

11.1

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **16C189A** Application Number

Ymgeisydd Applicant

**Mr Paul Hughes
22 Tyn Berllan Estate
Bryngwran
Holyhead
Ynys Môn
LL65 3PT**

Cais llawn am gynlluniau diwygiedig ar gyfer addasu ac ehangu yn

Full application for amended plans for the alterations and extensions at

22, Ty'n Berllan Estate, Bryngwran, LL65 3PT



Planning Committee: 04/01/2012

Report of Head of Planning Service (AMG)

Recommendation:

Permit

Reason for Reporting to Committee:

The applicant is the husband of an employee within the Local Authority. Under terms of the Constitution the application has to be reported to the Planning Committee for consideration and determination.

The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.19.4 of the Constitution.

1. Proposal and Site

The application site is located within an established estate known as Ty'n Berllan in the village of Bryngwran. The property is a detached bungalow.

The proposal entails the approval of amended plans for the alterations and extensions to the property.

2. Key Issue(s)

The key issues which need to be considered are the design of the development together with the effect on neighbouring properties.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 42 – Design

Policy 58 – Extensions

Gwynedd Structure Plan

D4 – Location, Siting and Design

D29 – 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

4. Response to Consultation and Publicity

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

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

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

Drainage – Comments.

The application was afforded two means of publicity. These were by the posting of a site notice near the site and the serving of personal notification on the occupants of neighbouring properties. The latest date for the receipt of representations is the 16th December 2011. At the time of writing this report no representations had been received at the department.

5. Relevant Planning History

16C189 - Full application for alterations and extensions at 22 Ty'n Berllan Estate, Bryngwran. – Approved 06/07/2011

6. Main Planning Considerations

Design – The proposal entails the approval of amended plans for the erection of a single storey extension to the front and side of the existing dwelling. The proposed ridge height of the extension is to match the ridge height of the existing dwelling. All materials are to match the existing. It is acknowledged that the proposal protrudes further to the front of the property than was previously approved. However, the character of the property remains the same to that was previously approved. There is acceptable space within the site to accommodate the extension without appearing cramped and overdeveloped. The proposal appears satisfactory in terms of its siting, design and materials.

Affect on the amenities of the neighbouring properties – It is not considered that the proposal will have an additional affect on the amenities of the neighbouring properties to that of previously approved. At the time of writing this report no representations had been received at the department.

7. Conclusion

The site can acceptably accommodate the proposal without appearing cramped or over developing the site. It is not considered that the proposal will have a detrimental effect on the amenities of the neighbouring properties. The proposal in my considered opinion should be approved in line with the following conditions.

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 permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 16/11/2011 under planning application reference 16C189A.

Reason: For the avoidance of doubt.

9. Other Relevant Policies

None

10. Other Non-Material Issues Raised

None

Rhif y Cais: **25C215** Application Number

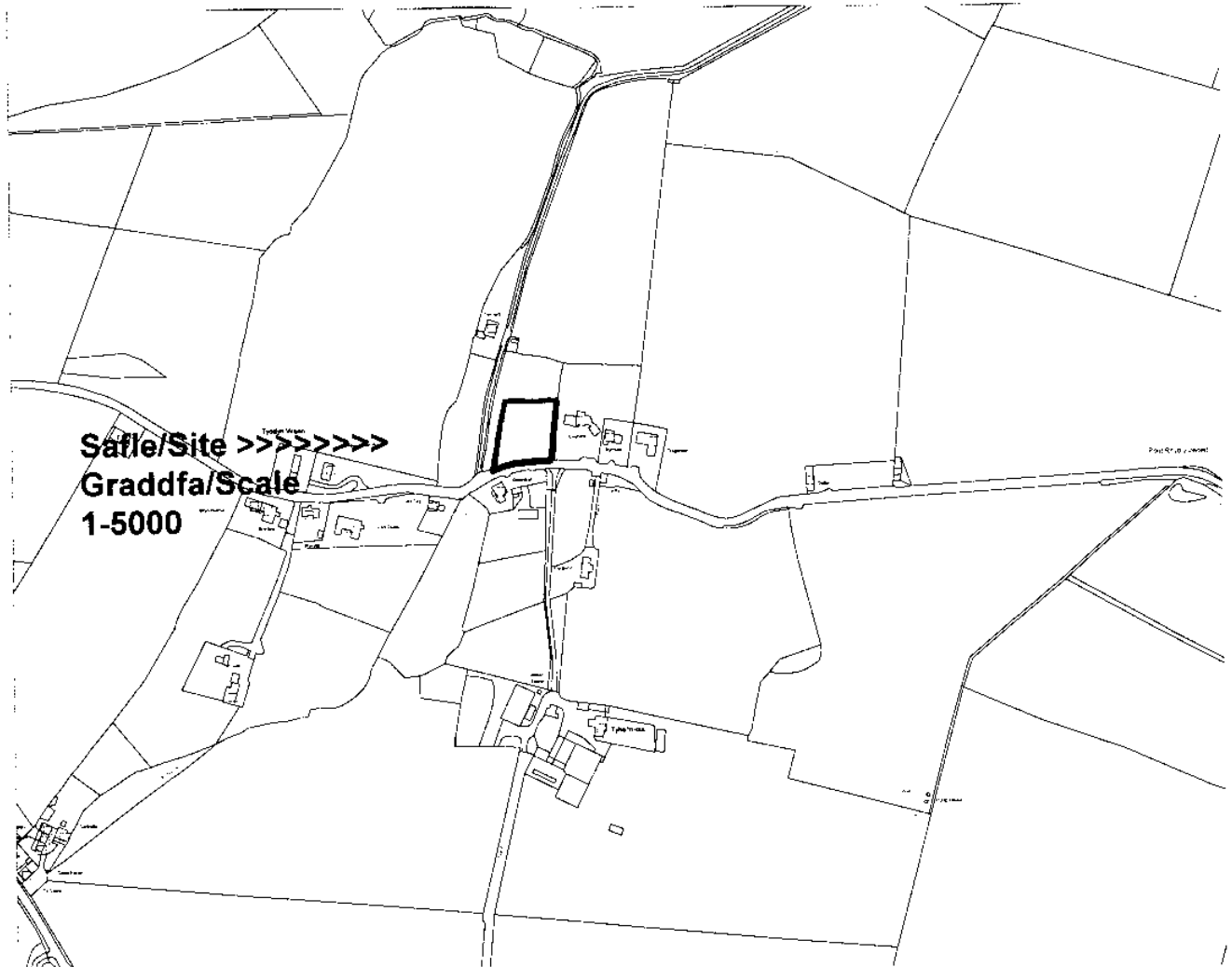
Ymgeisydd Applicant

**Jonathan & Julie Dean
c/o CDN Planning
1 & 2 Connaught House
Riverside Business Park
Benarth Road
Conwy
LL32 8UB**

Cais amlinellol gyda rhai materion wedi eu gadw'n ôl ar gyfer codi annedd a modurdy dwbl ar wahan ynghyd a creu mynedfa newydd a gosod system trin carthffosiaeth newydd ar dir ger

Outline application with some matters reserved for the erection of a dwelling and detached double garage together with the construction of a new access and installation of a new private treatment plant on land adjoining

Ceunant, Bachau, Coedana, Llanerchymedd



Planning Committee: 04/01/2012

Report of Head of Planning Service (JBR)

Recommendation:

Permit.

Reason for Reporting to Committee:

The applicant is related to the Local Member.

In addition the application is presented to the Committee as an application which is contrary to the adopted Ynys Mon Local Plan but that can be supported under the provisions of the Stopped Unitary Development Plan.

The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

1. Proposal and Site

The application site is a parcel of land adjoining Ceunant in the small hamlet of Bachau near Llanerchymedd.

The application is for outline planning permission with some matters reserved for the erection of a dwelling and detached double garage together with the construction of a new access and installation of a private sewage treatment plant.

2. Key Issue(s)

The key issue is whether the proposal is acceptable in terms of policy together with the effect on the amenities of neighbouring properties.

3. Main Policies

Ynys Mon Local Plan

1 – General Policy
48 – Housing Development Criteria
53 – Housing in the Countryside.

Gwynedd Structure Plan

A6 – New Dwellings in the Open Countryside
D4 – Location, Siting and Design.

Stopped Unitary Development Plan

GP1 – Development Control Guidance
HP5 – Countryside Hamlets and Clusters.

Planning Policy Wales (Edition 4)

TAN 12: Design.

4. Response to Consultation and Publicity

Local Member – No response at time of writing report.
Welsh Water – Comments/Conditions
Community Council – No objection.
Highways – Recommend conditional approval.
Environment Agency – No response at time of writing report.
Drainage – Comments.

Response to Publicity.

No representations received at the time of writing the report.

5. Relevant Planning History

None.

6. Main Planning Considerations

Principle of Development

The application site is considered as being in the countryside under the provisions of the Ynys Mon Local Plan, however, it is identified as a Countryside Hamlet and Cluster under policy HP5 of the Stopped Unitary Development Plan.

On 1st December 2005 the County Council voted to implement the transitional arrangements set out in the LDP Wales Regulations and to 'stop work' on the Ynys Mon Unitary Development Plan (UDP). The deposit of the 2001, as amended by the Inspector's report, will be a material consideration in decision making on planning applications.

Having regard to the provisions of section 38(6) of the Planning and Compulsory Purchase Act 2004 determination of applications need to accord with the provisions of the development plan unless material considerations indicate otherwise.

The Stopped Unitary Development Plan remains a material planning consideration in view of the advanced stage reached in the Unitary Development Plan adoption process and since it has been subject to scrutiny at Public Enquiry and supported in the Inspectors Report of 2004.

The principle of development is therefore accepted as the proposal is acceptable under the provisions of policy HP5 of the Stopped Unitary Development Plan and this is a material consideration of significant weight.

The proposal also complies with the principles of paragraph 9.3.2 of Planning Policy Wales (Edition 4) which states that sensitive infilling of small gaps, or minor extensions to groups of dwellings may be acceptable.

Impact on the Surroundings.

The proposal is 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 Unitary Development Plan. It is not considered that the proposal would harm the character or appearance of the special landscape area.

In landscape terms it is considered that the site forms and acceptable infilling that does not cause detriment to the wider landscape setting.

The proposal is therefore acceptable in broad landscape terms and is well integrated with its immediate surroundings.

Highways and Drainage

The Highways Department have raised no objection to the proposed development, and have recommended a number of conditions.

The Drainage Section have commented that the soil infiltration rate, determined from the porosity test, is faster than the maximum value recommended in the relevant design guides and have requested that the applicant indicate how the infiltration rate is to be reduced so that it falls within the accepted range.

At the time of writing the report, the above information is awaited from the applicant's agent and no decision will be issued on the application until the above drainage issues have been resolved.

7. Conclusion

Whilst the proposal is contrary to policy 53 contained within the Ynys Mon Local Plan and policy A6 of the Gwynedd Structure Plan, the proposal is acceptable under the provisions of policy HP5 of the Stopped Unitary Development Plan.

The proposal is therefore considered acceptable subject to receipt and assessment of further drainage details and inclusion of appropriate conditions.

8. Recommendation

Permit

(01) 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.

(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 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 and the

landscaping of the site.

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 that the development is in the interests of amenity.

(05) The access shall be laid out and constructed strictly in accordance with the submitted plan before the use hereby permitted is commenced and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.

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

(06) The access shall be constructed with its gradient not exceeding 1 in 20 for the first 5 metres back from the nearside edge of the adjoining carriageway.

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

(07) The access shall be completed with a bitumen surface for the first 5 metres from the nearside edge of the County Highway with the surface water drainage system completed and in perfect working order before the use hereby permitted is commenced.

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

(08) The car parking accommodation shall be completed in full accordance with the details as submitted before the use hereby permitted is commenced and thereafter retained solely for those purposes.

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

(09) The turning area shall be completed in full accordance with the details (as submitted before the dwelling is occupied and thereafter retained solely for those purposes.

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

(10) The highway boundary wall/hedge/fence or any new boundary erected fronting the highway shall at no time be higher than 1 metre above the level of the adjoining county road carriageway along the whole length of the site's boundary with the adjoining highway and nothing exceeding this height erected within 2m. of the said wall.

Reason: To comply with the requirements of the Highway Authority in the interests of road safety.

(11) The proposed development site is crossed by a trunk/distribution watermain with the approximate position being shown on the attached plan. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has right of access to its apparatus at all times. No part of the building will be permitted within 3 metres of the line of the trunk/distribution watermain.

Reason: To protect the integrity of the trunk/distribution main and avoid damage thereto.

(12) The dwelling 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.

(13) Construction of the dwelling 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.

(14) Prior to the occupation of the dwelling 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.

Informatives

The Highway Authority shall not be responsible for any road surface water entering the site as the result of the development.

Any adjustments, resiting and/or protection of any statutory services in the highway shall be his responsibility and carried out at his own expense.

The footway and/or verge crossing required in connection with this development shall be carried out at his expense by the Highway Authority, their Agents or other approved Contractor before the access is brought into use and completed before the use is commenced.

If he/she chooses to carry out the work himself/, the Applicant should be advised to apply in writing to the Corporate Director of Highways, Transportation and Property for the necessary consent, as required under Section 171 of the Highways Act, 1980 to carry out work within the highway for the formation of the footway and/or verge crossing.

Public Footpath No. 23 is situated near the development, as indicated on the attached plan. The granting of Planning Permission does not entitle the applicant to interfere with the public right of way.

9. Other Relevant Policies

Ynys Mon Local Plan

31 – Landscape

42 – Design

Gwynedd Structure Plan

D3 – Landscape Conservation Areas

D28 – Natural Slates

D29 – Design

D32 – Landscaping

Stopped Unitary Development Plan

GP2 – Design

TR10 – Parking Standards

EN1 – Landscape Character

SG5 – Private Sewage Treatment Facilities

SG6 – Surface Water Run-Off

SPG: Design Guide for the Urban and Rural Environment.

10. Other Non-Material Issues Raised

None.

Rhif y Cais: **44C290A** Application Number

Ymgeisydd Applicant

**Mr Owen Rowlands
c/o Mr John McGarry
Entrust
Daresbury Innovation Centre
Keckwick Lane
Daresbury
Cheshire West and Chester
WA4 4FS**

Codi 2 twrbin wynt gyda uchder hwb hyd at uchafswm o 29.6m, diamedr rotor hyd at uchafswm o 20m a uchder blaen unionsyth fertigol hyd at uchafswm o 39.6 ar dir yn

Erection of 2 wind turbines with a maximum hub height of up to 29.6m, rotor diameter of up to 20m and a maximum upright vertical tip height of up to 39.6m on land at

Bodneithior, Llandyfrydog



Planning Committee: 04/01/2012

Report of Head of Planning Service (DPJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is reported to the committee because the applicant is related to an officer of the council.

1. Proposal and Site

The application is made for two wind turbines with a hub height of up to 29.6 metres, a maximum height to the tip of the blade of 39.6 meters and a maximum rotor diameter of 20 meters. Each turbine would have a maximum power rating of 50 kw.

The turbines would be located in an agricultural field approximately 45 metres away from the public road leading from Llandyfrydog to Maenaddwyn.

2. Key Issue(s)

Principle of the development

Landscape and Visual Impact.

Residential Amenity.

MOD Radar & Low Flying Issues.

Nature Conservation.

3. Main Policies

Gwynedd Structure Plan

Policy - C7 Renewable Energy

Policy - D3 Landscape Conservation Area

Ynys Mon Local Plan

Policy - 31 Landscape

Policy - 41 Conservation of Buildings

Policy - 45 Renewable Energy

Stopped Ynys Mon Unitary Development Plan

Policy - 8b Energy Developments

Policy - EP 18 Renewable Energy

Policy - EN1 Landscape Character

Planning Policy Wales (February 2011)

Technical Advice Note 8 Renewables (2005)

Supplementary Planning Guidance Wind Energy Developments (January 1994).

4. Response to Consultation and Publicity

Local Member No response received at the time of writing.

Community Council No response received at the time of writing.

Highways: Comments made on the road network and construction traffic.

Conservation Officer: Comments made on the cumulative impact of views from listed buildings of which there are 5 in proximity to the proposed development

Drainage In formatives recommended.

Ecological and Environmental Advisor: Has advised that one of the turbines is re-sited 50m away from a hedgerow

Ministry of Defence Conditional permission.

Environmental Services Conditional permission.

Countryside Council for Wales

Protected Sites – The application will not affect, either directly or indirectly, the features, functionality or integrity of any statutory protected sites of ecological, geological, geological or geomorphic interest.

AONB – In view of the scale and location of the proposed turbines, when considered alone, CCW believe the proposals are unlikely to have significant adverse impacts on the special qualities of the AONB.

Protected Species – In view of the location, scale and nature of the proposed development, CCW consider it is unlikely to be detrimental to the maintenance of favourable conservation status of any population of protected species present at the site. However, to help demonstrate no decrement, we recommend that the applicant submitted and implements avoidance based working method statement in respect of both GCN's and water voles to the satisfaction of the local planning authority. This method statement could also include the Habitats Directive Article 10 provision and management of landscape features i.e. ponds hedgerows or streams. In respect of bats the turbines are located centrally within the field, away from field boundaries, agricultural buildings, ditches/streams and woodland. CCW welcome this and recommend a 50 metre buffer is maintained around any such features.

To conclude CCW does not object to the proposals.

Welsh Water No observations.

Arqiva No response received at the time of writing.

Response to Publicity

Three objections have been received objecting to the planning application on the following grounds:

1) The application contravenes the policy guidelines protecting important landscapes. The turbines are close to the AONB and situated in an area already blighted by overhead power lines.

- 2) Turbines of this size are unsightly and these 2 will have a detrimental effect on the surrounding area and properties.
- 3) The site is accessed by single track unclassified roads and the construction traffic and subsequent maintenance vehicles will negatively impact on the adjacent roads and their safety. Another writer states that the site is over 3 kilometres from the nearest classified road, the B5111.
- 4) The writer states that they understand the motivations behind energy companies, landowners and some political decision makers to increase the numbers of turbines on Anglesey, but the writer considers that the detrimental effect these will have in the area far outweighs the benefits of the small amount of “green” energy that is produced.
- 5) The work of erecting the turbines will result in traffic problems since the access to this location is via narrow roads unsuitable for heavy vehicles.
- 6) The site is close to an AONB and Mynydd Bodafon. Two turbines of the proposed height would detrimentally affect the landscape of the area.
- 7) Proximity to pylons & cumulative impact.
- 8) Would not comply with planning policies.
- 9) The area is a popular destination for walking.
- 10) The turbines are located in a on a flattish plateau where the tip of the blade will almost double the height above sea level will render them visible from some considerable distance including the coastal path, an iconic part of Anglesey’s tourism attraction.
- 11) “Energy Island” concept has been foisted upon the residents of Anglesey with no democratic mandate.
- 12) Effect on tourism.
- 13) Farmers should not be encouraged to develop “mini power stations”.
- 14) Local jobs rarely materialise.
- 15) Scale of the turbines.

5. Relevant Planning History

44C290/SCR Screening Opinion – No EIA required.

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.

Planning Policy Wales (4th Edition Feb 2011) included changes to the section 12.8 to 12.8.10 which refers to 'Renewable and Low Carbon Energy'.

The revised section gives strong support for renewable energy projects in line with the Welsh Assembly Government's Energy Policy Statement (2010).

The following extracts highlight this support.

Paragraph 12.8.1 states:

“...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.”

Paragraph 12.8.9 states:

“Local planning authorities should facilitate the development of all forms of renewable and low carbon 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:

a) the contribution a proposal will play in meeting identified national³², UK and European targets and potential for renewable energy, including the contribution to cutting greenhouse gas emissions;

b) the wider environmental, social and economic benefits and opportunities from renewable and low carbon energy development;

c) the impact on the natural heritage (See Section 5.5), the Coast (See Section 5.6) and the Historic Environment (See Section 6.5);

d) the need to minimise impacts on local communities, to safeguard quality of life for existing and future generations;

e) ways to avoid, mitigate or compensate identified adverse impacts;

f) 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);

g) grid connection issues where renewable (electricity) energy developments are proposed; and

h) the capacity of, and effects on, the transportation network relating to the construction and operation of the proposal.

Strong support is thus given within Planning Policy Wales (February 2011) for renewable low carbon energy developments and their role in meeting the national targets.

Technical Advice Note 8 Renewables (2005) "TAN 8" provides detailed guidance on renewable energy development.

The council's adopted Supplementary Planning Guidance on Wind Energy Development is of limited applicability to small wind turbine proposals.

A revised Supplementary Planning Guidance is currently subject to public consultation. Little weight can be attributed to it until there is a resolution by the Council to adopt the finalised version.

Members will also be aware of the Energy Island Initiative which seeks job creation through both nuclear and renewable energy projects.

The policies listed above provide a presumption in favour of renewable energy developments. This is subject to the listed criteria being satisfied, material in this instance are that there is no unacceptable impact on landscape character, residential amenity which are considered further below.

Landscape and Visual Impact

The proposed site is within Landscape Character Area 8: Dulas Bay Hinterland of the Anglesey Landscape Strategy Update 2011. Mynydd Bodafon is a prominent feature of the Landscape Character Area, within the AONB which is approximately 1km from the site. The site is at approximately 50 meters elevation in an open farmed landscape of large field enclosures and hedgerows, inland of the Coastal Landscape. There are distant views of Wylfa with the associated electricity pylons which are a prominent linear feature passing close to the proposed site. There are views of Trysglwyn (within the Landscape Character Area) and other windfarms from Mynydd Bodafon. There are Public Footpaths within 200 metres of the site and several Public Highways.

The proposed turbine would be located in 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. Policy 30 of the Ynys Mon Local Plan and D1 of the Gwynedd Structure Plan and policies EN1 and EN2 of the Stopped Ynys Mon Unitary Development Plan are also relevant as the turbine would be visible from the AONB.

The proposed turbines would be visible from a range of public sites including ones within the AONB. It would be an obvious feature on the descent from Mynydd Bodafon on the Public Highway and other routes and particularly within a range of 2 kms of the site.

Overall the turbines significance in the landscape would be tempered by local topography at comparable elevations; natural and built screening and a backdrop of pylons and other energy development from more elevated sites. Its visual impact would be moderately adverse. Located approximately 1km from the edge of the AONB, it is not of a scale harmful to the AONB or the Coastal Landscape.

Residential Amenity

The nearest residential properties are approximately 350 metres from the turbines.

The council's Environmental Services Section has confirmed that they are content to grant approval subject

to the conditions recommended in respect of noise.

In view of the distance from the residential properties; it is not considered that they would result in an unacceptable affect on the outlook of these dwellings. The affect on property values is not a material consideration which can be attributed significant weight in this assessment.

The term "shadow flicker" refers to the flickering effect caused when rotating wind turbine blades periodically casting shadows over neighbouring properties as they turn, through constrained openings such as windows. The current recommendation in Companion Guide to PPS22 (2004) to assess shadow flicker impacts within 130 degrees either side of north is considered acceptable, as is the 10 rotor diameter distance from the nearest property. There are no existing residential properties within this area likely to be affected. A condition has been recommended which will require that the developer mitigates any instances which may occur as guidance states that a "one size" fits all" approach may not be suitable depending on the latitude of the site.

Radar and Low Flying Aircraft

The Ministry of Defence "MOD" have confirmed that they have no objections to the proposals on the grounds of creating a physical obstruction to military aircraft or interference to Air Traffic Control and Air Defence radar installations.

Nature Conservation

The Countryside Council for Wales have not raised any objections to the development subject to the condition recommended requiring an avoidance based working method statement in respect of both GCN's and water voles.

Other Issues

In terms of Health and Safety the proposals are not situated in proximity to any roads or buildings having regard to advice in Annex C, paragraphs 2.19 and 2.20 of "TAN 8".

It is understood that a connection to the grid will be subject of a separate application by the statutory undertaker.

In view of the fact that the road network serving the site is narrow with restricted forward visibility due to the carriageways horizontal and vertical alignment the condition recommended by the Highways section requiring a traffic management plan has been accepted in this instance.

7. Conclusion

The policies considered provide a presumption in favour of renewable energy developments subject to detailed considerations which have been assessed as acceptable above.

8. Recommendation

That the application is **permitted** subject to the re-siting of one of the turbines in accord with the comments of the Council's Environmental Advisor and to addressing the comments of the Council's Conservation Officer, together with 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 all the turbines “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 two turbines hereby approved shall not exceed:

39.6 metres	maximum tip height *(to the upright vertical tip of an attached blade)
29.6 metres	maximum hub height
20 metres	maximum rotor diameter
50 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. All of the turbines 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 turbines shall be decommissioned and all related above ground structures shall be removed from the site. Twelve months before the decommissioning of the turbines, 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 turbines and their 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 any 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 individual turbines to the local planning authority on reasonable written request.

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

(06) No part of the development hereby approved shall commence until an avoidance based working method statement in respect of Great Crested Newts and Water Voles has been submitted to and approved in writing by the Local Planning Authority. The details to be approved under the provisions of this condition shall be implemented in the construction of the development hereby approved.

Reason: In the interests of protected species.

(07) 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.

(08) All cabling on the site between the wind turbines and the site sub-station shall be installed underground.

Reason: In the interests of amenity.

(09) 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.

(10) 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 turbines shall only be installed by a suitably qualified person, in accordance with the manufacturer's instructions and the site survey.**
- 2) The wind Turbines shall be serviced in accordance with the manufacturer's recommendations.**
- 3) The cumulative noise from the wind turbines, 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 Turbines 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.'

(11) No development shall be permitted to take place until the written approval of the Local Planning Authority has been obtained in relation to the site compound location, traffic management scheme, vehicle wheel washing facilities (if appropriate), hours and days of operation and the management and operation of construction vehicles. The works shall be carried out strictly in accordance with the approved details. Reason: in the interest of highway safety.

Reason: To minimise danger and inconvenience to highway users.

9. Other Relevant Policies

Gwynedd Structure Plan

FF11 (Traffic)

Anglesey Local Plan

1 (General Policy)

Stopped Anglesey Unitary Development Plan

GP1 (Development Control Guidance)