

12.1

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **10LPA964/CC** Application Number

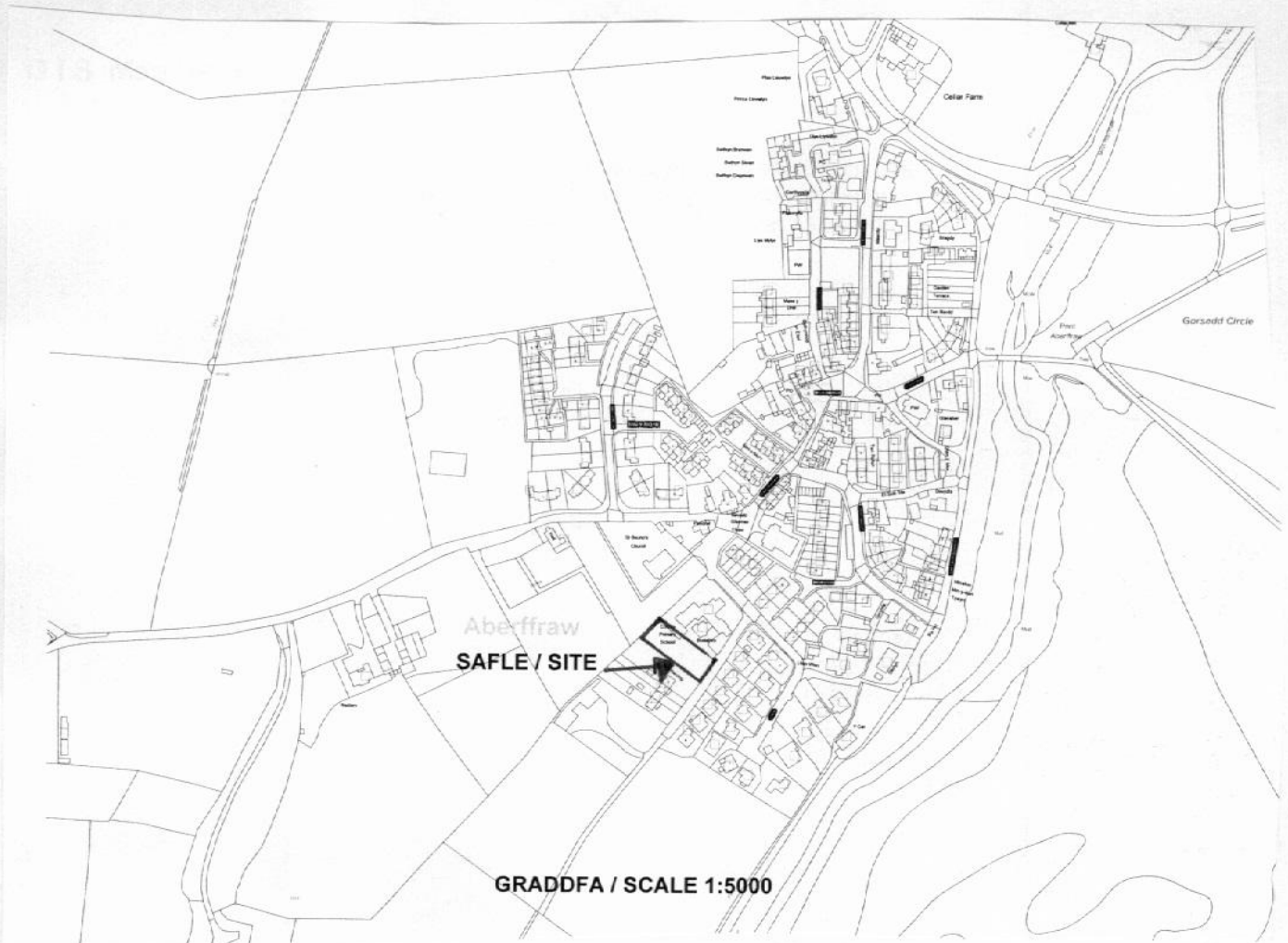
Ymgeisydd Applicant

**Head of Services (Property)
c/o Adran Penseiri
Alec Griffith
Cyngor Sir Ynys Mon
Swyddfa'r Sir
LLangefni
LL77 7TW**

Cais amlinellol ar gyfer codi dau annedd ar dir ger

Outline application for the erection of two dwellings on land adjacent to

Fronheulog, Aberffraw



Planning Committee: 07/11/2012

Report of Head of Planning Service (EH)

Recommendation:

Permit

Reason for Reporting to Committee:

The application has been submitted by and is on land owned by the Local Authority.

1. Proposal and Site

The application is an outline proposal for the erection of two two-storey dwellings with all other matters reserved for future consideration.

The site is an in-fill situated between a terrace of four houses known as Fronheulog and the adjacent dwelling known as Bodathro. To the front of the site is the estate Y Fron, these dwellings are bungalows.

The site lies within an area of outstanding natural beauty (AONB) and Aberffraw's Conservation Area.

2. Key Issue(s)

The key issues are the effects of the proposal on the character of the area and its compliance with local and national policies.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 30 – Area of Outstanding Natural Beauty

Policy 40 – Conservation of Buildings

Policy 42- Design

Policy 48 – Housing Development Criteria

Policy 49 – Defined Settlements

Gwynedd Structure Plan

Policy D1 – Area of Outstanding Natural Beauty

Policy D4 – Location, Siting and Design

Policy D25 – Conservation Areas

Policy D26 – Conservation Areas

Policy D28 – Natural Slate

Policy D29 – Design

Policy FF12 – Parking

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN2 – Areas of Outstanding Natural Beauty

Policy EN13 – Conservation of Buildings

Policy HP4 – Villages

Planning Policy Wales (4th Edition)
Technical Advice Note 12- Design
Supplementary Planning Guidance – Design in the Urban and Rural Built Environment

4. Response to Consultation and Publicity

Local Member – No response received at the time of writing this report.

Community Council - No response received at the time of writing this report.

Welsh Water – Suggest conditions

Drainage – Design and construction details for the surface water drainage systems should be included with any full or detailed planning application.

Highways – Suggested conditions.

Countryside Council for Wales – No objection.

Gwynedd Archaeological Planning Service - No response received at the time of writing this report.

The application was afforded three means of publicity. These were by the posting of a site notice near the site, the serving of personal notifications on the occupants of neighbouring properties together with an advert in the local press. The latest date for the receipt of representation was 7th November, 2012 and at the time of writing this report none had been received.

5. Relevant Planning History

None.

6. Main Planning Considerations

Principle of Development: Aberffraw is a Defined Settlement under Policy 49 of the Ynys Mon Local Plan and a village under Policy HP4 of the Stopped Unitary Development Plan. It is therefore considered that residential development of the site is acceptable in principle

Effect on the Conservation Area and Area of Outstanding Natural Beauty: The site is within Aberffraw's Conservation Area and an area of outstanding natural beauty. As the proposal is in outline form with all matters to be considered in the future, conditions shall be imposed with respect to external materials which shall include a slate roof, which is the predominant finish of the existing dwellings in the vicinity. It is not considered that development of the land will cause unnecessary harm to the Conservation Area as the conditions imposed will ensure a high quality design which will preserve the character of both the conservation area and area of outstanding natural beauty.

7. Conclusion

The proposal entails the development of land within an in-fill site and within the defined settlement of Aberffraw which will enhance and protect the conservation area and area of outstanding natural beauty.

8. Recommendation

Permit

(01) The approval of the Council shall be obtained before any development is commenced to the following reserved matters viz. the layout, scale, appearance of the building, means of access thereto and the landscaping of the site.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(02) Application for approval of the reserved matters hereinbefore referred to shall be made not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(03) The development to which this permission relates shall be begun not later than whichever is the later of the following dates namely: - (a) the expiration of five years from the date of this permission or (b) the expiration of two years from the final approval of the said reserved matters or in the case of approval on different dates the final approval of the last such matter to be approved.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(04) Natural slates of uniform colour shall be used as the roofing material of the proposed building(s).

Reason: To ensure a satisfactory appearance of the development within the designated Conservation Area.

(05) The exterior of the proposed building(s) shall be rough cast render unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory appearance of the development within the designated Conservation Area.

(06) Full details of all fencing, walling or other means of enclosure or demarcation shall be submitted to and approved in writing by the local planning authority before any work on the site is commenced, unless otherwise agreed in writing with the local planning authority. Such works shall be erected following completion of the building(s) or the completion of the development, whichever is the sooner.

Reason: In the interests of the visual amenities of the Conservation Area.

(07) Foul water and surface water discharges must be drained separately from the site.

Reason: To protect the integrity of the public sewerage system.

(08) No surface water shall be allowed to connect either directly or indirectly to the public sewerage system unless otherwise approved in writing by the local planning authority.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

(09) Land drainage run-off shall not be permitted to discharge either directly or indirectly into the public sewerage system.

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

(10) Before any development commences, plans shall be submitted and approved by the Planning Authority in consultation with the Highway Authority showing details of the following reserved matters:

(a) the means of access to the site.

(b) the extent and position of vehicle turning facilities.

(c) the extent and position of accommodation for car parking.

Reason: In order to minimize danger, obstruction and inconvenience to users of the highway and of the development.

(11) The dwellings hereby permitted shall be constructed to achieve a minimum Code for Sustainable Homes Level 3 and achieve a minimum of 1 credits under category 'Ene 1 - Dwelling Emission Rate' in accordance with the requirements of the Code for Sustainable Homes: Technical Guide 11th November 2010 (Version 3). The development shall be carried out entirely in accordance with the approved assessment and certification.

Reason: To mitigate the causes of climate change and ensure resilience against the predicted future climate changes.

(12) Construction of the dwelling(s) hereby permitted shall not begin until an 'Interim Certificate' has been submitted to and approved in writing by the Local Planning Authority, certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credits under 'Ene 1 - Dwelling Emission Rate', has been achieved for the dwelling in accordance with the requirements of the Code for Sustainable Homes: Technical Guide 11th November 2010 (Version 3).

Reason: To mitigate the causes of climate change and ensure resilience against the predicted future climate changes.

(13) Prior to the occupation of the dwelling(s) hereby permitted, a Code for Sustainable Homes 'Final Certificate' shall be submitted to and approved in writing by the Local Planning Authority certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credits under 'Ene 1 - Dwelling Emission Rate', has been achieved for the dwelling in accordance with requirements of the Code for Sustainable Homes: Technical Guide 11th November 2010 (Version 3).

Reason: To mitigate the causes of climate change and ensure resilience against the predicted future climate changes.

(14) The access shall be completed with a bitumen surface or other suitable surfacing material as may be agreed in writing with the Local Planning Authority, for the first five meters from the nearside edge of the County Highway before the use is hereby permitted is commenced.

Reason: To comply with the requirements of the Highway Authority.

(15) Details of the existing and proposed ground levels, finished floor levels and cross sections shall be submitted as part of any detailed or full application.

Reason: In the interests of amenity.

(16) The development permitted by this consent shall be carried out strictly in accordance with the plans, sections and elevations required to be approved by the local planning authority under the conditions imposed.

Reason: For the avoidance of doubt.

Rhif y Cais: 11C583/AD Application Number

Ymgeisydd Applicant

**Amlwch Town Council
Council Office
Lon Goch
Amlwch
Ynys Mon
LL68 9EN**

Codi bwrdd gwybodaeth ar dir yn

Erection of an information panel on land at

IOACC Car Park, Amlwch



Planning Committee: 07/11/2012

Report of Head of Planning Service (DO)

Recommendation:

Permit.

Reason for Reporting to Committee:

The land is owned by the council.

1. Proposal and Site

The application is for the erection of an information panel at the public car park, off Market Street, Amlwch.

2. Key Issue(s)

The key issues are whether the siting of the information panel in this location is acceptable in amenity and highway terms.

3. Main Policies

Ynys Mon Local Plan

1- General Policy

22 – Advertisement

Gwynedd Structure Plan

D4 – Location, Siting and Design

Stopped Unitary Development Plan

SG10 – Advertisements

4. Response to Consultation and Publicity

Local Member – Strongly support.

Town Council – No response received at time of writing report.

Welsh Water - No response received at time of writing report.

Highways – No objection.

5. Relevant Planning History

None.

6. Main Planning Considerations

Design

The proposed information panel consists of brown aluminium posts fixed to the ground, a main section

constructed of aluminium displaying details of local attractions and an aluminium header section with cut out shapes relating to the area.

It is not considered that the proposed information panel will have an unacceptable impact on the amenity area.

Highways

It is not considered that the proposed information panel will have a detrimental effect upon highway safety.

7. Conclusion

The proposal is considered acceptable.

8. Recommendation

Permit.

(01) Consent is hereby given for a period of 5 YEARS beginning with the date of this consent.

Reason: To comply with the Town and Country Planning (Control of Advertisements) Regulations 2007.

(02) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view.

(03) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view.

(04) Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view.

(05) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view.

(06) No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view and to comply with the requirements of the Highways Authority in the interest of the safety of vehicular and pedestrian traffic.

(07) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 25/09/12 under planning application reference 11C583/AD.

Reason: For the avoidance of doubt.

12.3

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **11C584/AD** Application Number

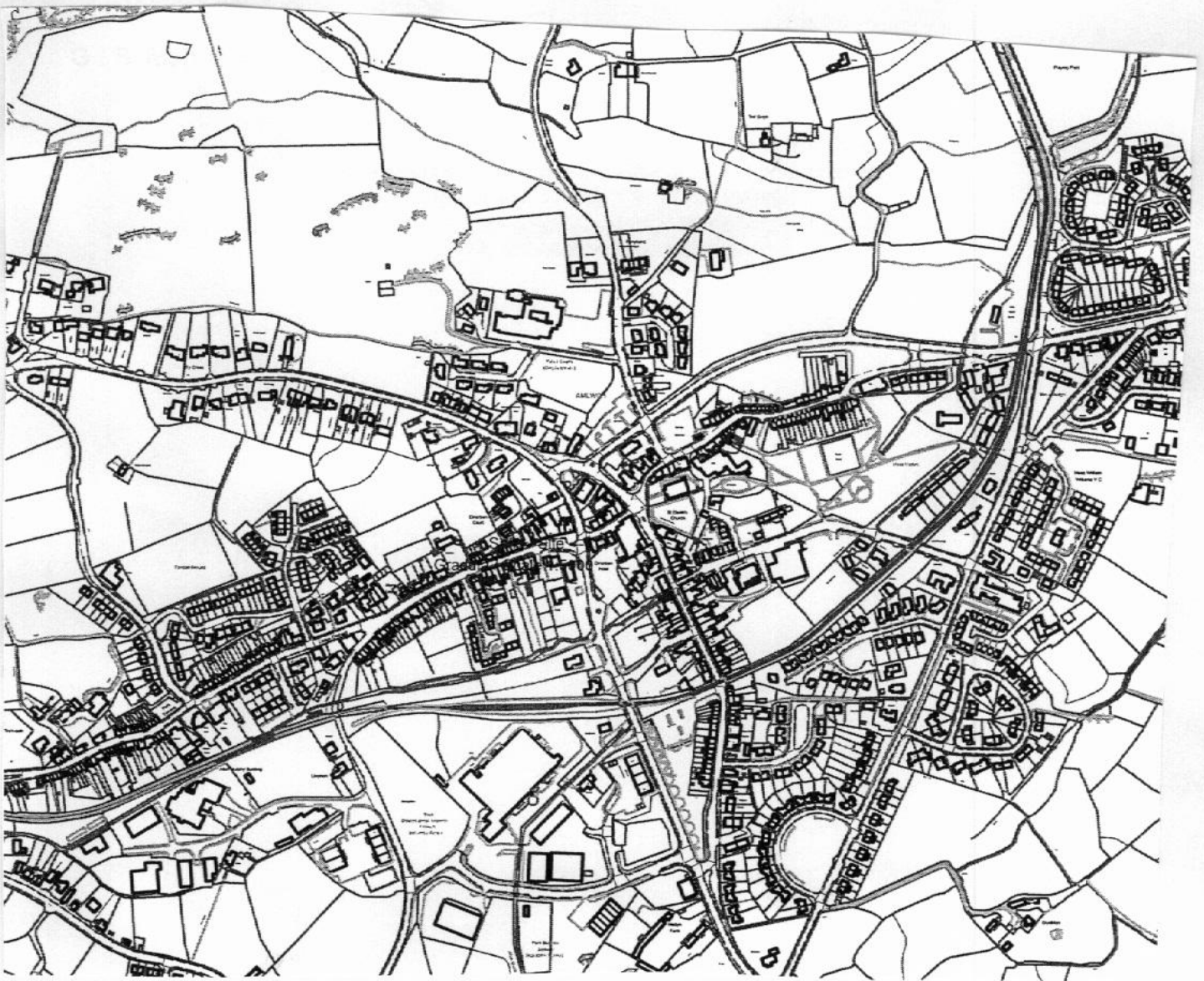
Ymgeisydd Applicant

**Amlwch Town Council
Council Office
Lon Goch
Amlwch
LL68 9EN**

Codi bwrdd gwybodaeth ar

Erection of an information panel at

Sgwar Dinorben, Amlwch



Planning Committee: 07/11/2012

Report of Head of Planning Service (DO)

Recommendation:

Permit.

Reason for Reporting to Committee:

The land is owned by the council.

1. Proposal and Site

The application is for the erection of an information panel at Dinorben Square, Amlwch.

2. Key Issue(s)

The key issues are whether the siting of the information panel in this location is acceptable in amenity and highway terms.

3. Main Policies

Ynys Mon Local Plan

1- General Policy

22 – Advertisement

Gwynedd Structure Plan

D4 – Location, Siting and Design

Stopped Unitary Development Plan

SG10 – Advertisements

4. Response to Consultation and Publicity

Local Member – Strongly support.

Town Council – No response received at time of writing report.

Welsh Water - No response received at time of writing report.

Highways – No objection.

5. Relevant Planning History

None.

6. Main Planning Considerations

Design

The proposed information panel consists of brown aluminium posts fixed to the ground, a main section

constructed of aluminium displaying details of local attractions and an aluminium header section with cut out shapes relating to the area.

It is not considered that the proposed information panel will have an unacceptable impact on the amenity area.

Highways

It is not considered that the proposed information panel will have a detrimental effect upon highway safety.

7. Conclusion

The proposal is considered acceptable.

8. Recommendation

Permit.

(01) Consent is hereby given for a period of 5 YEARS beginning with the date of this consent.

Reason: To comply with the Town and Country Planning (Control of Advertisements) Regulations 2007.

(02) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view.

(03) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view.

(04) Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view.

(05) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view.

(06) No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view and to comply with the requirements of the Highways Authority in the interest of the safety of vehicular and pedestrian traffic.

(07) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 21/09/12 under planning application reference 11C584/AD.

Reason: For the avoidance of doubt.

Rhif y Cais: **11C585/AD** Application Number

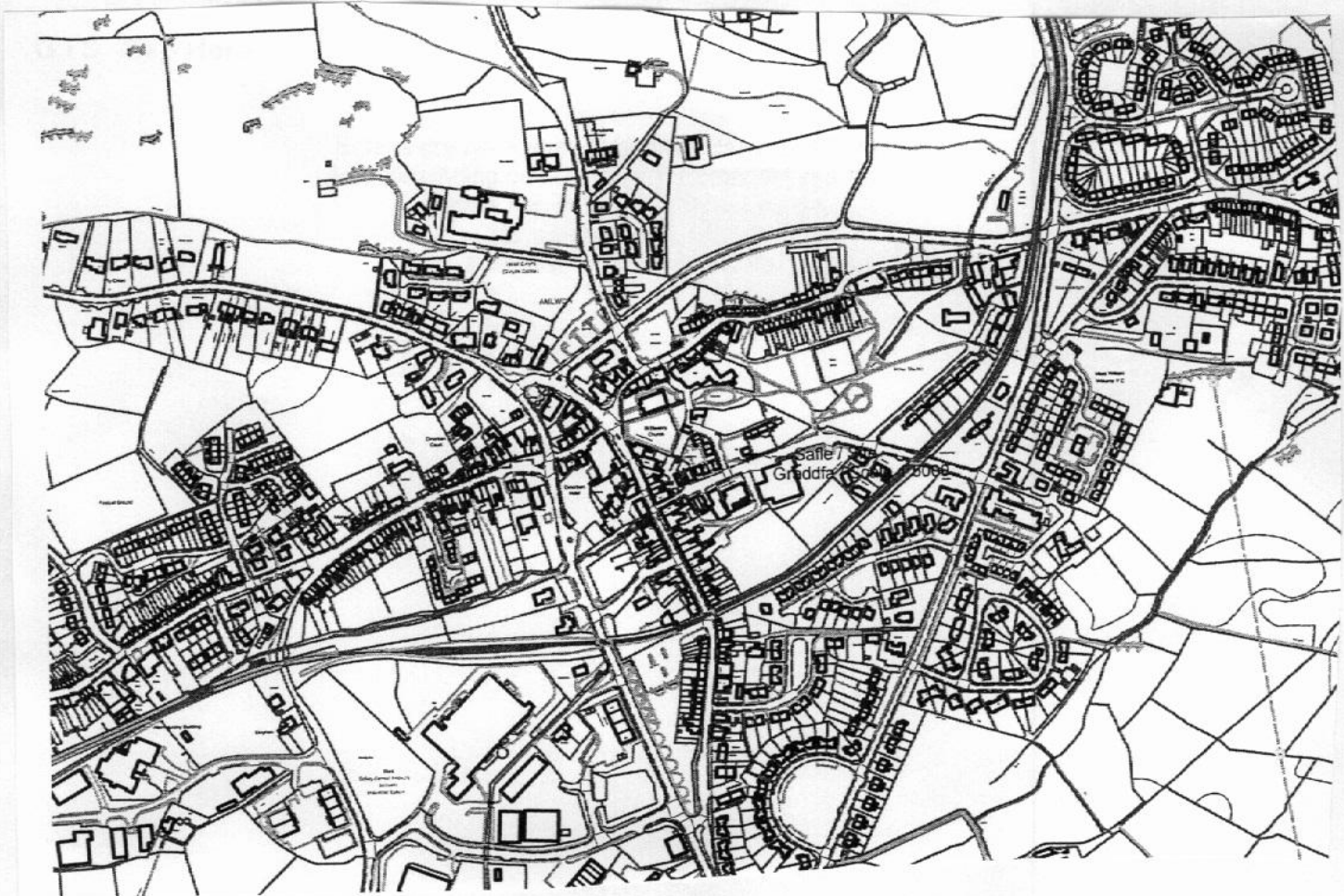
Ymgeisydd Applicant

**Amlwch Town Council
Council Office
Lon Goch
Amlwch
Ynys Mon
LL68 9EN**

Codi bwrdd gwybodaeth ar

Erection of an information panel at

Lon Goch, Amlwch



Planning Committee: 07/11/2012

Report of Head of Planning Service (DO)

Recommendation:

Permit.

Reason for Reporting to Committee:

The land is owned by the council.

1. Proposal and Site

The application is for the erection of an information panel at Lôn Goch, Amlwch.

2. Key Issue(s)

The key issues are whether the siting of the information panel in this location is acceptable in amenity and highway terms.

3. Main Policies

Ynys Mon Local Plan

1- General Policy

22 – Advertisement

Gwynedd Structure Plan

D4 – Location, Siting and Design

Stopped Unitary Development Plan

SG10 – Advertisements

4. Response to Consultation and Publicity

Local Member – Strongly support.

Town Council – No response received at time of writing report.

Welsh Water - No response received at time of writing report.

Highways – No objection.

5. Relevant Planning History

None.

6. Main Planning Considerations

Design

The proposed information panel consists of brown aluminium posts fixed to the ground, a main section

constructed of aluminium displaying details of local attractions and an aluminium header section with cut out shapes relating to the area.

It is not considered that the proposed information panel will have an unacceptable impact on the amenity area.

Highways

It is not considered that the proposed information panel will have a detrimental effect upon highway safety.

7. Conclusion

The proposal is considered acceptable.

8. Recommendation

Permit.

(01) Consent is hereby given for a period of 5 YEARS beginning with the date of this consent.

Reason: To comply with the Town and Country Planning (Control of Advertisements) Regulations 2007.

(02) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view.

(03) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view.

(04) Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view.

(05) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view.

(06) No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view and to comply with the requirements of the Highways Authority in the interest of the safety of vehicular and pedestrian traffic.

(07) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 21/09/12 under planning application reference 11C585/AD.

Reason: For the avoidance of doubt.

12.5

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **11C586/AD** Application Number

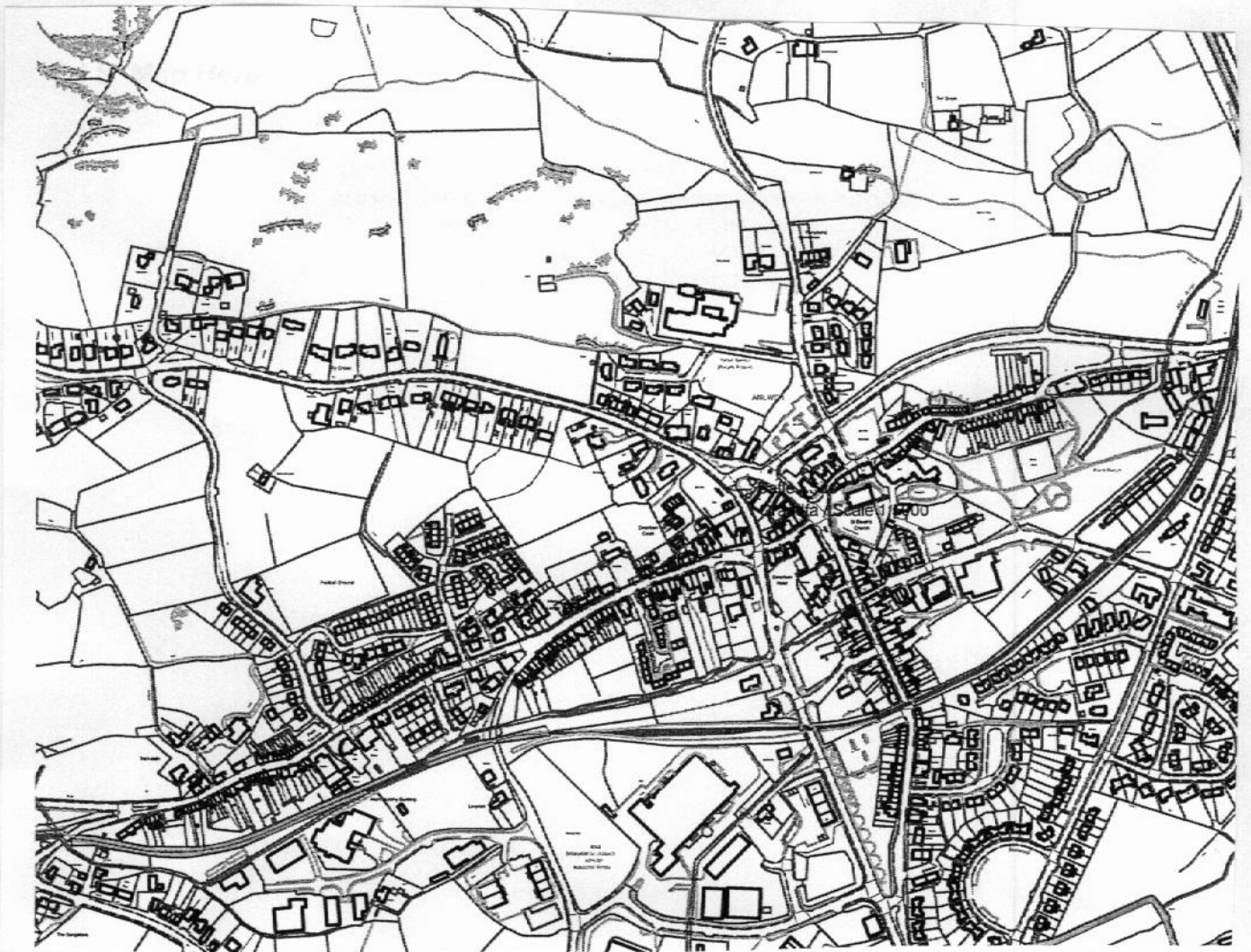
Ymgeisydd Applicant

**Amlwch Town Council
Council Office
Lon Goch
Amlwch
Ynys Mon
LL68 9EN**

Codi bwrdd gwybodaeth yn

Erection of an information panel at

Market Place, Bull Bay Road, Amlwch



Planning Committee: 07/11/2012

Report of Head of Planning Service (DO)

Recommendation:

Permit.

Reason for Reporting to Committee:

The land is owned by the council.

1. Proposal and Site

The application is for the erection of an information panel at the public car park, Market Place, Bull Bay Road, Amlwch.

2. Key Issue(s)

The key issues are whether the siting of the information panel in this location is acceptable in amenity and highway terms.

3. Main Policies

Ynys Mon Local Plan

1- General Policy

22 – Advertisement

Gwynedd Structure Plan

D4 – Location, Siting and Design

Stopped Unitary Development Plan

SG10 – Advertisements

4. Response to Consultation and Publicity

Local Member – Strongly support.

Town Council – No response received at time of writing report.

Welsh Water - No response received at time of writing report.

Highways – No objection.

5. Relevant Planning History

None.

6. Main Planning Considerations

Design

The proposed information panel consists of brown aluminium posts fixed to the ground, a main section constructed of aluminium displaying details of local attractions and an aluminium header section with cut out shapes relating to the area.

It is not considered that the proposed information panel will have an unacceptable impact on the amenity area.

Highways

It is not considered that the proposed information panel will have a detrimental effect upon highway safety.

7. Conclusion

The proposal is considered acceptable.

8. Recommendation

Permit.

(01) Consent is hereby given for a period of 5 YEARS beginning with the date of this consent.

Reason: To comply with the Town and Country Planning (Control of Advertisements) Regulations 2007.

(02) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view.

(03) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view.

(04) Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view.

(05) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view.

(06) No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view and to comply with the requirements of the Highways Authority in the interest of the safety of vehicular and pedestrian traffic.

(07) The development permitted by this consent shall be carried out strictly in accordance with the

plan(s) submitted on the 21/09/12 under planning application reference 11C586/AD.

Reason: For the avoidance of doubt.

Rhif y Cais: 11C587/AD Application Number

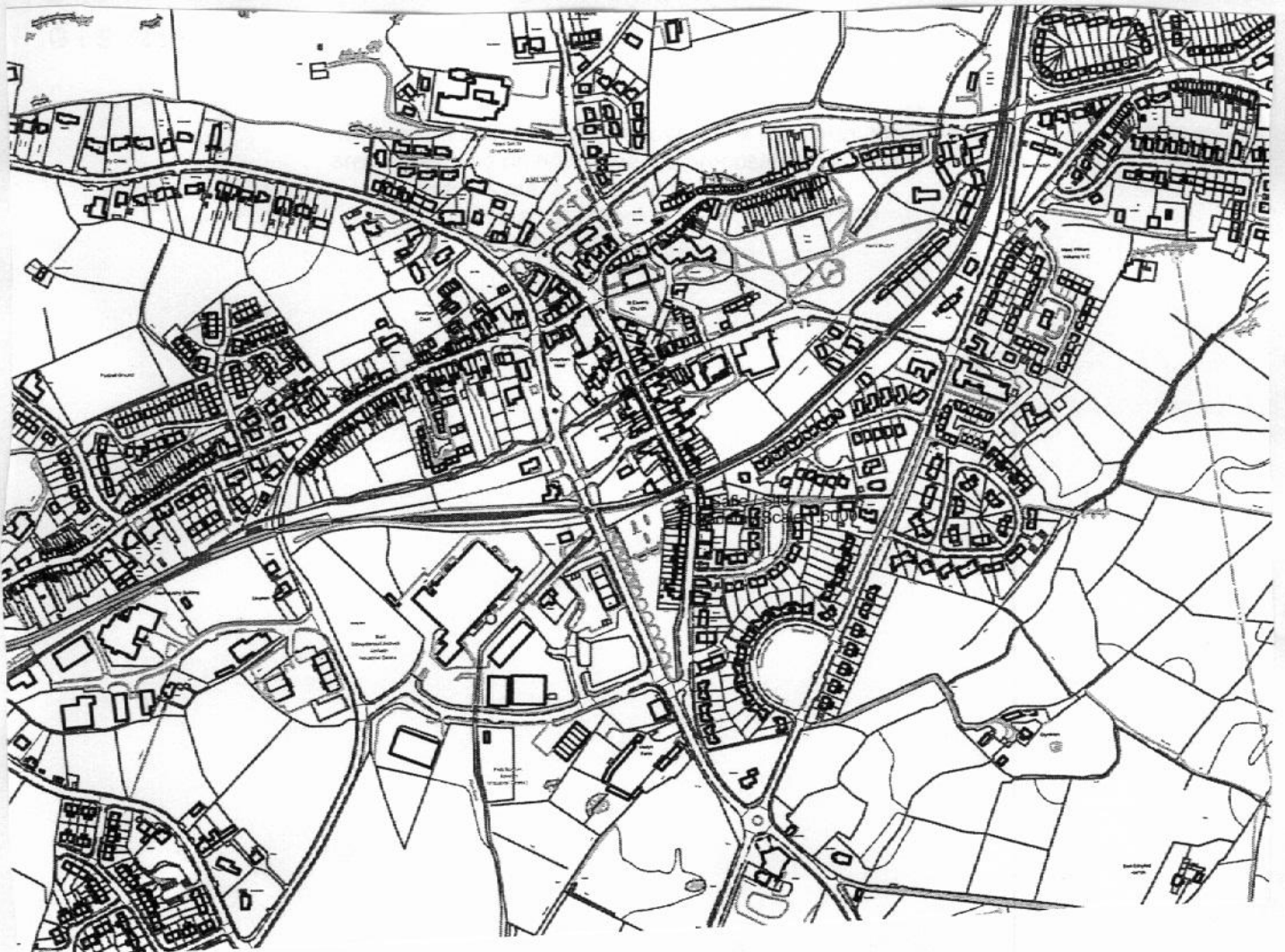
Ymgeisydd Applicant

**Amlwch Town Council
Council Office
Lon Goch
Amlwch
Ynys Mon
LL68 9EN**

Codi bwrdd gwybodaeth ar dir ger

Erection of an information panel on land near

IOACC Car Park, Salem St, Amlwch



Planning Committee: 07/11/2012

Report of Head of Planning Service (DO)

Recommendation:

Permit

Reason for Reporting to Committee:

The land is owned by the council.

1. Proposal and Site

The application is for the erection of an information panel at the public car park, Salem Street, Amlwch.

2. Key Issue(s)

The key issues are whether the siting of the information panel in this location is acceptable in amenity and highway terms.

3. Main Policies

Ynys Mon Local Plan

1- General Policy

22 – Advertisement

Gwynedd Structure Plan

D4 – Location, Siting and Design

Stopped Unitary Development Plan

SG10 – Advertisements

4. Response to Consultation and Publicity

Local Member – Strongly support.

Town Council – No response received at time of writing report.

Welsh Water - No response received at time of writing report.

Highways – No objection.

5. Relevant Planning History

None.

6. Main Planning Considerations

Design

The proposed information panel consists of brown aluminium posts fixed to the ground, a main section

constructed of aluminium displaying details of local attractions and an aluminium header section with cut out shapes relating to the area.

It is not considered that the proposed information panel will have an unacceptable impact on the amenity area.

Highways

It is not considered that the proposed information panel will have a detrimental effect upon highway safety.

7. Conclusion

The proposal is considered acceptable.

8. Recommendation

Permit.

(01) Consent is hereby given for a period of 5 YEARS beginning with the date of this consent.

Reason: To comply with the Town and Country Planning (Control of Advertisements) Regulations 2007.

(02) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view.

(03) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view.

(04) Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view.

(05) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view.

(06) No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view and to comply with the requirements of the Highways Authority in the interest of the safety of vehicular and pedestrian traffic.

(07) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 25/09/12 under planning application reference 11C587/AD.

Reason: For the avoidance of doubt.

12.7

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: 11LPA533B/CC Application Number

Ymgeisydd Applicant

Head of Service (Leisure)
c/o Mr Huw Thomas
Property Section
Isle of Anglesey County Council
Llangefni
LL77 7TW

Codi cyntedd newydd i brif fynedfa

Erection of a foyer to the main entrance at

Canolfan Hamdden Amlwch Leisure Centre, Amlwch



Planning Committee: 07/11/2012

Report of Head of Planning Service (MTD)

Recommendation:

Permit

Reason for Reporting to Committee:

The proposal involves Council property

1. Proposal and Site

It is proposed to construct a foyer to Amlwch Leisure Centre

2. Key Issue(s)

Is the proposal acceptable in design/amenity terms

3. Main Policies

Ynys Mon Local Plan

1 General policy

41 Design

Ynys Mon Unitary Development Plan (Stopped)

GP1 Development Control Guidance

GP2 Design

SPG Design Guide for the Urban and Rural Environment

4. Response to Consultation and Publicity

At the time of writing report only Welsh Water have commented with general advice.

5. Relevant Planning History

None

6. Main Planning Considerations

The foyer is in keeping with the design of the main building and is suited to its purpose.

7. Recommendation

Permit

(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

Reason: To comply with the requirements of the Town and Country Planning Act 1990

Rhif y Cais: **14C125F** Application Number

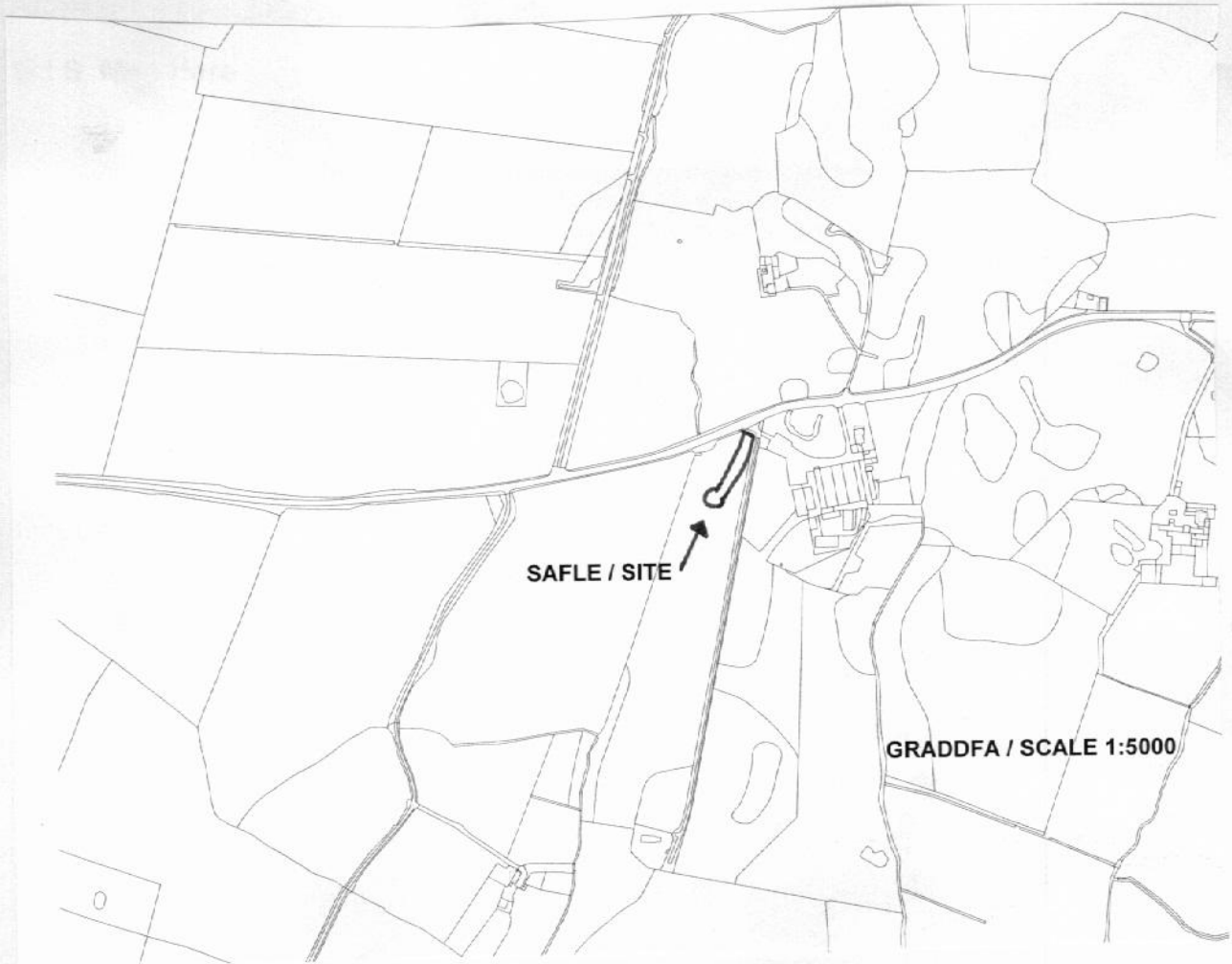
Ymgeisydd Applicant

**Mr. & Mrs. E & M. Gibbons
Pen-Yr-Orsedd
Trefor
Holyhead
Anglesey
LL65 3YY**

Cais llawn ar gyfer codi un twrbîn wynt gyda uchder hwb hyd at uchafswm o 10.8m, diamedr rotor hyd at uchafswm o 9m a uchder blaen unionsyth hyd at uchafswm o 15.2m, addasu y mynedfa ynghyd a gosod gorsaf rheoli ar dir yn

Erection of one wind turbine with a maximum hub height of up to 10.7m, rotor diameter of up to 9m and a maximum upright vertical tip height of up to 15.2m, alterations to the vehicular access together with the installation of a control station on land at

Pen Yr Orsedd, Trefor



Planning Committee: 07/11/2012

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is reported to the committee as it has been decided that delegated powers will not be used in connection with wind turbine developments.

1. Proposal and Site

The application is made for a single wind turbine with a maximum height to the tip of the blade of 15.2 meters and a maximum rotor diameter of 9 meters. The rated power of the turbine is 15KW. The make and model is specified in the planning application which will be installed on a monopole fixed to a concrete foundation sited in a field to the west of the farm. The submitted details indicate that cabling to the electricity network will be underground and the connection point is to an existing farm building. There is an existing turbine within the farmyard.

The application originally proposed a 22m to tip height turbine but the scheme was modified following an objection from the MOD.

2. Key Issue(s)

- Principle of the development
- Landscape and Visual Impact
- Residential Amenity.

3. Main Policies

Gwynedd Structure Plan

C7 Renewable Energy

D3 Landscape Conservation Area

Ynys Mon Local Plan

31 Landscape

45 Renewable Energy

Stopped Ynys Mon Unitary Development Plan

EP 18 Renewable Energy

EN1 Landscape Character

Planning Policy Wales Edition 4 (February 2011)

Technical Advice Note 6: Planning for Sustainable Rural Communities (July 2010).

Technical Advice Note 8 Renewables (2005)

Practice Guidance: Planning for Renewable and Low Carbon Energy - A Toolkit for Planners', Welsh Assembly Government (2010)

Practice Guidance Planning Implications of Renewable and Low Energy (February 2011)

Supplementary Planning Guidance Wind Energy Developments (January 1994).

4. Response to Consultation and Publicity

Local Member Supports the application

Community Council No objection

Highways Conditional permission and an informative as regard a survey of the public highway prior to commencement of the development.

Public Rights of Way The proposed development should have no effect on any public right of way.

Drainage Applicant should ensure that no land drainage systems are obstructed as a result of the development.

Environmental Services conditional permission

Environment Agency Low environmental risk.

Environmental Advisor

Countryside Council for Wales comments

MOD Conditional permission.

Arqiva No objection.

Welsh Water No observations

Gwynedd Archaeological Planning Service no reply

Response to Publicity

24 objections received on the following grounds:

- Visual amenity.
- Danger from component failure
- Noise
- Effect on bats
- Landscape impacts including cumulative impact
- Need for additional turbine
- Flicker effects distracting motorists
- Effect on tourism
- Effect on listed church

5. Relevant Planning History

14C125C Erection of one wind turbine with a maximum upright vertical tip height of up to 15.9m at Pen yr Orsedd, Trefor – approved 15/2/11.

14C125D/SCR SCR Screening opinion for the erection of one wind turbine with a maximum upright vertical tip height of up to 15.9 m EIA Not required 5/1/11

6. Main Planning Considerations

Principle of development

Policy C7 of the Gwynedd Structure Plan states:

“There will be a presumption in favour of renewable energy projects provided that the impacts upon the locality are acceptable to the local planning authority. Where applicable, the proposals should be supported by an environmental assessment.”

Policy 45 of the Ynys Mon Local Plan states:

“Renewable energy projects will be permitted where it can be clearly demonstrated that there will not be any unacceptable impact on i. Landscape character, ii. Sites of international, national or local importance for nature conservation, iii. species which are of nature conservation importance iv. the standard of amenity enjoyed by the resident and tourist population and vi. Essential public services and communications.

Policy 8B- Energy Developments of the Stopped Ynys Mon Unitary Development Plan states:

“Applications for the development of renewable and non-renewable energy resources will be permitted where it can be demonstrated that there will be no unacceptable adverse impact upon the environment. Preference will be given to the development of clean and renewable energy sources, but proposals for non-renewable energy projects will be permitted if they encourage the maximum use of energy efficiency within their design.

Policy EP18 (Renewable Energy) of the Stopped UDP states renewable energy projects will be permitted where it can clearly be demonstrated that there will not be any significant adverse impact on the listed criteria.

Section 12.8 (Renewable and Low Carbon Energy) of Planning Policy Wales (4th Edition Feb 2011) gives strong support for renewable energy projects in line with the Welsh Assembly Government’s Energy Policy Statement (2010).

Paragraph 12.8.1 states:

“...It explains our aim by 2050, at the latest, to be in a position where almost all of our local energy needs can be met by low carbon electricity production. Our approach is to reduce energy consumption and improve energy efficiency first and maximise renewable and low carbon energy generation at every scale across Wales...”

Paragraph 12.8.2 states:

“Planning policy at all levels should facilitate delivery of both the Assembly Government’s overall Energy Policy statement, and UK and European targets on renewable energy.”

Section 12.10.1 reproduced below highlights matters that should be taken into account in dealing with renewable and low carbon energy development and associated infrastructure by the local planning authority. This covers the positive aspects such as contribution to meeting national, UK and European targets and wider environmental, social and economic benefits. It also highlights the need to consider impact on the natural heritage, the coast and the historic environment and the need to minimise impacts on local communities. Other matters such as mitigation and infrastructure matters i.e. grid connection and transportation network are also highlighted within this section.

12.10.1 In determining applications for renewable and low carbon energy development and associated infrastructure local planning authorities should take into account:

- *the contribution a proposal will play in meeting identified national, UK and European targets and potential for renewable energy, including the contribution to cutting greenhouse gas*

- emissions;*
- *the wider environmental, social and economic benefits and opportunities from renewable and low carbon energy development;*
 - *the impact on the natural heritage (See Section 5.5), the Coast (See Section 5.6) and the Historic Environment (See Section 6.5);*
 - *the need to minimise impacts on local communities, to safeguard quality of life for existing and future generations;*
 - *ways to avoid, mitigate or compensate identified adverse impacts;*
 - *the impacts of climate change on the location, design, build and operation of renewable and low carbon energy development. In doing so consider whether measures to adapt to climate change impacts give rise to additional impacts (see 4.2);*
 - *grid connection issues where renewable (electricity) energy developments are proposed; and*
 - *the capacity of, and effects on, the transportation network relating to the construction and operation of the proposal.*

Paragraph 12.8.13 states the impacts from renewable energy developments and associated infrastructure will vary depending on their type, location and scale. This requires different policy and development control considerations. A table is provided at Figure 12.3 (Renewable and low energy scales for planning purposes). At 50KW the turbine subject to this report is at the threshold between a Sub Local Authority and Micro development.

Technical Advice Note 8 Renewables (2005) (paragraph 14) states the Assembly Government has a target of 4TWh of electricity per annum to be produced by renewable energy by 2010 and 7TWh by 2020. In order to meet these targets the Assembly Government has concluded that 800MW of additional installed capacity is required from onshore wind sources.

Paragraph 2.12 states the Assembly Government expects local planning authorities to encourage, via their development plan policies and when considering individual planning applications, smaller community based wind farm schemes (generally less than 5 MW).

Paragraph 2.13 states:

2.13 Most areas outside SSAs should remain free of large wind power schemes. Local planning authorities may wish to consider the cumulative impact of small schemes in areas outside of the SSAs and establish suitable criteria for separation distances from each other and from the perimeter of existing wind power schemes or the SSAs.

Section 2 of Technical Advice Note 6: Planning for Sustainable Rural Communities contains the following guidance:

2.1.1 The planning system has a key role to play in supporting the delivery of sustainable rural communities. It can help to ensure that appropriate development takes place in the right place at the right time by making sufficient land available to provide homes and employment opportunities for local people, helping to sustain rural services. Simultaneously, the planning system must respond to the challenges posed by climate change, for example by accommodating the need for renewable energy generation. It must also protect and enhance the natural and historic environment and safeguard the countryside and open spaces. The overall goal for the planning system is to support living and working rural communities in order that they are economically, socially and environmentally sustainable. Planning authorities should seek to strengthen rural communities by helping to ensure that existing residents can work and access services locally using low carbon travel and obtain a higher proportion of their energy needs from local renewable sources.

In relation to farm diversification Technical Advice Note 6: Planning for Sustainable Rural Communities contains the following guidance:

3.7.2 Many economic activities can be sustainably located on farms. Small on-farm operations such as food and timber processing and food packing, together with services (e.g. offices, workshop facilities, equipment hire and maintenance), sports and recreation services, and the production of non-food crops and renewable energy, are likely to be appropriate uses.

The adopted Supplementary Planning Guidance: 'Wind Energy Development', which was adopted in 1994, is a material consideration in determining wind turbine applications. However, due to the age of the document, it is in the process of being replaced by an updated version called 'Onshore Wind Energy', which is currently at the post 2nd consultation stage.

The policies listed above provide a presumption in favour of renewable energy developments subject to detailed considerations which are assessed below. The impacts from renewable energy developments will also vary depending on their location and scale and require different policy and development control considerations. At 15KW the turbine subject to this report is classified Micro development which is essentially serving the farm unit. The principle of the development is considered acceptable subject to detailed considerations below.

Landscape and Visual Impact including listed Church

The proposal would be located within an Area designated as a Special Landscape Area under the provisions of policy 31 of the Ynys Mon Local Plan, D3 of the Gwynedd Structure Plan and EN1 of the Stopped Ynys Mon Unitary Development Plan.

The proposed turbine is located approximately 6.6 kilometres from the AONB. The impact upon this protected area is not likely to be significant due to the small size of the development.

The proposed turbine would be visible from a range of sites and be a notable feature in the local landscape. Its significance would be tempered by the small size of the turbine, local topography; natural and built screening, none of which it would appear to dominate, except from the closest footpath views. There is no significant impact on sensitive receptors such as the AONB.

In relation to cumulative impacts and impacts on the listed church of St Trygarn the existing operational turbine is considered to have greater impact than the proposal as now submitted.

Residential Amenity

2 of the objection letters received are from Trefor residents. Objections are made in relation to noise impacts but there are no specific concerns expressed regarding residential amenity for any particular household or property.

Annex D of TAN 8 lists factors which should typically be reviewed to identify "technically feasible areas" for the development of onshore wind energy schemes. At paragraph 3.4 it states "500M is currently considered a typical separation distance between a wind turbine and residential property to avoid unacceptable noise impacts, however when applied in a rigid manner it can lead to conservative results and so some flexibility is again advised"

The Council's Supplementary Planning Guidance Wind Energy Development (1994) "SPG" states that the council will give favourable consideration to renewable energy projects in those cases where it can be clearly demonstrated that there would be no adverse impacts on the listed considerations which include "the standard of amenity enjoyed by residents and the tourist populations". Under 7.3 "Public Safety, Shadow Flicker Disturbances, Visual Intrusion and Impact on Highway Safety" the "SPG" contains a recommended standard that no turbine shall be sited nearer than 400 metres from the nearest dwelling house, with a possible exception of dwellings occupied by the owners of land where it is proposed to locate turbines.

As indicated previously in the report only limited weight can be attributed to the draft SPG which is currently being prepared by the council.

Annex C of Planning Policy Wales provides advice on Shadow Flicker and Reflected light. Shadow flicker is only found to occur within properties up to 10 rotor diameters

of a turbine and within 130 degrees either side of north at these latitudes in the UK. There are no residential properties within this area in this case and shadow flicker nuisance is not expected to occur within any residential properties as a result of the development, but a condition has been recommended. The Highway Authority has raised no concerns regarding effects on motorists.

Annex C goes on to state turbines can also cause flashes of reflected light, which can be visible for some distances. The guidance states that reflected light can be mitigated by the choice of blade colour and a condition has been recommended to mitigate the impacts.

The application has also been assessed by the council's Environmental Services Section which does not consider that the development will have an unacceptable impact in terms of noise subject to the conditions recommended.

7. Conclusion

Planning Policies listed in the report provide a presumption in favor of renewable energy developments subject to detailed considerations. At 15KW the turbine subject to this report is classified micro development which is essentially serving the farm unit. In terms of detailed considerations notably landscape impact and residential amenity the proposal is considered acceptable.

8. Recommendation

That planning permission is **permitted** subject to the following conditions:

(01) The development hereby approved shall commence not later than five years from the date of this approval.

Reason: To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990.

(02) The planning permission is for a period not exceeding 25 years ("the 25 year period") from the date that the development is first connected to the electricity grid ("the grid"). The dates of (a) first connection to the grid and (b) of the full operation of the turbine "the commissioning" shall be notified in writing to the local planning authority within 28 days of each of these two events occurring.

Reason: To enable the Local Planning Authority to review the position in the light of circumstances prevailing at the end of the period.

(03) The turbine hereby approved shall not exceed:

15.2 metres	maximum tip height *(to the upright vertical tip of an attached blade)
10.7 metres	maximum hub height
9 metres	maximum rotor diameter
15 kw	maximum rated power

No wind turbine shall be installed on site until details of the make, model, design, size, transformer location, power rating, sound levels, external finish and colour of the proposed turbines have been submitted in writing to, and approved in writing by, the local planning authority. The turbine blades shall rotate in the same direction. The development shall thereafter be implemented only in accordance with the approved details.

Reason: To define the scope of the permission having regard to the assessed impact of the development.

(04) At the end of the 25 year period, the turbine shall be decommissioned and all related above ground structures shall be removed from the site. Twelve months before the decommissioning of the turbine, a written scheme for the restoration of the site (“the decommissioning scheme”) shall be submitted to the local planning authority for approval in writing. The decommissioning scheme shall make provision for the removal of the wind turbine and associated ancillary equipment to a depth of at least 1m below ground. All decommissioning and restoration works shall be carried out in accordance with the decommissioning scheme as approved and in accord with the timetable therein.

Reason: To ensure a satisfactory appearance upon cessation of the development.

(05) If the wind turbine hereby permitted fails to produce electricity for supply to the grid for a continuous period of 12 months the wind turbine and its associated ancillary equipment shall be removed to a depth of at least 1m below ground and removed from the site and the land shall be reinstated within a period of 6 months from the end of that 12 month period in accordance with a scheme (“the removal scheme”) submitted to and approved in writing by the local planning authority prior to the commencement of the development. The developer shall provide written operational data for the turbine to the local planning authority on reasonable written request.

Reason: In the interests of the amenities of the locality.

(06) Within 12 months of the “the commissioning” and on the written request of the local planning authority including any timescales set out therein; a written scheme to mitigate any incidence of shadow flicker at any affected property including a timetable (“the alleviation scheme”) shall be submitted to and approved in writing by the local planning authority. The operation of the development shall thereafter be carried out in accordance with “the alleviation scheme”.

Reason: To safeguard the amenities of the occupants of the adjacent dwelling.

(07) All cabling in connection with the development hereby approved shall be installed underground (unless otherwise approved in writing by the local planning authority)

Reason: In the interests of amenity.

(08) The development shall not commence until the following has been submitted to and approved in writing by the local planning authority.

- 1) The date construction starts and ends.**
- 2) The maximum extension height of any construction equipment.**
- 3) The latitude and longitude of every turbine.**

The development shall thereafter be undertaken strictly in accord with the details approved under the provisions of this condition.

Reason: To ensure that military aircraft avoid the area and avoid the danger of collision.

(09) No wind turbine shall be installed on site until confirmation of the following has been submitted to and approved in writing by the local planning authority:

1) The turbine shall only be installed by a suitably qualified person, in accordance with the manufacturer's instructions and the site survey.

2) The wind turbine shall be serviced in accordance with the manufacturer's recommendations.

3) The noise from the turbine shall not exceed the greater of 40dB(A) above the L90 background noise level 3.5m from the façade of any occupied neighbouring property not in the ownership of the applicant. Where the nearest part of any adjacent premises is above ground level, the monitoring location shall be 1m from the façade and the façade correction of -3dB(A) applied.

4) The Wind Turbine shall not be tonal in character.

(10) The development shall thereafter be implemented only in accordance with the approved details.

Reason: In the interests of the amenities of the occupants of neighbouring dwellings.

(11) The development hereby approved shall be sited in accord with the location plan (1:500) SH 238332E 379945N

Reason: For the avoidance of doubt and to ensure a satisfactory form of development.

Informatives

The applicant is advised to contact Colin Edwards (Chief Engineer) 01248 752350 to discuss the requirements of a condition survey of the highway network before commencement of any development on the site. The survey will be useful for all parties to provide a record of the condition of the public highway prior to the completion of the development.

9. Other Relevant Policies

Gwynedd Structure Plan

FF11 (Traffic)

Ynys Mon Local Plan

1 (General Policy)

35 (Nature Conservation)

Stopped Anglesey Unitary Development Plan

GP1 (Development Control Guidance)

EN4 (Biodiversity)

Technical Advice Note 5 Nature Conservation and Planning (2009)

Technical Advice Note 11 Noise (1997)

9. Other Relevant Policies

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1 (General Policy)

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GP1 (Development Control Guidance)

EN4 (Biodiversity)

Technical Advice Note 5 Nature Conservation and Planning (2009)

Technical Advice Note 11 Noise (1997)

Rhif y Cais: 19C1103 Application Number

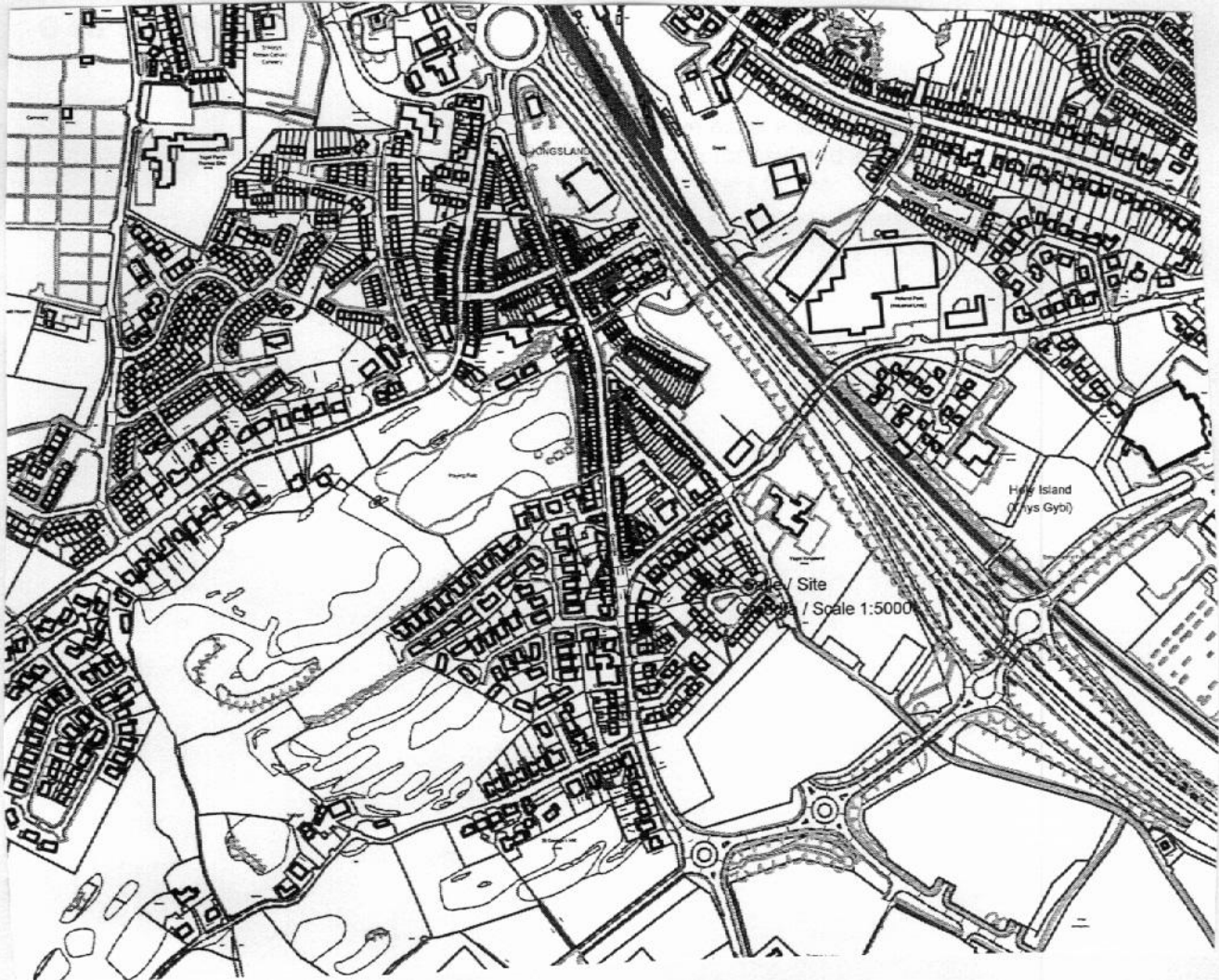
Ymgeisydd Applicant

**Mrs Joanne Brown
c/o Mr Harry Jones
Gofal a Thrwsio Môn
33-35 Y Stryd Fawr
Llangefni
Ynys Môn
LL77 7NA**

Cais llawn ar gyfer addasu ac ehangu yn

Full application for alterations and extension at

17, Maes Cyttir, Holyhead, LL65 2TH



Planning Committee: 07/11/2012

Report of Head of Planning Service (AMG)

Recommendation:

Permit

Reason for Reporting to Committee:

The site is owned by the Council.

1. Proposal and Site

The dwelling is situated within an established estate known as Maes Cytir in Holyhead. The property is a mid terrace property.

The proposal entails the alterations and extension to the dwelling.

2. Key Issue(s)

The applications key issues are the design of the proposed development and the affect of the proposal on occupiers of neighbouring properties.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General

Policy 42 – Design

Policy 58 – Extensions

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design

Policy D29 – Standard of Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Planning Policy Wales, Edition 4, February 2011

Technical Advice Note 12: Design

Supplementary Planning Guidance Design Guide for the Urban and Rural Environment 2008

4. Response to Consultation and Publicity

Local Member – No response received at time of writing the report.

Town Council – No objection.

Welsh Water – Comments.

Property Section – No response received at time of writing the report.

Drainage – Comments.

Public Consultation – The proposal was advertised through two means of publicity; the placing of a site notice near the site and the distribution of personal letters of notification to the owners / occupiers of properties in the immediate locality. The latest date for representations is the 8th November 2012. At the time of writing this report no representations had been received at the department.

5. Relevant Planning History

None

6. Main Planning Considerations

Design – The proposal entails the erection of a single storey flat roof extension at the rear of the property to provide additional ground floor accommodation. It is acknowledged that Policy 58 of the Ynys Môn Local Plan prefers pitch slate roof to flat roof. However, the policy does not state that proposals involving flat roofs will be refused. It is not considered that the proposal will affect the character of the locality to such an extent that it should warrant refusing the application. The proposed extension will not be visible from the public realm.

Welsh Water – Have recommended a condition regarding the public sewerage. As the proposal involves building over the public sewerage, a condition will be placed on the decision stating that “No development shall commence until the applicant has entered into a “Building Over or Near to a Public Sewer Agreement” with Dwr Cymru Welsh Water or as otherwise may be agreed in writing with the Local Planning Authority. A copy of the agreement shall be submitted to the local planning authority prior to the commencement of works on site”.

Affect of the proposal on occupiers of neighbouring properties – I do not consider that the proposal will affect the amenities of the neighbouring properties to such an extent that it should warrant refusing the application. There are no windows on the side elevations of the proposed extension. Planning Policy Wales states that “the planning system does not exist to protect the private interests of one person against the activities of another”.

7. Conclusion

The proposal may not reflect local policy as there is a preference for a pitched roof rather than flat roof extension. However, it is not considered that the proposal will affect the character of the locality or the amenities of the neighbouring properties to such an extent that it should warrant refusing the application.

8. Recommendation

Permit subject to no additional adverse comments received following publicity.

(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(02) No development shall commence until the applicant has entered into a “Building Over or Near to a Public Sewer Agreement” with Dwr Cymru Welsh Water or as otherwise may be agreed in writing

with the Local Planning Authority. A copy of the agreement shall be submitted to the local planning authority prior to the commencement of works on site.

Reason: To protect the integrity of the public sewer and avoid damage thereto.

(03) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 08/10/2012 under planning application reference 19C1103.

Reason: For the avoidance of doubt.

12.10

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: 23C160J Application Number

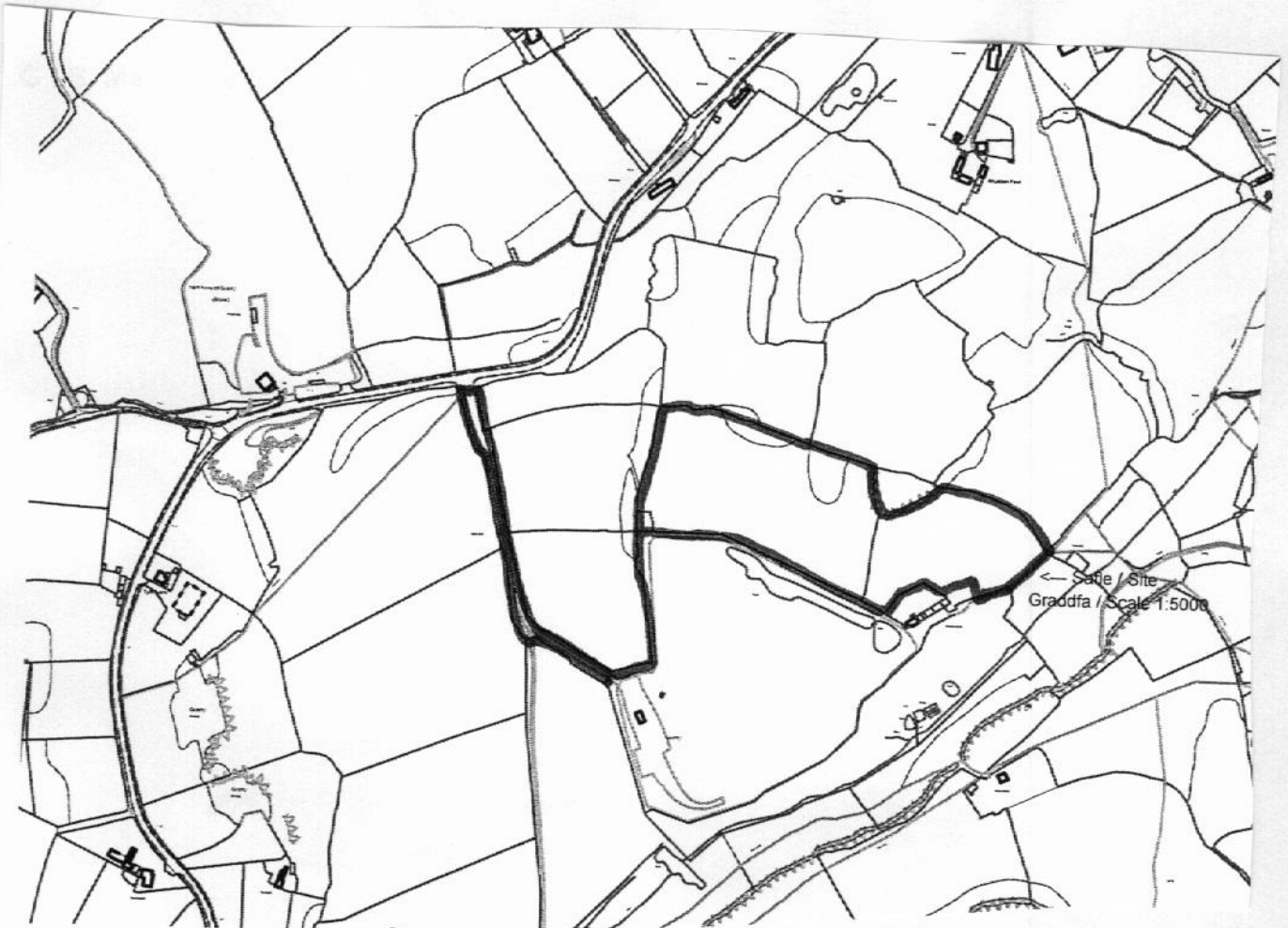
Ymgeisydd Applicant

**CMP trading as Clive Hurt Plant Hire
c/o Caulmert Ltd
8 St George's Court
Altrincham Business Park
Dairyhouse Lane
Altrincham
Cheshire
WA14 5UA**

Amrwyio amodau (19) & (20) ar ganiatad cynllunio
rhif 23C160D\EIA yn

Variation of conditions (19) & (20) of planning
permission ref 23C160D\EIA at

Rhuddlan Bach Quarry, Brynteg



Planning Committee: 07/11/2012

Report of Head of Planning Service (RWW)

Recommendation:

Permit

Reason for Reporting to Committee:

At the request of the Local Member

1. Proposal and Site

The quarry and landfill site at Rhuddlan Bach is located by the B5110 highway, approximately 5 kilometres north west of Llangefni and 3 kilometres west of Benllech. The site is located in the open countryside, with agricultural land surrounding the site to the north, south, east and west while a Special Area of Conservation (SAC) Cors Goch runs beyond the agricultural field along the southern boundary of the site.

This is an application to amend conditions 19 and 20 of planning permission 23C160/EIA/ECON to extend the present limestone quarry and restore the site by land filling with inert waste.

Planning condition 19 relates to measuring and monitoring the trigger levels and content of the ground water and surface water that runs from Rhuddlan Bach to Gors Goch and what mitigation measures would be taken if the trigger levels are exceeded. Such a condition was set to minimise the risk of surface and ground water pollution to Gors Goch.

The condition states as follows;

No development shall occur until the contractor has agreed trigger levels and monitoring frequency, which is attached as Appendix 1, in terms of surface water and ground water and that he presents and agrees in writing with the Mineral Planning Authority on an appropriate mitigation scheme. The mitigation measures within the plan will be implemented if the agreed trigger levels are exceeded.

Planning condition 20 requires an annual planning meeting to be held on the anniversary date of the permission to discuss the site's annual monitoring report. The aim of this condition is to enable the Authority to review the quarry's working and monitoring procedures and the possible impact on the water resources of the area.

The condition states as follows:

Unless it is agreed otherwise in writing by the Mineral Planning Authority an annual meeting must be held to review the progress of the development within a year of this permission and the contractor shall prepare an annual report for it. The annual report must be compiled and submitted to the Mineral Planning Authority one month before the date of this permission and it must have all the supporting data attached as an appendix. The annual report must include an assessment of the data collected in the preceding year plus, as a minimum, the following sections:

- *The year's quarrying activities (stripping soil, rock taken, the depth of the work, filling etc.).*
- *Compliance table summarising data collected compared with monitoring requirements needed by the MPA.*
- *Ground water including a review of levels, quality and water table map;*

- *Surface water, including a review of quality and flow assessments;*
- *Comparisons against trigger levels;*
- *Review of monitoring method and any changes that may have been implemented;*
- *Summary of impacts and mitigation measures*
- *Monitoring plan and methodology, including who has been trained, who did the work, who did the audit, the audit results and any conclusions made;*
- *Review the quality control and quality assessment methods*

As part of this planning application, the applicant seeks to amend condition 19 to change the trigger levels that have been agreed to in the original permission to the trigger levels that have been approved for the site under the Environmental Permit under the management of the Environment Agency and included as part of this planning application.

See 'revised wording of the condition that the applicant is applying for: -

The contractor agrees to the appropriate trigger levels and frequency and monitoring levels as appended in Appendix 1, in terms of surface water and groundwater. If the trigger levels are exceeded, the mitigation measures that are set out in Appendix 1 will be implemented, if not agreed otherwise in writing with the Mineral Planning Authority.

The applicant also wants to amend condition 20 so that the monitoring report will be prepared and submitted to the Planning Authority at the same time as the monitoring report is presented to the Environment Agency as part of the Environmental Permit. They also want to hold a meeting only if there is a legitimate reason to do so.

See 'revised wording to the condition that the applicant applied for: -

Unless it is agreed otherwise in writing by the Mineral Planning Authority a monitoring report must be submitted to the Mineral Planning Authority by 28th February in every year. The annual report will include an assessment of the data collected the preceding year and as a minimum, the following sections:

- *The year's quarrying activities (stripping soil, rock taken, the depth of the work, filling etc.).*
- *Compliance table summarising data collected compared with monitoring requirements needed by the MPA.*
- *Ground water including a review of levels, quality and water table map;*
- *Surface water, including a review of quality and flow assessments;*
- *Comparisons against trigger levels;*
- *Review of monitoring method and any changes that may have been implemented;*
- *Summary of impacts and mitigation measures*
- *Monitoring plan and methodology, including who has been trained, who did the work, who did the audit, the audit results and any conclusions made;*
- *Review the quality control and quality assessment methods*

2. Key Issue(s)

Does the proposal contribute to improving the environmental management of the quarry and landfill site; whilst protecting and mitigating any potential impacts on the Cors Goch designations. Is the proposal acceptable in terms of planning policy and other material planning considerations.

3. Main Policies

Ynys Môn Local Plan

Policy 33 - Nature Conservation

Gwynedd Structure Plan

Policy D1 – Environment

Stopped Unitary Development Plan

Policy EN4 – Biodiversity

Policy EN5 – International sites of importance

4. Response to Consultation and Publicity

Local Member – Planning Application Called in to Committee because of the potential environmental hazard to Gors Goch

Community Council - No comment

Highway Authority (Drainage) - To consult with CCW and the Environment Agency

Environmental Services (Health) - No comment

Welsh Water - No comment

Environment Agency - No objection

Countryside Council for Wales - Concern about the revisions requested.

Ecological Consultant - To consult with CCW

CPRW - No Objection

North Wales Wildlife Trust - No comment

The application was publicized by means of a site notice and neighbour notification letters. No comments were received following the publicity given.

5. Relevant Planning History

23C160 - Extension of the existing limestone quarry along with the erection of a sand storage shed and workshop, installation of a mobile crusher, regularisation of settlement pond and recycling operation and restoration utilising the disposal of inert waste at Rhuddlan Bach Quarry, Brynteg – Withdrawn 13/5/98

23C160A - Restoration of Rhuddlan Bach Quarry with inert waste together with the operation of a waste transfer station to recycle construction and demolition waste at Rhuddlan Bach Quarry, Brynteg – Granted 4/2/00

23C160B - Review of conditions under the Environment Act 1995 at Rhuddlan Bach Quarry, Brynteg - Granted 15/2/00

23C160C - Variation of condition (01) (time limits) on planning permission ref 23C160B at Rhuddlan Bach Quarry, Brynteg - Granted 4/4/00

23C160D/EIA - Extension to existing limestone quarry at Rhuddlan Bach Quarry, Brynteg - Granted 8/6/06

23C160D/SCO - Scoping opinion at Rhuddlan Bach Quarry, Brynteg – EIA Required 14/11/02

23C160E/SCR - Screening opinion at Rhuddlan Bach Quarry, Brynteg – EIA Not Required 2/12/03

23C160F - Application for a 5 year temporary permission for the retention of a static caravan for on-site security guard at Rhuddlan Bach Quarry, Brynteg – Refused 25/8/06

23C160G - Variation of condition (02) from planning permission 23C160A which states 'The operations to which this permission relates shall cease on or before 31/1/2010' to allow operations to continue until 31/12/2040 at Rhuddlan Bach Quarry, Brynteg – Granted 19/8/10

23C160H - Deletion of conditions 18, 19 & 20 (monitoring) from planning permission ref 23C160D\EIA at Rhuddlan Bach Quarry, Brynteg – Withdrawn 24/8/11

6. Main Planning Considerations

Planning permission 23C160D/EIA was subject to an Environmental Impact Study (Environmental Impact Assessment). Because of the potential impact of the development on Cors Goch the Planning Authority was required to undertake an Appropriate Assessment under the Conservation (Natural Habitats) regulations before determining the application.

The original conditions 19 and 20 were placed on the consent in order to manage and monitor the proposed environmental impacts on Cors Goch so that there is no adverse impact on the special qualities and characteristics of the SAC. These conditions were set by fully considering the requirements of Wales circular 35/95, where planning conditions must be fair, reasonable, practical, thorough, and possible to be enforced and necessary to permit the development.

Following receipt of planning permission 23C160D/EIA the site had to, because of the waste activities, make an application for an environmental permit from the Environment Agency, to manage and protect any possible effects on the natural environment.

Following receipt of an environmental permit for the site this means that a lot of duplication and overlap exists between the two different environmental “controllers” (Planning Permission / Environmental Permit).

In order to discuss the implications of the application, a meeting was arranged between the Environment Agency and CCW on the 13th January. The Agency's representative noted that the site's environmental permit needs to be updated and this could affect the trigger levels for the whole site. Because of this it was agreed with the applicant that the planning application would not be decided until the environmental permit for the whole site has been amended.

So far, the environmental permit has yet to be determined. Consequently the conditions proposed as part of this application were revisited, and I was of the opinion that there was no need to tie condition 19 to any specific trigger levels in case the Agency changed the trigger levels as part of a further revision to the environmental permit in future. It was considered that the strict planning condition should be imposed but with flexibility to require the applicant to agree with the Local Planning Authority on suitable trigger levels to replace original condition 19:

Unless otherwise agreed in writing with the local planning authority: no development will be commenced until the contractor agrees on trigger levels and monitoring in terms of surface water and ground water and that he agrees in writing with the Local Mineral Authority on a suitable mitigation scheme. The mitigation measures contained in the plan will be implemented if the agreed trigger levels are exceeded.

In considering the proposed revisions to condition 20: There is no objection to changing the date of

submission of the report to jointly run with the environmental permit. However, it must be noted that the revised condition 20 which is being offered by the applicant meets the requirements of Circular 35/95. Following consultation with the Agency and CCW it was agreed that the annual meeting could be deleted from the condition. The reason for this is because if there is a problem with the annual data presented, it would be necessary to arrange a meeting under the Mineral Planning Authority and the Environment Agency compliance protocol.

With that, it was suggested that the condition should be changed as follows: -

Unless otherwise agreed in writing with the Mineral Planning Authority a monitoring report must be submitted to the Mineral Planning Authority by 28th February of every year. The annual report will include an assessment of the data collected the previous year and as a minimum, will include the following sections:

- **The year's quarrying activities (stripping soil, rock taken, the depth of the work, filling etc.).**
- **Compliance table summarising data collected compared with monitoring requirements needed by the MPA.**
- **Ground water including a review of levels, quality and water table map;**
- **Surface water, including a review of quality and flow assessments;**
- **Comparisons against trigger levels;**

- **Review of monitoring method and any changes that may have been implemented;**
- **Summary of impacts and mitigation measures**
- **Monitoring plan and methodology, including who has been trained, who did the work, who did the audit, the audit results and any conclusions made;**

- **Review the quality control and quality assessment methods**

7. Conclusion

There were no adverse comments by statutory consultants, or members of the public to this application. Based on the above report together with the amendments I have now made to the conditions it is considered that they are now in accordance with the local and national planning policies identified within this document as well as meeting the requirements of Circular 35/95.

8. Recommendation

Permit

12.11

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: 30C726C Application Number

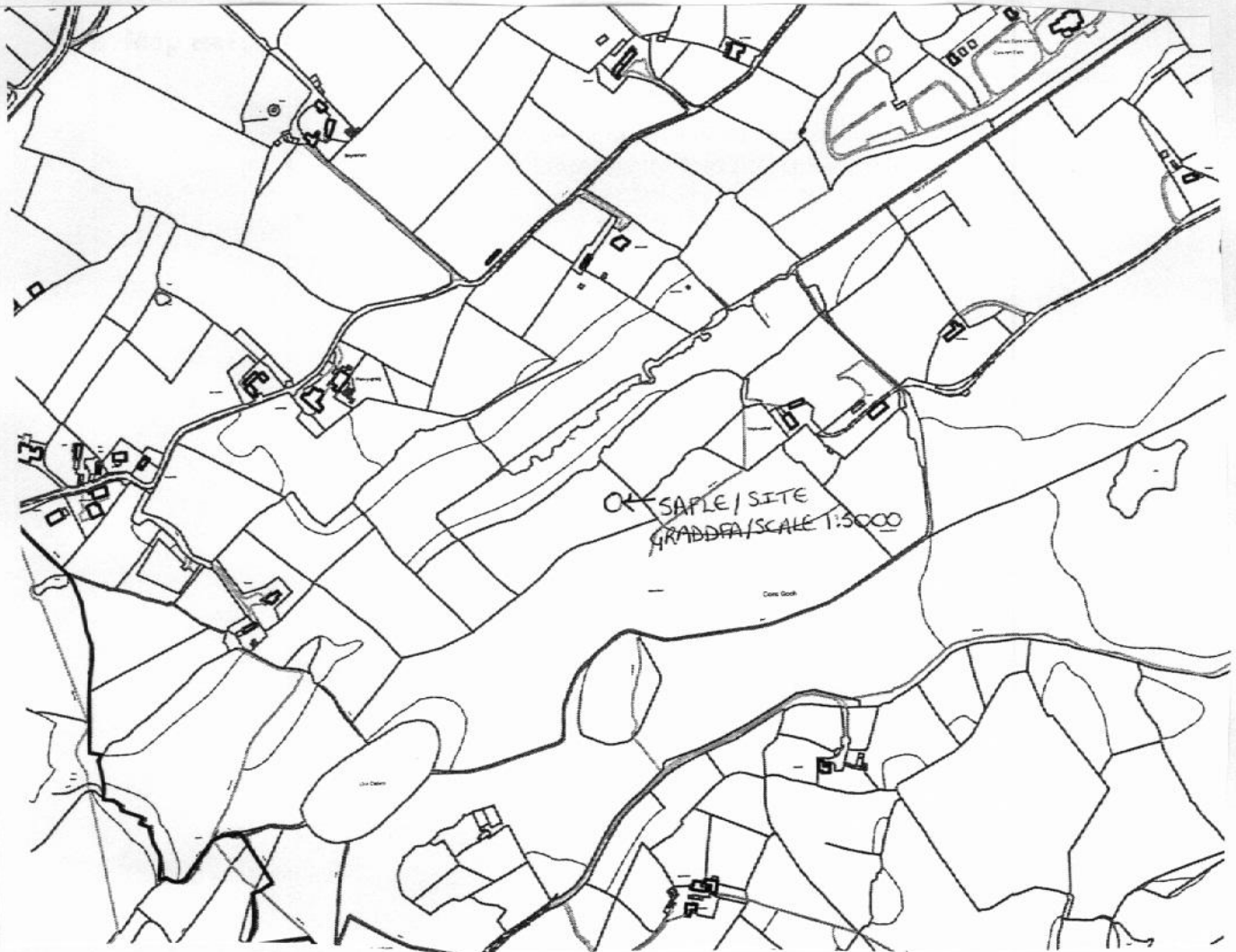
Ymgeisydd Applicant

**Mr P Huws
c/o Aspire Planning Ltd
Second Floor Offices
15 Boulevard
Weston-super-Mare
Avon
BS23 1NR**

Codi 1 twrbin wynt gyda uchder hwb hyd at uchafswm o 15m, diametr rotor hyd at uchafswm o 11.1m a uchder blaen unionsyth fertigol hyd at uchafswm o 20.9m ar dir yn

Erection of 1 wind turbine with a maximum hub height of up to 15m, rotor diameter of up to maximum of 11.1m and a maximum upright vertical tip height of up to 20.9m on land at

Ynys Uchaf, Brynteg



Planning Committee: 07/11/2012

Report of Head of Planning Service (MTD)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is reported to the committee as it has been decided that delegated powers will not be used in connection with wind turbine developments.

It was also originally called in by the Local Member

1. Proposal and Site

The application is made for a single wind turbine with a maximum height to the tip of the blade of 20.9m meters and a maximum rotor diameter of 11.1m meters. The rated power of the turbine is 15KW. The make and model is specified in the planning application which will be installed on a monopole fixed to a concrete foundation sited to the west of existing industrial buildings . The submitted details indicate that cabling to the electricity network will be underground and the connection point is at Ynys Uchaf.

The planning application is supported by the following:

- Landscape & Visual Impact Assessment.
- OS Plan indicating the Zone of Theoretical Visibility (ZTV).
- Photomontages.
- Planning support statement which details amongst other considerations community engagement undertaken by the applicants.

2. Key Issue(s)

- Principle of the development
- Landscape and Visual Impact
- Residential Amenity.

3. Main Policies

Gwynedd Structure Plan

C7 Renewable Energy

D3 Landscape Conservation Area

D10 Protection of Natural heritage

Ynys Mon Local Plan

31 Landscape

33 Nature Conservation

45 Renewable Energy

Stopped Ynys Mon Unitary Development Plan

EP 18 Renewable Energy

EN1 Landscape Character

EN4 Biodiversity

EN6 National Sites

Planning Policy Wales Edition 4 (February 2011)

Technical Advice Note 6: Planning for Sustainable Rural Communities (July 2010).

Technical Advice Note 8 Renewables (2005)

Practice Guidance: Planning for Renewable and Low Carbon Energy - A Toolkit for Planners', Welsh Assembly Government (2010)

Practice Guidance Planning Implications of Renewable and Low Energy (February 2011)

Supplementary Planning Guidance Wind Energy Developments (January 1994).

4. Response to Consultation and Publicity

Local Member - Refer to Committee

Community Council - Object as the site is near the AONB and as such the proposal is contrary to policy

Highways Comments

Drainage Informatives recommended.

Environmental Services Conditional permission.

Environmental Advisor .No objection

Countryside Council for Wales Does not object to the proposal subject to a condition relating to method of construction being imposed.

MOD .No objection

Welsh Water No comments.

Environment Agency Low environmental risk.

Response to Publicity

36 letter have been received points raised include;

- There will be visual damage
- Glan Gors Park will be harmed
- The turbine will kill birds and bats
- The site is near the SSSI
- This is not farm diversification it is not a working farm
- Flicker could cause drivers to have fits
- The hum would drive people insane
- There would be noise intrusion into the nature reserve
- The proposal is contrary to the SPG as it is within the 500m buffer zone
- The turbine is near a tourism site
- The landscape will be harmed
- Site is adjacent SSSI and NNR which forms part of the Llyn Fens Ramsar site
- It would not generate enough electricity to warrant its existence

- Highly visible from footpath
- Only 340m from Glan Gors Holiday Park and will affect tourism industry
- Should not be within 50m of hedge to protect wildlife
- Will be seen from miles around
- There could be further applications
- Concerns over cumulative impact as there are others planned nearby
- Road widening for access would destroy trees and walling
- Features of the SSSI may be damaged
- Full visualizations should be provided.
- There have been 3 screening opinions and there is an application for an anaerobic digester this is relevant
- A precedent will be set
- There will be a low frequency hum
- There is no justification for individual turbines larger than micro generation unless they have strong community support and benefits
- Will be visible over the whole reserve
- Impact on solitude of this haven
- Difficulty with access
- Insufficient information in respect of wildlife and traffic
- There should be a buffer around protected sites
- Very visible from footpaths
- Will harm views
- Agents comments and submissions unacceptable and disregard checklist this must be rectified.

5. Relevant Planning History

30C726/SCR – Screening for 1 turbine no EIA required 24/11/11

30C726A/SCR - Screening for 2 turbines No EIA required 24/11/11

30C726B/SCR Screening for 1 turbine no EIA required 09/0/12

6. Main Planning Considerations

Principle of development

Policy C7 of the Gwynedd Structure Plan states:

“There will be a presumption in favour of renewable energy projects provided that the impacts upon the locality are acceptable to the local planning authority. Where applicable, the proposals should be supported by an environmental assessment.”

Policy 45 of the Ynys Mon Local Plan states:

“Renewable energy projects will be permitted where it can be clearly demonstrated that there will not be any unacceptable impact on i. Landscape character, ii. Sites of international, national or local importance for nature conservation, iii. species which are of nature conservation importance iv. the standard of amenity enjoyed by the resident and tourist population and vi. Essential public services and communications.

Policy 8B- Energy Developments of the Stopped Ynys Mon Unitary Development Plan states:

“Applications for the development of renewable and non-renewable energy resources will be permitted where it can be demonstrated that there will be no unacceptable adverse impact upon the environment. Preference will be given to the development of clean and renewable energy sources, but proposals for

non-renewable energy projects will be permitted if they encourage the maximum use of energy efficiency within their design.

Policy EP18 (Renewable Energy) of the Stopped UDP states renewable energy projects will be permitted where it can clearly be demonstrated that there will not be any significant adverse impact on the listed criteria.

Section 12.8 (Renewable and Low Carbon Energy) of Planning Policy Wales (4th Edition Feb 2011) gives strong support for renewable energy projects in line with the Welsh Assembly Government's Energy Policy Statement (2010), paragraph 12.8.1 states:

"...It explains our aim by 2050, at the latest, to be in a position where almost all of our local energy needs can be met by low carbon electricity production. Our approach is to reduce energy consumption and improve energy efficiency first and maximise renewable and low carbon energy generation at every scale across Wales..."

Paragraph 12.8.2 states:

"...Planning policy at all levels should facilitate delivery of both the Assembly Government's overall Energy Policy statement, and UK and European targets on renewable energy..."

Section 12.10.1 reproduced below highlights matters that should be taken into account in dealing with renewable and low carbon energy development and associated infrastructure by the local planning authority. This covers the positive aspects such as contribution to meeting national, UK and European targets and wider environmental, social and economic benefits. It also highlights the need to consider impact on the natural heritage, the coast and the historic environment and the need to minimise impacts on local communities. Other matters such as mitigation and infrastructure matters i.e. grid connection and transportation network are also highlighted within this section as follows:

12.10.1 In determining applications for renewable and low carbon energy development and associated infrastructure local planning authorities should take into account:

- the contribution a proposal will play in meeting identified national, UK and European targets and potential for renewable energy, including the contribution to cutting greenhouse gas emissions;
- the wider environmental, social and economic benefits and opportunities from renewable and low carbon energy development;
- the impact on the natural heritage (See Section 5.5), the Coast (See Section 5.6) and the Historic Environment (See Section 6.5);the need to minimise impacts on local communities, to safeguard quality of life for existing and future generations;
- ways to avoid, mitigate or compensate identified adverse impacts;
- the impacts of climate change on the location, design, build and operation of renewable and low carbon energy development. In doing so consider whether measures to adapt to climate change impacts give rise to additional impacts (see 4.2);
- grid connection issues where renewable (electricity) energy developments are proposed; and
- the capacity of, and effects on, the transportation network relating to the construction and operation of the proposal.

Paragraph 12.8.13 states the impacts from renewable energy developments and associated infrastructure will vary depending on their type, location and scale. This requires different policy and development control considerations. A table is provided at Figure 12.3 (Renewable and low energy scales for planning purposes

Technical Advice Note 8 Renewables (2005) (paragraph 14) states the Assembly Government has a target

of 4TWh of electricity per annum to be produced by renewable energy by 2010 and 7TWh by 2020. In order to meet these targets the Assembly Government has concluded that 800MW of additional installed capacity is required from onshore wind sources.

Paragraph 2.12 of TAN 8 states the Assembly Government expects local planning authorities to encourage, via their development plan policies and when considering individual planning applications, smaller community based wind farm schemes (generally less than 5 MW). The development subject to this report can be regarded as small but it is not a community based scheme.

Paragraph 2.13 states:

“Most areas outside SSAs should remain free of large wind power schemes. Local planning authorities may wish to consider the cumulative impact of small schemes in areas outside of the SSAs and establish suitable criteria for separation distances from each other and from the perimeter of existing wind power schemes or the SSAs.”

Section 2 of Technical Advice Note 6: Planning for Sustainable Rural Communities contains the following guidance:

“2.1.1 The planning system has a key role to play in supporting the delivery of sustainable rural communities. It can help to ensure that appropriate development takes place in the right place at the right time by making sufficient land available to provide homes and employment opportunities for local people, helping to sustain rural services. Simultaneously, the planning system must respond to the challenges posed by climate change, for example by accommodating the need for renewable energy generation. It must also protect and enhance the natural and historic environment and safeguard the countryside and open spaces. The overall goal for the planning system is to support living and working rural communities in order that they are economically, socially and environmentally sustainable. Planning authorities should seek to strengthen rural communities by helping to ensure that existing residents can work and access services locally using low carbon travel and obtain a higher proportion of their energy needs from local renewable sources.”

In relation to farm diversification Technical Advice Note 6: Planning for Sustainable Rural Communities contains the following guidance:

3.7.2 Many economic activities can be sustainably located on farms. Small on-farm operations such as food and timber processing and food packing, together with services (e.g. offices, workshop facilities, equipment hire and maintenance), sports and recreation services, and the production of non-food crops and renewable energy, are likely to be appropriate uses.

The council's adopted Supplementary Planning Guidance: 'Wind Energy Development' (1994) is a material consideration in determining wind turbine applications. However, due to the age of the document, it is in the process of being replaced by an updated version called 'Onshore Wind Energy', which is currently at consultation stage and can only be attributed little weight.

The policies listed above provide a presumption in favour of renewable energy developments subject to detailed considerations. The impacts from renewable energy developments will also vary depending on their location and scale and require different policy and development control considerations.

Landscape and Visual Impact

The proposal would be located within an Area designated as a Special Landscape Area under the provisions of policy 31 of the Ynys Mon Local Plan, D3 of the Gwynedd Structure Plan and EN1 of the

Stopped Ynys Mon Unitary Development Plan.

The Supplementary Planning Guidance (SPG), Wind Energy Development (January 1994) that development will not be permitted on sites that could impair the quality and setting and enjoyment of the protected landscape. Proposals with 2km of the AONB need to be carefully assessed; and that the boundary does not imply a sharp barrier between conservation values within, and outside.

A Zone of Theoretical Visibility (ZTV) map and photomontages have been received for the proposed turbine. The site, and sensitive receptors close to the site have been visited.

The proposed turbine would not result in a significant change to the landscape character area.

Significant visual impact is restricted to the footpaths close to the site, particularly from the Gors Coch SAC. This would have an impact on the tranquillity of this local environment but is not considered to be unacceptable.

Residential Amenity

A number of the objection letters received are made on the basis of proximity to the nearest residential.

Annex D of TAN 8 lists factors which should typically be reviewed to identify “technically feasible areas” for the development of onshore wind energy schemes. At paragraph 3.4 it states “500M is currently considered a typical separation distance between a wind turbine and residential property to avoid unacceptable noise impacts, however when applied in a rigid manner it can lead to conservative results and so some flexibility is again advised”

The council’s Supplementary Planning Guidance Wind Energy Development (1994) “SPG” states that the council will give favourable consideration to renewable energy projects in those cases where it can be clearly demonstrated that there would be no adverse impacts on the listed considerations which include “the standard of amenity enjoyed by residents and the tourist populations”. Under 7.3 “Public Safety, Shadow Flicker Disturbances, Visual Intrusion and Impact on Highway Safety” the “SPG” contains a recommended standard that no turbine shall be sited nearer than 400 metres from the nearest dwelling house, with a possible exception of dwellings occupied by the owners of land where it is proposed to locate turbines.

As indicated previously in the report little weight can be attributed to the draft SPG which is currently being prepared by the council.

Officers have assessed the impact on the visual/residential amenity of surrounding residential properties and caravan site. On the basis of the size of the proposed turbine and distances from these properties it is not considered that the resident’s visual amenity is affected to an unacceptable degree.

Annex C of Planning Policy Wales provides advice on Shadow Flicker and Reflected light. Shadow flicker is only found to occur within properties up to 10 rotor diameters of a turbine and within 130 degrees either side of north at these latitudes in the UK. There are no residential properties within this area in this case and shadow flicker nuisance is not expected to occur within any residential properties as a result of the development, a condition has, however, been recommended on a precautionary basis.

Annex C goes on to state turbines can also cause flashes of reflected light, which can be visible for some distances. The guidance states that reflected light can be mitigated by the choice of blade colour and a condition has been recommended on the colour to mitigate impacts to mitigate the impacts.

The application has also been assessed by the council's Environmental Services Section who do not consider that the development will have an unacceptable impact in terms of noise subject to the conditions recommended.

SSSI/Biodiversity

The Councils Biodiversity Officer and the Countryside Commission for Wales have been consulted in respect of this matter and raise no objection to the scheme

Other Issues

The Ministry of Defence have no objections to the development subject to conditions.

No objections are raised by the Countryside Council for Wales or the council's Environmental Adviser on the grounds of the effect on protected species or other grounds as per their consultation responses.

The effects of the development on tourism is a material consideration. The Isle of Anglesey Council commissioned research on "The Impact of Wind Turbines on Tourism" which has been weighted in making the recommendation below.

7. Conclusion

The principle of the development is considered acceptable. In terms of visual/residential amenity, shadow flicker/reflected light and noise officers consider that the proposal is acceptable subject to conditions. In landscape and visual impact terms the proposed turbine would not have a significant adverse cumulative landscape impact. It would not have a significant impact on the landscape or harm the SSSI.

8. Recommendation

That planning permission is granted subject to the following conditions:

01) The development hereby approved shall commence not later than five years from the date of this approval.

Reason: To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990.

(02) The planning permission is for a period not exceeding 25 years ("the 25 year period") from the date that the development is first connected to the electricity grid ("the grid"). The dates of (a) first connection to the grid and (b) of the full operation of the turbine "the commissioning" shall be notified in writing to the local planning authority within 28 days of each of these 2 events occurring.

Reason: To enable the Local Planning Authority to review the position in the light of circumstances prevailing at the end of the period.

(03) The turbine hereby approved shall not exceed:

20.9 metres	maximum tip height *(to the upright vertical tip of an attached blade)
15 metres	maximum hub

	height
11.1 metres	maximum rotor diameter
15kw	maximum rated power

No wind turbine shall be installed on site until details of the make, model, design, size, transformer location, power rating, sound levels, external finish and colour of the proposed turbines have been submitted in writing to, and approved in writing by, the local planning authority. The turbine blades shall rotate in the same direction. The development shall thereafter be implemented only in accordance with the approved details.

Reason: To define the scope of the permission having regard to the assessed impact of the development.

(04) At the end of the 25 year period, the turbine shall be decommissioned and all related above ground structures shall be removed from the site. Twelve months before the decommissioning of the turbine, a written scheme for the restoration of the site (“the decommissioning scheme”) shall be submitted to the local planning authority for approval in writing. The decommissioning scheme shall make provision for the removal of the wind turbine and associated ancillary equipment to a depth of at least 1m below ground. All decommissioning and restoration works shall be carried out in accordance with the decommissioning scheme as approved and in accord with the timetable therein.

Reason: To ensure a satisfactory appearance upon cessation of the development.

(05) If the wind turbine hereby permitted fails to produce electricity for supply to the grid for a continuous period of 12 months the wind turbine and its associated ancillary equipment shall be removed to a depth of at least 1m below ground and removed from the site and the land shall be reinstated within a period of 6 months from the end of that 12 month period in accordance with a scheme (“the removal scheme”) submitted to and approved in writing by the local planning authority prior to the commencement of the development. The developer shall provide written operational data for the turbine to the local planning authority on reasonable written request.

Reason: In the interests of the amenities of the locality.

(06) Within 12 months of the “the commissioning” and on the written request of the local planning authority including any timescales set out therein; a written scheme to mitigate any incidence of shadow flicker at any affected property including a timetable (“the alleviation scheme”) shall be submitted to and approved in writing by the local planning authority. The operation of the development shall thereafter be carried out in accordance with “the alleviation scheme”.

Reason: To safeguard the amenities of the occupants of the adjacent dwelling.

(07) All cabling in connection with the development hereby approved shall be installed underground (unless otherwise approved in writing by the local planning authority)

Reason: In the interests of amenity.

(08) The development shall not commence until the following has been submitted to and approved in writing by the local planning authority.

- 1) The date construction starts and ends.**
- 2) The maximum extension height of any construction equipment.**

3) The latitude and longitude of every turbine.

The development shall thereafter be undertaken strictly in accord with the details approved under the provisions of this condition.

Reason: To ensure that military aircraft avoid the area and avoid the danger of collision.

(09) No wind turbine shall be installed on site until confirmation of the following has been submitted to and approved in writing by the local planning authority:

1) The turbine shall only be installed by a suitably qualified person, in accordance with the manufacturer's instructions and the site survey.

2) The wind Turbine shall be serviced in accordance with the manufacturer's recommendations.

3) The cumulative noise from the wind turbine, measured 3.5m from the facade of any occupied neighbouring property not in the ownership of the applicant, shall not exceed 35dB LA90, (10 minutes) up to wind speeds of 9m/s at hub height. Where the most noise sensitive part of any adjacent premises is above ground level, the monitoring location shall be 1m from the facade and a facade correction of -3dB(A) applied.

4) The Wind Turbine shall not be tonal in character.

The development shall thereafter be implemented only in accordance with the approved details.

Reason: In the interests of the amenities of the occupants of neighbouring dwellings.

(10) A construction method statement shall be prepared in conjunction with the CCW prior to the commencement of any works and agreed in writing with th LPA this method statement shall be adhered to at all times during construction

Reason: To minimize any adverse affects on the biodiversity of the location

Informatives

The applicant is advised to contact Colin Edwards (Chief Engineer) 01248 752350 to discuss the requirements of a condition survey of the highway network before commencement of any development on the site. The survey will be useful for all parties to provide a record of the condition of the public highway prior to the completion of the development.

9. Other Relevant Policies

Gwynedd Structure Plan

FF11 (Traffic)

Ynys Mon Local Plan

1 (General Policy)

35 (Nature Conservation)

Stopped Anglesey Unitary Development Plan

GP1 (Development Control Guidance)

EN4 (Biodiversity)

Technical Advice Note 5 Nature Conservation and Planning (2009)

Technical Advice Note 11 Noise (1997)

12.12

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **31LPA963/CC** Application Number

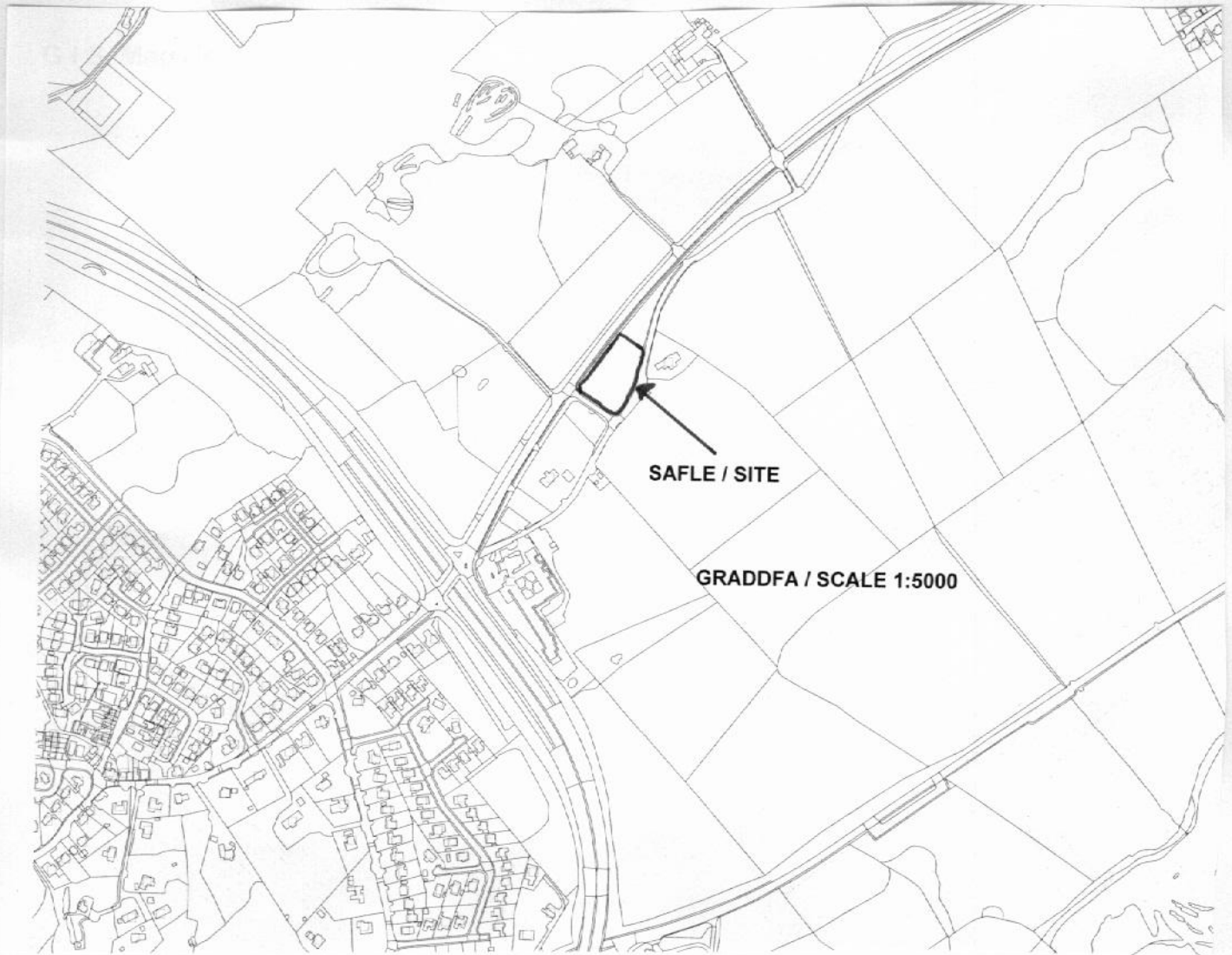
Ymgeisydd Applicant

**Head of Services (Highways)
Cyngor Sir Ynys Mon
Swyddfa'r Cyngor
Llangefni
Ynys Mon
LL77 7TW**

Cais llawn i newid defnydd o dir i greu safle parcio a theithio, llochesi bws a beiciau a mynediad newydd ynghyd â gwaith tirlunio cysylltiedig ar dir ger

Full application for the change of use of land to form a park and ride site, bus and bicycle shelters and new access together with associated landscaping on land adjacent to

Refail Goch, Llanfairpwll



Planning Committee: 07/11/2012

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is made by the Council on Council owned land.

1. Proposal and Site

The site is situated off the A5025 near the junction with the A55 at Llanfairpwll. An existing access serves properties at Refail Goch, Llwydiarth and the St Tysilio nursing home. The site is located within a Green Wedge designated under the stopped UDP.

A new access to the site is proposed in the direction of the Four Crosses roundabout. Traffic will enter the site from this new access and use the existing access as an egress from the car park. Bus and cycle shelters are to be provided as well as formal car parking space.

The proposal is submitted in order to formalise ad hoc parking on the verges which takes place at present and to encourage sustainable transport options including public transport and car-sharing. The application is supported by specialist reports.

2. Key Issue(s)

The applications key issues are whether the proposal will affect the amenities of the surrounding properties, the character of the local area or affect highway safety.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy
Policy 30 – Landscape
Policy 32 – Landscape
Policy 39 - Archaeology
Policy 42 – Design

Gwynedd Structure Plan

Policy D1 - AONB
Policy D4 – Location, Siting and Design
Policy D15 - Archaeology
Policy D29 – Design
Policy D32 – Landscaping
Policy FF2 – Balance between traffic and the environment
Policy FF10 – Car parking provision
Policy FF13 – Car parking in rural areas
Policy FF14 – Car parks in the countryside
Policy FF15 – Requirements of users

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy TR2 – Improvements to the Highway Network

Policy TR3 – Highway Design

Policy TR4 – Public Transport

Policy EN1 – Landscape Character

Policy EN2 – AONB

Policy EN3 – Green Wedge

Policy EN4 – Biodiversity

Policy EN12 – Archaeological Sites and the Historic Environment

Planning Policy Wales (February 2010)

Technical Advice Note 12 – Design

Technical Advice Note 18 - Transport

4. Response to Consultation and Publicity

Local Member – supports the application

Community Council – no reply at the time of writing

Welsh Water – no public sewers in the area

Highways – no reply at the time of writing

Drainage – further details requested

Countryside Council for Wales- no objection subject to recommendations within Environmental Assessment Report

Environmental Health Section- no reply at the time of writing

Ecological Advisor – no ecological comments

Gwynedd Archaeological Planning Service – archaeological evaluation taking place further to trial trenches being dug

Built Environment and Landscape Section – no reply at the time of writing

Response to Publicity

The application was afforded three means of publicity. These were by the posting of a site notice near the site, the publication of a notice in the local press and the serving of personal notifications on the occupants of neighbouring properties. The latest date for the receipt of representation was 31st October. At the time of writing this report no representations had been received.

5. Relevant Planning History

31C123 : Use of land as a trailer / lorry park and the siting of a static caravan/portacabin to use as a cafe premises by Llwydiarth, Llanfairpwll – Refused 15/6/90

31LPA963A/CC/SCR : Screening opinion for the change of use of land to form a park and ride site, bus and cycle shelter, new access and associated landscaping on land adjacent to Refail Goch, Llanfairpwll

6. Main Planning Considerations

Affect on surrounding properties – The proposal will formalise the currently unregulated use of the highway for parking thus reducing congestion and reducing danger on the highway for local occupiers caused by inconsiderate parking. Although the proposal will encourage greater use of the site, the provision of designated parking bays and opportunities for bus and cycle use will allow greater self-regulation and will remove (subject to an appropriate traffic order being made) indiscriminate parking on the roadway itself. The closest property to the scheme is Refail Goch which will remain separated from the site by the former highway. A hedge and fencing will then occur between the dwelling and the parking spaces beyond, the fence being proposed to buffer noise and to prevent light spillage onto the property. The use is proposed on a 24 hour basis with a regular bus service running from early morning to late evening. It should be noted that the site is not currently regulated. The scheme should improve residential amenity by reducing the indiscriminate use of the road up to the boundary with the dwelling by providing a purpose designed facility.

Affect on the locality – The proposal is a recently wooded site located between the A5025 and its former alignment. It forms part of the green wedge between Four Crosses in Menai Bridge and Llanfairpwll. It contributes to the rural appearance of this undeveloped buffer between the two settlements and provides a defined edge to the AONB. The trees which have become established in the land between the old alignment and the new prevent views into the AONB when travelling from Llanfair towards Menai Bridge. Views of Menai Bridge do not occur until some two thirds of the way along the route. After this point, the village can be seen and the views into the AONB become more open with low field boundaries in the foreground allowing open views of the Snowdonia Mountains. Travelling towards, Llanfair from Menai Bridge, the views into the AONB and of Llanfair itself become obscured by these trees some one-thirds of the way along the route. This remains the case until the junction of the A5025 with the A55 is reached.

The proposal is located on part of this wooded area and proposes the clearing of trees centrally within the site to allow for parking spaces and roads but with the retention of some trees within 1m of the new works in order to give some sense of enclosure to the site from the roadside edge and so maintain the green wedge but maintaining openness to ensure a feeling of safety for users. Policy EN3 requires that green wedges will be maintained in order to prevent inappropriate development that detracts from the open character of the area and in order to provide an environmental buffer between communities. The proposal seeks to formalise and control ad hoc parking which is taking place in the area. The use is already in existence albeit informally and often inconsiderately. The need for the facility is in this location. The proposal seeks to balance the need for the facility whilst ensuring that it will not detract from the green wedge.

AONB: It is not clear whether the site is within or adjoining the designated AONB. The original maps suggest that the AONB boundary followed the alignment of the original road. Records are currently being checked to discover whether any amendment to the AONB boundary was made as part of the realignment of the A5025 in this area. The primary objective for an AONB designation is the conservation and enhancement of their natural beauty. Local authorities have a statutory duty to have regard to AONB purposes and development control decisions affecting AONB's should in the first instance favour conservation of natural beauty. The scheme as proposed will formalise and concentrate indiscriminate parking whilst retaining some screening and planting. The proposal would not erode the qualities of the AONB whether it is located within the designated area or on its edge.

Affect on Highway Safety – The scheme is designed to formalise ad hoc and often inconsiderate use of the highway by those already car-sharing and to offer alternatives to others who travel across the bridge in order to reduce congestion and the use of the private car. By formalising provision, a safe environment is created for those using the site and this in turn will improve the safety of those using the adjoining public footpaths/cyclepaths and road network.

Archaeology and Ecology- it is not considered that the proposal will detrimentally affect these issues of acknowledged importance.

Drainage- it is understood that additional details have been agreed and will be submitted in due course as part of the application.

7. Conclusion

The site is already in use but indiscriminate and inconsiderate parking occurs with implications for residential amenity and highway safety.

The scheme acknowledges the importance of the green wedge between the settlements of Llanfair and Menai Bridge and, as proposed, should maintain the purpose of that buffer. The scheme will improve residential amenity and highway safety.

8. Recommendation

Permit

(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(02) The development shall take place in accordance with the recommendations contained within the Phase 1 Environmental Assessment Report CPF:3741 submitted under planning application reference 31LPA963/CC on 19-9-12

Reason: to ensure that any protected species or landscape features on the site are protected

12.13

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: 44C293 Application Number

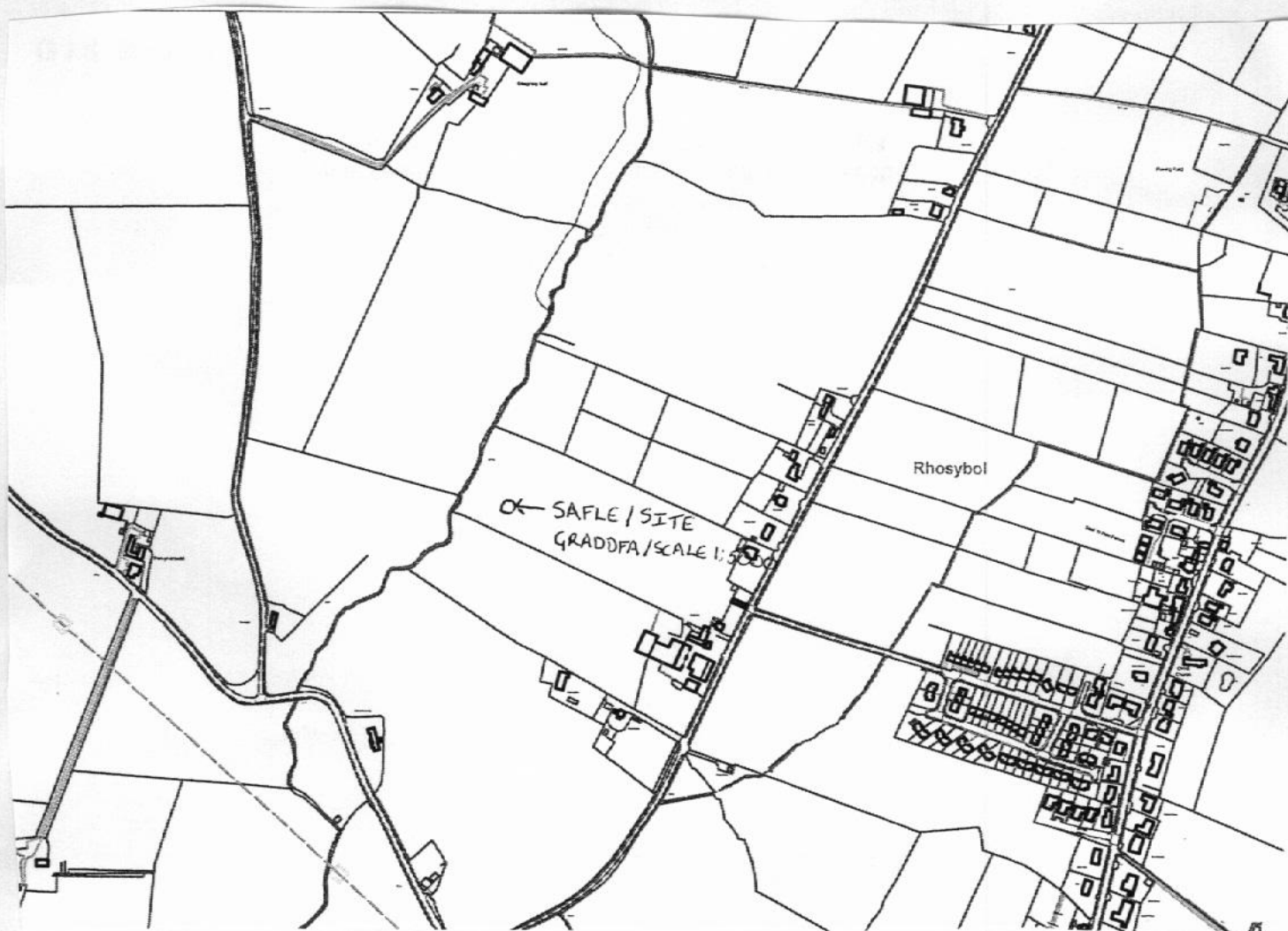
Ymgeisydd Applicant

**Mr Robert Jones
Bryntirion
Rhosybol
Ynys Mon
LL68 9TU**

Codi un twrbin wynt gyda uchder hwb hyd at uchafswm o 15.4m, diametr rotor hyd at uchafswm o 8m a uchder blaen unionsyth fertigol hyd at uchafswm o 19.4m ar dir yn

Erection of one wind turbine with a maximum hub height of up to 15.4m, rotor diameter of up to 8m and a maximum upright vertical tip height of up to 19.4m on land at

Bryntirion, Rhosybol



Planning Committee: 07/11/2012

Report of Head of Planning Service (DPJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is reported to the committee as it has been decided that delegated powers will not be used in connection with wind turbine developments.

1. Proposal and Site

The application is made for a single wind turbine with a maximum height to the tip of the blade of 19.4 meters and a maximum rotor diameter of 8.0 meters. The rated power of the turbine is 11KW. The make and model is specified in the planning application which will be installed on a monopole fixed to a concrete foundation sited in a field to the west of the farm. The submitted details indicate that cabling to the electricity network will be underground and the connection point is to an existing farm building.

The proposed turbine was re-sited in the course of determining the planning application further to the west & away from the residential properties in proximity in Rhosybol.

2. Key Issue(s)

- Principle of the development
- Landscape and Visual Impact
- Residential Amenity.

3. Main Policies

Gwynedd Structure Plan

C7 Renewable Energy

D3 Landscape Conservation Area

Ynys Mon Local Plan

31 Landscape

45 Renewable Energy

Stopped Ynys Mon Unitary Development Plan

EP 18 Renewable Energy

EN1 Landscape Character

Planning Policy Wales Edition 4 (February 2011)

Technical Advice Note 6: Planning for Sustainable Rural Communities (July 2010).

Technical Advice Note 8 Renewables (2005)

Practice Guidance: Planning for Renewable and Low Carbon Energy - A Toolkit for Planners', Welsh Assembly Government (2010)

Practice Guidance Planning Implications of Renewable and Low Energy (February 2011)

Supplementary Planning Guidance Wind Energy Developments (January 1994).

4. Response to Consultation and Publicity

Local Member Called to the planning committee on the grounds of design and effect on the environment.

Community Council Refuse.

Highways The Traffic Management Plan "TMP" is satisfactory & an informative as regard a survey of the public highway prior to commencement of the development.

Public Rights of Way The proposed development should have no effect on any public right of way.

Drainage Applicant should ensure that no land drainage systems are obstructed as a result of the development.

Environmental Services The applicant has submitted an acoustic report and based on these predicted levels a planning condition is considered reasonable.

Environmental Advisor No objections.

Countryside Council for Wales No objections.

MOD Conditional permission.

Arqiva No objection.

Welsh Water No observations received.

Environment Agency Low environmental risk.

Gwynedd Archaeological Planning Service Although there is good potential for bronze age and medieval remains in the area, the scale of works for this scheme is such that a watching brief is likely to be of limited value. I am therefore not recommending any archaeological assessment or mitigation in connection with this scheme.

Response to Publicity

33 objections received on the following grounds:

- Visual amenity.
- Unproven technology.
- Noise.
- One writer states that they suffer from tinnitus.
- If the scheme is approved it should be placed at the far end of the field.
- Turbine is over the acceptable height for micro-generation.
- Turbine would be sited 156m from the nearest property
- As the turbine is sited behind a linear group of houses, the turbine would be visible from each house, and would have an unacceptable impact on the visual and residential amenity of those properties.
- Residents of Rhosybol already live in close proximity to Trysglwyn wind farm which is 1.5km away.
- With reference to the ZTV and viewpoints on the above application, we feel strongly that the viewpoints need to include some from a closer distance to the proposed turbine. As this application would be very close to neighbouring properties, we would suggest another two viewpoints from

- along the road between Viewpoint 2 and Viewpoint 4.
- We also would request that a note be made in the Report to Committee that although we realise viewpoints can normally only be from public property, ideally these viewpoints should be from the rear of the properties to give a true representation. If the applicant was concerned enough about the effect on his neighbours who have objected, he could ask for their permission to do this.
 - The turbine is over the height defined in the recently published revised draft SPG for domestic micro-generation of 11m, and size allowed for permitted development.
 - Revised SPG states that turbines over 20 meters in height should be 500 meters from residential properties.

One letter received supporting on the following grounds:

- The development will be of small scale 11kw generation and is of a standard acceptable height for this type of proposal.
- It is understood that this turbine will for the farms personal utilisation only.

5. Relevant Planning History

44C293A/SCR Screening opinion for the erection of one wind turbine with a maximum hub height of 15.4, rotor diameter of up to 8 metres and a maximum upright vertical tip height of up to 19.4m EIA not required 14.02.12.

44C293B/SCR Screening opinion for the erection of one wind turbine with a maximum hub height of 15.4, rotor diameter of up to 8 metres and a maximum upright vertical tip height of up to 19.4m EIA Not required 16.10.12, this screening opinion was submitted further to the applicant amending the location of the turbine in the course of determining the planning application.

6. Main Planning Considerations

Principle of development

Policy C7 of the Gwynedd Structure Plan states:

“There will be a presumption in favour of renewable energy projects provided that the impacts upon the locality are acceptable to the local planning authority. Where applicable, the proposals should be supported by an environmental assessment.”

Policy 45 of the Ynys Mon Local Plan states:

“Renewable energy projects will be permitted where it can be clearly demonstrated that there will not be any unacceptable impact on i. Landscape character, ii. Sites of international, national or local importance for nature conservation, iii. species which are of nature conservation importance iv. the standard of amenity enjoyed by the resident and tourist population and vi. Essential public services and communications.

Policy 8B- Energy Developments of the Stopped Ynys Mon Unitary Development Plan states:

“Applications for the development of renewable and non-renewable energy resources will be permitted where it can be demonstrated that there will be no unacceptable adverse impact upon the environment. Preference will be given to the development of clean and renewable energy sources, but proposals for non-renewable energy projects will be permitted if they encourage the maximum use of energy efficiency within their design.

Policy EP18 (Renewable Energy) of the Stopped UDP states renewable energy projects will be permitted where it can clearly be demonstrated that there will not be any significant adverse impact on the listed criteria.

Section 12.8 (Renewable and Low Carbon Energy) of Planning Policy Wales (4th Edition Feb 2011) gives strong support for renewable energy projects in line with the Welsh Assembly Government's Energy Policy Statement (2010).

Paragraph 12.8.1 states:

“...It explains our aim by 2050, at the latest, to be in a position where almost all of our local energy needs can be met by low carbon electricity production. Our approach is to reduce energy consumption and improve energy efficiency first and maximise renewable and low carbon energy generation at every scale across Wales...”

Paragraph 12.8.2 states:

“Planning policy at all levels should facilitate delivery of both the Assembly Government’s overall Energy Policy statement, and UK and European targets on renewable energy.”

Section 12.10.1 reproduced below highlights matters that should be taken into account in dealing with renewable and low carbon energy development and associated infrastructure by the local planning authority. This covers the positive aspects such as contribution to meeting national, UK and European targets and wider environmental, social and economic benefits. It also highlights the need to consider impact on the natural heritage, the coast and the historic environment and the need to minimise impacts on local communities. Other matters such as mitigation and infrastructure matters i.e. grid connection and transportation network are also highlighted within this section.

12.10.1 In determining applications for renewable and low carbon energy development and associated infrastructure local planning authorities should take into account:

- *the contribution a proposal will play in meeting identified national, UK and European targets and potential for renewable energy, including the contribution to cutting greenhouse gas emissions;*
- *the wider environmental, social and economic benefits and opportunities from renewable and low carbon energy development;*
- *the impact on the natural heritage (See Section 5.5), the Coast (See Section 5.6) and the Historic Environment (See Section 6.5);*
- *the need to minimise impacts on local communities, to safeguard quality of life for existing and future generations;*
- *ways to avoid, mitigate or compensate identified adverse impacts;*
- *the impacts of climate change on the location, design, build and operation of renewable and low carbon energy development. In doing so consider whether measures to adapt to climate change impacts give rise to additional impacts (see 4.2);*
- *grid connection issues where renewable (electricity) energy developments are proposed; and*
- *the capacity of, and effects on, the transportation network relating to the construction and operation of the proposal.*

Paragraph 12.8.13 states the impacts from renewable energy developments and associated infrastructure will vary depending on their type, location and scale. This requires different policy and development control considerations. A table is provided at Figure 12.3 (Renewable and low energy scales for planning purposes). At 50KW the turbine subject to this report is at the threshold between a Sub Local Authority and Micro development.

Technical Advice Note 8 Renewables (2005) (paragraph 14) states the Assembly Government has a target of 4TWh of electricity per annum to be produced by renewable energy by 2010 and 7TWh by 2020. In order to meet these targets the Assembly Government has concluded that 800MW of additional installed capacity is required from onshore wind sources.

Paragraph 2.12 states the Assembly Government expects local planning authorities to encourage, via their development plan policies and when considering individual planning applications, smaller community based wind farm schemes (generally less than 5 MW).

Paragraph 2.13 states:

2.13 Most areas outside SSAs should remain free of large wind power schemes. Local planning authorities may wish to consider the cumulative impact of small schemes in areas outside of the SSAs and establish suitable criteria for separation distances from each other and from the perimeter of existing wind power schemes or the SSAs.

Section 2 of Technical Advice Note 6: Planning for Sustainable Rural Communities contains the following guidance:

2.1.1 The planning system has a key role to play in supporting the delivery of sustainable rural communities. It can help to ensure that appropriate development takes place in the right place at the right time by making sufficient land available to provide homes and employment opportunities for local people, helping to sustain rural services. Simultaneously, the planning system must respond to the challenges posed by climate change, for example by accommodating the need for renewable energy generation. It must also protect and enhance the natural and historic environment and safeguard the countryside and open spaces. The overall goal for the planning system is to support living and working rural communities in order that they are economically, socially and environmentally sustainable. Planning authorities should seek to strengthen rural communities by helping to ensure that existing residents can work and access services locally using low carbon travel and obtain a higher proportion of their energy needs from local renewable sources.

In relation to farm diversification Technical Advice Note 6: Planning for Sustainable Rural Communities contains the following guidance:

3.7.2 Many economic activities can be sustainably located on farms. Small on-farm operations such as food and timber processing and food packing, together with services (e.g. offices, workshop facilities, equipment hire and maintenance), sports and recreation services, and the production of non-food crops and renewable energy, are likely to be appropriate uses.

The adopted Supplementary Planning Guidance: 'Wind Energy Development', which was adopted in 1994, is a material consideration in determining wind turbine applications. However, due to the age of the document, it is in the process of being replaced by an updated version called 'Onshore Wind Energy', which is currently at the post 2nd consultation stage.

The policies listed above provide a presumption in favour of renewable energy developments subject to detailed considerations which are assessed below. The impacts from renewable energy developments will also vary depending on their location and scale and require different policy and development control considerations. At 11KW the turbine subject to this report is classified Micro development which is essentially serving the farm unit. The principle of the development is considered acceptable subject to detailed considerations below.

Landscape and Visual Impact

The proposal would be located within an Area designated as a Special Landscape Area under the provisions of policy 31 of the Ynys Mon Local Plan, D3 of the Gwynedd Structure Plan and EN1 of the Stopped Ynys Mon Unitary Development Plan.

The proposed turbine is located approximately 4.5 kilometres from the AONB. The impact upon this protected area is not likely to be significant due to the small size of the development.

The proposed turbine would be visible from a range of sites and be a notable feature in the local landscape. Its significance would be tempered by the small size of the turbine, local topography; natural and built screening and the presence of other energy infrastructure, none of which it would appear to dominate, except from the closest footpath views. There is no significant impact on sensitive receptors

such as the AONB and Mynydd Parys or the settlements of Amlwch or Rhosybol.

Residential Amenity

A number of the objection letters received are made on the basis of proximity to the nearest residential property. The letters stated that the siting of the turbine behind a linear group of houses would mean that the turbine would have an unacceptable impact on the visual and residential amenity of those properties.

Annex D of TAN 8 lists factors which should typically be reviewed to identify “technically feasible areas” for the development of onshore wind energy schemes. At paragraph 3.4 it states “500M is currently considered a typical separation distance between a wind turbine and residential property to avoid unacceptable noise impacts, however when applied in a rigid manner it can lead to conservative results and so some flexibility is again advised”

The council’s Supplementary Planning Guidance Wind Energy Development (1994) “SPG” states that the council will give favourable consideration to renewable energy projects in those cases where it can be clearly demonstrated that there would be no adverse impacts on the listed considerations which include “the standard of amenity enjoyed by residents and the tourist populations”. Under 7.3 “Public Safety, Shadow Flicker Disturbances, Visual Intrusion and Impact on Highway Safety” the “SPG” contains a recommended standard that no turbine shall be sited nearer than 400 metres from the nearest dwelling house, with a possible exception of dwellings occupied by the owners of land where it is proposed to locate turbines.

As indicated previously in the report only limited weight can be attributed to the draft SPG which is currently being prepared by the council.

The application is accompanied by an assessment of the impacts on the residential amenities of surrounding properties. The proposed turbine is around 174 meters from the nearest residential property or 154 meters to the nearest point of the garden. Officers have assessed the planning application the impact on the visual amenity of surrounding residential properties. On the basis of the size of the proposed turbine and distances from these properties it is not considered that the resident’s visual amenity is affected to an unacceptable degree.

Annex C of Planning Policy Wales provides advice on Shadow Flicker and Reflected light. Shadow flicker is only found to occur within properties up to 10 rotor diameters of a turbine and within 130 degrees either side of north at these latitudes in the UK. There are no residential properties within this area in this case and shadow flicker nuisance is not expected to occur within any residential properties as a result of the development, but a condition has been recommended.

Annex C goes on to state turbines can also cause flashes of reflected light, which can be visible for some distances. The guidance states that reflected light can be mitigated by the choice of blade colour and a condition has been recommended to mitigate the impacts.

The application has also been assessed by the council’s Environmental Services Section who do not consider that the development will have an unacceptable impact in terms of noise subject to the conditions recommended.

7. Conclusion

Planning Policies listed in the report provide a presumption in favor of renewable energy developments subject to detailed considerations. At 11KW the turbine subject to this report is classified micro

development which is essentially serving the farm unit. In terms of detailed considerations notably landscape impact and residential amenity the proposal is considered acceptable.

8. Recommendation

That planning permission is permitted subject to the following conditions:

(01) The development hereby approved shall commence not later than five years from the date of this approval.

Reason: To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990.

(02) The planning permission is for a period not exceeding 25 years (“the 25 year period”) from the date that the development is first connected to the electricity grid (“the grid”). The dates of (a) first connection to the grid and (b) of the full operation of the turbine “the commissioning” shall be notified in writing to the local planning authority within 28 days of each of these 2 events occurring.

Reason: To enable the Local Planning Authority to review the position in the light of circumstances prevailing at the end of the period.

(03) The turbine hereby approved shall not exceed:

19.4 metres	maximum tip height *(to the upright vertical tip of an attached blade)
15.4 metres	maximum hub height
8 metres	maximum rotor diameter
11 kw	maximum rated power

No wind turbine shall be installed on site until details of the make, model, design, size, transformer location, power rating, sound levels, external finish and colour of the proposed turbines have been submitted in writing to, and approved in writing by, the local planning authority. The turbine blades shall rotate in the same direction. The development shall thereafter be implemented only in accordance with the approved details.

Reason: To define the scope of the permission having regard to the assessed impact of the development.

(04) At the end of the 25 year period, the turbine shall be decommissioned and all related above ground structures shall be removed from the site. Twelve months before the decommissioning of the turbine, a written scheme for the restoration of the site (“the decommissioning scheme”) shall be submitted to the local planning authority for approval in writing. The decommissioning scheme shall make provision for the removal of the wind turbine and associated ancillary equipment to a depth of at least 1m below ground. All decommissioning and restoration works shall be carried out in accordance with the decommissioning scheme as approved and in accord with the timetable therein.

Reason: To ensure a satisfactory appearance upon cessation of the development.

(05) If the wind turbine hereby permitted fails to produce electricity for supply to the grid for a continuous period of 12 months the wind turbine and its associated ancillary equipment shall be removed to a depth of at least 1m below ground and removed from the site and the land shall be reinstated within a period of 6 months from the end of that 12 month period in accordance with a scheme (“the removal scheme”) submitted to and approved in writing by the local planning authority prior to the commencement of the development. The developer shall provide written operational data for the turbine to the local planning authority on reasonable written request.

Reason: In the interests of the amenities of the locality.

(06) Within 12 months of the “the commissioning” and on the written request of the local planning authority including any timescales set out therein; a written scheme to mitigate any incidence of shadow flicker at any affected property including a timetable (“the alleviation scheme”) shall be submitted to and approved in writing by the local planning authority. The operation of the development shall thereafter be carried out in accordance with “the alleviation scheme”.

Reason: To safeguard the amenities of the occupants of the adjacent dwelling.

(07) All cabling in connection with the development hereby approved shall be installed underground (unless otherwise approved in writing by the local planning authority)

Reason: In the interests of amenity.

(08) The development shall not commence until the following has been submitted to and approved in writing by the local planning authority.

- 1) The date construction starts and ends.**
- 2) The maximum extension height of any construction equipment.**
- 3) The latitude and longitude of every turbine.**

The development shall thereafter be undertaken strictly in accord with the details approved under the provisions of this condition.

Reason: To ensure that military aircraft avoid the area and avoid the danger of collision.

(09) No wind turbine shall be installed on site until confirmation of the following has been submitted to and approved in writing by the local planning authority:

- 1) The turbine shall only be installed by a suitably qualified person, in accordance with the manufacturer's instructions and the site survey.**
- 2) The wind Turbine shall be serviced in accordance with the manufacturer's recommendations.**
- 3) The cumulative noise from the wind turbine, measured 3.5m from the facade of any occupied neighbouring property not in the ownership of the applicant, shall not exceed 35dB LA90, (10 minutes) up to wind speeds of 9m/s at hub height. Where the most noise sensitive part of any adjacent premises is above ground level, the monitoring location shall be 1m from the facade and a facade correction of -3dB(A) applied.**
- 4) The Wind Turbine shall not be tonal in character.**

(10) The development shall thereafter be implemented only in accordance with the approved

details.

Reason: In the interests of the amenities of the occupants of neighbouring dwellings.

(11) The development hereby approved shall be constructed strictly in accord with the “Delivery and Construction of Wind Turbine at Bryntirion Rhosybol – 44C293” received 10.10.12.

Reason: To minimise danger and inconvenience to highway users.

(12) The development hereby approved shall be sited in accord with the location plan (1:5,000) SH 41905 88504.

Reason: For the avoidance of doubt and to ensure a satisfactory form of development.

Informatives

The applicant is advised to contact Colin Edwards (Chief Engineer) 01248 752350 to discuss the requirements of a condition survey of the highway network before commencement of any development on the site. The survey will be useful for all parties to provide a record of the condition of the public highway prior to the completion of the development.

9. Other Relevant Policies

Gwynedd Structure Plan

FF11 (Traffic)

Ynys Mon Local Plan

1 (General Policy)

35 (Nature Conservation)

Stopped Anglesey Unitary Development Plan

GP1 (Development Control Guidance)

EN4 (Biodiversity)

Technical Advice Note 5 Nature Conservation and Planning (2009)

Technical Advice Note 11 Noise (1997)