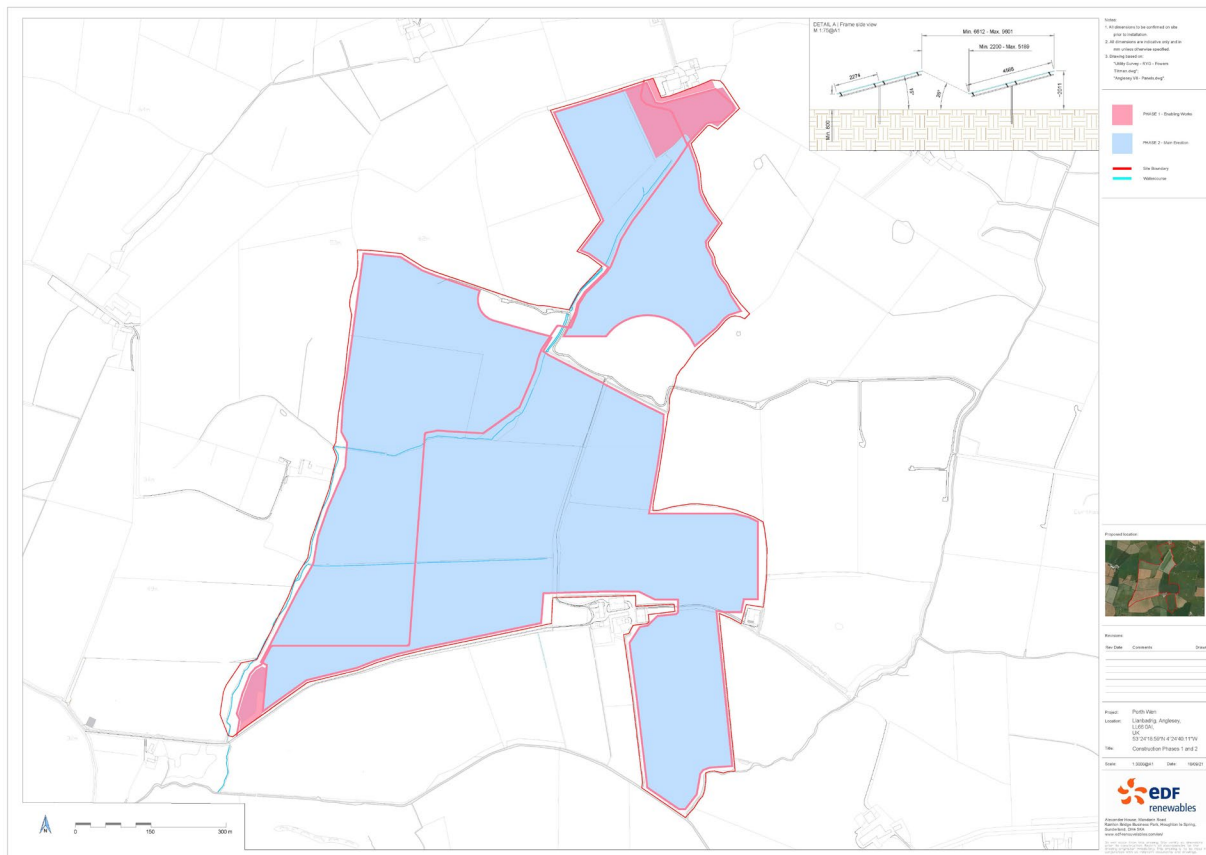


Application Reference: MAO/2021/26**Applicant:** EDF Renewables

Description: Minor amendments to the scheme previously approved under planning permission 20C310B/EIA/RE (full application for the construction of a 49.99MW solar array farm together with associated equipment, infrastructure and ancillary works) at Rhyd y Groes, Rhosgoch so as to amend the wording of conditions 5, 6, and 11 to allow the development to take place in two phases (phase 1 – enabling works and phase 2 – installation of panels) at

Site Address: Porth Wen Solar Farm, Cemaes**Report of Head of Regulation and Economic Development Service (Angharad Crump)****Recommendation:** Permit**Reason for Reporting to Committee**

Application reference 20C310B/EIA/RE was accompanied by an Environmental Impact Assessment (EIA). The application was approved by Members of the Planning Committee on the 6th December 2017 in accordance with the Officers Report and subject to the conditions set out in the written report together with delegated powers to the Head of Planning Services to add, amend and delete conditions as necessary.

This application seeks consent to make minor amendments to that approved scheme in order to enable the works to commence in a phased manner – phase 1 works which would involve enabling works and phase 2 which would involve the deployment of solar panels and associated works and equipment). In order to permit the development to be a two phased development, amendments are required to conditions 05, 06 and 11 of the planning consent.

As the application seeks consent to vary conditions attached to an EIA development the application is reported to the Planning Committee as required by the Council's constitution.

Main Planning Considerations

Planning permission reference 20C310B/EIA/RE dated 09th March 2018 permits the construction of a 49.99MW solar array farm together with associated equipment, infrastructure and ancillary works on land adjacent to Rhyd y Groes, Rhosgoch.

EDF Renewables have acquired the consented project from Countryside Renewables and are now seeking to implement the permission to allow the farm to become operational by the end of 2022. The Solar Farm is now referred to by EDF as Porth Wen Solar Farm.

A total of 18 conditions are attached to the consent with some requiring the approval of details prior to commencement of the development.

EDF Renewables (the applicant) is seeking consent to make minor amendments to the approved scheme in order to allow the development to take place in two phases.

Phase 1 would involve the following enabling works and would take place towards the end of this year (subject to permission being given and subsequent discharge of phase 1 conditions);

- Mobilisation and site access enabling works;
- Site establishment, logistics and welfare;
- Temporary works, including site compound;
- Vegetation clearance with an Ecological Watching Brief;
- Offsite road improvements;
- Installation of perimeter fencing and gates where appropriate
- Construction of onsite tracks;
- Construction of culverts / cable crossings;
- Earthworks comprising cut and fill;
- Environmental monitoring and control; and
- Earthworks at the substation area;
- Site restoration and demobilisation; and
- Implementation of landscaped earth bund (mitigation for visual impact at Buarth y Foel).

Phase 2 would involve deployment of solar panels and associated works and equipment and is anticipated to commence in the new year.

Included as part of the Phase 1 enabling works are the installation of the perimeter fence and implementation of the landscaping earth bund that will provide mitigation for the visual impact at Buarth y Foel). Conditions 8 and 12 respectively attached to the consent requires the approval of these details. The Council has received this information separately and is currently assessing and consulting with regards to the information received.

In order to permit the development to be a two phased development, amendments are required to conditions 05, 06 and 11 of the planning consent.

- Condition 05 of the planning permission confirms that the development hereby permitted by the planning permission shall be carried out in accordance with the listed approved plans. The application requests that the Phasing Plan is added to the list of approved plans in order to allow a two phased development,
- Condition 06 of the planning permission lists those details that requires approval prior to commencement of the development. The application requests that this conditions is amended to allow for the approval of details in two phases – the details required to prior to implement phase 1 of the development and followed by the details required prior to the implementation of phase 2 of the development.
- Condition 11 of the planning permission requires the approval of a Construction Environmental Management Plan (CEMP) (with a full Construction Traffic Management Plan (CTMP) prior to commencement of the development. The application requests that this condition is amended to allow the submission for approval of a CEMP (and CTMP) for Phase 1 followed by a CEMP (and CTMP) for Phase 2.

Section 96A of the Town and Country Planning Act 1990 (as amended) provides power for local Planning Authorities to make non-material changes to Planning permission relating to land in their area if they are satisfied that the change is not material. The power conferred by the Act includes power to impose, remove or alter conditions.

The Welsh Government issued a Planning Guidance: Approving Non-material Amendments to an Existing Planning Permission in July 2014 which intended to assist Local Planning Authorities and applicants in dealing with such applications.

The Guidance confirms that in deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted. The guidance goes on to state that in determining whether or not a proposed change would qualify as a non material amendment, local planning authorities may wish to consider the following tests;

- (a)(i) is the scale of the proposed change great enough to cause an impact different to that caused by the original approved development scheme; and,
- (a)(ii) would the proposed change result in a detrimental impact either visually or in terms of local amenity?
- (b) would the interests of any third party or body be disadvantaged in planning terms; or,
- (c) would the proposed change conflict with national or development plan policies?

Following assessment of the application officers are satisfied that the amendments proposed to the consent to allow the approved development to take place in a phased approach are non-material in light of the above referred to test;

- the proposed changes will not alter the predicted impacts in the original Environmental Statement which accompanied planning permission 20C310B/EIA/RE and on this basis will not result in any material changes to the approved scheme
- the implementation of the scheme in phases should not result in a detrimental impact either visually, or in terms of local amenity.
- A phased implementation of the scheme would not appear to disadvantage the interests of any third party or body in planning terms as the scheme is not changing.
- The proposed change would also not conflict with national or development plan policies because, again, the approved development schemes scale and nature, is not altering, only the manner in which it is to be delivered.

Provided as a background paper in Appendix A is a copy of the committee report for application reference 20C310B/EIA/RE.

Conclusion

To conclude this application seeks consent to make minor amendments to the scheme approved under planning permission reference 20C310B/EIA/RE which would allow the project to be undertaken in a phased manner – phase 1 works which would involve enabling works and phase 2 which would involve the deployment of solar panels and associated works and equipment). In order to permit the development to be a two phased development, amendments are required to conditions 05, 06 and 11 of the planning consent.

As confirmed in this report, following assessment of the application officers are satisfied that the amendments proposed to the consent to allow the approved development to take place in a phased approach are non-material.

Recommendation

That the application is permitted subject to the following conditions:

(05) The development hereby permitted shall be carried out in accordance with the following approved plans:

- **North Anglesey Solar Project – Application Site Boundary (Ref: BGVA/CRC/NASP/RL3);**
- **Landscape and Mitigation Strategy (Reference: 15035.101 Rev.I);**
- **Ecological Enhancement Management Plan (Adonis Ecology 23 February 2016) as amended by condition 4;**
- **Ref: Frames 01 (17.11.15);**
- **Ref: Track 1 (17.11.15);**
- **Noise mitigation fence details (NASP AF002);**
- **Phasing Plan (Ref: Porth Wen 14-09-21 Construction Phases 1 and 2 Zones)**

Reason: for the avoidance of doubt

(6a) Notwithstanding the requirements of condition (05), prior to the commencement of the proposed Phase 1 works (defined by Phasing Plan (Ref: Porth Wen 14-09-21 Construction Phases 1 and 2 Zones)), details of the location, construction and reinstatement of site / storage compound details shall be submitted to and approved in writing by the local planning authority.

(6b) Notwithstanding the requirements of condition (05), prior to the installation of the solar panels and associated infrastructure (the Phase 2 works as defined by Phasing Plan (Ref: Porth Wen 14-09-21 Construction Phases 1 and 2 Zones))

- **The final site layout plan;**
- **Panel, frame and inverter substation details;**
- **Noise mitigation fence details; and**
- **Lighting and their supporting structure details.**

Shall be submitted to and approved in writing by the local planning authority. The layout of the site shall be informed by the Indicative Site Layout NASP ILP V4 – 280917), the Noise Assessment Report – Rev.3 (Ref: CA11275) (prepared by Wardell Armstrong) and the Ecological Enhancement and Management Plan for Proposed North Anglesey Solar Project (Adonis Ecology project no.9736 dated 23rd February 2016). Notwithstanding the said Ecological Enhancement Management Plan, no development shall be located within 7m of any watercourse and any fencing shall be placed a minimum of 20cm above ground level for 5m lengths at field corners. The development shall be carried out in accordance with the details approved under this condition and the site shall be managed in accordance with the Ecological Enhancement and Management Plan for Proposed North Anglesey Solar Project (Adonis Ecology project no.9736 dated 23rd February 2016) for the lifetime of the development.

Reason: To define scope of permission and to safeguard protected species and mitigate the impacts of the Development.

(11) Prior to the commencement of any phase of works defined by the Phasing Plan (Ref: Porth Wen 14-09-21 Construction Phases 1 and 2 Zones), a Construction Environmental Management Plan (including a full Construction Traffic Management Plan) for that Phase shall be submitted to and approved in writing by the Local Planning Authority. The plans shall include the following matters where relevant to that phase:

- A full signage schedule for the construction traffic, pedestrians and other users of the site;
- Hours and days of operation during construction and the management and operation of construction and delivery vehicles;
- The parking of vehicles for site operative and visitors;
- The loading and unloading of plant and materials;
- The means of access for construction traffic;
- Details of the location, design and implementation of two additional passing bays for construction traffic;
- Piling methods (if employed);
- Earthworks;
- Hoardings to the site;
- Details of how noise, lighting, dust and other airborne pollutants, vibration, smoke and odour from construction work will be controlled and mitigated;
- Waste management and disposal and material re use;
- Prevention of mud / debris being deposited on public highway / wheel washing facilities;
- Protection of the amenities of nearby residential occupiers;
- The storage of plant and materials used in constructing the development and hazardous material storage and removal;
- A system for the management of complaints from local residents;
- Emergency containment procedures;
- Reasonable avoidance measures for water voles;
- Details of traffic management measures in relation to existing users of the access route to the site to ensure the impact is minimised.

The approved Construction Environmental Management Plan (and Construction Traffic Management Plan) for each phase shall be implemented for the relevant phase accordingly and adhered to for the duration of the construction of that phase of the development.

Reason: In the interests of traffic and road safety.

It is confirmed that all the other conditions attached to planning permission reference 20C310B/EIA/RE will remain as they are.

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Gweddill y Ceisiadau

Remainder Applications

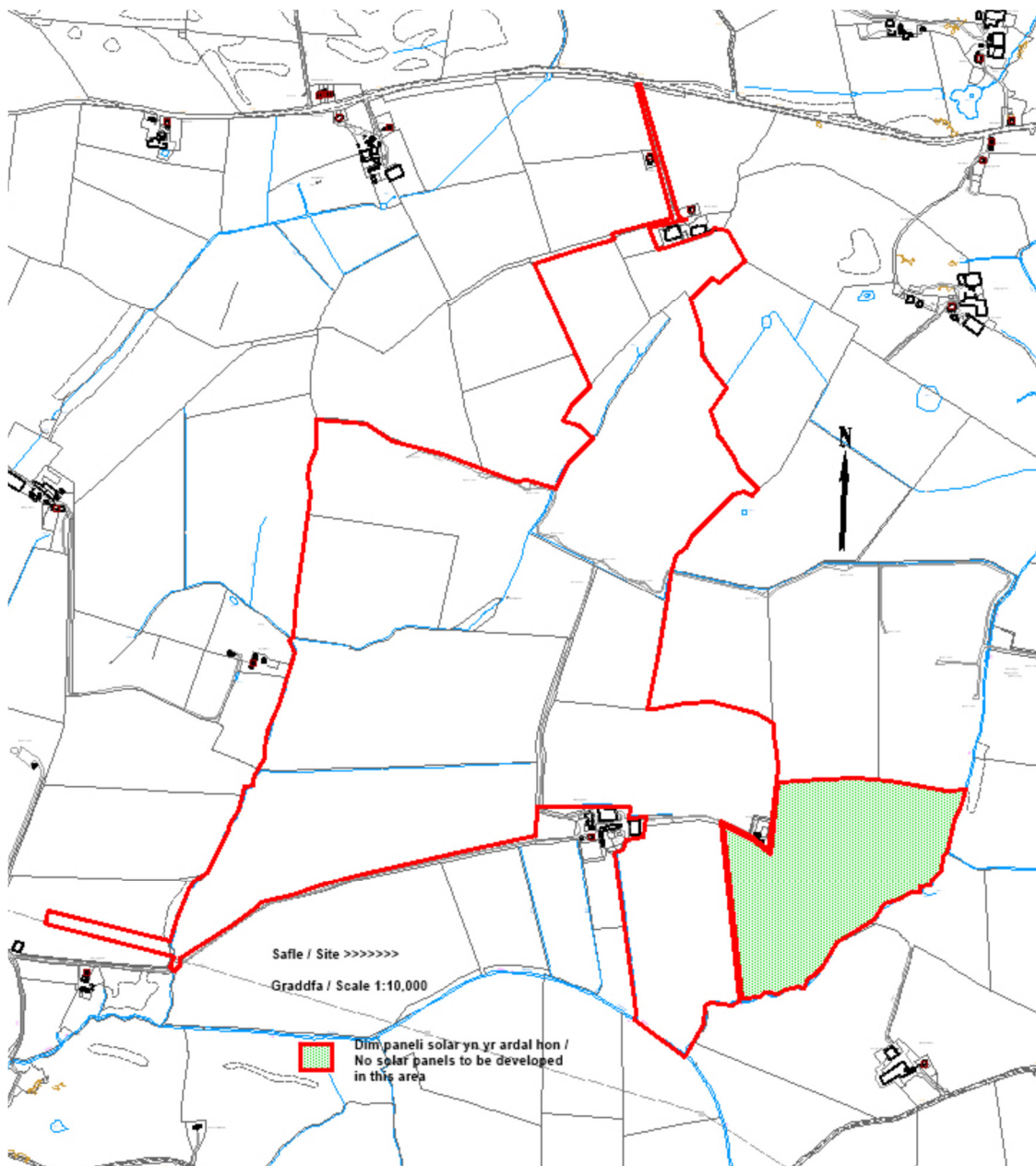
Rhif y Cais: **20C310B/EIA/RE** Application Number

Ymgeisydd Applicant

Countryside Renewables (North Anglesey) Ltd

Cais llawn ar gyfer adeiladu fferm arae solar 49.99MW ynghyd ag offer a isadeiledd cysylltiedig a gwaith ategol ar dir ger / Full application for the construction of a 49.99MW solar array farm together with associated equipment, infrastructure and ancillary works on land adjacent to

Rhyd y Groes, Rhosgoch



Planning Committee: 06/12/2017

Report of Head of Regulation and Economic Development Service (MTD)

Recommendation:

Permit Subject to Conditions

Reason for Reporting to Committee:

At its meeting held on the 8th November, 2017 the Committee resolved to refuse the application contrary to officer recommendation on the basis that the proposal does not constitute an exception sufficient to allow departure from policy ADN 2 of the Joint Local Development Plan (Anglesey and Gwynedd), July 2017.

Given the above, this report specifically addresses the Committee's concerns that the proposal represents a departure from policy ADN 2 and that it is not sufficient to allow for a departure from the adopted policy.

In such circumstances paragraph 4.6.12.1 of the Council's Constitution requires that:

"Where the Committee are mindful to either approve or refuse a proposed development contrary to an Officer recommendation, the item shall be deferred until the following meeting so as to allow the officers to report further on the matter. The Committee must set out the reasons for wishing to decide against the officer recommendation. Committee members should adhere to these Rules when making planning decisions and take policy guidance from planning officers into due regard and only vote against their recommendations where genuine and material planning reasons can be identified. A detailed minute of the Committee's reason(s) shall be made and a copy placed on the application file. Where deciding the matter contrary to the recommendation may risk costs on appeal the Committee will take a recorded vote when deciding the application irrespective of the requirements of paragraph 4.1.18.5 of the Constitution."

Paragraph 4.6.12.2 requires that;

"The officer's further report shall detail the reasons put forward by the members, indicate whether such reasons are, in their view, genuine and material planning reasons and discuss the land use planning issues raised."

Conclusions:

Site Selection

As advised within the report to Committee on 08/11/2017, Policy ADN 2 (PV Solar Energy) aims to ensure that proposals for Solar PV Farms of 5MW or more should be directed to the potential search areas shown on the Proposals Map. Proposals of this scale will only be permitted in other locations in exceptional circumstances when the need for a scheme can be justified and there are specific locational circumstances.

In assessing the proposed development against policy ADN 2, Officer's consulted with the Joint Planning Policy Unit (JPPU) for Anglesey and Gwynedd. Within their comments, the JPPU provided comments on the potential search area and the specific locational circumstances in regard to how the application site was selected; which followed from the applicant's submission of two reports:

- a) Assessment of Potential of JLDP Opportunity Areas; and
- b) Overview of Site Selection Process.

In respect of a), this document shows the current level of constraint various potential opportunity areas face. Of the 10 potential opportunity areas identified 9 were discounted for a variety of

environmental reasons (proximity to residential properties, tree felling, local impacts), or for grid connection constraints (where it was either unlikely that a grid connection could be ensured or it was identified as cost-prohibitive to secure the connection owing to the distances involved), or for an unwillingness of landowners, or a combination of all of the above. Notably the proposed application site is identified within the table where the constraints negatively affecting the other sites do not apply. Here it is outlined that a grid connection on the site is secured, the landowner is willing of the development and the site is located within a more remote rural location free of built-up areas where environmental impacts could be deemed to be more significant.

Paragraph 6.2.35 of the JLDP provides explanation of the Plan's assessment of the potential for solar PV farms and the identification of potential areas of search. It goes on to state:

"As search areas, the identified areas provide an indication of solar energy resources within the Plan area as opposed to specific safeguarded areas. The search areas have been identified by mapping solar energy resources...and by removing significant constraints to solar energy development. The Study identified 11 possible areas. Due to landscape sensitivity and capacity issues some of these potential areas may only be able to achieve 5MW or more through 2 or more separate schemes subject to consideration of any potential cumulative impact."

In this statement, the JLDP acknowledges that within the identified areas, there is not a certainty for delivery and within Paragraph 6.2.36 goes on to advise that applicants will require to undertake further refinement to identify specific opportunities for detailed development proposals. Based on this explanation, the applicant's assessment of opportunity areas does consider the identified areas where it is found that 8 of them (S1, S3, S4, S4, S6, S7, S9 and S11) have factors which would prohibit a viable direct grid connection. The remainder (S2, S8 and S10) have factors which would prohibit a viable local grid connection.

Notably, the applicant's statement also highlights an area which the JLDP was unable to take into account in the production of the Potential Opportunity Areas and this is the willingness of landowners. This is important as it does have a crucial impact on viability.

In considering the applicant's Assessment of Potential of JLDP Opportunity Areas, the JPPU advises that the applicant has shown that at present there are infrastructure constraints affecting the potential opportunity areas and this, along with ownership issues, could affect the availability and viability of these opportunity areas.

In respect of b), this provides an overview of the systematic site selection process used to identify the application site as suitable for the development of large scale solar PV. This process included a grid review, a designation review, an agricultural land classification review, a review of scale, consideration of distance from built up and residential areas, and landowner agreement. Through this selection process, the proposed application site was the only site on Anglesey which:

- optimised renewable energy generation;
- had a viable grid connection
- was in a remote rural location; and
- had a willing landowner.

The JPPU advise that this document provides evidence to support the specific locational circumstances which have led to the identification of the site as a solar PV farm site.

It should be noted that the issue of need is addressed within the previous report to Committee where it has been considered by Officers that the toolkit identified within Planning Policy Wales (PPW) should not be misconstrued as a limit, nor a definition of local need and that it would not be appropriate to assess an application for renewable energy in this regard.

The critical matter in the assessment of this application against policy AND 2 is that the policy does not prevent development outside of search areas but sets out that exceptional circumstances must exist when the needs for the scheme can be justified and there are specific locational circumstances. In this case, it is considered that exceptional circumstances have been presented

to the planning authority which allows for development outwith the Potential Opportunity Areas and as such that the scheme is considered compatible with the first part of Policy ADN 2.

Detailed Considerations

Following on from site selection, policy ADN 2 requires that proposals for Solar PV Farms of 5MW or more and other solar schemes of up to 5MW will be permitted provided that the proposal conforms to the following criteria:

1. All impacts on landscape character, heritage assets and natural resources have been adequately mitigated, ensuring that the special qualities of all locally, nationally and internationally important landscape, biodiversity and heritage designations, including, where appropriate, their settings are conserved or enhanced;
2. The proposal will not result in significant harm to the safety or amenity of sensitive receptors including effect from glint and glare and will not have an unacceptable impact on roads, rail or aviation safety;
3. The proposal will not result in significant harm to the residential visual amenities of nearby residents;
4. The proposal will not have unacceptable cumulative impacts in relation to existing solar PV farms and those which have permission and other prominent landscape features;
5. The panels and associated infrastructure will, at the end of the operational life of the facility, be removed in accordance with a restoration and aftercare scheme submitted to and agreed by the Local Planning Authority.
6. That a Construction Environmental Management Plan (CEMP) is provided to demonstrate that any potential negative effects arising during construction and decommissioning phases are avoided.

With regard to the second part of the policy, and based on the information provided above, the content of the submitted ES and its supporting reports and the comments from the consultees it is considered that the site meets the requirements of criteria 1 – 6 of the policy and will not give rise to significant impacts on landscape character, heritage assets and natural resources. Nor will development proposal result in significant harm to amenity of sensitive receptors or nearby residents.

Additionally, there are no existing solar PV farms within the locale which would result in a cumulative impact and the applicant has confirmed that the panels and infrastructure will be removed following the end of the operational life of the solar farm.

In respect of the requirements of a CEMP it is appropriate to condition this element.

Legal Opinion

Following the Committee's resolve to refuse the application contrary to officer recommendation, the applicant has sought an independent legal opinion on this decision, and specifically on whether the proposal complies with policy ADN 2. This legal opinion has been provided by the solicitors at Gately Plc and finds that the planning application is in accordance with the policy and "the reason for refusal is not justified and would not be sustainable on appeal". The opinion specifically states:

"...Policy ADN2 is clearly a policy which is supportive of the principle of photo-voltaic solar energy generation in the round. Its starting point is to identify potential search areas which have been illustrated on the proposals map. It is important to note that these are areas of search and they are not allocations. In particular they are subject to the six development control criteria in the latter half of the policy in the same way as is an application which is not within any of those potential search areas. The policy states that planning proposals "should be directed" to those potential areas of search; it does not state that proposals "must be directed" to those potential areas of search, nor does it establish any form of sequential test whereby those potential search areas have to be assessed and discounted before any other site can be looked at.

The important distinction between proposals which are within the potential search areas and proposals which are outwith those search areas is that the former do not have to be tested in

accordance with the second sentence of Policy ADN2. Policy ADN2 applies only to those proposals which are brought forward in other locations than the potential search areas. Both types of proposal have to satisfy the criteria 1-6 in the latter half of the policy.

The second sentence of the first paragraph of Policy ADN2 establishes a permissive policy in respect of proposals for PV solar energy in locations outside the potential search area. Those proposals will be permitted in the exceptional circumstances set out within the sentence. There is no need to seek to define what exceptional circumstances means because the policy defines the exceptional circumstances by way of establishing two tests:

need for the scheme can be justified; and
that there are specific locational circumstances

A proper objective reading of the policy is that if both of those tests are satisfied then that element of the policy is satisfied and a proposal outside of those search areas then moves on to be assessed against the detailed development control criteria 1-6 in the second half of the policy.”

The opinion then goes on to conclude:

“The correct approach to the interpretation of Policy ADN2 is that if need and locational requirements are satisfied on a site which is outside of the proposed areas of search then exceptional circumstances exist and there is positive support for development on the site provided that it satisfies the detailed development control criteria 1-6 in the second half of Policy ADN2.

In this instance the need and locational requirements are satisfied as are the detailed development control criteria 1-6 and therefore the development accords with Policy ADN2.

It is not suggested that there is any other element of non-compliance with the Development Plan and therefore, in accordance with section 38(6) of the Planning and Compulsory Purchase Act 2004 the application should be determined in accordance with the Development Plan unless material considerations indicate otherwise. Here the Development Plan indicates that planning permission should be granted and all other material considerations, particularly the weighty support given for renewable energy generation at a national policy level, support the granting of consent on a site which is sustainable and deliverable.

It follows that there is no basis to refuse the application and the reason for refusal is not defensible on appeal.”

On review of the applicant’s submitted legal opinion by Officers, it is considered that this underlines the recommendation of the previous report to Committee and members are advised to give due consideration to this opinion alongside the more detailed outline of policy ADN 2 in reaching their final decision on this application.

8. Recommendation

Based on the foregoing information, it is recommended that the Committee respectfully reconsider their previous position and resolve to **permit** the application as per the findings within this report and within the Officer’s original report to Committee of 08 November 2017.

Permit, subject to conditions listed below with authority delegated to the Head of Planning to add, amend or delete conditions as necessary.

(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) This permission shall expire no later than 30 years from the Operational Date. Within 12 months of the expiration of the permission, all elements of the development at and above

ground level shall be removed and the land restored in accordance with a written scheme and timetable for restoration which shall be submitted to and approved in writing by the local planning authority prior to these works being carried out. The restoration of the site shall be completed in accordance with the agreed details.

Reason: To define the scope of the permission and to ensure a satisfactory appearance upon cessation of the development.

(03) The development hereby permitted shall be carried out in accordance with the following approved plans:

North Anglesey Solar Project – RL2 (090217) Application Site Boundary (Ref: BGVA/CRC/NASP/RL3)

‘Indicative Layout Plan (14 Feb 17)’;

‘Landscape & Mitigation Strategy’ (Ref: 15035.101 Rev.H);

Ecological Enhancement Management Plan (Adonis Ecology 23 February 2016) as amended by condition 04;

‘Ref: FRAMES 01’ (17.11.15);

‘Ref: TRACK 1’ (17.11.15)

unless otherwise required to be approved under the terms of this permission and as thence permitted.

Reason: For the avoidance of doubt.

(04) Notwithstanding the requirements of condition (02), prior to the commencement of the development final details of the layout of the site, including

panel details;

CCTV cameras and their supporting structures;

Lighting and their supporting structures;

Fencing;

The location, construction and reinstatement of site / storage compounds;

shall be submitted to and approved in writing by the Local Planning Authority. The layout of the site shall be informed by the Ecological Enhancement and Management Plan for Proposed North Anglesey Solar Project (Adonis Ecology project no.9736 dated 23rd February 2016). Notwithstanding the said Ecological Enhancement Management Plan, no development shall be located within 10m of any watercourse and any fencing shall be placed a minimum of 30cm above ground level for 5m lengths at field corners. The development shall be carried out in accordance with the details approved under this condition and the site shall be managed in accordance with the Ecological Enhancement and Management Plan for Proposed North Anglesey Solar Project (Adonis Ecology project no.9736 dated 23rd February 2016) for the lifetime of the development.

Reason: To define scope of permission and to safeguard protected species and mitigate the impacts of the development.

(05) During operation, the site shall not be illuminated by artificial lighting during hours of darkness.

Reason: To ensure that the development does not have a detrimental impact on the character of the locality and to safeguard protected species.

(06) No development shall take place until details of the materials to be used in the construction of the external surfaces of the structures comprising the primary substation, inverter stations and battery storage units hereby permitted have been submitted to and

approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of amenity.

(07) Prior to the commencement of any works a site-wide Construction Environmental Management Plan (including a full Construction Traffic Management Plan based on the principles established in the draft Construction Traffic Management Statement (Ref: 16028/Rev B) dated February 2017) shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include the following matters:
a full signage schedule for the construction traffic, pedestrians and other users of the site, hours and days of operation during construction and the management and operation of construction and delivery vehicles
the parking of vehicles for site operative and visitors
the loading and unloading of plant and materials
the routes means of access for construction traffic
details of the location, design and implementation of two additional passing bays for construction traffic
Piling methods (if employed)
Earthworks;
Hoardings to the site,
details of how noise, lighting, dust and other airborne pollutants, vibration, smoke, and odour from construction work will be controlled and mitigated
Waste management and disposal and material re use,
Prevention of mud / debris being deposited on public highway / wheel washing facilities;
Protection of the amenities of nearby residential occupiers
the storage of plant and materials used in constructing the development and hazardous material storage and removal.
A system for the management of complaints from local residents
Emergency Containment Procedures;
Reasonable Avoidance Measures for Water Voles.

The approved Construction Environmental Management Plan (and Construction Traffic Management Plan) shall be implemented accordingly and adhered to for the duration of the construction of the development.

Reason: In the interests of traffic and road safety.

(08) No development shall commence until full details of the location, height, length and breadth of the proposed landscaping bund, including cross section drawings and full details of proposed planting works, timing of works and management and maintenance proposals for the lifetime of the development to mitigate visual impacts on the property known as Buarth Y Foel have been submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter proceed in accordance with the approved details.

Reason: in the interests of residential amenity

(09) The solar panels hereby approved shall at no time exceed 3m in height.

Reason: To define the scope of this permission.

(10) No development shall commence until a scheme for the alleviation of glint and/ or glare from the development at any affected residential property or highway is submitted to and approved in writing by the Local Planning Authority. The scheme shall detail measures taken to investigate complaints; the assessment methodology to be used to assess incidence of glint and/or glare at the receptor point; the mitigation timetable and reporting mechanism to demonstrate effective alleviation and adherence to the said scheme. The development shall proceed in accordance with the details as approved.

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

(11A) No development shall commence until the programme of archaeological work set out in the Written Scheme of Investigation dated 4th October 2016 (Document Ref: NAS16 v.1.5) has been implemented and completed.

(11B) A detailed report on the archaeological work set out in the Written Scheme of Investigation shall be submitted to and approved in writing by the Local Planning Authority within twelve months of the completion of the archaeological fieldwork or the completion of the development, whichever is the sooner.

Reasons:

(11A) To ensure the implementation of an appropriate programme of archaeological investigation in accordance with the requirements of Planning Policy Wales 2016 and Welsh Office Circular 60/96 Planning and the Historic Environment: Archaeology.

(11B) To ensure that the work will comply with Management of Archaeological Projects (MAP2) and the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA).

(12) No structures shall be included on the fields identified as “No solar panels to be developed in this area” on the approved site boundary plan ‘North Anglesey Solar Project - Application Site Boundary (Ref: BGVA/CRC/NASP/RL3)’; ‘Indicative Layout Plan (14 Feb 17).

Reason: To define the scope of this permission

(13) The date when electricity from the development is first exported to the local electricity grid network, hereafter known as the "Operational Date", shall be notified in writing to the Local Planning Authority within 28 days after its occurrence.

Reason: To define the scope of the permission and establish the commencement date for the 30 year operational life of the solar farm.

(14) If, as a result of events or conditions within its control, and after the operational date, the solar farm hereby permitted fails for a continuous period of 12 months to produce electricity for supply to the local electricity grid network, then, a scheme for the decommissioning and removal of the panels and any other ancillary equipment, shall be submitted to and agreed in writing by the Local Planning Authority within three months of the end of the cessation period. The scheme shall include details for the restoration of the site. The scheme shall be implemented within 12 months of the date of its agreement by the Local Planning Authority.

Reason: To ensure removal of redundant equipment in the interests of amenity and protection of the local environment.

(15) Notwithstanding the submitted information, the Applicant shall submit in writing a site-wide drainage scheme which has been designed to ensure that no surface water drainage shall be allowed to connect to the public sewerage network. This drainage scheme shall be submitted to, and approved in writing, by the planning authority prior to the commencement of construction works on site.

Reason: To ensure that the drainage layout is sufficient to support the development hereby approved and in the interests of protecting the assets of Welsh Water.

(16) Prior to the commencement of any works which break ground within the site, the applicant shall submit for the written approval of the planning authority a Written Scheme of Investigation in relation to archaeological ground investigation works. This Written Scheme of Investigation shall provide a methodology, a timetable in relation to construction and phasing of the development and any mitigation proposed.

Reason: In the interests of archaeological preservation and to ensure the appropriate construction of the development in relation to archaeological receptors.