



13/0303/PA

Hugh Towns

01437 764551

15/11/2013

Mr Nick Williams,
Berrys
Willow House East
Shrewsbury Business Park
Shrewsbury
SY2 6LG

Dear Sir/Madam

Proposal: Erection of a 500kwe agricultural anaerobic digester plant

Site Address: Brawdy Farm, BRAWDY, Haverfordwest, SA62 6LA

Permission has been approved for the above proposal which you/your client intend(s) carrying out. The permission has been granted subject to at least one condition and you are requested to read the details of the condition or conditions carefully. It is important that in carrying out the development all conditions of the permission are observed. If you have any problems understanding these conditions or have difficulty in complying with any aspect, please contact this office and ask to discuss the matter with the Officer whose name appears at the top of this letter. You should also ensure the completed structure (if your permission is for building work, extensions or alterations) complies with the approved plans in every respect together with any conditions of the consent which deal with such aspects as external materials, landscaping, or retaining existing trees etc. In some cases it may be possible to agree minor changes as 'working amendments' if the need arises. Any significant changes to the approved plans will probably mean having to start the whole planning process again. However, please discuss any proposed amendments with a planning officer as soon as possible. Please remember the following:-

- if erecting a building or extension, ensure that it is positioned within the site exactly as shown on the approved plans;
- give a copy of the permission notice to the builder so that he is aware of the conditions and the approved plans;
- **complete and return the attached Confirmation of Commencement of Work** so that we can make contact as soon as work starts on implementing the permission.
- **(If you are an Agent, please forward this letter to your client for information/completion).**

Yours faithfully

DEVELOPMENT MANAGEMENT SECTION



Planning Permission
Town and Country Planning Act 1990

Name and address of Applicant

Mr & Mrs PT Gwyther
Brawdy Farm
BRAWDY
Haverfordwest
SA62 6LA

Name and address of Agent (if any)

Mr Nick Williams, Berrys
Willow House East
Shrewsbury Business Park
Shrewsbury
SY2 6LG

Part I - Particulars of application

Date of application: **19-Jul-2013**

Application Number: **13/0303/PA**

Particulars and location of development:

Erection of a 500kwe agricultural anaerobic digester plant - Brawdy Farm, BRAWDY, Haverfordwest, SA62 6LA

Part II - Particulars of decision

The Pembrokeshire County Council hereby give notice in pursuance of the provisions of the **Town and Country Planning Act 1990** that **permission has been granted** for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

1. The development hereby permitted shall be commenced before the expiration of five years from the date of this permission.
Reason: To comply with Section 91 of the Town and Country Planning Act 1990 and to ensure that the other surveys do not become outdated.
2. The feedstock of the AD plant hereby approved shall be limited to crops grown on the Brawdy Farm holding and imported animal manure only.
Reason: The highway and transportation implications of the development have been assessed on this basis.
3. Prior to the AD plant becoming operational visibility splays shall be provided on each side of the existing access, giving clear line of sight of 120m along the nearside edge of carriageway from a distance 2.4m back from the carriageway edge on the centre line of the access road.
Reason: In the interests of road safety.

4. There shall be no growth or obstruction to visibility over 0.6m above the level of the crown of the adjacent carriageway within the visibility splays set out in Condition 3 above.
Reason: In the interests of road safety
5. Prior to commencement of any works in furtherance of this permission a Construction Environmental Management Plan detailing all necessary pollution prevention measures for the construction phase of the development shall be submitted for the written approval of the Local Planning Authority. The plan shall be implemented as approved.
Reason: To protect water quality and to prevent any potential deterioration in the Water Framework Directive Classification.
6. If evidence of land contamination is found during the course of the development, works must cease until such time as a report of potential contamination of the site has been prepared and submitted for the written approval of the Local Planning Authority. The report shall include a phased investigation approach, incorporating risk assessment, to identify the extent of contamination and any measures required to remediate the site, including post development monitoring. Where remediation works are required the plant shall not be brought into use until a validation report, to show that works have been satisfactorily carried out, has been submitted for the written approval of the Local Planning Authority.
Reason: To ensure that risks from land contamination to the future users of the land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
7. All mitigation and safety measures set out in the Environmental Supporting Statement accompanying the planning application must be implemented and maintained at all times during the operation of the plant.
Reason: To protect the amenity and safety of local residents.
8. The development hereby permitted shall not be commenced until such time as a scheme to dispose of surface water has been submitted for the approval of the Local Planning Authority. The scheme shall be implemented as approved.
Reason: To prevent the increased risk of flooding and to improve and protect water quality and prevent any potential deterioration in Water Framework Directive Classification.
9. A Pembrokeshire hedgebank shall be provided along the entire northern boundary of the application site and along the western boundary from the point where it meets the northern boundary for a distance of 55m in a southerly direction. Details of the construction of the hedgebank and the planting proposed on the bank shall be submitted to the Local Planning Authority for written approval prior to the commencement of the

development. Following approval the hedgebank and planting shall be implemented as approved within the first planting season following the completion of the development.

Reason: In the interests of visual amenity and to define the boundary of the site.

10. In the event that any hedgerow plants die, are removed without consent, become damaged or diseased within the first five years following planting, they shall be replaced in the planting season immediately following any such occurrences with trees or bushes of the same size and species unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of conserving the amenity of the area

11. Details of the location, height, design, sensors and luminance of floodlighting (which shall be designed to minimise potential nuisance from light spillage) shall be submitted for the approval of the Local Planning Authority before any floodlighting is erected at the site. The floodlighting shall be implemented in accordance with the approved details.

Reason: To protect the amenity of the local area.

12. In the event of AD activities on the site permanently ceasing the developer shall within 3 months of such cessation submit a plan for the removal of the plant and the restoration of the site for the approval of the Local Planning Authority. The plan shall thereafter be implemented as approved and shall include timescales.

Reason: to ensure the satisfactory reinstatement of the site in the event that the facility ceases to be required to support the farming business at Brawdy Farm.

Notes to Applicant

1. Having regard to the details of the application proposals, and the relevant provisions of the Local Development Plan for Pembrokeshire (adopted 28 February 2013) as summarised below

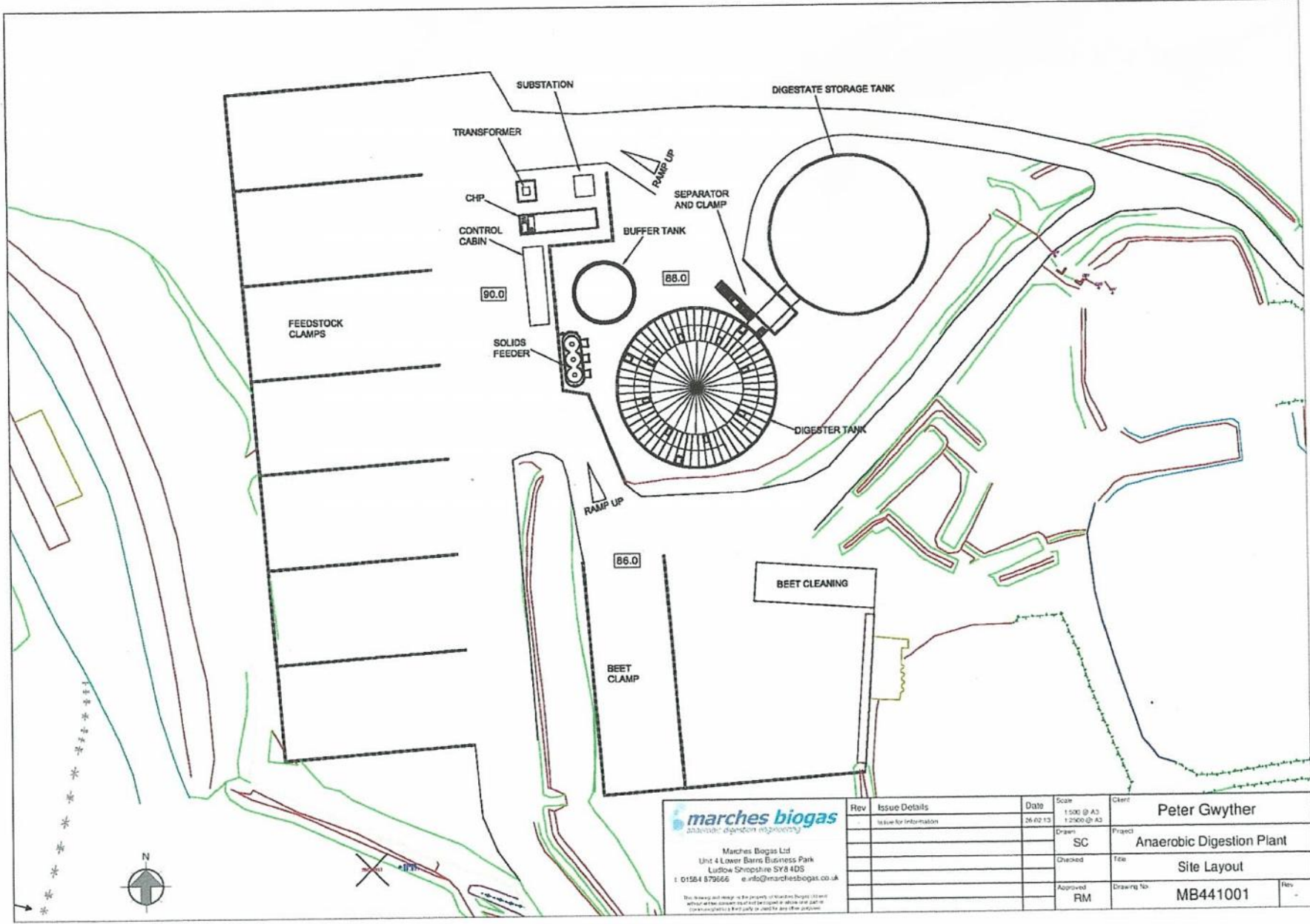
Policies SP 1, GN.1, GN.4 and GN.11

It is considered that subject to compliance with the conditions attached in this permission, the proposed development would be in accordance with the Development Plan.

This informative is intended only to be a summary of the reasons for the granting of planning permission. For further details on the decision, please see the application report under the above reference.

Decision Date: 15-Nov-2013

APPENDIX 1 – SITE LAYOUT



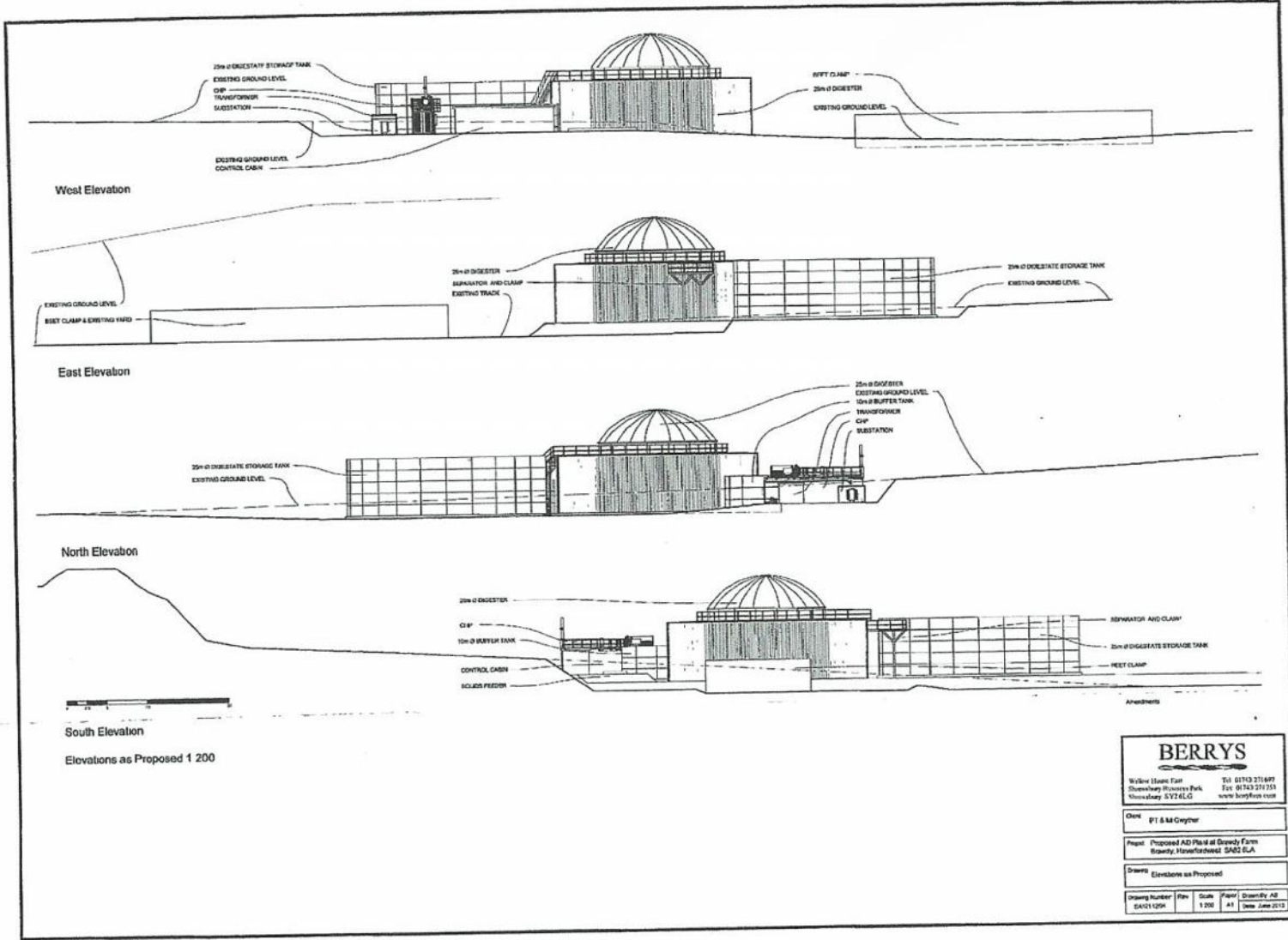
marches biogas
anaerobic digestion engineering

Marches Biogas Ltd
Unit 4 Lower Barro Business Park
Ludlow Shropshire SY8 4DS
t: 01564 879666 e: info@marchesbiogas.co.uk

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Rev	Issue Details	Date	Scale	Client
-	Issue for information	26.02.13	1:500 @ A3 1:2500 @ A3	Peter Gwyther
			Drawn	Project
			SC	Anaerobic Digestion Plant
			Checked	Title
				Site Layout
			Approved	Drawing No
			RM	MB441001
				Rev
				-

APPENDIX 2 – SITE ELEVATIONS



BERRYS

Wolke House East
Sharnbury Business Park
Woolstrey, SY24LQ

Tel: 01753 271497
Fax: 01753 271755
www.berrys.com

Client: P1 & M-Cryther

Project: Proposed AD Plant at Grady Farm
Bawdry, Harrogate, YO21 5JA

Drawn: Elevations as Proposed

Drawing Number	Date	Scale	Author	Drawn By
SA211204		1:200	AB	AB

Issue: June 2013

