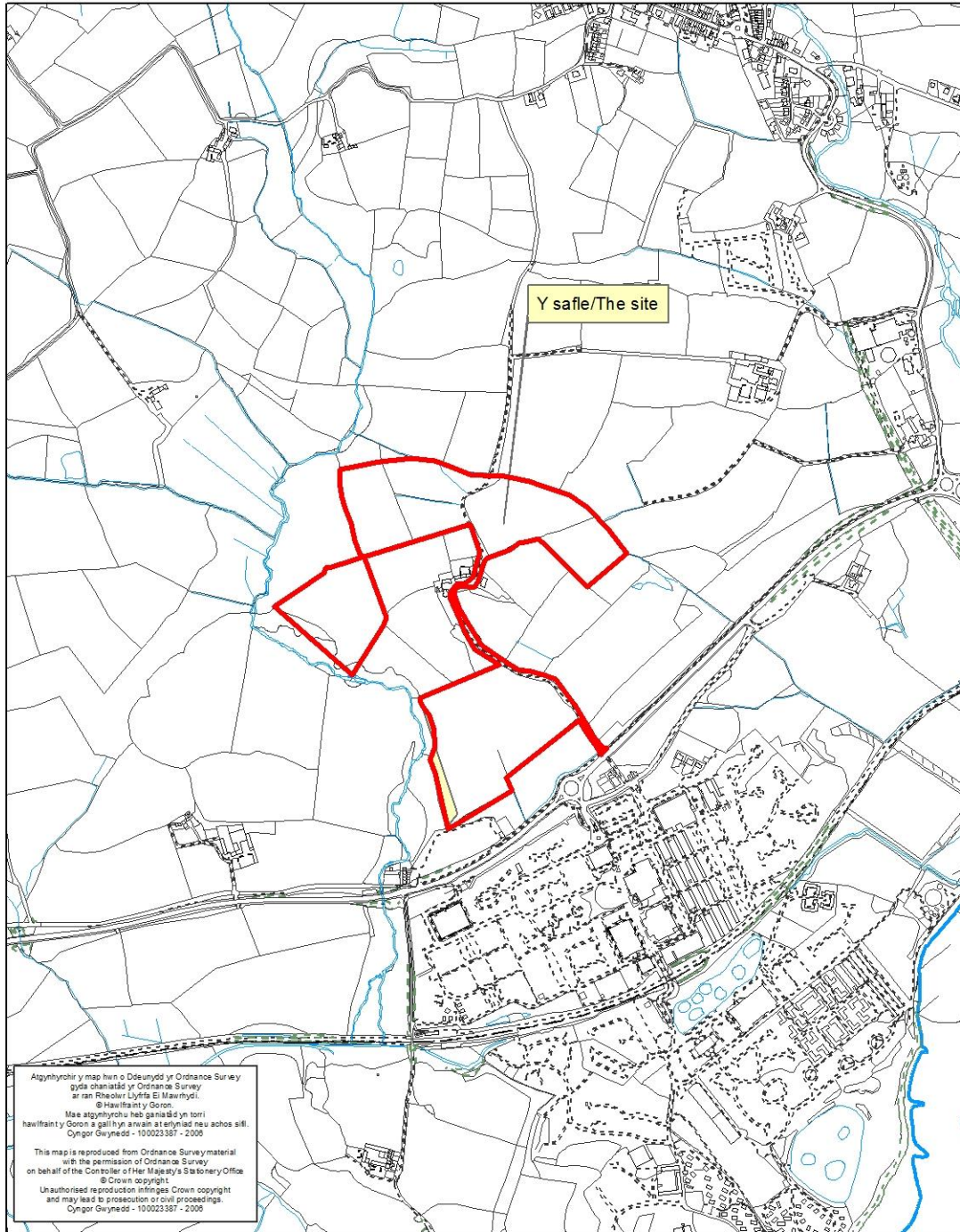


Number: 6



Rhif y Cais / Application Number : C15-0751-41-LL

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



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Application Number: C15/0751/41/LL  
Date Registered: 23/07/2015  
Application Type: Full - Planning  
Community: Llanystumdwy  
Ward: Llanystumdwy

Proposal: ERECTION OF GROUND MOUNTED PHOTOVOLTAIC ENERGY (PV) SYSTEM OF UP TO 4.42 MW ON 14.22 HA OF AGRICULTURAL LAND AND ASSOCIATED WORKS INCLUDING TWO SUB-STATION BUILDINGS, SECURITY FENCING AND TRANSFORMER STRUCTURES

Location: FFERM BRYN BACHAU, CHWILOG, GWYNEDD, LL53 6RQ

**Summary of the Recommendation:** TO APPROVE WITH CONDITIONS

**1. Description:**

- 1.1 This is an application to install photovoltaic solar panels (PV) on agricultural land, along with ancillary work including the construction of two sub-station buildings, security fencing and transformer structures.
- 1.2 The application site measures approximately 14.22 hectares and has been divided into six blocks across the land of Fferm Bryn Bachau, Chwilog. This includes grade 4 and 5 grazing land that is located on a relatively level plateau with a gentle slope to the north from the A497 highway, adjacent to the Hafan y Môr holiday site. The site is in open countryside in the undulating landscape between the higher grounds in the centre of Llŷn and Cardigan Bay. The site's fields and other fields in the vicinity are enclosed by *cloddiau* and hedges.
- 1.3 The site is 780m to the north of the coast, which has been designated as the Pen Llŷn a'r Sarnau Special Area of Conservation and the Glanllynau and Penychain to Cricieth Site of Special Scientific Interest. There are many listed buildings within 600m of the site including Penarth Fawr and Fferm Penychain and the Penarth Fawr hall, dating back to the middle ages, which is a scheduled monument, 600m to the north west of the site.
- 1.4 An unclassified road and public footpath 67 of Llanystumdwy Community cross the site.
- 1.5 The solar park would generate 4.42MW of electricity for the National Grid. The development would include the following elements:
  - PV panels laid out in rows across the site from west to east. Every panel will be mounted on a simple metal framework and the height of any installation will be limited to 2.5m above ground level. The panels will be installed at approximately 25 degrees from the horizontal and the rows would be separated by between 2m and 5m.
  - 3 inverter stations measuring 13.1m by 2.4m and 2.6m high. The building is in the form of a box with a flat roof.
  - 2 metal transformer buildings that will measure 4.9m by 2.4m and 3.3m high.
  - A 'deer' anti-stock security fence measuring 2.2m high encompassing the panels.
  - CCTV cameras mounted on a pole measuring 3m high around the entire site.
- 1.6 The following documents have been submitted as part of the application:
  - Planning Statement
  - Design and Access Statement

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- Initial Ecological Assessment
- Soils and Agricultural Land Classification Report
- Glint Report
- Geophysical Assessment
- Archaeology and Cultural Heritage Assessment
- Traffic Flow Management Plan and Access Evaluation
- Assessment of Alternative Sites
- Community Involvement Statement
- Landscape and Visual Impact Assessment

1.7 This proposal has already been screened under reference C13/0323/41/SC and it was confirmed that no Environmental Impact Assessment was 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 in accordance with the Development Plan, unless material planning considerations indicate otherwise. Planning considerations include National Planning Policy and the Unitary Development Plan.

## 2.2 Gwynedd Unitary Development Plan 2009:

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

### POLICY A1 – ENVIRONMENTAL OR OTHER IMPACT ASSESSMENTS

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

### POLICY A3 – PRECAUTIONARY PRINCIPLE

Refuse proposals if there is any possibility of serious or irreversible damage to the environment or the community unless it can be shown conclusively at the end of an appropriate impact assessment that the impact can be negated or mitigated.

### POLICY B3 – DEVELOPMENTS AFFECTING THE SETTING OF LISTED BUILDINGS

Ensure that proposals have no adverse effect on the setting of Listed Buildings and that they conform to a series of criteria aimed at protecting the special character of the Listed Building and the local environment.

### B7 – SITES OF ARCHAEOLOGICAL IMPORTANCE

Refuse proposals which will damage or destroy archaeological remains 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.

### POLICY B21 – WILDLIFE CORRIDORS, HABITAT LINKAGES AND STEPPING STONES

Safeguard the integrity of landscape features which are important for wild flora and fauna unless it can be shown that reasons for the development override the need to maintain the features and that mitigating measures can be provided.

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#### B22 - BUILDING DESIGN

Promote good building design by ensuring that proposals conform to a series of criteria aimed at safeguarding the recognised features and character of the local landscape and environment.

#### 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 to the site and which takes into consideration a series of factors aimed at avoiding damage to recognised features.

#### B32 - INCREASING SURFACE WATER

Refuse proposals that do not include appropriate flood minimisation or mitigation measures that will reduce the volume and rate at which surface water reaches and flows into rivers and other water courses.

#### B34 – LIGHTING AND LIGHT POLLUTION

Ensure that proposals do not significantly harm the amenity of neighbouring land uses and the environment.

#### C1 - LOCATING NEW DEVELOPMENTS

Land within the development boundaries of towns and villages 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 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.

#### POLICY CH33 - SAFETY ON ROADS AND STREETS

Development proposals will be approved provided they can conform to specific criteria relating to the vehicular entrance, the standard of the existing roads network and traffic calming measures.

### 2.3 National Policies:

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

### 3. Relevant Planning History: No relevant planning history:

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#### 4. Consultations:

Community/Town Council:	No objection
Transportation Unit:	No objection to the proposal. It is recommended that conditions / standard notes are included with the need to agree on traffic management measures and a road condition survey before any work commences on site.
Footpaths Unit:	Not received
Natural Resources Wales:	<u>Observations</u> Suggest imposing a condition to ensure that a plan is submitted for surface water disposal prior to the commencement of any development in order to ensure that no additional water will flow from the site. Suggest a condition to introduce a Biosafety Risk Assessment prior to the commencement of any work to prevent the propagation of any non-indigenous species.
Welsh Water:	No objection, but propose conditions as a main pipe runs through the site.
Flood Risk and Coastal Erosion Management Unit:	<u>Observations</u> Propose standard conditions to protect watercourses.
Biodiversity Unit:	<u>Observations</u> No objection in principle, but note the need for conditions to ensure that the following information is submitted and approved prior to the commencement of any development on site in order to protect the biodiversity characteristics of the sites and the vicinity: <ul style="list-style-type: none"> <li>• Surface Water Management Plan</li> <li>• Construction Environmental Management Plan</li> <li>• Biodiversity Management Plan</li> </ul>
Trees Unit:	No objection
Gwynedd Archaeological Planning Service:	<u>Observations</u> The geophysical survey identified many archaeological features on the site including the remains of ancient field systems used in association with the hut circles recorded nearby. Nevertheless, it is accepted that the development would not prevent any future studies on the site, although a planning condition is required to ensure that a mitigation plan is submitted and approved prior to the commencement of any work on site.

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Public Consultation: A notice was posted on site and in the local paper and nearby residents were informed. The consultation period has ended and the following observations were received in relation to the application.

Objections

- The size of the plan and its impact on the landscape
- Loss of good agricultural land
- Amenity impacts on a private property due to glint.

Observations (Campaign for the Protection of Rural Wales)

The development could contribute to a supply of renewable energy without significantly damaging the landscape especially given the proposal to strengthen existing screening and provide an underground connection to the grid.

The main concern is the accumulative impact that could arise should a number of similar schemes be approved thus increasing the demand for upgrading electricity connections leading to a damaging impact on the landscape.

**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 or in proximity to the Llŷn AONB; nor is it likely to have any damaging impact on views in or out of the Llŷn AONB or the Snowdonia National Park. 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 14.22ha. 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,

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the application site is located within Landscape Character Area G08 Pwllheli – Cricieth Coastline, and the work proceeds to state that the capacity within this area is for PV solar energy developments on a micro level (i.e. at a scale of less than 1 hectare) only. However, it is important to note that this assessment also highlights that sensitivity varies locally within the Landscape Character Area and that consideration should be given to the evidence submitted to support the application 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.

- 5.5 In this case, the applicant has submitted a Landscape and Visual Impact Assessment (LVIA) for the proposal. The landscape within the site and around it, particularly the mature vegetation that is associated with the hedgerows and the field boundaries, assists in integrating the development with the surrounding landscape. The LVIA concludes that although there would be damaging impact on the landscape within the site, the adverse impact on the character of the Landscape Conservation Area in general would be negligible. The visual impact of the development would be very minor from the A497 and other roads in the area, however there would be an adverse impact on the users of rights of way crossing the site. Consideration was also given to the cumulative impact of the proposal, however it was not discussed that there was any similar development, existing or proposed, that would be visible in conjunction with this site. The LVIA also refers to mitigation measures in the form of additional landscaping to include growing all hedgerows on the site to a height of 2.5 - 3m, close any gaps in existing hedgerows, strengthen current planting and planting a new hedge in one particular location.
- 5.6 Given that the site of the solar panels is already very well hidden from the outside of the site and it is proposed to strengthen the screen for even more efficient seclusion, it is not considered that there would be a significant harmful impact on the area's landscape. It is accepted that the amenities of the users of both rights of way crossing the site would be affected; however, it is considered that this impact would only occur for a short period of time when crossing these specific fields, the impact caused will not be significant given the landscape as a whole. There will be no impact on notable views from any public vantage point. Therefore, it is considered that the proposal complies with the requirements of criteria 2, 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. The proposal involves installing three inverter stations and two transformer buildings. These buildings would be relatively small in size, 3.3m high at most. The plans do not confirm the proposed materials or finishes; however, it is considered that it is possible to agree on the use of materials that reflect the agricultural buildings that can be seen surrounding the site. It is also proposed to erect an anti-stock security fence extending to a height of 2.2m around the site, along with CCTV cameras located on 3m high poles. The fence is relatively high, but due to the presence of mature hedgerows on the site and the proposal to grow them to a height of 3m, it is not considered that the fence or the cameras would significantly add to the visual impact and again, a condition can be imposed on the colours so that they are more 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 intended to connect directly to the current National Grid sub-station, located directly to the south of the site. The exact

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details of the connection have not been introduced because of the proximity of the facility and the potential for it to be installed underground; the connection is not likely to have a significant impact. It will be possible to impose conditions on this connection and ensure that it is installed underground; therefore it is 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 does not mean that there will be any increase in noise, odour, dust or gases during the operational period. Inevitably, there will be a period of local disturbance when building the facility, but given that the proposal is to complete the development over a 12 week period, it is not considered that this limited period of disturbance will be unacceptable, and it is 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. Natural Resources Wales and the Council's Biodiversity Unit have confirmed that there is no objection to the proposal in principle, although there is a need to submit additional information before the commencement of the development to ensure that the plan is implemented in an appropriate manner. 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 the development should not generate unacceptable traffic levels given 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 traffic management plan has been submitted which includes arriving and leaving the site on the A497. By imposing the relevant conditions, the Council's Transportation Unit is satisfied with the proposals. Therefore, it is not considered that the development will cause unacceptable traffic levels, and the proposal complies with the requirements of this criterion in policy C27.
- 5.12 Based on the above, it is considered that the proposal complies with all the criteria of policy C27.
- 5.13 Policy C28 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 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 4 and 5; therefore, the proposal complies with the requirements of policy C28 above.
- 5.14 On this basis, it is considered that the principle of the proposal is acceptable in terms of key relevant policies in the Unitary Development Plan and that it is also consistent with Strategic Policy 9 relating to the provision of energy from renewable sources.

### **Design and Materials**

- 5.15 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. As discussed above, this proposal includes constructing buildings for equipment, however, these would be relatively small and their final design could be agreed via an appropriate condition. It is also proposed



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to install a security fence and CCTV. Due to the existing hidden nature of the site along with the proposal to strengthen the screening, it is considered that the buildings and the structures associated with the PV panels are suitable, and they will not cause significant harm to the landscape; thus the proposal complies with the requirements of policy B22.

- 5.16 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 which complement the character and appearance of the local area. The plans do not confirm the proposed materials or finishes; 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**

- 5.17 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 development includes a proposal to landscape the site by enhancing the hedgerows that encompass the panel fields, and will be kept at a height of 2.5-3m. It is agreed that these landscaping measures would be appropriate and it would be possible to ensure that the plan is completed by imposing an appropriate planning condition. It is therefore considered that the proposal complies with the requirements of policy B27 along with C27 discussed above.

### **General and residential amenities**

- 5.18 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.
- 5.19 In this case, the additional documents (which are listed in the application description above), have been submitted as part of the application and the information included in the documents states that the development will not cause any unsuitable noise or glint as a result of sunshine, and that the proposal will not cause a harmful visual impact. Responses to the consultation from the Transportation Unit confirm that it is possible to ensure 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 small parts of the site will be visible from the outside.
- 5.20 Correspondence has been received from the owner of a nearby farmhouse who mainly objects on the grounds of the impact on the landscape and the views from his property. In accepting that it is possible that parts of the site will be visible from the property, due to the landform, current vegetation and the distance between the property and the site, more than 360m, it is not believed that the development would be obtrusive for the occupants of the farmhouse or that its impact on the landscape would be harmful enough to justify refusing the application. Therefore, it is considered that the proposal complies with Policy B23 above.
- 5.21 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

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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

- 5.22 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 flow during the construction phase and the applicant has provided a traffic flow management plan in order to satisfy the requirements of Gwynedd Council's Transportation Unit. The existing main access to the site is from the A497 which links Pwllheli and Cricieth, and the Council's Transportation Unit is satisfied with this arrangement. 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.

### Conservation and Archaeology Matters

- 5.23 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 evaluated the findings of the geophysical survey undertaken on the site and it has confirmed that there is potential for further archaeological finds on the site. This means that there is a need to ensure that any action taken will protect the site's archaeology by agreeing on any operational methods through a planning condition. On this basis, it is considered that the proposal complies with the requirements of policy B7.
- 5.24 Policy B3 safeguards the setting of listed buildings. The site is located within 400m of the Tithebarn to the north-west which is a grade II listed building. Pennarth Fawr is also located 700m to the north-west which includes a grade II listed house and a grade I listed hall. In addition to Policy B3, Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act states that Local Planning Authorities shall have special regard to the desirability of preserving/safeguarding the setting of a listed building.
- 5.25 As referred to above, 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. In light of this, it is not considered that the proposal is likely to cause significant damage to the setting of the listed buildings, and it is therefore considered that the proposal complies with the requirements of policy B3.

### Biodiversity Matters

- 5.26 In accepting that the development is not likely to have a significant harmful impact on the area's biodiversity, the Biodiversity Unit has raised some concerns about the development seeking to ensure that appropriate steps are taken to protect the ecological importance of the site and the vicinity. These matters are as follows:
- Soils – there is a need to ensure that the least possible harm is caused to the site's soil structure - a statement is needed of the proposed operational methods.

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- Watercourses – there is a need to ensure that no additional water flows from the site to nearby watercourses (this is reflected in the observations of the CNC and the Floods and Erosion Risk Management Unit)
- Biodiversity enhancement – more than 14ha of habitat will be temporarily harmed as the development progresses, and a new habitat creation should be secured to mitigate this.
- A Surface Water Management Plan is required
- A Construction Environmental Management Plan is required
- A Biodiversity Management Plan is required

5.27 By ensuring that an agreement is accepted to operate in a method that will protect the interests of biodiversity on the site by means of a condition, it is considered that the plan would meet the objectives of policy B21 of the UDP which aims to protect landscape features that are important for wild flora and fauna.

### Response to the public consultation

5.28 The above assessment gives full consideration to observations received on the application as a result of the public consultation period and it is considered that there are no relevant planning matters that outweigh the relevant planning policies. Additionally, it is not likely that the development will be visible in conjunction with any other similar development, be it an existing or a proposed development. However, one observation raised the possibility of the need to improve the connection to the National Grid should a number of similar plans be permitted in the area. This application is based on connecting to the grid in its current condition, and no intention of the need to improve the provision has been stated. In acknowledging that this situation could change if more capacity to generate electricity is approved in the area, as things stand, this is not a factor that can be considered for the time being.

### 6. Conclusions:

6.1 As a result of the above assessment, it is not considered that the proposal is contrary to any relevant policy noted above, neither are there any other relevant planning matters to state otherwise. The proposal is therefore considered acceptable subject to relevant conditions.

### 7. Recommendation:

7.1 To approve – conditions

1. Five years
2. To complete the development in accordance with the plans
3. The panels must be located as shown in the plans, or as agreed in writing with the Local Planning Authority.
4. Agree on the materials/colour of the frames and anti-glare covers
5. To agree on the colour of the fence and camera poles
6. To agree on and complete a landscaping plan and a landscape management plan
7. Agree on and implement a Surface Water Management Plan and a Construction Environmental Management Plan.
8. Agree on and implement a Biodiversity Management Plan and a Biosafety Risk Assessment.
9. Agree on and implement a Traffic Flow Management Plan for the works
10. Agree on and implement an Archaeological Works Programme
11. Any electricity cables from the development to link to the electricity connection should be installed underground, and this should be agreed beforehand with the Local Planning Authority.

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12. Within 25 years of completing the development or 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 land and the site should be restored to its original condition
13. Welsh Water standard conditions
14. Agree on the external materials of all buildings
15. Highways conditions.
16. The details of the site's lighting system, including the type, exact location, luminosity level and the method of protection from pollution or light overflow must be submitted to the Local Planning Authority for written approval and to be fully operational before the permitted development is completed and before the site is operational.