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Eich cyf · Your ref  
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e-bost · e-mail

Mr. Richard Thomas  
(01766) 772211  
NP5/74/21F  
  
04 October 2018  
[richard.thomas@eryri.llyw.cymru](mailto:richard.thomas@eryri.llyw.cymru)



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Mr. L. Brown  
Greeneearth Hydro Limited  
PO Box 68  
Aberdyfi  
Gwynedd  
LL36 6AJ

Via e-mail to: [liam@greeneearthhydro.co.uk](mailto:liam@greeneearthhydro.co.uk)

Dear Sir,

**Town and Country Planning Act 1990**

**Re: Proposed 32kw Hydro Electric Scheme, Nant Maesglase, Ty'n y Braich, Dinas Mawddwy, Machynlleth**

I write in relation to the above detailed enquiry.

**Relevant Planning History**

Application Number	Description	Decision
	None	

**Constraints:**

None

**Relevant Planning Policies & relevant guidance:**

Any application for the Installation of a hydroelectric scheme at this location will be considered against all the policies contained in the Eryri Local Development Plan (ELDP) however the following policies 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](http://www.eryri-npa.gov.uk)

## **Initial assessment of proposal**

I am able to confirm that I have not visited or walked the route of the penstock.

## **Intake weir**

The submitted '3D Model' as submitted with the pre-application documentation shows an intake weir of standard design and scale. Any subsequent planning application will present more detailed design drawings and it will be expected that all exposed concrete to the weir will be faced in stone.

## **Penstock**

You have indicated that the penstock will run for approximately 895 metres with a pipe diameter of 280mm. There is no indication as whether the pipe is to be buried or laid overground.

However, it will be expected that the pipe will be buried along its entire length. Should this not be the case you will have to show clearly on a map those lengths to be buried and those to be laid overground. The acceptability of the overgrounding will be dependent on an on-site assessment during the planning application process. The criteria utilised for acceptance will include its visibility from public vantage points.

The penstock route should 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 will be identified as will proposed permanent and temporary access tracks and construction compounds.

## **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**

From the available information which includes the documents provided and aerial photography the route of the penstock and electric cable and turbine house seem to avoid standing trees. Given this it is suggested that a Tree Protection statement be incorporated into any construction method statement will suffice.

## **Ecological surveys**

I am unable at this time to provide you with comments of an ecological nature as I await comments from this Authority's ecologist. I will forward any comments to you as soon as they are received.

## Archaeology

There does not appear to be any significant archaeological concerns in respect of this scheme.

However, in the field containing the proposed location of the turbine house and outfall there is anecdotal evidence of a potential burial site. The RCAHMW records: *"Stone setting on the S downslope side of the track from Ty'n y braich to Maesglase traditionally said to mark 'graves'. Information from Mr Wyn Jones, Ty'n y braich."* As this note is dated 2015, the applicant may be able to provide more information about this. The need for mitigation on this stretch of the penstock may be anticipated.

## Natural Resources Wales

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

Providing that the outcome of any comments from this Authority's ecologist are positive and taking the above comments into consideration 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 development site 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)
- Existing and proposed elevations to a recognised metric scale (i.e. 1:50 or 1:100)
- Existing and 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.*