Cyswllt · Contact Mr. Richard Thomas
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Dyddiad · Date 07 September 2018
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Mr. L. Brown,
Greenearth Hydro Limited
PO Box 68
Aberdyfi
Gwynedd
LL38 6AJ

Via e-mail to: liam@greenearthhydro.co.uk

Dear Sir,

Town and Country Planning Act 1990
Re: Proposed 34kw Hydro Electric Scheme, Afon Alice, Pennal

I write in relation to the above detailed enquiry.

Planning History:

None

Constraints:

Public Rights of Way

Relevant Planning Polices & relevant guidance:

Any application for the installation of a hydroelectric scheme at this location will be considered against all the polices contained in the Eryri Local Development Plan (ELDP) however the following polices would be considered most relevant to your proposal:

- Strategic Policy D: Natural Environment
- Development Policy 1: General Development Principles
- Development Policy 2: Development and the Landscape
- Development Policy 6: Sustainable Design and Materials

A copy of the ELDP and Supplementary Planning Guidance can be found on the Authority's website www.eryri-npa.gov.uk

Initial assessment of proposal

I am able to confirm that I have not walked the route of the penstock. However, I have been able to view the set of photographs you have provided with your submission and am therefore aware of the general terrain of this vicinity.

Intake weirs

No detailed design of the intake weirs were submitted with the pre-application documentation. However, it will be expected that the proposed intake weirs will be of a standard design with exposed concrete faced in stone.

Penstock

It will be expected that the penstock be buried along its entire length. Should you wish to propose any part of the penstock to be laid overground this will require your justification and clear indication on a plan.

Details of the external diameter of the pipe will be required. The penstock route will be clearly pegged out prior to the submission of any planning application to aid route identification.

Any planning application will include a minimum width working corridor along the entire route of the penstock. Specific details of all machinery to be utilised at which locations should be identified.

Turbine House

A stand-alone turbine house will be so designed and scaled to be as unobtrusive in the landscape as possible, i.e. it will be no larger than necessary, typically stone faced with slate roof but may be finished in alternative materials as may be agreed. Details of any temporary and/or permanent access track to the turbine house will be required.

Grid Connection

The proposed connection method to the national grid will be required with any submission. It will be expected that the grid connection cable will be buried along its entire route.

Arboriculture

The proposed HEP scheme development is situated in a commercial forestry plantation with no significant native broadleaf trees along the proposed route. Consequently there is little concern regarding the development. It is recommended that any tree related information / mitigation can be included in an ecological report.

Ecological surveys

An extended phase one survey will be required for this scheme to be submitted as part of the planning application. The survey will cover habitats and protected species including otter, badger, amphibians and reptiles and nesting birds (and bats if any semi-mature or mature trees are cut towards the penstock location). The survey will incorporate all areas with a suitable buffer (suggested 50m) that will be impacted by the scheme including grid connection, works compound and ancillary areas. Avoidance and mitigation measures will need to be outlined.

Archaeology

There are no archaeological concerns for this scheme.

Impoundment and Abstraction Licences

The above advice does not include any additional information that Natural Resources Wales may require as part of their impoundment and abstraction licence process which is outside the jurisdiction of this Authority. In addition you will need to engage with Natural Resources Wales to ascertain the scope and detail of any Flood Consequences Assessment which may be required as part of the planning application process.

Conclusions

Given the above considerations I can provide you with encouragement to proceed towards a planning application and hopefully successful outcome.

Planning fee and necessary information to validate the application

Should you choose to proceed with an application then you would need to submit the following information:

- A completed application form
- An OS licenced location plan to a scale of 1:1250 or 1:2500 with the intake, penstock, turbine house, outflow, grid connection and working corridor outlined in red and any other lands in the applicant's ownership/control outlined in blue
- Existing and proposed site plan to a recognised metric scale (i.e. 1:50 or 1:100)
- Proposed elevations to a recognised metric scale (i.e. 1:50 or 1:100)
- Proposed floor plans to a recognised metric scale (i.e. 1:50 or 1:100)
- Any required reports or surveys
- The appropriate fee

I trust the above explains the Authority's position on this matter.

Yours faithfully

Richard Thomas

Richard Derfel Thomas, MRTPI
Principal Planning Officer (Development Management)

This letter represents an informal officer opinion only and a formal decision can only be given on submission of a planning application.