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e-bost · e-mail

Mr. Richard Thomas  
(01766) 772211  
NP4/32/358A

29 July 2024  
[richard.thomas@eryri.llyw.cymru](mailto:richard.thomas@eryri.llyw.cymru)



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Mr G. Wyn  
Clwb Rygbi Nant Conwy  
Pant Carw  
Trefriw  
LL26 0PW

Via e-mail to: [gruff.wyn@outlook.com](mailto:gruff.wyn@outlook.com)

Dear Sir,

**Town and Country Planning Act 1990**  
**Proposed hydroelectric generating scheme, Nant Llyn Glan Gors, Llanrhychwyn, Llanrwst**

I write in relation to the above pre-application enquiry.

I am able to confirm that a planning application to and approval from this Authority **will be required** for the proposed development as described in your pre-application submission.

**Constraints:**

Open Countryside  
Public Right of Way (Footpath) crossed by the route of the penstock.

**Assessment**

You have presented insufficient information with the pre-application to fully consider this proposal. However, I am able to advise you on what will be required to assess any subsequent planning application for this proposal.

In principle this Authority is very supportive of Hydroelectric schemes that provide clean, renewable energy for establishments of to feed back into the national grid.

To your advantage this tributary to the Afon Conwy has in the past received planning approval for a hydrogeneration scheme, although somewhat shorter. Consequently, I am aware of the ground conditions having been able to visit the site in the past.

In general, any hydrogenating scheme will be buried along its entire length, unless of the factors and mitigation do not allow for this. I note that you have intended to present a scheme with 80m of above ground prior to then burying the pipe down to the turbine building. This situation would be regarded as contrary to the general advice normally handed to applicants, you will have to fully justify this approach and provide some means of obscuring the pipe from general view.

The extraction weir and abutments will be so designed to be assimilated into the landscape with all exposed concrete stone faced appropriately.

The turbine building will be so designed to as unobtrusive as is possible. I am fairly relaxed about finished materials which could be from stone faced with slate roof to timber clad and steel profile roof.

I note the intention to bury the electric cable connection to the grid along its entire length with new H pole in the vicinity of the Rugby Club. I have no objections to this approach.

You will be required to show an accurate route for the penstock as a part any planning application which shows a suitable working width within any application 'red line' to allow for any small adjustments around any trees and their roots and to allow for any necessary machinery and storage of top and sub soil. I have attached a typical diagram to assist, which shows a working width of minimum of 3.5m. Once determined you will be required to peg out the proposed route through the trees to enable accurate assessment.

In addition to the above you will be required to show how the pipe trench is to be excavated with an indication of machinery required.

### **Other matters**

There will be a requirement for a Preliminary Protected Species Assessment (PPSA) to be carried out by a suitably qualified environmental consultant at the appropriate time of year to ensure no harm to habitats of any protected species. Any PPSA should include suitable mitigation measures a Biodiversity Enhancement Plan and measures to eliminate any INNS.

Any temporary tracks to assist in accessing the site will be required to be included in any proposal and clearly marked on plan.

As a part of this pre-application enquiry, I have consulted Natural Resources Wales (NRW). I have attached their full response which will inform you of their requirements if and when you do submit a planning application.

Of significance Natural Resources Wales have indicated the requirement for you to submit a 'shadow' HRA (Habitats Regulation Assessment) as a part of meeting your statutory requirements to meet NRW's advice in regard to Designated Sites.

There will be a requirement for the following:

- A Construction Method Statement
- A post construction phase restoration plan
- The appointment of an Ecological Clerk of Works to cover the construction phase and post construction monitoring.
- An Archaeological Specification for a Programme of Works.
- Tree condition and management plan

As further details become available this list may be added to.

I am of the opinion that an acceptable scheme can be approved for a suitable hydroelectric generating scheme along the lines proposed, subject to a fully informed planning application and as a result of required consultations.

## **Necessary information to validate an application:**

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

- Completed application forms.
- 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)
- Proposed elevations to a recognised metric scale (i.e., 1:50 or 1:100)
- Existing and proposed sections to a recognised metric scale (i.e., 1:50 or 1:100)
- All required reports or surveys
- The appropriate fee

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 and does not convey any opinion or approval by any other Body or Authority or under any other legislation.*