



CITY AND COUNTY OF SWANSEA
TOWN AND COUNTRY PLANNING ACT 1990-2004
GRANT OF PLANNING PERMISSION

TO:
ASBRI PLANNING LTD.
UNIT 9 OAK TREE COURT
CARDIFF GATE BUSINESS PARK
CARDIFF / CAERDYDD
CF23 8RS

DATE REGISTERED: 09/09/2015
APPLICATION NO: 2015/1786
APPLICANT: Solar Power Parks Ltd

The CITY AND COUNTY OF SWANSEA, in exercise of its powers under the above ACT, hereby GRANTS planning permission for:

SITE LOCATION: Land associated with Castell Ddu Farm Off Allt -y-Graban Road Pontarddulais Swansea SA4 8DH	PROPOSAL: Construction of a ground mounted solar PV generation project and associated works
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as referred to in your application and shown on the accompanying plan(s), subject to the following condition(s):-

- 1 The development hereby permitted shall begin not later than five years from the date of this decision.
Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act, 1990.
- 2 The planning permission is for a period from the date of this permission until the date occurring 25 years after the date of commissioning of the development. Written confirmation of the date of commissioning of the development shall be provided to the Local Planning Authority no later than 1 calendar month after the date of commissioning.

(Commissioning is defined as the point at which the solar farm is put into active service or becomes active, or is in a usable condition)
Reason: To ensure the landscape impact of the development exists only for the lifetime of the development.
- 3 The development shall be carried out in accordance with the following approved plans and documents: site location plan, P01.2 general PV plant layout, P01.3 equipment inverters, P01.4 equipment transformer, P01.5 substation, P01.6 equipment monitoring house, P01.7 communication box, P01.8 switchgear building, flood consequences assessment, archaeological and heritage assessment TDA/2152/TCP/RHC/08.15 tree constraints plan, TDA/2152/TS&A/RHC/08.15 tree survey and assessment, received 1st September 2015, glint and glare report, habitat survey received 9th September 2015, updated Landscape and Visual Impact Assessment received 3rd November 2015, amended transport access appraisal received 15th December 2015.
Reason: To define the extent of the permission granted.
- 4 Prior to the commencement of the development hereby approved, a Construction Traffic Management plan shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented in accordance with the approved details.
Reason: In the interests of highway safety
- 5 Prior to the commencement of the development hereby approved, a Site Waste Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented in accordance with the approved details.
Reason: To ensure waste at the site is managed in line with the Waste Hierarchy in a priority order of prevention, re-use, recycling before considering other recovery or disposal option.

6 No development approved by this permission shall take place until a Construction Environmental Management Plan (CEMP), which sets out all pollution prevention measures and environmental management requirements for the construction phase, has been submitted to and approved in writing by the Local Planning Authority. The plan shall make particular reference to the protection of surrounding land and water environments. The details of the plan shall be implemented as approved and must be efficiently communicated to all contractors and sub-contractors (for example, via toolbox talks) and any deficiencies rectified immediately.

Reason: In the interests of biodiversity and to prevent pollution of controlled waters and the wider environment.

7 No later than 12 months from the first generation of electricity, the following schemes shall be submitted in writing for the written approval of the Local Planning Authority:

(i) A scheme detailing the removal of all surface elements of the photo voltaic solar farm and any foundations or anchor systems to a depth of 300mm below ground level;

(ii) A scheme detailing the restoration and aftercare, following consultation with such other parties as the Local Planning Authority considers appropriate.

(iii) A timetable for completion of the works

These schemes shall be implemented within 12 months from the date of the last electricity generated, should the site no longer be utilised for the permission hereby granted, and completed in accordance with the approved timetable for completion of the works.

Reason: In the interest of visual amenity and to ensure the land is restored in an acceptable manner

8 No development shall commence until further intrusive site investigations have been submitted to, and approved in writing by the Local Planning Authority in order to establish the exact situation regarding coal mining legacy issues on the site and any remedial works required. If the site investigations confirm the need for remedial works to treat the mine entries and areas of shallow mine workings, the remedial works identified must be undertaken prior to the commencement of the development.

Reason: To ensure the safety and stability of the proposed development.

9 No development approved by this permission shall take place until details of the methodology for the scope and nature of the dilapidation surveys on the adopted highway have been submitted to and approved in writing by the Local Planning Authority. The dilapidation surveys shall be undertaken in accordance with the approved details and the results together with any remediation works proposed shall be submitted to and approved in writing by the Local Planning Authority within two months of completion of the dilapidation surveys. Any remediation works shall be undertaken in accordance with the approved details within 6 months of the date of approval of such details

Reason: In the interest of highway safety.

10 Prior to the development hereby approved commencing on site a method statement shall be implemented in accordance with details to be submitted to and approved in writing by the Local Planning Authority detailing the provision of suitable facilities on site to ensure vehicles leaving the site do not deposit mud or debris on the adjacent highway.

Reason: In the interest of highway safety.

11 Prior to the commencement of development, details of the external colour and facing materials for the buildings hereby approved shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out and maintained in accordance with the approved details.

Reason: In the interests of visual amenity.

12 The works hereby approved shall be undertaken in accordance with the recommendations listed in Section 5 of the preliminary Ecological Appraisal report prepared by Wildwood Ecology (Ref: WWE150602.PEA.2) received on 9th September 2015.

Reason: To ensure the proposal has no impact upon protected species.

13 Prior to the commencement of the development hereby approved, a Landscape and Habitat Management plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include details of the hedgerows to be supplemented, the new hedgerow to be planted and the species to be used. The scheme shall thereafter be implemented in accordance with the approved details.

Reason: In the interests of biodiversity and habitat management.

- 14 No development approved by this permission shall be commenced until a Method Statement detailing all necessary protected species mitigation measures has been submitted to and approved in writing by the local planning authority. The mitigation measures shall thereafter be implemented in accordance with the approved details.

Reason: To protect and mitigate the impact of the development on protected species.

INFORMATIVES:

- 1 The development plan covering the City and County of Swansea is the City and County of Swansea Unitary Development Plan. The following policies were relevant to the consideration of the application: EV1, EV21, EV29, EV30, EC13, R11
- 2 This consent is issued without prejudice to any other consents or easements that may be required in connection with the proposed development.
- 3 **STANDING ADVICE - DEVELOPMENT LOW RISK AREA**

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. It should also be noted that this site may lie in an area where a current licence exists for underground coal mining.

Further information is also available on The Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

Property specific summary information on past, current and future coal mining activity can be obtained from:
www.groundstability.com

This Standing Advice is valid from 1st January 2015 until 31st December 2016

- 4 The Developer must contact the Highway Management Group , The City and County of Swansea , Penllergaer Offices, c/o The Civic Centre , Swansea SA1 3SN before carrying out any work . Please contact the Team Leader e-mails to mark.jones@swansea.gov.uk , tel. no. 01792 636091

DATED: 14 January 2016

PHIL HOLMES
HEAD OF ECONOMIC REGENERATION & PLANNING

PLEASE NOTE: Your attention is drawn to the attached notes which explain, amongst other things, your right of appeal against this decision.

THE APPLICANT'S ATTENTION IS DRAWN TO THE NOTES BELOW

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval of the proposed development, or to refuse to grant a Certificate of Lawful Use or Lawful Proposed Use, or to grant permission or approval subject to conditions, he may appeal to the Welsh Ministers in accordance with Sections 78(1) and Section 195/196 of the Town and Country Planning Act 1990, as amended by the Planning and Compensation Act 1991.

Appeals must be made within a prescribed time period. For 'Householder Appeals' and 'Minor Commercial Appeals' validated from 22nd June 2015 onwards, the prescribed period is 12 weeks from the date of this notice. For all other planning appeals, the prescribed period is 6 months from the date of this notice. The definitions of 'Householder' and 'Minor Commercial' applications are available to view at the following website:

<http://www.assembly.wales/laid%20documents/sub-ld10212/sub-ld10212-e.pdf>.

Appeals must be made on a form which is obtainable from the Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ – Tel 02920 825155, www.planningportal.gov.uk/planning/appeals. Further information on the appeals process is also available on this website. The Welsh Ministers can allow a longer period for the giving of notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Welsh Ministers are not required to entertain an appeal if it appears to them that permission for the proposed development could not have been granted by the Local Planning Authority or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements to the provisions of the development order, and to any directions given under the order. The Welsh Ministers do not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by them.

2. If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Welsh Ministers, and the owner of the land claims that the land has become incapable or reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner may serve a purchase notice on the local planning authority in whose area the land is situated. This notice will require the local planning authority to purchase the owner's interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990. (The local planning authority may accept the notice and proceed to acquire the land; or reject the notice in which case they must refer the notice to the Welsh Ministers.)
3. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Welsh Ministers on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are out in Section 114 of the Town and Country Planning Act 1990.
4. Further correspondence regarding this application should bear the reference number quoted on the top of the form.