

Dear Mr Brown

Town and Country Planning Act 1990
Re: NP5/54/459A- Hydro scheme at Pennantigi Isaf, Dinas
Mawddwy, SY20 9LX

I write in relation to the above detailed enquiry.

Planning History

None relevant

Constraints

Outside housing development boundary

Ancient Woodland (nearby)

Archaeological features (nearby) – consult Historic Environment Record

TAN 15 C2 flood zone (nearby)

Relevant Planning Policies and Guidance

Any application for the installation of a hydroelectric scheme at this location will be considered against all the policies contained in the revised Eryri Local Development Plan (ELDP) 2016-2031, however, the following are considered to be most relevant to the above proposal:

Development Policy 1: General Development Principles (DP:1)

Development Policy 2: Development and the Landscape (DP:2)

Development Policy 6: Sustainable Design and Materials (DP:6)

Strategic Policy D: Natural Environment (SP:D)

A copy of the ELDP and all the SPG's can be found on our website

<https://planning.snowdonia.gov.wales/policy/>

Initial Assessment of the Proposal

I can confirm that I have not visited or walked the route of the proposal.

Intake weir

The models and information submitted with the pre-application enquiry show intake to be of standard design and scale. Any subsequent planning application will need to provide detailed design drawings and it will be expected that all exposed concrete to the weir will be faced in stone.

Power House

The proposed powerhouse is proposed to be a stand-alone standard shipping container sited in a clearing. Although small, this form of design is not considered to be commensurate with the landscape character or appearance of the area and consideration should be given to how the design can be amended to ensure that it is as unobstructive in the landscape as possible. Use of more appropriate materials, colours and landscape should be considered. Details of any temporary and/or

permanent access track to the power house will be required.

Penstock

You have indicated that the penstock will run for approximately 1,107 metres with a pipe diameter of 280mm. The submitted information suggests it is to be overground for the majority of its course, with the exception of areas outside of the conifer plantation. Its acceptability 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. Details of construction methods and timing should also be provided.

Outfall

As with the intake, any concrete elements should be faced with stone where possible.

Grid connection

The submitted information states that since there is no power supply to the site, the existing high voltage network is to be extended 110m overhead and a new 100kVA split base transformer installed on a new pole 10 metres from the power house. An underground low voltage cable will be installed from the transformer to the power house.

The preference is for any grid connection to be buried for the entirety of its route if possible and the visual impact of the existing overhead cabling will be assessed on site. Given the direct connection to the existing network which follows the route of the highway, it is not anticipated that the cabling along will have an adverse impact. Should the removal of any trees or landscape features be required then this will be a material consideration in the planning application.

No details of the new transformer or associated pole have been provided for assessment and there is no indication of the proposed overall height or massing of this structure.

Construction methods

No information has been presented on proposed construction methodologies. Any planning application should be accompanied by a detailed construction method statement and restoration plan. Any such CMS will include full details of the construction phase including all machinery to be utilised, temporary access tracks, lay down areas and construction compounds

Arboriculture

The proposal is located within woodland and seems to avoid the Ancient riparian woodland to the west. However, given its location to and likely impact on surrounding trees an arboricultural assessment and Tree Protection statement should be submitted with any formal application to ensure no harm comes to this area during construction.

Ecological surveys

No ecological information has been submitted for consideration (please see attached hydro pre-app guidance). To date, I have not received a response from ecology colleagues. I will forward them on to you as soon as they are received. Given the proximity of the proposal to the ancient woodland and likely habitats for protected species it is advisable that any formal application includes a preliminary ecological assessment along with any further recommended studies. The proposal should also include details of ecological enhancement as required by SP: D and Planning Policy Wales.

Archaeology

The area is not a registered Landscape of Historic Interest, however, Historic Environment Record indicates that there are a number of archaeological features within close proximity to the route of the proposal and a registered Scheduled Ancient Monument (ME247 Nany Helygog Ring Cairn) to the east. As such, further archaeological assessment may be required, particularly in respect of any underground elements, and it is advisable that you discuss this with the Gwynedd Archaeological Trust prior to the submission of the application.

Natural Resources Wales

Part of the development will travel through a C2 Flood zone, although it is understood that only the cabling passes through this area. The power house appears to be within very close proximity however. 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.

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.

Conclusion

I note that you have paid a fee for a minor pre-application enquiry. However, should the site area exceed 1 hectare then you will need to apply for a major planning application and comply with the pre-application consultation requirements and submit a pre-application consultation report (PAC) with your application. The application will also need to be accompanied by a Design and Access Statement if it falls into the major category.

Currently, I am unable to provide you with a conclusive response as to whether the proposal will be acceptable given the potential impact on ecology (including the ancient woodland) and the design of the power house. Providing that the outcome of any comments from this Authority's ecologist are positive and an acceptable design can be provided for the powerhouse then it is possible that the proposal could be acceptable, dependant on the overall impact on the landscape which will largely depend on the on-site assessment and any visual impact assessment submitted.

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

Sustainable drainage systems have become a mandatory requirement on new development of more than 1 dwelling house or where the construction area is 100m² or more. It is considered that this development, as it appears, exceeds the above identified threshold and may require Sustainable Drainage Systems (SuDS) consent from the relevant Sustainable Drainage Systems Approval Body (SAB). Consequently, you are advised to contact the relevant Sustainable Drainage Systems Approval Body (SAB) at Gwynedd Council (<https://www.gwynedd.llyw.cymru/en/Residents/Planning-and-building-control/Planning/Sustainable-Drainage-Systems.aspx>) for advice and guidance on this matter should you decide to submit a planning application for the proposal.

PLEASE NOTE: If SUDS consent is required this will need approval from the SAB prior to the commencement of any works on site.

Please note, this email represents an informal officer opinion only and a formal decision can only be given on submission of a planning application.

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

Yours sincerely,

Sophie Berry BSc (Hons) MSc

Uwch Swyddog Cynllunio – Rheolaeth Datblygu / Principal Planning Officer – Development Management

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Rydym yn croesawu gohebiaeth yn Gymraeg a Saesneg. Cewch ateb Cymraeg i bob gohebiaeth Gymraeg ac ateb Saesneg i bob gohebiaeth Saesneg. Ni fydd gohebu yn Gymraeg yn arwain at oedi. Mae'r e-bost hwn ac unrhyw atodiad iddo yn gyfrinachol ac fe'i bwriedir ar gyfer y sawl a enwir arno yn unig. Gall gynnwys gwybodaeth freintiedig. Os yw wedi eich cyrraedd trwy gamgymeriad ni ellwch ei gopio, ei ddosbarthu na'i ddangos i unrhyw un arall a dylech gysylltu â'r anfonwr ar unwaith. Mae unrhyw gynnwys nad yw'n ymwneud â busnes swyddogol y corff sy'n anfon yr e-bost yn bersonol i'r awdur. Arbedwch bapur, ynni ac arian - Peidiwch argraffu'r neges yma oni bai ei bod yn hollol angenrheidiol. ----- We welcome correspondence in Welsh and English. You will receive a response in Welsh to all correspondence received in Welsh and a response in English to all correspondence received in English. Corresponding in Welsh will not lead to a delay. This email and any attachments are confidential and intended for the named recipient only. The content may contain privileged information. If it has reached you by mistake, you should not copy, distribute or show the content to anyone but should contact the sender at once. Any content that is not pertinent to the official business of the organisation is personal to the author. Save paper, energy and money - Do not print this message unless it is absolutely necessary.



Hydro pre-app
guidance.pdf



Awdurdod Parc Cenedlaethol Eryri

Snowdonia National Park Authority

Nodyn arweiniol ar gyfer ymholiadau cyn cyflwyno cais am gynlluniau trydan dŵr

Guidance note for hydro scheme pre-application enquiries

Gofynion cyn cyflwyno cais ar gyfer ymholiadau am gynlluniau trydan dŵr arfaethedig

Mae angen i unrhyw ymholiad cyn cyflwyno cais gael ei wneud trwy broses statudol a gafodd ei gyflwyno gan Lywodraeth Cymru ar Fawrth 16 2016.

Er mwyn defnyddio'r gwasanaeth mae'n rhaid i ymgeiswyr lenwi a chyflwyno'r ffurflen ymholiad cyn cyflwyno cais sydd ar gael ar wefan yr Awdurdod www.eryri-npa.gov.uk/cym/planning neu o Swyddfa'r Parc Cenedlaethol ym Mhenrhyndeudraeth.

Mae'n rhaid talu ffi i ddefnyddio'r gwasanaeth hwn sy'n amrywio yn ôl math a graddfa'r datblygiad arfaethedig:

Datblygiad Bach - £250
Datblygiad Mawr - £600
Datblygiad Mawr Sylweddol - £1000

Gallwch gysylltu â'r Awdurdod am gyngor pellach ynglŷn â'r ffi angenrheidiol.

Yn ogystal â'r ffurflen statudol fe argymhellir yn gryf eich bod yn cyflwyno'r wybodaeth ganlynol -

- Disgrifiad o'r gwaith arfaethedig - gan gynnwys kW
- Manylion unrhyw gyswllt a gawsoch gyda CNC gan gynnwys unrhyw gyngor a ddarparwyd

Cynllun (iau) yn dangos:

- Dynodiad (au) safle
- Cyfeiriad y llifddor lloc (yn dangos a yw uwchben neu is law'r ddaear)
- Lleoliad y cymeriant
- Adeilad y tyrbin – lleoliad,
- Lleoliad y'r all-lif
- Manylion y cysylltiad gyda'r grid

Unwaith y derbynnir yr uchod, bydd yr Awdurdod yn symbylu ymgynghoriad mewnol ac os oes angen yn

Pre – application requirements for proposed hydro scheme enquiry

Any hydro scheme pre application enquiry needs to be made through the statutory process introduced by the Welsh Government on March 16th 2016.

To access the service applicants need to complete and submit a pre-application enquiry form which can be found on the Authority's website www.eryri-npa.gov.uk/planning or available from the National Park Office in Penrhyndeudraeth.

A charge is payable for accessing this service which varies depending on the type and scale of the proposed development:

Minor Development - £250
Major Development - £600
Large Major Development - £1000

Please contact the Authority for further advice the required fee

Together with the statutory application form it is strongly recommended that the following information is submitted -

- Description of proposed works – including kW
- Details of any contact with NRW including any advice provided.

Plan(s) indicating:

- Site designation(s)
- Penstock route (indicating whether above or below ground)
- Intake location
- Turbine building – location,
- Outflow location
- Details of connection to grid

On receipt of the above, the Authority will instigate internal consultation and if necessary

trefnu cyfarfod ar safle. Bydd cyfarfod safle yn golygu fod ffi o £100 am bob swyddog o'r Awdurdod yn daladwy ac fe fydd y swm hwn yn daladwy ymlaen llaw, ac mae hyn yn ychwanegol i'r ffi cyn cyflwyno cais cychwynnol.

Cyn i'r cyfarfod safle gael ei gynnal, dylai bras lwybr y bibell gael ei farcio gan yr ymgeisydd gyda phegiau stanciau coed wedi eu paentio'n goch bob 50m.

Efallai y bydd yn ofynnol cael rhagor o fanylion er mwyn galluogi'r Awdurdod i roi cyngor ynghylch y tebygolrwydd o roi caniatâd cynllunio yn ystod y cyfnod hwn cyn cyflwyno cais.

arrange a site meeting. A site meeting will attract a fee of £100 per Authority officer payable in advance, this is in addition to the initial pre-application fee.

Before the site meeting is conducted, approximate route of pipeline shall be pegged out by the applicant with timber stakes painted red at 50m intervals.

Further information may be required to enable the Authority to advise of the likelihood of planning permission being granted at the pre-application stage

GOFYNION AR GYFER DILYSU CAIS AM GYNLLUN TRYDAN DŴR (Yn ychwanegol at y rhai a restrwyd uchod)

Yn nodweddiadol bydd angen i gynlluniau Pŵer Trydan Dŵr ddarparu y wybodaeth a ganlyn o leiaf:

Arolygon Ecololegol

Yn nodweddiadol bydd angen i'r rhain gynnwys o leiaf:

- Arolwg Rhywogaeth a Ddiogelir (a fydd yn nodweddiadol yn cynnwys e.e. moch daear, dyfrgwn, llygod y dŵr ac ystlumod).
- **Gwedd 2** Arolwg Botanegol a Chynefin. Bydd angen i gynlluniau PTD ddarparu gwybodaeth arolwg botanegol a chynefin gan syrfewyr cymwys sydd â'r profiad addas. Dylai'r wybodaeth hon ddarparu gwybodaeth mapio cynefinoedd a nodweddion eraill o ddiddordeb botanegol mewn perthynas â'r llifddor lloc, traciau mynediad, cysylltiad gyda'r grid, lleoliadau'r compowndiau ac unrhyw feysydd gwaith atodol eraill, gyda'r data cefnogol a'r nodiadau targed. Ar gyfer prosiectau sy'n effeithio ar safleoedd Natura2000, dylid cyflwyno digon o wybodaeth i roi gwybod i'r awdurdodau cymwys ynglŷn ag effeithiau (dros dro a pharhaol) y cynigion ar nodweddion perthnasol safleoedd Natura2000. Ar gyfer nodweddion cynefinoedd ACA, bydd gwaith arolygu Cyfnod 2 yn hanfodol wrth lunio Datganiadau i Roi Gwybod am Effeithiau ar Safleoedd Ewropeaidd. Oni fydd y datblygwyr yn cyflwyno'r wybodaeth hon, ni all yr awdurdodau cymwys gwblhau'r Asesiadau Rheoliadau Cynefinoedd sy'n ofynnol o dan Reoliadau 61 (Asesiadau o'r Goblygiadau ar gyfer Safleoedd Ewropeaidd) sy'n hanfodol o dan Reoliadau Cadwraeth Cynefinoedd a Rhywogaethau (Diwygio) 2012.

Mae'r wybodaeth arall perthnasol i arolygon ecololeg a all fod angen cael ei chyflwyno yn dibynnu ar leoliad a natur y cynllun ac fel arfer byddai'n cynnwys:

- Arolwg Bryoffytau
- Arolwg Cennau
- Arolwg Ffyngau Glaswelltiroedd

REQUIREMENTS TO VALIDATE AN APPLICATION FOR A HYDRO SCHEME (In addition to those listed above)

HEP schemes will typically need to provide at least the following information:

Ecology Surveys

Typically these will need to consist of at least:

- Protected Species Survey (typically covering e.g. badgers, otters, water voles and bats).
- **Phase 2** Botanical and Habitat Survey. HEP schemes will need to provide Phase 2 botanical and habitat survey information by suitably experienced and competent surveyors. This information should give accurate mapping of habitats and other features of botanical interest in relation to the proposed penstock, access tracks, grid connection, compound areas and any other ancillary work areas, with supporting data and target notes. For projects impacting upon Natura2000 sites, sufficient information should be provided to inform competent authorities as to the impacts (both temporary and permanent) of proposals on relevant features of the Natura2000 sites. For SAC habitat features, Phase 2 survey work will be crucial in formulating Statements to Inform Impacts on European Sites. Without this information being provided by developers, Habitats Regulations Assessments required under Regulations 61 (Assessments of Implications on European Sites) that are necessary under The Conservation of Habitats and Species (Amendment) Regulations 2012 cannot be completed by competent authorities.

Other ecology survey information which may be required to be submitted depending on the location and nature of the scheme can typically include:

- Bryophyte Survey
- Lichen Survey
- Grassland Fungi Survey

Disgwylir y bydd materion bioamrywiaeth a chadwraeth natur yn cael eu trin mewn ffordd sy'n gyson â BS 42020:2013 ('Bioamrywiaeth – Cod Ymarfer ar gyfer Cynllunio a Datblygu gan y Sefydliad Safonau Prydeinig) a NCT5 (Polisi Cynllunio Cymru Llywodraeth Cymru 'Nodyn Cyngor Technegol 5 - Cadwraeth Natur a Chynllunio').

Disgwylir y bydd cyfleoedd ar gyfer gwelliannau amgylcheddol ac ecolegol sy'n gyson â Nodyn Cyngor Technegol 5 (NCT5 - Cadwraeth Natur a Chynllunio) Llywodraeth Cymru yn cael eu cynnwys lle bo'n briodol ym mhob cynnig ar gyfer cynllun trydan dŵr ym Mharc Cenedlaethol Eryri.

Arolwg Coed (i BS5837:2012)

Arolwg Archeolegol

Datganiad Dylunio a Mynediad

Bydd angen cyflwyno datganiad dull adeiladu sy'n benodol i safleoedd, ynghyd â chynlluniau adfer ar ôl adeiladu, i gyd-fynd gyda cheisiadau cynllunio er mwyn helpu i roi gwybod i'r awdurdodau cymwys beth yw effeithiau tebygol y datblygiadau ar wahanol nodweddion o ddiddordeb.

It is expected that biodiversity and nature conservation issues will be treated in a manner consistent with BS 42020:2013 ('Biodiversity – Code of Practice for Planning and Development' by the British Standards Institute) and TAN5 (Welsh Government Planning Policy Wales 'Technical Advice Note 5 – Nature Conservation and Planning').

It is expected that opportunities for environmental and ecological enhancement consistent with Welsh Government Technical Advice Note 5 (TAN5 – Nature Conservation and Planning) will be integrated where appropriate into every HEP proposal within the Snowdonia National Park.

Tree Survey (to BS5837:2012)

Archaeological Survey

Design and Access Statement (if classified as major development)

Site specific construction method statement and post construction restoration plans to accompany planning applications will be required to help inform competent authorities as to likely impacts of the development on various features of interest.