

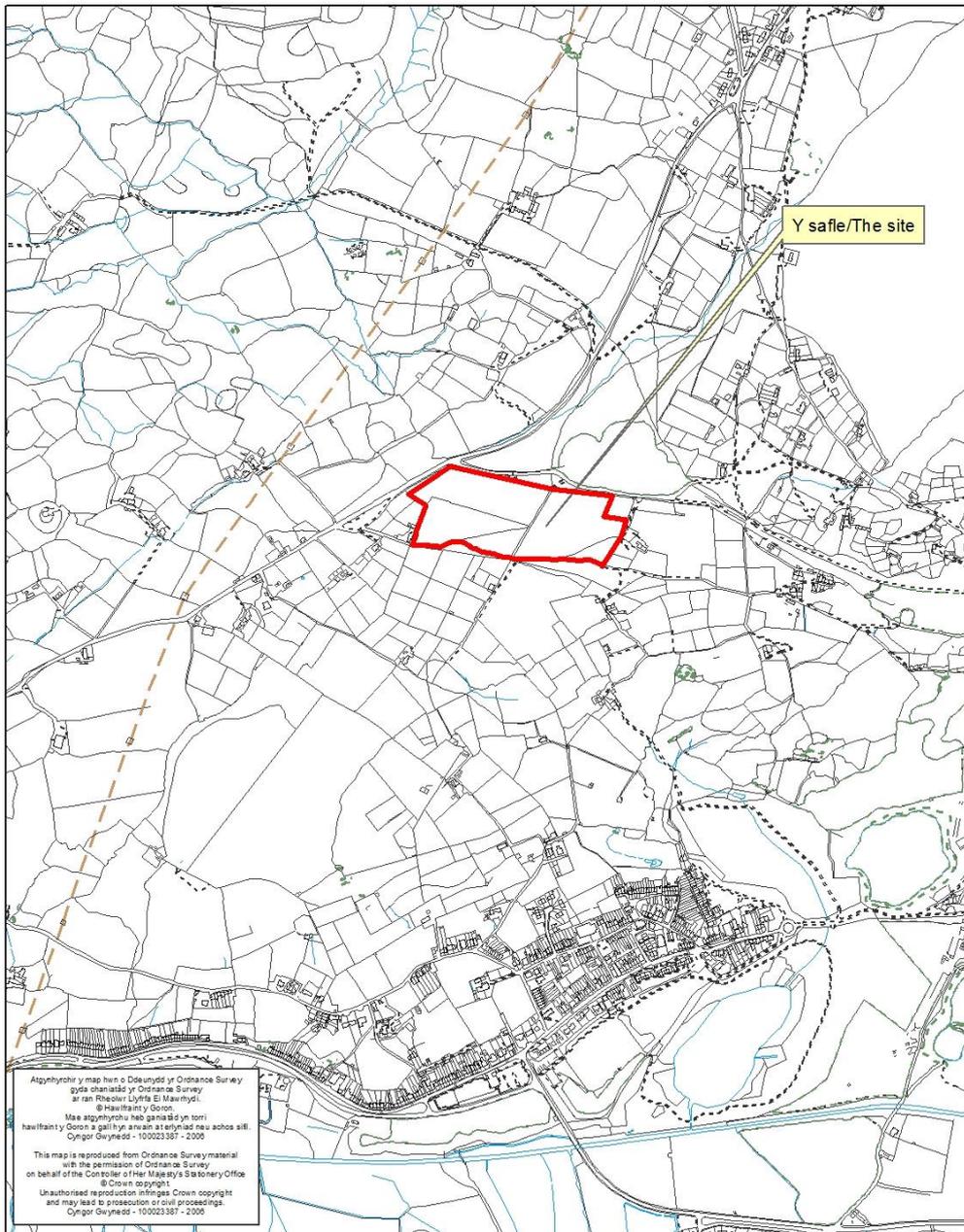
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REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE	CAERNARFON

Number: 5



Rhif y Cais / Application Number : C15-0700-22-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: C15/0700/22/LL
Date Registered: 10/07/2015
Application Type: Full - Planning
Community: Llanllyfni
Ward: Talysarn

Proposal: INSTALLATION OF PV SOLAR PANELS TO CREATE A SOLAR PARK ALONG WITH ANCILLARY WORK INCLUDING SECURITY FENCE AND STRUCTURES
Location: PARC, PENYGROES, CAERNARFON, LL54 7SH

Summary of the Recommendation: TO REFUSE

1. Description:

- 1.1 This is a full application to install rows of solar panels to create a solar park along with ancillary work that includes security fencing and various structures on a section of land near Parc which is located to the west of Cilgwyn.
- 1.2 The application site measures 4.89 hectares (12 acres) in area and includes three fields that are partly used for sheep grazing purposes. This section of the landscape is identified as a habitat of low lying heathland with rock/boulder outcrops. The land has been graded as class 4/5 agricultural land as the quality of the soil is low and is located on an open plateau with a slope that generally runs downwards in a western direction. The site is surrounded by dry stone walls of a traditional design and construction which date to between 1840 and 1889 and some of them are by now in ruin. There are two natural ponds on the southern and northern peripheries of the site's boundaries. The site is in open countryside in the landscape and is devoid of any significant vegetation.
- 1.3 An unclassified road runs to the north of the site (Lôn Cilgwyn) and serves the former Cilgwyn rubbish tip along with a number of residential dwellings and it is proposed to use an existing access from this road to serve the solar park. The access is also used to serve the empty dwelling known as Parc along with nearby agricultural land. Cilgwyn Mountain is located to the north-east of the site. The grade II listed vernacular cottage of Parc is located 29m to the east of the site's eastern boundary and the National Park boundary is a further 2km to the east. Located to the south are the residential dwellings of Clogwyn House (60m from the site), Pen Hafodlas (75m from the site) and Braich Melyn (located 55m to the south of the application site). The Clogwyn Lodge dwelling is located 5m to the west and below the application site and there is a class III county road (connecting Penygroes and Carmel) located 2m from the site. A Site of Special Scientific Interest and the Glynllifon Special Area of Conservation are located 3.2km further to the west of the application site. Given the prominent stance and setting of the application site in the landscape, there are panoramic views of the landscape surrounding the site.
- 1.4 The site is located within the Dyffryn Nantlle Landscape of Outstanding Historic Interest as contained within Section 2 of the Register of Landscapes, Parks and Gardens of Special Historical Interest in Wales (CADW and ICOMOS UK, 1998) with an extensive number of listed buildings along with a number of monuments located within 2km of the application site including the eastern peripheries of the Grade I listed Glynllifon Park.

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1.5 Public footpath 13 Llanllyfni crosses through the centre of the site and runs to the north as does public footpath 53 Llandwrog while public footpath 2 Llanllyfni runs parallel with the site's southern boundary. These public footpaths are part of the broader network of public rights of way that go through the application site.

1.6 It is estimated that the solar park would generate 2.384MW of electricity for the local electricity distribution network. The solar park would have an operational life of 25 years and the capacity to power 1,140 medium sized homes every year and in order to deliver this aim this current application includes the following elements:-

- 8,998 modules (panels) with 22 modules in each row, installed across the site from east to west and facing southwards with spaces of between 3 and 4 metres between the rows. The panels will be mounted on a grey aluminium matt framework and the panels themselves will be made of non-reflective toughened glass. The height of the front of the panels would be 0.8m while the back will be 2.33m above the ground meaning that the panels would be tilted as a 25 degree horizontal angle. The panels will be installed on the land surface in order to avoid creating concrete foundations.
- Installing underground cables in order to connect the solar panels to the sub-station and the 2 transformer units.
- Siting two transformer units (which transfer the current from DC to AC in order to connect to the local electricity distribution network) in the form of a purpose built fibreglass enclosure, 3.6m high, 3m wide and 9.7m long.
- Installing a substation 2.4m high, 3.5m wide and 3.5m long in the form of a converted shipping container.
- Installing a 2.4 metre high security fence around the site, made of steel with a deer masking wire between the posts.
- Installing 4 CCTV cameras 3m high on green painted poles in the four corners of the site. Such cameras are needed as the site will not be manned.
- A strip of open land running along the site's southern boundary along with a plot of square land in the site's north-eastern corner to be allocated for conservation.
- Erecting two noticeboards on the southern periphery of the site opposite public footpath 2 Llanllyfni and one noticeboard in the centre of the site opposite public footpath 13 Llanllyfni.
- Temporary structural compound with parking and turning spaces and it is estimated that the work of completing the solar park will take between 3 and 4 months.

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

- Planning Statement
- Design and Access Statement

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- Transport Statement
- Landscape and Visual Assessment including photomontages and zones of theoretical visibility (drawn 2km and 5km from the site's external boundaries)
- Preliminary Ecological Appraisal
- Flood Risk Assessment and Swale Plan
- Glare Assessment
- Culture and Heritage Statement
- Geophysical Survey
- Statement of Community Involvement
- Assessment of the Importance of the Impact of Developments on the Historic Landscape.

1.8 This proposal has already been screened under reference C14/0965/17/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 (GUDP):

STRATEGIC POLICY 1 – TAKING A PRECAUTIONARY APPROACH

Development proposals that will have a detrimental and undetermined effect on the environment, society, the economy or on the Welsh language or the cultural character of communities with the Plan area will be refused.

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 it, and new developments in historic areas will be expected to conform to particularly high design standards which will maintain or improve their special character.

STRATEGIC POLICY 4 – DESIGN STANDARDS

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.

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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 effect on the setting of Listed Buildings and that they conform to a series of criteria aimed at safeguarding the special character of the Listed Building and the local environment.

POLICY 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 B12 – PROTECTING HISTORIC LANDSCAPES, PARKS AND GARDENS

Protect landscapes, parks and gardens of special historic interest in Wales from developments that would cause significant harm to their character, appearance or setting.

POLICY B14 – PROTECTING THE LANDSCAPE CHARACTER OF SNOWDONIA NATIONAL PARK

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

POLICY B15 – PROTECTION OF INTERNATIONAL NATURE CONSERVATION SITES

Refuse proposals that are likely to cause significant harm to the integrity of nature conservation sites of international importance unless they conform to a series of criteria aimed at managing, enhancing and protecting the recognised features of such sites.

POLICY B16 – PROTECTING NATIONALLY IMPORTANT NATURE CONSERVATION SITES

Refuse proposals that are likely to cause significant damage to nature conservation sites of national importance unless they conform to a series of criteria aimed at protecting, enhancing and managing recognised features within the sites.

POLICY B17 – PROTECTING SITES OF REGIONAL OR LOCAL SIGNIFICANCE

Refuse proposals that are likely to cause significant harm to sites of regional or local significance unless they conform to a series of criteria aimed at protecting, enhancing and managing recognised features within the sites.

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

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

POLICY 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.

POLICY 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.

POLICY B23 - AMENITIES

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

POLICY B25 – BUILDING MATERIALS

Safeguard the visual character of the Plan area by ensuring that only natural Welsh slates or slates that are similar in terms of their appearance, colour and weathering properties are permitted, other than in circumstances in which the type of building or its particular setting, or the sustainability benefits, are such that another material would be appropriate. In respect of other parts of the building, development will be required to use high quality building materials that complement the character and appearance of the local area. Proposals that introduce substandard or intrusive materials will be refused.

POLICY B34 – LIGHTING AND LIGHT POLLUTION

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

POLICY C1 – LOCATING NEW DEVELOPMENT

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 open countryside will be refused with the exception of a development which is permitted under another policy within the Plan.

POLICY 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.

POLICY CH22 – CYCLING NETWORK, PATHS AND RIGHTS OF WAY

All parts of the cycling network, footpaths and rights of way will be protected by encouraging proposals which will incorporate them satisfactorily within the development and by prohibiting 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.

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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.

Supplementary Planning Guidance (SPG): Landscape Character (2009).

SPG - Wildlife Sites (2010).

Gwynedd Design Guidelines (2003).

2.3 National Policies:

Circular 61/96 Planning and the Historic Environment: Historic Buildings and Conservation Areas, (1996).

Circular 60/96 Planning and the Historic Environment: Archaeology (1996).

Planning Policy Wales, Edition 7 (2014).

Technical Advice Note (TAN) 5 Nature Conservation and Planning (2009).

TAN 6 Planning for Sustainable Rural Communities (2010).

TAN 8 Renewable Energy, (2005).

TAN 12 Design (2014).

Practical Guidance: Planning for Renewable and Low Carbon Energy, (2011).

3. Relevant Planning History:

- 3.1 As mentioned above, an enquiry was submitted under reference C14/0965/17/SC asking for a screening opinion for this proposal under the Town and Country Planning (Environmental Impact Assessment) (Amendment) (Wales) Regulations 2008. In response to the enquiry, it was confirmed that although the proposal could have a significant impact locally on grounds of visual amenity, protected landscapes, ecology and archaeology, it was anticipated that the proposal would not have a significant or detrimental impact on the broader environment, and therefore an Environment Impact Assessment would not be required.

4. Consultations:

Llanllyfni Community Council:	Object until the applicant submits a full Environmental Impact Assessment to ensure that the proposal will not have a detrimental impact on the historic landscape or the setting of historic features, that the proposal will not affect the amenities of local residents on grounds of noise, impact on local house prices, impact on the community in general, should the application be approved, the community should also benefit financially from it and the community fund should be indemnified should the company file for bankruptcy.
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Llandwrog Community Council:	No objection subject to suitable screening included with the development.
Transportation Unit:	<p>Should the application be approved, there will be a need to include conditions relating to:-</p> <ul style="list-style-type: none"> • Measures to mitigate the impact of glint on the users of the nearby class III road. • Providing a construction method statement. • Traffic report and extraordinary traffic agreement (to ensure that the developer is responsible for the costs of repairing any damage to the road network as a result of the construction work).

Natural Resources Wales: No objection subject to including conditions relating to:-

- Ecology- safeguarding bats
- Bio-safety
- Waste and Pollution Control

Welsh Water: No response.

Public Protection Unit: No response.

MoD – Defence Infrastructure Organisation: No objection on grounds of safeguarding their resources.

Gwynedd Council Conservation Officer: Object as the proposal would have a significant impact on the setting of the grade II listed building known as Parc along with the nearby historic area.

Gwynedd Council's AONB Unit: It is not believed that the proposal will not have a detrimental impact on the AONB or on views in and out of the designated area.

Campaign for the Protection of Rural Wales (Caernarfonshire Branch): Do not support the application on grounds of:-

- The photomontages submitted with the application show that the solar park would be relatively large in scale and would be a relatively prominent structure adding a new element that is out of character with the nearby landscape. Despite the area's cultural history along with the National Grid electricity cables, it is deemed that this new development would conflict with the nature of the elevated land with its patchwork of small fields and open heathland.
- The site is located within the proposed boundary of

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the National Park Special Character Area which is also a Landscape Conservation Area. The Landscape Sensitivity and Capacity Assessment document from the Gillespies Company (2014) recommends that there is no capacity for solar energy developments on fields within such areas that contribute towards the setting of Landscape Conservation Areas and the National Park.

- There are a number of public footpaths nearby and crossing the site which have a significant recreational value along with the areas that have open access nearby. The landscape and visual statement recognises that there will be a significant impact on the visual amenities of these public rights of way.
- Nearby dwellings and settlements would be affected by this development.

Snowdonia National Park: Concerns on grounds of:-

- The solar park would appear as an alien, incompatible element in a landscape of historic interest due to its location and nature.
- The site is on elevated sloping land and it does not benefit from natural screening such as hedges and, therefore, it has the potential to have a detrimental impact on views out of Snowdonia National Park.

Biodiversity Unit: Submit the following observations:-

- Habitat – the application site supports a habitat of high biodiversity importance that includes birds, lichen, reptiles and grassland fungi.
- Habitats – the site sustains a number of birds such as the skylark and the chough which are important species in Wales' biodiversity. These birds have also been acknowledged as birds of conservation concern.
- Impact on the site's biodiversity – the infrastructure associated with the proposal will cause significant damage to the heathland habitat and this has been confirmed in the ecological appraisal submitted with the application.
- The proposal would mean losing/damaging 4.89ha of heathland habitat of European importance.

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- The structures and the entire solar panel framework would mean losing the skylark's breeding ground which is of national importance .
- Using heavy machinery on the land surface will damage the soil through compaction with the outcome of losing all of the grassland fungi.
- The solar panels would change the micro climate of the rocks and boulders on the site and this would, in turn would make it unsuitable for rare lichen species.
- The site is important in the local landscape which is characterised by small fields separated by dry stone walls.
- Mitigation measures – mitigation measures have been included in the ecological appraisal, however, it is believed that this will not compensate for the loss of habitat and species on the site.
- As a consequence of the abovementioned concerns, it is recommended that the application should be refused. Should the application be approved, contrary to this recommendation, there would be a need to hold a second consultation with the Biodiversity Unit in order to ensure that wildlife legislation is complied with by imposing relevant planning conditions.

Gwynedd Archaeological
Planning Service:

Object on the following grounds:

- The Landscape and Visual Assessment, the assessment of the Significant of Impacts of Development on Historic Landscapes and the Archaeological Assessment are not detailed enough in relation to the impact of the proposal on the setting of the historic landscape. The photomontages have not been taken from the locations where the site would be most visible, in particular from the south, the west and nearby the site itself.
- The Archaeological Potential Assessment requires further justification.
- Concern regarding the indirect detrimental impact on the Parc farmhouse which is a grade II listed building and has not been addressed in detail in the Culture and Heritage Statement. Permission has been granted for an agricultural shed nearby, which could have a detrimental impact on the setting of the farmhouse, however the impact would not be to the same degree as a development the size of this

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proposed solar park. The cumulative impact of the shed and the solar park on the setting of the farmhouse must be carefully considered. The farmhouse itself is on CADW's list of buildings at risk and any unsuitable development nearby would undermine any hope of restoring the farmhouse and securing the long term sustainability of the agricultural smallholding.

- There are deficiencies in the results of the Assessment of the Significance of Impacts of Development on Historic Landscapes as it does not give full consideration to the importance of the slate industry in north Wales as a nominated World Heritage Site. Regardless of the outcome of this nomination, the fact that it has been included on the list is in itself confirmation of the importance of the area to the heritage of Wales.
- The Landscape and Visual Statement states that there would be "substantial adverse impact locally on the historic landscape" by introducing "uncharacteristic and prominent elements". This statement clearly demonstrates the possibility that the proposal would have a material impact on the character and appreciation of this listed area. No mitigation work could overcome this concern.
- Given the above concerns, it is recommended that the proposal should be refused

CADW:

The documents introduced with the application do not sufficiently assess the impact of the proposal on a number of designated historic assets (i.e. scheduled monuments, Glynllifon Park of Special Historic Interest along with the Nantlle/Moel Tryfan slate works landscape that form part of the Council and CADW's application for the area to be nominated as a Welsh Slate Heritage Site - World Heritage Site). Further information will be needed relating to:-

- Compliance with the advice included in Planning Policy Wales, Edition 7 (2014) and Circular 60/96 relating to safeguarding monuments and their settings.
- Additional photomontages that confirm that the proposal would not have an impact on monuments near the site.
- Need to reassess steps 4 and 5 of the Assessment of the Significance of Developments and Historic Landscapes in order to ensure that the proposal would not undermine the Council and CADW's proposal to nominate the area as a World Heritage

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Site.

In addition to the above, the following observations are proposed:-

- The location of the solar park is a key advantage that offers views across the historic landscape to all directions especially in the direction of Dyffryn Nantlle and the Tan yr Allt/Dolbebin quarries. This area has maintained important heritage links along with historic links and it is believed that the slate tips in Dyffryn Nantlle have not been considered in full by the applicant.
- Sections 2 and 3 of the Assessment of the Significance of Impacts of Development on Historic Landscapes offer an acceptable assessment of the direct and indirect impacts on areas of historic landscape, sections 4 and 5 of the assessment undervalue the significance of these areas in relation to the listed historic landscape as a whole.

Following the concerns of the Biodiversity Unit, the Gwynedd Archaeological Planning Service along with the concerns of CADW in relation to the proposal, the applicant's agent submitted additional information by means of a brief report responding to the concerns of the Biodiversity Unit; photomontages that refer directly to Dorothea quarry; a second assessment of steps 4 and 5 of the Assessment of the Significance of Impacts of Development on Historic Landscapes and an explanation of how the development will not affect the campaign to designate the area as a World Heritage Site.

In response to the above information, the following observations were submitted by the relevant statutory consultees:-

Biodiversity Unit:-

- It is anticipated that the proposal would not affect the habitat of the chough.
- The solar park would have a significant detrimental impact on the skylark which uses the site to breed.
- The proposal would have an adverse impact on grassland fungi.
- The proposal would also involve, possibly replacing the rocks and boulders or they would be overshadowed by the panels themselves with the result of changing the site's micro habitat and such a situation could lead to the

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loss of a habitat that is of national importance.

- The site would be eligible to be designated as a Wildlife Site on the grounds that it is a heathland area of high local significance.
- All of the proposed infrastructure (including laying underground cables) would damage the heathland habitat and would create a site that would be unsuitable as a breeding area for the skylark.
- The mitigation measures included in the Ecological Appraisal are not sufficient in response to the damage and loss of the heathland. These measures do not provide and additional habitat, nor do they provide an additional breeding habitat for the skylark. Also, it is very difficult to recreate a heathland habitat. The proposal provides small areas of existing habitat (in the form of a strip of land that runs along the site's southern boundary) however, the proposal as a whole will lead to an actual loss of habitat and biodiversity.
- SPG: Wildlife Sites reiterates Policy B17 of the GUDP for safeguarding such sites and states that such sites, that comply with Wildlife Site guidance, must be considered in the same vein as Wildlife Sites. This special area can be applied to such a designation.
- Policy B21 of the GUDP states that proposals will be refused if they harm the integrity or continuation of landscape features (wildlife corridors, habitat linkages and stepping stones) which are important for wild flora and fauna and have been registered by BAP UK, Section 42 of the Natural Environment and Rural Communities Act 2006. To this end, the site supports habitats and species that have been scheduled by the abovementioned organisations and legislation and the main aim within the heathland biodiversity action plan is to maintain and safeguard such scarce habitats. Developing this site at Parc would lead to fragmenting the habitat and this in turn would be contrary to the requirements of Policy B21 of the GUDP.
- Taking into consideration the above observations, the Biodiversity Unit objects to the proposal on grounds of loss/damage to approximately 5ha of heathland habitat that is of European importance. Furthermore, it would lead to the loss of a breeding ground for the skylark, which is a species of national importance.

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Gwynedd Archaeological Planning Service:

- The changes made to the Assessment of the Significant Impacts of Development on Historic Landscapes along with the Landscape and Visual Assessment has led to worsening the content of the documents.
- The consultants have not acknowledged the premise of nominating the area as a World Heritage Site that includes much more than the quarry workings, their assessment of the matter is therefore faulty due to this weakness.
- The important significance of the landscape of the quarrymen's cottages has recently been set out by Dafydd Gwyn in his book, *Welsh Slate*.
- The original recommendation to refuse the application has not changed.

CADW:-

- Following careful consideration of the additional information, there is concern that the applicant has not analysed the importance of the development site or its setting.
- It is believed that the proposal would introduce a modern and incompatible element in the Dyffryn Nantlle Landscape of Outstanding Historical Interest which has received international recognition as an important landscape of the slate extraction industry that has retained its unique character.
- The amendments to the Archaeological and Heritage Assessment presume that the application site would not be included within the proposal to designate the area as a World Heritage Site. This is despite receiving advice from CADW stating that part of the character areas, if not all of them, will more than likely be included within the proposed World Heritage Site nomination.
- Given the above, the Archaeological and Heritage Assessment undervalues the significance and the magnitude of the proposal's impact on the character of the landscape as well as the proposal to include the area within a World Heritage Site.
- The proposal could undermine the campaign for nominating the area as a World Heritage Site because of its negative impact on the landscape.

Public Consultation: Notices were posted around the site, the application was advertised in the press and nearby residents were informed.

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The advertising period has ended and correspondence was received objecting on the following grounds:

- The proposal would have a detrimental impact on the local environment and in particular on the amenity of the public footpaths that run through the site or nearby.
- Approving the application would undermine the campaign for the area to be designated as a World Heritage Site.
- The proposal would have a detrimental impact on the significance of the site as a flora and fauna habitat.
- The proposal would affect the tranquillity of this rural area.
- The historic interest and integrity of the area would be undermined should the application be approved.
- The height and prominence of the solar panels along with the other developments that are part of the application such as the sub-station and the security fence would create structures that are incompatible in the open landscape to the detriment of visual amenities.
- Affect the residential amenities of nearby residents on grounds of noise disturbance with strong winds howling through the frames that anchor the panels to the ground - no noise assessment has been included with the application.
- It is not possible to screen the development due to lack of vegetation on the site itself and surrounding the site.
- The proposal creates an oppressive structure for nearby residents and would also mean loss of privacy due to the existence of the CCTV cameras.
- The proposal would affect the safety of the users of the nearby road.
- The proposal would affect the nearby grade II listed building of Parc and best practice guidelines state that solar parks should not be located near listed buildings.
- Negative impact locally during the construction work and also during the decommissioning work.
- Insufficient information regarding the methodology of the construction work.
- An element of light to allow night time access to the site would have a detrimental impact on the amenities of the local residents.
- The photomontages do not truly reflect the development's impact on the landscape and the development would be visible from near and far.
- There is inconsistency in the information submitted regarding the exact number of panels / solar modules that are subject to this application.

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- Concern about the pollution that could derive from the site when carrying out the construction work.
- Concern regarding the need to ensure that any potential surface water created by the proposal does not flow in the direction of nearby dwellings or the roads network.

In addition to the abovementioned objections, objections were received that were not valid planning objections, including:

- The proposal would have a detrimental impact on the prices of nearby houses, on tourism in this part of Snowdonia and on local businesses.
- The solar park would not benefit the local population/community, the only ones to gain from the development would be the applicant and the land owner.
- The applicant has not consulted with everyone who lives locally – the applicant has undertaken the minimum consultation.
- The amended landscape mitigation plan includes land that is not owned by the applicant and the owner is not willing to permit the applicant to undertake any mitigation work on this land.

A vast number of correspondences were received supporting the application on the following grounds:

- Local farmers should be supported to diversify from their farming activities - support rural enterprise.
- Renewable energy projects should be supported in north Wales and in the local community.
- The landscape topography means that most of the proposal will not be visible.
- Solar farms are acceptable on grounds of the environment and are less visible than other renewable energy sites such as wind farms.
- Retaining and rebuilding dry stone walls will enable the majority of existing wildlife to continue without being disturbed. This solar development could assist biodiversity in the area by creating micro habitats.
- Many other manmade structures can be seen in the area and this should be considered in reaching a decision on the planning application.
- The land is of low agricultural quality and significantly restricts the economic use that can be made of it. The scheme is a special opportunity to make good use of poor quality agricultural land.

5. Assessment of the material planning considerations:

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The principle of the development

- 5.1 The national planning policy on renewable and sustainable energy developments is illustrated in Planning Policy Wales, Edition 7 (2014) along with Technical Advice Note (TAN) 8: Renewable Energy (2005). Advice is also now available in the Welsh Government's Practical Guidance: Planning for Renewable and Low Carbon Energy, (2011). These documents state that solar developments should be supported provided they are acceptable in all other planning aspects. Similarly, Strategic Policy 9 of the GUDP is supportive in principle of the proposal to generate renewable energy subject to consideration of, and compliance with, all relevant planning issues. An extensive number of policies within the Gwynedd Unitary Development Plan are relevant when determining individual applications for renewable energy in Gwynedd.
- 5.2 Policy C1 of the GUDP relates to locating new developments and states that land within the development boundaries of towns and villages and the developed form of rural villages will be the main focus for new developments, except for development approved by another policy in the Plan, such as renewable energy generation developments.
- 5.3 The main policy to consider when assessing the **principle** of this development is policy C27 of the GUDP. The policy 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. The criteria state:-
- That the development should not 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.
 - 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;
 - That any ancillary equipment is designed and, where possible, sited so as to alleviate its potential visual impact on the landscape;
 - That any associated overhead connection lines and pipes will not cause significant harm to the visual quality of the landscape;
 - That the proposed development will not cause an unacceptable increase in the levels of noise, smells, dust or gases;
 - That there will be no unacceptable harm to hydrological systems to the detriment of biodiversity;
 - That the development will not generate unacceptable traffic levels considering the quality of the roads and the nature of the surrounding area.
- 5.4 The explanation for this policy states clearly that the need for such development will have to be measured against their potential impact on the visual quality of the landscape and other environmental and social factors. It is considered that all criteria in policy C27 are relevant to this current proposal, and they are all addressed below.
- 5.5 **Criterion 1** - In this case, the site is not located within the Llŷn AONB; neither is it included within any views in or out of the AONB. However, the development is located within 2km to the west of the National Park and concern has already been

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voiced by Park officers on grounds of the potential for the proposal to have a detrimental impact on view out of the Park itself.

- 5.6 As part of the application, a Landscape and Visual Impact Assessment, was submitted including photomontages taken within 2km and 5km of the application site based on zones of theoretical visibility. A number of photos have been taken of the application site from the four directions and also from within the application site looking outwards, and it is considered that there will be no significant impact on views in or out of the AONB and this has already been confirmed by the AONB Unit. The National Park boundary is located much nearer (2km) to the location of the planning application and within its setting. Photographs taken from a distance to the west and from the south confirm that the development will not cause significant harm to the setting of the Park given the topography of the landscape around the site with the solar park being seen in the broader context of the industrial landscape, and from further afield, it will not have a significant impact on views in or out of the Park itself. However, the higher section of the solar park is located on a slope that is higher than the remainder of the development and the Park landscape forms the backdrop to it.
- 5.7 There are popular public rights of way nearby including the Llanllyfni number 2 footpath (which runs along the southern boundary of the application site), footpath number 13 Llanllyfni (which runs through the site) along with Ffordd Cilgwyn (which runs along the site's northern boundary) and walking these paths highlights the conflict between the landscape of the Park and the incompatible structures of the solar park to the eye, and it is believed, from this perspective, that the proposal would cause significant harm to the setting of the Park itself. The site is also very evident from Mynydd Cilgwyn to the north-east of the application site, however, by now, any views of it from this location would be a direct view towards the south and west rather than to the east where the National Park is located. Given the above, it is therefore believed that the highest section of the development would have a significant impact on the setting of the landscape and notable views into the National Park to the detriment of visual amenities, and therefore, it does not comply with the first criterion.
- 5.8 **Criterion 2** - The proposal is for locating nearly 9,000 solar panels in the form of arrays on the site which measures 4.89ha (12 acres). Recent work undertaken by Gillespies (2014) on behalf of the Council has assessed the sensitivity and capacity of the landscape to cope with specific types of developments such as solar farms. According to the work, the application site is located within the G04 Caernarfon – Coastline and Plateau Landscape Character Area, and the work relating to this area found that:-
- Within the AONB, the Special Landscape Area and the entire area affecting its setting and the setting of the National Park and the World Heritage Site, there **is no** capacity for solar farms.
 - Outside of this area there **may** be limited capacity for micro-developments (micro is defined in terms of solar farms that are smaller than 1ha).
- 5.9 It is important to note that this assessment also highlights that sensitivity levels vary locally within the Landscape Character Area and that consideration should be given to the evidence available and visit every individual before deciding whether or not the nature of this specific site means that a development on a larger scale than what is

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recommended in the work carried out by Gillespies can be accommodated. Having visited the site and considered the nature, form and scale of the proposal as submitted, and given that the site is located within the setting of the National Park, it is clear that there is no capacity for solar farms in these parts of the landscape. Even if the site were located outside the setting of the Park, it is believed that the proposal would continue to be unacceptable on grounds of its scale and size based on its location on a site that is greater than 1ha, and is therefore not considered to be a micro-development. The LVIA concludes that although there would be severe adverse impact on the landscape within the site, the adverse impact on the character of the Landscape Conservation Area in general would be slight. However, the photographs/photomontages taken within 2km of the site from Mynydd Cilgwyn and from the class III county road confirm that the site would be very visible in the local landscape from these public vantage points and from this perspective it is believed that the proposals do not comply with the second criterion.

- 5.10 **Criterion 3** – As already mentioned, the land where it is intended to create a solar park is an open plot of land in the landscape and is devoid of any significant vegetation. A small element of screening will be provided by the dry stone walls that encompass most of the site and these vary in height from 700mm to 1.8m. There is extensive ancillary equipment associated with the solar panels including a container for the sub-station, two transformer units, undergrounds cables, four CCTV cameras on 3m high poles and the proposal also includes erecting a 2.4metres high security fence around the site. It is believed that the undergrounds cables will not create an incompatible feature in the landscape, although it is believed that the other ancillary equipment, will overall, create alien and incongruous features in the landscape given the fact that the character and the appearance of the application site has not changed much since the end of the 19th century. These incompatible features would become more and more prominent the nearer you approach the application site itself and it is believed that the presence of the dry stone walls will not be sufficient to mitigate the visual impact that the various ancillary equipment would have on visual amenities in this part of the landscape. This additional equipment includes structures that have been purposefully located and designed and therefore as a consequence it will be very difficult to assimilate them in the open landscape that characterises this area. Given the above, it is believed that the proposal would not comply with the third criterion.
- 5.11 **Criterion 4** – According to the information submitted with the application, the cables will connect to the local electricity distribution network in the eastern corner of the site (below the property known as Parc) for approximately 120m. Given the scale and nature of this part of the proposal it is believed that it would not cause significant damage to the visual quality of the landscape.
- 5.12 **Criterion 5** - The nature of this development does not mean that there will be any increase in odour, dust or gases during the operational period although it is inevitable that there will be a period of disturbance locally during the construction phase and it is anticipated that this period will continue for 3 to 4 months. However, correspondence has been received from local residents stating their concerns on grounds of noise disturbance and on grounds of strong winds howling through the extensive solar panel framework. No noise assessment was submitted as part of the planning application. However, a Glare Assessment was submitted with the application and it concludes that there is a possibility there may be some visible glare impact on some of the nearby dwellings and roads, but that it is possible that the stone walls that encompass the site could reduce the impact of glare, although this cannot be confirmed for the time being. Nevertheless, any glare pollution would have

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to be significant and it is not believed that it would cause substantial damage to the amenities of local residents or to the users of nearby roads. By imposing the relevant glare mitigation conditions, it will be possible to overcome this concern. To this end, it is believed that the proposal complies with the fifth criterion.

5.13 Criterion 6 – A Flood Risk Assessment and Swale Plan was submitted with the application (as the site has been designated as an A Flood Zone in accordance with the requirements of TAN 15) and it concludes that any increase in surface water running down towards the site boundaries would be negligible when compared with the current situation. Although the Assessment does not include any reference to the impact of surface water on the biodiversity of the application site, given that any increase in surface water after completing the work would be negligible, it is believed that no damage would be caused to the biodiversity of the site in terms of hydrological systems. To this end, it is believed that the proposal complies with the requirements of criterion 6.

5.14 Criterion 7 – the Transportation Statement submitted with the application confirms that transport to the site would use the existing access from Ffordd Cilgwyn which serves the property known as Parc as this non-classified road was originally designed for the heavy transport that carried refuse to the Cilgwyn quarry hole. Heavy transport would only be used during the construction phase which would take between three and four months and also during the decommissioning phase. The Transportation Unit has no objection subject to including conditions relating to mitigation measures for the impact of glare and also a traffic report (extraordinary traffic agreement). It is therefore believed that the proposal is acceptable in terms of complying with the requirements of criterion 7.

5.15 It can be seen from the above assessment that the proposal does not comply with all the criteria of Policy CH27 and therefore it is not considered that the principle of the development is acceptable. Consideration is given to all other relevant policies below.

Visual amenities

5.16 The site is described as a very open and prominent site in the landscape that is set on a plateau between 210m and 250m above sea level and includes heathland encompassed by dry stone walls of a traditional construction and design. Neither the character nor the appearance of the site has changed much since the end of the 19th century, although by now, some sections of the walls have deteriorated. The site has been included within the Dyffryn Nantlle Landscape of Outstanding Historic Interest and this landscape is described as a landscape that contains the remarkable remains of small fields encompassed by dry stone walls, tightly-packed, still visible today, and possibly, representing the preceding tenure of land, during the 18th century.

5.17 The Landscape and Visual Assessment submitted with the application includes various assessments and appraisals that include information obtained from LANDMAP. In terms of visual and sensory aspects, the Landmap assessment concludes that although the landscape is only of moderate/medium value (given the existence of national grid pylons below the site), it says that there is a sense of exposure and elevation here with access to extensive views that contribute to an upland sense of place. Under the magnitude heading, Landmap concludes that the site is of high value and therefore developing a solar farm on the site would add an uncharacteristic feature in the landscape resulting in some loss to the site's

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naturalness and environs. The work undertaken by Gillespies concludes that there is a general moderate sensitivity to solar farm developments despite the fact that the sensitivity of the area is heightened given the existence of a high number of visual receptors along with a high element of transformation between important landscape features with cultural and heritage features. Due to this stance, there is no capacity for solar farms within the setting of the National Park. Should the site be located outside the setting of the Park, there may be capacity for small/micro solar farms only (1ha or smaller) in the area. Although Gillespies' work is not statutory and every application for renewable energy developments must be considered on its own merits, careful consideration must be afforded to how acceptable it would be to locate a solar park of this proposed scale on this particular piece of land.

- 5.18 It is believed that the solar park would not create an incongruent and alien feature within the broader landscape of panoramic views from the site itself, however the solar park's impact becomes increasingly obvious in the landscape the nearer you get to the site itself, particularly from public rights of way in the vicinity of the site. Given the undulating and uneven surface of the site (which includes a vast number of dispersed rocks and boulders along with wet areas in the heathland), the officers have not been convinced that solar panels can be laid out in neat and organised rows within the site as indicated by the plans. Also, given the site's sloped and uneven surface, it is considered that it would not be possible to install the solar panels to a consistent and hidden height which would lead to a development of a fragmented, prominent and unorganised appearance that would exacerbate its visual impact on the local landscape.
- 5.19 Currently, the site has a quiet and open character, however, installing approximately 9,000 solar panels and all the ancillary equipment would transform the form and appearance of the heathland which currently makes a significant contribution to the character of this part of the landscape, despite the presence of National Grid pylons below the site. Although the applicant does propose mitigation measures to reduce the development's visual impact on the surroundings (restoring the stone walls, installing interpretation panels and planting bushes within the curtilage of nearby dwellings – albeit the owners of these dwellings have refused the offer), it is not believed that such measures would overcome significant concerns relating to the negative impact of the proposal on the area's visual amenities. To this end, it is believed that the proposal is contrary to the requirements of Strategic Policy 1,2,4 and 9, Policy A1, A3, B14, B22, B23 and B25 of the GUDP along with the Supplementary Planning Guidance and the guidance provided in TAN 8 and 12, SPG: Landscape Character (2009) along with the practical Guidance on Planning for Renewable and Low Carbon Energy, (2011).

General and residential amenities

- 5.20 Policy B23 of the GUDP states that proposals will be refused if they have a detrimental impact on the amenities of the local neighbourhood, unless it is possible to implement sufficient controls by means of planning conditions or other controls.
- 5.21 There are a number of established residential dwellings in the site's vicinity and these include Clogwyn Lodge (5m to the west), Parc (29m to the east – currently being renovated), Clogwyn House (60m to the south) along with Pen Hafodlas (75m to the south). It is considered that the dwellings that will be most affected, on grounds of a decline in living conditions will be Clogwyn Lodge and Clogwyn House. Clogwyn Lodge is located near the site's south-western boundary on a section of land that is lower than the western boundary of the application site.

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Although the main elevation faces the west, there are a number of windows in the rear of the property that face the site along with a garden that extends out to the north and to the west. There is currently a quiet and tranquil character to the site with a low intensity use (sheep grazing land). Should this application be approved, the current character would be adversely affected by structures on a substantial scale and design and of an industrial form that is inconsistent with the current situation. It is believed that such a proposal would create a development that would appear oppressive to the occupants of Clogwyn Lodge who have also objected to the proposal on these grounds. It is considered that the residential amenities of the occupants at Clogwyn House would also be affected by the development on grounds of detrimental impact on visual amenities as the proposal would transform the character of the landscape near the property from being a natural and leisurely use and appearance to being a landscape of incompatible and industrial structures – the owner of this dwelling has submitted objections. It is also believed that the proposal, owing to its size and nature, equates to being an overdevelopment that would have a detrimental impact on the general amenities of pedestrians using the popular footpaths nearby where clear open views are available at present.

- 5.22 The other objections received from local residents state concerns regarding loss of privacy due to the siting of four CCTV cameras. However, given the location of the cameras in the corners of the site in relation to the location of the residential dwellings, it is not believed that there would be an unacceptable impact on the privacy of local residents; therefore, it is believed that the CCTV cameras are acceptable. Noise disturbance concerns have also been expressed along with the impact of glare on the solar panel surfaces during sunny weather. It is inevitable that a period of disturbance will happen locally when developing the site, but it must be borne in mind that this would only be a temporary phase and it is not considered that this would be unacceptable to the amenities of local residents. The nature of the proposal does not mean there would be any increase in noise, odours, dust or gases during the operational period. As part of the application the applicant submitted a Glint Assessment which states that there would be no significant impact on the amenities of local residents on this basis.
- 5.23 Given the above, it is considered that the proposal does not fully comply with Policy B23 of the GUDP as it is likely to have a detrimental impact on the residential amenities of the occupants of nearby houses and as it is also likely to have a detrimental impact on the area's general amenities. To this end it is not believed that the proposal complies with the requirements of Policy B23 of the GUDP.

Transport and access matters

- 5.24 Policy CH33 of the GUDP relates to ensuring safety on roads and streets. In this case the applicant has submitted a Transportation Statement with the application that refers to the potential effects of heavy vehicles gaining access to the site and using the local roads network on a temporary basis. Although the applicant has submitted this document, the Transportation Unit states that conditions will be needed relating to mitigation measures for the impact of glint from the solar panels, submitting a construction method statement along with submitting a traffic report and an extraordinary traffic agreement. Subject to including such conditions, it is believed that the proposal is acceptable on the basis of the requirements of Policy CH33 of the GUDP.
- 5.25 Policy CH22 relates to protecting and promoting all parts of the public cycling, footpaths and rights of ways in Gwynedd. It is confirmed that the public footpaths

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network within and on the peripheries of the site will be safeguarded during the construction phase. Additionally, the applicant intends to repair the surface of any sections of those footpaths that require attention for the pedestrians. To this end it is believed that the proposal complies with the requirements of Policy CH22 of the GUDP.

Biodiversity matters

- 5.26 Policies B15, B16, B17, B20 and B21 of the GUDP relate to the need to protect nature conservation sites of international, national and regional/local importance along with protecting species and their habitats that are internationally and nationally important along with wildlife corridors, habitat linkages and stepping stones. The applicant has submitted a preliminary ecological appraisal with the application which refers to the potential effects of the proposal on the local flora and fauna habitat.
- 5.27 As referred to above, the Council's Biodiversity Unit has significant objections to the application which relate to losing and damaging a habitat of European and national biodiversity importance. The site is described as heathland that contains species such as heather, gorse, tormentil, heath bedstraw, bent grass, sedges and boulders. The site is also important as it supports birds such as the chough and the skylark. The importance of the heathland flora and fauna and the importance of the site as a biodiversity site is expressed through the fact that the abovementioned species have been scheduled by UK BAP (Biodiversity Action Plan) on grounds of the fact that they are protected by European regulations (the Habitats Directive, 1992) and Section 42 of the Natural Environment and Rural Communities Act 2006.
- 5.28 Given the above, it is inevitable that using the site as a solar panel along with installing various dispersed structures would cause significant permanent damage to this important and sensitive habitat. The Biodiversity Unit's observations conclude that the development would lead to losing/damaging approximately 5ha of heathland habitat that is a habitat of European importance along with the loss of breeding ground for the skylark which is of national importance. To this end, it is believed that the proposal is contrary to the requirements of Strategic Policy 1, 2, and 9, Policy A3, B15, B16, B17, B20 and B21 of the GUDP along with the advice provided by SPG: Wildlife Sites (2010), Planning Policy Wales, TAN 4 Planning and Nature Conservation and the Practical Planning Guidance for Renewable and Low Carbon Energy (2011).

Historical environment

- 5.29 Policies B3, B7 and B14 of the GUDP state the importance of safeguarding and protecting the setting of listed buildings, sites of archaeological importance and the character of historic parks and gardens. An Assessment of the Significance of Impacts of Development on Historic Landscapes was submitted with the application, along with an Archaeological, Cultural and Heritage Statement in order to demonstrate that the proposal would not have a detrimental impact on designated historical assets within the catchment of the application site. However, observations have been submitted by the Council's Conservation Officer, CADW and the Gwynedd Archaeological Planning Service that state otherwise. The objections of these statutory consultees to the proposal relate to two main concerns:-
- The proposals' impact on the setting of the property known as Parc; and

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- The proposal's impact on the Dyffryn Nantlle Landscape of Outstanding Historical Importance.
- 5.30 The grade II listed building of Parc is located 29m to the east of the site's eastern boundary and CADW describes it as a cottage set within a fields system that is characteristic of the area's small vernacular buildings and that the cottage plays a key historical role in the settlement patterns associated with the area's early slate industry. Despite the fact that the cottage is in the process of being renovated, that a dry stone wall approximately 1.6m high defines the site's eastern boundary and that an agricultural shed has received planning permission to the north of the cottage itself, the proximity of the development along with its scale and associated structures would have a detrimental impact on the currently sympathetic setting of the cottage along with that of the nearby fields system which is an integral part of the character and setting of the cottage and the related fields. The impact of the proposed development on the cottage must be considered and therefore it is believed that the development would create dominating structures within the cottage's historic setting.
- 5.31 The site is located within an area that has been designated by CADW and ICOMOS UK as the Dyffryn Nantlle Landscape of Outstanding Historic Interest and has been described as an area that contains the remarkable remains of small fields encompassed by dry stone walls, tightly-packed, still visible today, and possibly, represent the preceding tenure of land, during the 18th century.
- 5.32 The main priority within such areas is to safeguard and interpret archaeological sites and traditional field systems that demonstrate the depth of time along with the vernacular character of buildings and the dispersed nature of the area's settlements. It is believed that approving this application would undermine this priority on grounds of nature, scale and form of the development and would introduce an alien and incompatible feature in this important historic landscape. The historic and cultural landscape as included in Landmap deems the area to be of excellent value and concludes that such a proposal would have a substantial adverse impact on the local landscape with the impact reducing in the context of the broader landscape.
- 5.33 The Archaeological, Cultural and Heritage Statement submitted with the application confirms that the impact on Glynllifon and the associated Park would be neutral and due to its distance from the site (3.2km) and we would concur with this opinion.
- 5.34 Concern has also been expressed by CADW and the Gwynedd Archaeological Planning Service, should the application be approved, this in turn would undermine the Council and Cadw's campaign to nominate the area as the Slate Wales World Heritage Site. However, the definitive boundaries for the heritage site have not yet been agreed and therefore it is believed that it is premature to use this concern as a reason to refuse the application.
- 5.35 Given the above assessment, it is believed that the proposal is contrary to the requirements of Strategic Policy 3, Policy B3, B7 and B12 of the GUDP along with the advice included in the 60/96 and 61/96 Circulars, Planning Policy Wales, TAN 12 Design (2014) along with Practical Planning Guidance for Renewable and Low Carbon Energy (2011) which are all related to the importance of protecting the setting of listed buildings, archaeological remains of national importance (listed or not listed) or their setting along with protecting historic landscapes, parks and gardens.

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Response to the public consultation

5.36 The above assessment gives full consideration to all the relevant planning observations received as a result of the public consultation period and it is not considered that no other relevant planning matters have been received that outweigh the relevant policy and advice considerations noted in this assessment.

6. Conclusions:

6.1 In the context of the local and national planning policies and advice listed above that relate to developments for the generation of renewable and sustainable energy, it is essential to balance the need for such developments against their potential impact on the quality of the landscape and other environmental and social considerations. In this particular case it is considered that the impacts noted and discussed in the above assessment conflict with relevant local and national policy and advice which favour the principle of such developments provided that they also comply with other policies. The above assessment outlines in detail why this site is not considered suitable for locating a solar park such as the one provided in this application and reaches the conclusion that this proposal is contrary to a number of national and local policies as noted in the assessment and in the reasons for refusal noted below.

7. Recommendation:

7.1 To refuse – reasons:-

1. The proposal is unacceptable considering its location, scale and prominence in the local landscape, its detrimental impact on the visual amenities of nearby residents and also members of the public who use the nearby public rights of way for recreational and amenity purposes. Consequently, it is considered that the proposal is contrary to the requirements of Strategic Policies 1, 2, 4 and 9, Policies A1, A3, B14, B22, B23 and B25 of the Gwynedd Unitary Development Plan, Technical Advice Notes 8 and 12, Supplementary Planning Guidance: Landscape Character (2009) and Practical Guidance: Planning for Renewable and Low Carbon Energy, (2011).
2. The proposal is unacceptable considering its location, scale and prominence in this historic landscape along with its detrimental impact on the setting of the nearby grade II listed building of Parc. Consequently, it is considered that the proposal is contrary to the requirements of Strategic Policy 3, Policies B3, B7 and B12 of the Gwynedd Unitary Development Plan, the Welsh Office 60/96 and 61/06 Circulars, Planning Policy Wales, Technical Advice Note 12: Design (2014) and the Practical Guidance: Planning for Renewable and Low Carbon Energy, (2011).
3. The proposal is unacceptable due to its location, construction, form and scale as it would involve losing and causing permanent damage to heathland which is a habitat of European and national importance. Consequently, it is considered that the proposal is contrary to the requirements of Strategic

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