



Afon Las, Cyswllt · Contact Mr. Richard Thomas
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Ein cyf · Our ref NP5/54/567
Eich cyf · Your ref
Dyddiad · Date 04 October 2018
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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

Dear Sir,

Town and Country Planning Act 1990
Re: Proposed 45kw Hydro Electric Scheme, Afon Las, Doluwchadda, Llanfachreth

I write in relation to the above detailed enquiry.

Relevant Planning History

Application Number	Description	Decision
	None	

Constraints:

None

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 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 675 metres with a pipe diameter of 400mm. It proposed to be buried the pipe for much of this length with some areas, within the woodland, 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

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

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

On the information to hand there would appear to be no significant archaeological concerns with this proposed scheme.

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 and arboricultural officer 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.