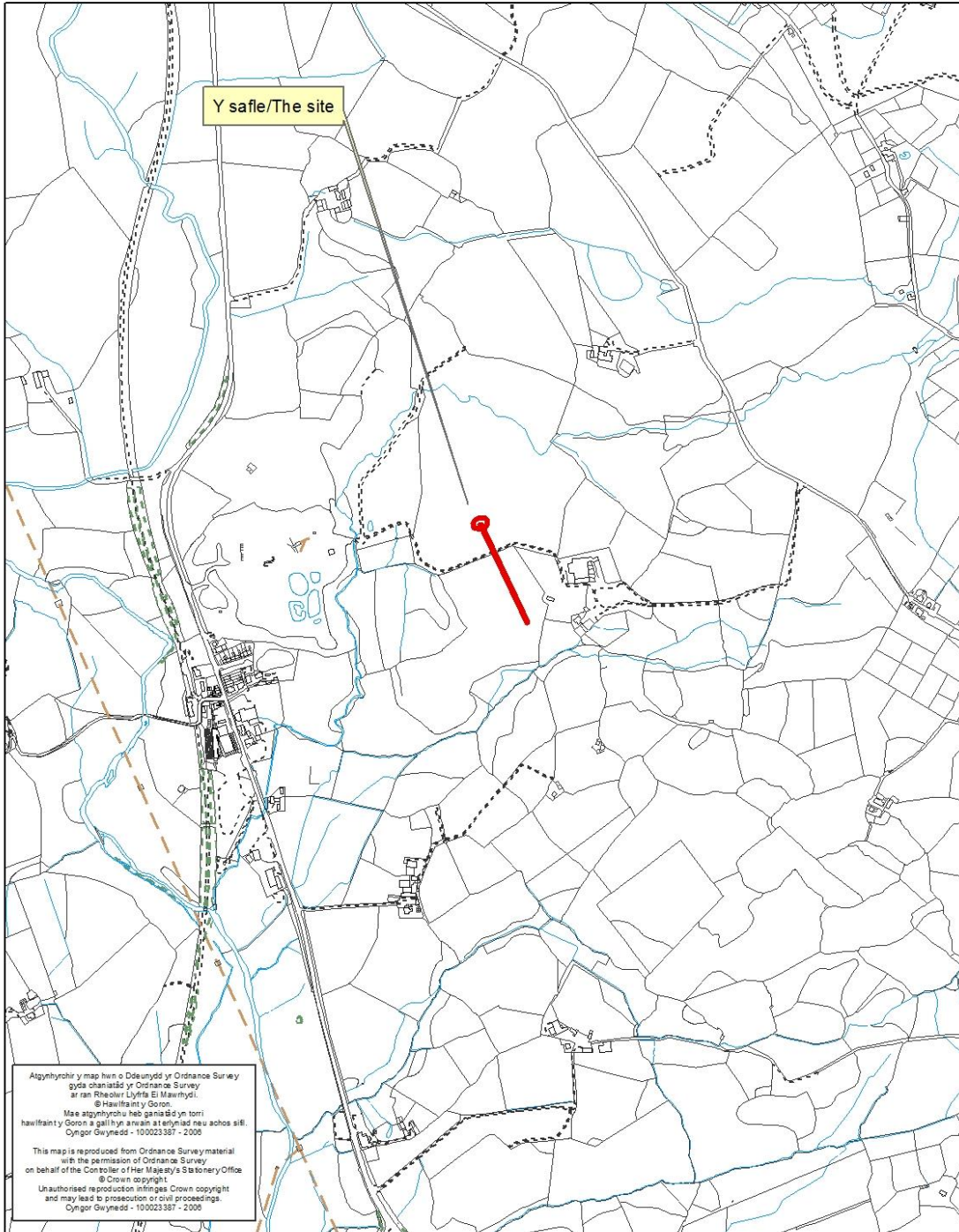


Number: 2



Rhif y Cais / Application Number : C15/1296/36/LL

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



PWYLLGOR CYNLLUNIO	DYDDIAD: 04/04/2016
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	CAERNARFON

Application Number: C15/1296/36/LL
Date Registered: 03/12/2015
Application Type: Full - Planning
Community: Dolbenmaen
Ward: Dolbenmaen

Proposal: ERECT A 85KW WIND TURBINE ON A 25M COLUMN, WITH A TOTAL HEIGHT OF 37M TO THE TIP OF THE BLADE
Location: LLYSTYN GANOL, GARNDOLBENMAEN, GWYNEDD, LL51 9UJ

Summary of the Recommendation:

TO APPROVE WITH CONDITIONS

1. Description:

- 1.1 Full application to erect a 85 kw wind turbine on a 25m tower with a total height of 37m to its tip (including the blades) on the existing agricultural holding between the villages of Bryncir and Garndolbenmaen. It is proposed that the colour of the blades will be in a light grey whilst the colour of the tower should match the other turbine that has already been erected on another section of the farm's land. An access track has already been created from the nearest public road towards the existing site, cables would be installed underground from the turbine to link with the transformer on the existing pole approximately 220m away.
- 1.2 The location of the turbine to be erected is within 260m to the residential property of Llystyn Ganol and within 150m to the existing turbine on the land. The nearest residential dwelling to the turbine location is approximately 300m away with other residential dwellings further away.
- 1.3 It is considered that the best description of the site and its vicinity is as a rural agricultural area, however, it is seen that there are other formal features nearby. There is a Class 3 road to the north and east of the site where natural stone walls and high cloddiau can be seen along the boundaries whilst the A487 trunk road travels through the village of Bryncir in the south and west direction. The boundary of Snowdonia National Park is located approximately 440 metres to the east, the class 3 road already referred to forms the boundary with the National Park at this location, and it can be seen that the land beyond the road, namely land within the Park, gradually rise up.

There are no other formal designations nearby. There are many public footpaths surrounding the site including some that run along the higher ground in the site's vicinity.
- 1.4 Of course, the site's degree of prominence and the proposed turbine from sites outside including the Park, vary due to local topography and features in the landscape within and beyond the site which include the existing wind turbine on the site, electricity pylons and other wind turbines. The existing turbine on the site is located approximately 380m from the National Park boundary, the turbine that is the subject to this application is approximately 440m from the Park boundary a difference of approximately 60m further away from the boundary.
- 1.5 Current LANDMAP information gives medium value to this landscape in terms of visual and rational considerations and in terms of landscape and habitats, but with a higher value regarding the historical landscape and exceptional in terms of geology and cultural landscape.

PWYLLGOR CYNLLUNIO	DYDDIAD: 04/04/2016
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	CAERNARFON

1.6 The application has been screened formally for an Environmental Impact Assessment under the Town and Country Planning (Environmental Impact Assessment) (Wales and England) Regulations 1999 (as amended). The proposal does not fall within any development criteria in Schedule 1 but it does fall within the development description under Part 3(i) in Schedule 2, namely installations using wind power in order to generate energy. Having assessed the likely impact of the proposal on the environment using the specific criteria as noted in Schedule 3 as well as the guidelines in Welsh Office Circular 11/99, it is considered that the impact of the development on the environment is not significant to justify submitting an environmental statement with this application.

1.7 The following information was submitted as part of the application:

- Design and Access Statement
- Wind Turbine Noise Assessment
- Bat Survey
- Zone of Theoretical Visibility - a map showing the locations where a series of photographs of the landscape as it is were taken and the landscape including a photomontage of the turbine in place.

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 considerations indicate otherwise. Planning considerations include National Planning Policy and the Unitary Development Plan.

2.2 Gwynedd Unitary Development Plan 2009:

PRECAUTIONARY APPROACH - STRATEGIC POLICY 1 - Development proposals that would have an adverse or uncertain impact on the environment, the society, the economy or on the Welsh language or cultural character of the communities of the Plan area will be refused unless it can be conclusively shown by an appropriate impact assessment that this can be negated or mitigated in a manner acceptable to the Planning Authority.

STRATEGIC POLICY 2 – THE NATURAL ENVIRONMENT - The area's natural environment and its landscape character, and views in and out of the Snowdonia National Park and the Anglesey and Llŷn Areas of Outstanding Natural Beauty will be maintained or improved by refusing development proposals that will significantly harm them.

STRATEGIC POLICY 3 – BUILT AND HISTORIC HERITAGE - The area's built and historic heritage will be protected from development that would significantly harm them, and new developments in historic areas will be expected to conform to particularly high design standards which will maintain or enhance their special character.

DESIGN STANDARD – STRATEGIC POLICY 4 - Development will be expected to be of a good design in order to ensure that it makes a positive contribution, wherever possible, to the landscape, built environment and sustainable development.

DEVELOPMENTS THAT CREATE RISK - STRATEGIC POLICY 5 - Developments that are inconsistent with the need to safeguard floodplains or to minimise flood risk and developments that create a risk of unacceptable damage to health, property or the environment, will be refused.

PWYLLGOR CYNLLUNIO	DYDDIAD: 04/04/2016
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	CAERNARFON

STRATEGIC POLICY 9 – ENERGY - Development proposals to provide energy from renewable sources will be approved provided they do not significantly harm the environment or the amenities of nearby residents.

POLICY A1 – ENVIRONMENTAL OR OTHER IMPACT ASSESSMENTS - Ensure that sufficient information is provided with the planning application with regard to any significant likely environmental impact or other impacts in the form of an environmental impact assessment or other impact assessments.

POLICY A2 – PROTECT THE SOCIAL, LINGUISTIC AND CULTURAL FABRIC OF COMMUNITIES - Safeguard the social, linguistic or cultural cohesion of communities against significant harm due to the size, scale or location of proposals.

POLICY 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.

POLICY B7 – SITES OF ARCHAEOLOGICAL IMPORTANCE - Refuse proposals which will damage or destroy archaeological remains which are of national importance (whether they are registered 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.

POLICY B8 - THE LLŶN AND ANGLESEY AREAS OF OUTSTANDING NATURAL BEAUTY (AONB) - Safeguard, maintain and enhance the character of the Areas of Outstanding Natural Beauty by ensuring that proposals conform to a series of criteria aimed at protecting recognised features.

POLICY B14 – PROTECTING THE LANDSCAPE CHARACTER OF SNOWDONIA NATIONAL PARK – Safeguard the landscape character of Snowdonia National Park by refusing proposals which are visually obtrusive and/or are located insensitively and unsympathetically within the landscape.

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

POLICY 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.

POLICY B23 - AMENITIES - Safeguard the amenities of the local area by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features and amenities of the local area.

POLICY 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.

POLICY B33 - DEVELOPMENTS THAT CREATE POLLUTION OR NUISANCE - Protect public health, safety or amenities, or the quality of the built or natural environment as a result of higher levels of pollution.

PWYLLGOR CYNLLUNIO	DYDDIAD: 04/04/2016
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	CAERNARFON

POLICY C1 – LOCATING NEW DEVELOPMENT - 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.

POLICY C26 – WIND TURBINE DEVELOPMENT - Proposals for wind turbine developments on sites within the Llŷn AONB will be refused. In other locations, only proposals for small-scale or community or domestic based wind turbine developments will be approved provided that a series of criteria can be met that relate to the effect on the visual quality of the landscape and environmental and social factors.

POLICY CH22 – CYCLING NETWORK, FOOTPATHS AND RIGHTS OF WAY - All parts of the cycling network, footpaths and rights of way will be protected by encouraging proposals to incorporate them satisfactorily within the development and by refusing proposals which will prohibit plans to extend the cycling network, footpaths or rights of way. Should this not be possible, appropriate provision will have to be made to divert the route or to provide a new and acceptable route.

POLICY CH33 - SAFETY ON ROADS AND STREETS - Development proposals will be approved provided they can conform to specific criteria relating to a safe vehicular entrance, the standard of the existing roads network to cope with the traffic flow from the development and traffic calming measures.

Supplementary Planning Guidance - Onshore Wind Energy (June 2014)
 Supplementary Planning Guidance : Landscape Character (November 2009)
 Llŷn Area of Outstanding Natural Beauty (AONB) Management Plan

2.3 National Policies:

Planning Policy Wales, Welsh Assembly Government (Eighth Edition, 2016)

Technical Advice Note (Wales) 5, Welsh Assembly Government: Nature Conservation and Planning

Technical Advice Note (Wales) 8, Welsh Assembly Government: Renewable Energy

Technical Advice Note (Wales) 11, Welsh Assembly Government: Noise

Technical Advice Note (Wales) 12: Welsh Assembly Government: Design and Access Statements

Circular 60/96: *Planning and the Historic Environment: Archaeology*

2.4 Other Material Considerations:

LANDMAP Information Guidance Note, Countryside Council for Wales, Number 3 *Landscape and Visual Assessment of Onshore Wind Turbines* (June 2010),

Anglesey, Gwynedd and Snowdonia National Park Landscape Sensitivity and Capacity Assessment Gillespies, March 2014.

3. Relevant Planning History:

- 3.1. Application C12/0366/36/LL - erection of 50kw wind turbine on a 24.6m column, total height of 34.2m to tip of blade, and creation of new track - approved 05.07.12

PWYLLGOR CYNLLUNIO	DYDDIAD: 04/04/2016
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	CAERNARFON

4. Consultations:

Community/Town Council:	No objection
Transportation Unit:	No observations
Natural Resources Wales:	The application was originally objected due to the lack of information regarding the effect of the development on the landscape and on bats. As a result of the additional information submitted it was confirmed that there would be no objection in terms of minor changes to the elevations of views from the National Park. However, the advice is that there is a very low capacity left for further wind developments that would not have an impact on the park. It is suggested that relevant conditions are imposed to agree on measures to limit the impact on bats.
Welsh Water:	No observations
Public Protection Unit:	No objection having inspected the noise assessment submitted and subject to including a series of conditions to control noise. It was confirmed based on the information submitted, that the noise levels of the existing turbine with the proposed turbine would not be higher than the appropriate levels.
Rights of Way Unit:	Need to safeguard adjacent public footpath and a permit will be required to install cables under the path.
Biodiversity Unit:	It is suggested that bat surveys are undertaken during spring and summer in order to create a clearer picture of the use made of the site by bats. In addition, an assessment of the increasing impact of the new turbine should be conducted with the existing turbine and this should be included in one report with proposed mitigation measures.
AONB Unit:	Because of the distance from the AONB boundary and the hilly nature of the land it is not deemed that the development would be prominent from locations in the AONB or impact on views in and out of the AONB.
CADW:	It would not have a significant impact on scheduled monuments mainly because of distracting features that are already in the area.
Archaeological Trust:	Need to include a condition to agree on a programme of archaeological work.
Snowdonia National Park:	There is objection to the proposal due to the cumulative impact with other turbines that has the potential to have a detrimental impact on amenities and views out of the Park. There are concerns regarding the landscape's capacity to accommodate more vertical elements without impacting on the National Park and the sequential impact on users of the A497
ScottishPower:	No problems anticipated

PWYLLGOR CYNLLUNIO	DYDDIAD: 04/04/2016
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	CAERNARFON

The Welsh Government's No observations
Transportation Unit:

MOD: No objection

ARQIVA (on behalf of the Not received
BBC and ITV):

NATS Safeguarding: Not received

OFCOM: Technical details were submitted regarding existing licences in the
area

Crown Castle: Not received

Gas: Not received

Mineral and Waste Service: No objection

Public Consultation: A notice was posted on the site and nearby residents were notified.
The advertising period has expired and letters/correspondence were
received objecting on the following grounds:

- Noise emanates from the existing turbine and this means that a second turbine will increase the levels
- Affects the local setting and landscape especially of the National Park
- Insufficient ecological reports submitted
- Concerns regarding 'random' growth of vertical elements in the landscape
- A turbine already exists on the site, two turbines would be too close together
- Insufficient information
- Photographs/photomontages do not convey the impact from wider places

5. Assessment of the relevant planning considerations:

5.1 The principle of the development

5.1.1 Relevant national planning policies involving renewable energy developments are included in Planning Policy Wales, Edition 8 and the associated Technical Advice Note 8: Planning for Renewable Energy. There is further guidance regarding this matter in Practice Guidance: Planning Implications for Low Carbon and Renewable Energy, February 2011.

5.1.2 These national policies reflect the Welsh Government's central principles of sustainable development and the important role that renewable energy, and especially wind energy, could play in reducing climate change with the aim of achieving a decrease in greenhouse gases of 40% by 2020.

5.1.3 It is noted here that TAN 8 refers to the need to ensure that developments do not affect AONBs or National Parks. However, it also states that small-scale or community or domestic

PWYLLGOR CYNLLUNIO	DYDDIAD: 04/04/2016
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	CAERNARFON

based developments will be acceptable subject to giving full consideration to all other material planning considerations.

- 5.1.4 No Strategic Search Areas have been identified within Gwynedd for large-scale wind turbine developments and, therefore, any development must be assessed on the basis of the policies in the local development plan.
- 5.1.5 In accordance with the objectives of Strategic Policy 9 of the Gwynedd Unitary Development Plan, the Local Planning Authority is supportive in principle of the proposal to generate renewable energy with wind turbines, subject to consideration of, and compliance with, all relevant planning issues. As noted above, a number of policies within the Gwynedd Unitary Development Plan are relevant when determining an individual application for wind turbines.
- 5.1.6 Policy C1 of the Unitary Development Plan refers to the location of 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 open countryside will be refused with the exception of a development which is permitted under another policy within 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 policy requirements through this. However, the policy also states that new buildings, structures and ancillary facilities in countryside will be strictly controlled and it should be ensured that there is a good visible relationship between them and developments which already exist, wherever possible.
- 5.1.7 The main policy to consider when assessing the principle of this development is policy C26. This policy deals specifically with wind turbine developments and reflects National Planning Policy and Guidance. The policy states that 'proposals for wind developments within Llŷn AONB will be refused'. In other locations, only proposals for small-scale or community or domestic based wind turbine developments will be approved, provided that all of the noted criteria are met. The criteria state:
1. that the development would not have a significant detrimental impact on the setting of the Llŷn or Anglesey AONBs or Snowdonia National Park;
 2. that any associated ancillary developments are designed and, where possible, sited so as to alleviate their potential visual impact;
 3. the development (either individually or combined with other wind turbine developments) will not have a significant detrimental impact on the landscape or nature conservation resources;
 4. that the wind turbines would not cause any possible unacceptable environmental impact or damage to amenities, including noise, light reflection and shadow flicker;
 5. that the development would not create significant electromagnetic interference to existing transmitting or receiving systems that cannot be adequately mitigated;
 6. that sufficient provision has been included in the plan in relation to decommissioning, land restoration and after-care.
 7. that the development will not cause significant harm to areas of archaeological importance, particularly within or near designated areas.

PWYLLGOR CYNLLUNIO	DYDDIAD: 04/04/2016
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	CAERNARFON

5.1.8 Policy C26 identifies small-scale and community based wind turbine developments as developments that have a generating capacity of less than 5MW. In terms of generating capacity, this proposed development complies with this element of the policy. It is considered that all criteria in policy C26 are relevant as stated below, together with the relevant planning policies included in this report. In addition, the Supplementary Planning Guidance “Onshore Wind Energy” has been adopted by Gwynedd Council in June 2014. The Planning Guidance states that when dealing with wind turbine applications, that a balance must be struck between the contribution of this technology towards national targets for renewable energy and any detrimental impact that the development could have on local environmental and social factors.

5.1.9 The Guidance also refers to a study commissioned by Gwynedd and Anglesey Councils into landscape sensitivity and capacity assessment for some developments, conducted by Gillespies. It states that within the AONB or within areas that contribute towards its setting and the setting of the national park, there is actually no room for wind energy developments (except for, very infrequently, developments on a domestic scale which could link well with existing settlements / buildings). Outside these areas, it is possible that there would be limited capacity for micro-developments up to 20m to the tip of the blades but any new development must be carefully located to avoid cumulative impact with existing modern vertical developments.

5.1.10 It is considered that the main issues in assessing this application is the impact of the proposed development in terms of:

5.2 Ancillary Developments and Decommissioning

5.2.1 Criterion 2 of Policy C26 relates to associated ancillary developments such as buildings, roads, etc., and states that they should be designed and installed in a way that mitigates their visual impact wherever possible. The six criteria in the policy deal with decommissioning, land restoration and after-care when the use ceases.

5.2.2 The proposal mainly uses the existing access track created for the turbine that has already been erected on the site. Electricity cables from the turbine will be installed underground towards the existing pole, this will be linked to the existing transformer and transferred to the national grid. Therefore, we do not believe that there will be any additional impact on the landscape based on access to the site and connections. It is also proposed to reflect the finish and colour of the existing turbine on the proposed turbine in order to continue the acceptable appearance of the site.

5.2.3 If the application is approved, it is possible to control matters involving decommissioning, land restoration and after-care with appropriate conditions when the use comes to an end. It is considered that these ancillary elements could be acceptable and that there is a reasonable justification for them (with appropriate conditions) in terms of policies B22, B23, B25 and criterion 2 and 6 of policy C26 if the location of the wind turbine is otherwise acceptable.

5.3 General and residential amenities

5.3.1 It is deemed that there is a significant distance between the site of the proposed turbine and any nearby dwelling (except for the applicant's property). The Public Protection Unit has fully assessed the noise assessment submitted with the application. On this basis, confirmation is given that the noise levels of the proposed turbine together with the existing turbine would not be raised higher than the appropriate noise levels.

PWYLLGOR CYNLLUNIO	DYDDIAD: 04/04/2016
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	CAERNARFON

5.3.6 Because of this, it is suggested that conditions should be imposed with any consent to ensure that the noise levels do not change to an unacceptable level and impair on the general and residential amenities of the neighbouring area.

5.3.3 Furthermore, because of the distance between the turbine location and any nearby residential property, it is not believed that any disturbance or impact will be caused by shadow casting. Therefore, it is not believed that the proposed development is contrary to the requirements of policies B23, B33 and clause 4 of policy C26.

5.4 Visual amenities

5.4.1 Confirmation was received from the AONB Unit stating that they had no concerns regarding the impact of the development in terms of views in and out of the AONB. Given this, it is believed that the proposal is acceptable and complies with the requirements of policy B8.

5.4.2 Policy C26 of the GUDP relates to wind turbine developments. In accordance with this policy only small-scale or community or domestic based wind turbine developments will be approved, provided they comply with the criteria that are part of the entire policy.

5.4.3 In relation to this application, the criteria state that there will be no substantial adverse effect on the setting of the Snowdonia National Park or the Llŷn AONB; that ancillary developments are designed in a suitable manner; that there will be no substantial detrimental effect on the landscape or on nature conservation features; that there will be no effect on amenities such as noise or bright lights or shadows; that there will be no substantial electromagnetic intervention; a sufficient provision for decommissioning, restoring land etc. and no substantial harm to areas of archeological importance.

5.4.4 The site is within approximately 440m to the Snowdonia National Park boundary. The landscape in this part of the Park has an open highland feel as noted in the LANDMAP assessment of the area. The majority of the area is assessed as being of moderate visual value and it is noted that most of the views, although they have not generally been damaged, are compromised by the presence of features that detract the views such as electricity pylons.

5.4.5 In respect of Policy C26, the value of the landscape must be considered and assessed in the context of the application. The LANDMAP assessment sets the background for doing this. It can also be noted that the landscape in the Park is bare and that the main features are stone walls and the occasional scattered building. Beyond the Park's boundary towards the application site, the land changes in the sense that there is a sand and gravel quarry nearby, the land has been improved for intensive agricultural use, Bryncir village, the A487 trunk road and more development in general can be seen. Much of Llŷstyn Ganol land itself has been restored for the existing agricultural use from its previous use as a sand and gravel quarry.

5.4.6 The objections of the National Park, local organisations (Snowdonia Society, Campaign for the Protection of Rural Wales (CPRW)) and members of the public endorse each other and note that the proposal would have a detrimental impact on the setting of the Park, and that there is an unacceptable cumulative impact given that there is another turbine on the site and on other land nearby. These objections also note that the proposal would harm visual amenities and views into and out of the Park and that there is no capacity for more vertical features without impacting on the Park.

PWYLLGOR CYNLLUNIO	DYDDIAD: 04/04/2016
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	CAERNARFON

- 5.4.7 Concern has also been noted regarding the prominence of the proposal from the direction of the A487. It is not believed that the proposal would attract attention as the view from the A487 would only be a distant view against a backdrop of bare land, and a suitable colour would help it blend in with the landscape. In terms of the impact of the proposal on views out of the Park, it would be visible from elevated land within the Park which is quite far from the site, and it would be set against a backdrop of higher lands outside the Park, and therefore would not be on the horizon. Furthermore, the background views out of the Park would include the pylons that, according to LANDMAP, already affect the area's visual amenities.
- 5.4.8 It is not claimed that the presence of the pylons themselves mean that the proposal is acceptable, as it is also necessary to consider any cumulative impact from the pylons and the wind turbine that has already been constructed on the site, as well as other pylons and wind turbines on land further away. Having assessed the proposal in the context of its location and any cumulative impact, it was not considered likely that there would be a significant detrimental impact on the setting of the National Park, despite the objection by the Park Authority to the proposal. It could be argued that a detrimental impact exists in the close vicinity, and that the proposal would not alter or contribute significantly to that. However, it is likely that the threshold number of vertical structures in the area is being reached with this latest development and any other addition following this would be likely to be unacceptable.
- 5.4.9 It is not believed that the proposal as it stands is likely to harm the Park's special character and features by causing significant visual intrusion and/or being insensitively sited and not in keeping with the landscape, as noted in Policy B14. This is based on the fact that the visual impact of the turbine is quite limited because of its location and its backdrop – either a bare landscape or pylons/turbine, together with the proposal's ability to blend into the surrounding landscape. It is also possible to reduce any likely visual effect the turbine would have by painting it grey, as was agreed with the existing turbine. For these reasons also, it is not believed that another turbine on this site would be likely to lead to an unacceptable cumulative impact in the area although, as has already been stated, it is likely that any additional numbers following this would have to be considered very carefully.
- 5.4.10 In terms of the remaining criteria, as has already been stated, there will be no separate ancillary developments to connect, underground, with the existing pole and transformer and this can be controlled via a condition. There is no requirement for a compound or store.
- 5.4.11 Because of the nature of the proposal i.e. a turbine with a total height of 37m to the top, it is inevitable that it will be visible from several places including nearby public highways. However, due to its location and the nature of the area that forms its backdrop, it is not believed that there will be any greater significant negative detrimental impact on the visual amenities of the landscape than what already exists. On this basis, it is not believed that the proposal is contrary to Policy C26 and B14.

5.5 Transport and access matters

- 5.5.1 No objections to the proposal were received from the Council's Transportation Unit or from the Assembly's Transportation Unit in terms of any detrimental impact on the A487 trunk road nearby. It is therefore believed that the proposal is acceptable in terms of transportation matters and complies with the requirements of policy CH33.
- 5.5.2 A comment was received from the Council's Rights of Way Unit stating of the need to safeguard the adjacent public footpath and that permit would be required to install cables under the nearby path. It is deemed that this can be done by means of a condition to ensure compliance with the requirements of policy CH22.

PWYLLGOR CYNLLUNIO	DYDDIAD: 04/04/2016
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	CAERNARFON

5.6 Biodiversity matters

- 5.6.1 The site of the proposed development is not on land that has been designated with any biodiversity value, it is believed to be improved agricultural land and therefore there are no concerns regarding its impact on designated or protected land.
- 5.6.2 Initially, NRW as well as the Council's Biodiversity Unit, stated that they objected to the proposal because of the lack of sufficient consideration to the impact of the development on protected species. An update to the observations was received in due course following the submission of the Bat Curtailment Plan. In order to follow the precautionary principle, applicants are requested to submit further information in the form of site surveys or agree on a curtailment plan that means restricting the turbine's operation during times when bats are active. This type of arrangement has been accepted and agreed in the past with similar developments. By implementing the above, it is considered that the development would be acceptable and in compliance with the requirements of Policy B20.

5.7 Archaeological Matters

- 5.7.1 The Archaeological Service and CADW state that scheduled monuments are located within the nearby wider area and there is potential for the turbine to have some impact on the setting of these monuments. There is no objection to the development as a result of this and in addition to the visual impact on these monuments, it is suggested that conditions should be imposed to ensure that a programme of appropriate archaeological work is agreed and maintained. In doing so, it is believed that the requirements of policy B7 will be satisfied.

5.8 Any other considerations

- 5.8 No objections to the proposal were received from bodies or organisations responsible for protecting the interests of transmitting systems and electromagnetic systems. Therefore, it is not considered that the proposal is unacceptable in terms of its compliance with criterion 5 of Policy C26.

5.9 Response to the public consultation

- 5.9.1 It is recognised that an application such as this to erect a wind turbine does divide opinion as there is a real need for renewable energy developments, however, a turbine such as this inevitably has some impact on the local landscape. This is highlighted in the observations received.
- 5.9.2 Full consideration has been given to all the relevant planning matters highlighted in the letters and observations received. Having weighed-up the development and considered all the relevant planning issues, including the Council's adopted policies and national policies, the following recommendation is made.

6. Conclusions:

- 6.1 The nature of this type of development is nearly impossible to integrate totally into any landscape. It is therefore necessary to carefully weigh-up any impact on the landscape against the local and national aim of promoting developments that generate renewable energy.
- 6.2 Although there is an existing turbine already on the applicant's land and adding to this would increase the visual impact to an extent, it is believed that a real effort has been made to choose

PWYLLGOR CYNLLUNIO	DYDDIAD: 04/04/2016
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	CAERNARFON

a location that reduces the impact as much as in practically possible. Its location is on land that is lower than the existing turbine and therefore, although its total height will be 2m higher to the blades than the existing turbine, it will not be seen as being higher on the site. As noted already in this report, its location is further away from the National Park boundary than the existing turbine on the site. In order to mitigate the turbine's visual effect, a condition will be imposed to ensure that its colour will blend with the existing turbine.

- 6.3 Officers agree to an extent with the comments made regarding the cumulative impact of an additional turbine within this area, bearing in mind that there are many other turbines nearby. Because of this, it is quite likely that the acceptable threshold for this type of development in this area has been reached once this turbine is installed (if approved).
- 6.4 Having considered all the observations received as well as local and national policies and guidance, it is not believed that this proposed development would have a detrimental impact on the amenities of the local area including the general landscape or on view in and out of the nearby National Park. It is considered that the proposal is acceptable in respect of its compliance with local and national policies concerning renewable energy and local policies dealing with landscape and amenities.

7. Recommendation:

- 7.1 To approve – with conditions
1. Time - commence work within two years.
 2. Comply with plans
 3. Permission for a period of 25 years
 4. Colour / finish
 5. Noise
 6. Decommissioning
 7. Archaeology
 8. Biodiversity
 9. Underground cables only
 10. Submit details of any equipment or machinery
 11. Planning condition to protect bats