

Existing Forest Track

PROPOSED RWE
COMPOUND

HV CABLE

2m Wide perimeter footpath

SWITCHHOUSE

LAYDOWN AREA
15x25m

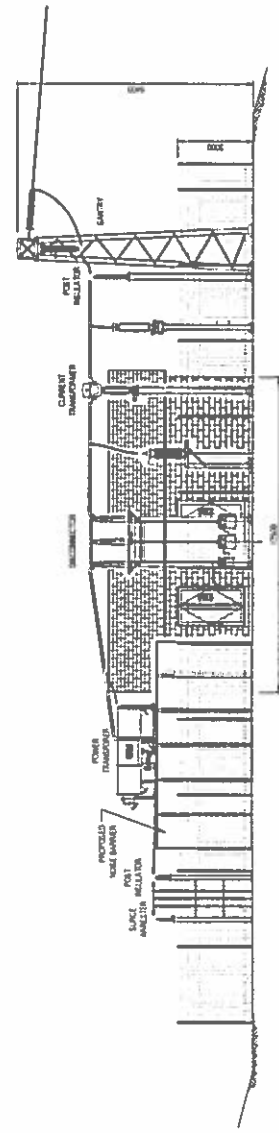
STORAGE

WOOD
GENERAL
RECYCLED
DRY MIXED
METAL

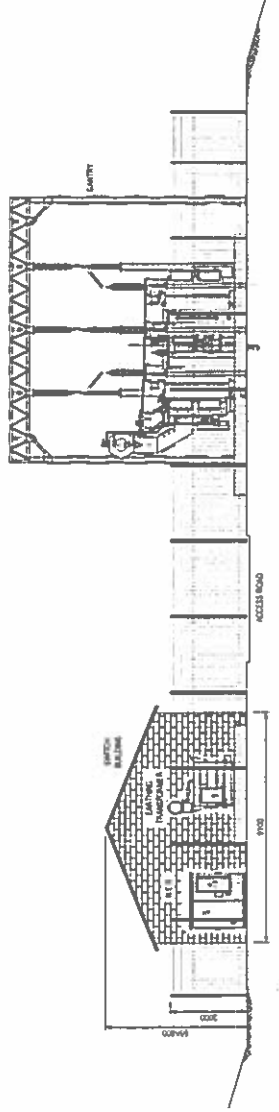


PROPOSED SITE PLAN
Scale 1:100

SITE PLAN AND SECTION DETAIL



VIEW FROM NORTH EAST
Scale 1:100




VIEW FROM SOUTH EAST
Scale 1:100

CURRENT PROPOSAL

FOR INFORMATION

Title		14.02.18		Overall Footprint Reduced	
Author	CL	Checked	CL	Drawn	CL
Revised	1.7				

**SP ENERGY NETWORKS**

SP Power Systems Ltd
System Design, Drawing Office
Gateway House 2nd Floor, Old Hall Road, Bournemouth O14C 3JZ
Telephone 0148 614 7143

Location	Clacknag	Client	CL	Drawn	CL	Approved	CL	Date	Sept 2016
Issue	For Issue	Issue No	SP4113643	Issue Date	Sept 2016	Issue By	CL	Issue For	CL
Scale	AS SHOWN								

PROPOSED 132KV SUB-STATION AT CLACKNAG
PLANNING APPLICATION
SITE SECTIONS

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Exposure	Expiry	Contract	Expiry	Assignment	Order
5.00	Oct 2014	CW	Oct 2014	P	Oct 2014
Symbol	Doc. No.		Rate		
PRELIMINARY	SP4113182		5.0		
© Copyright Property of SP Financial-Options Ltd.			Scale	A1	
			1:50		

ELEVATION D'

Scale 1: 50



PREVIOUS APPROVED SCHEME (ON APPEAL) (23/2014/14240) SITE PLAN AND SECTION DETAILS



SP Power Systems Ltd
System Design, Drawing Office
100, The Old Mill Road, Borehamwood, Hertfordshire, UK
Tel: 01462 411414

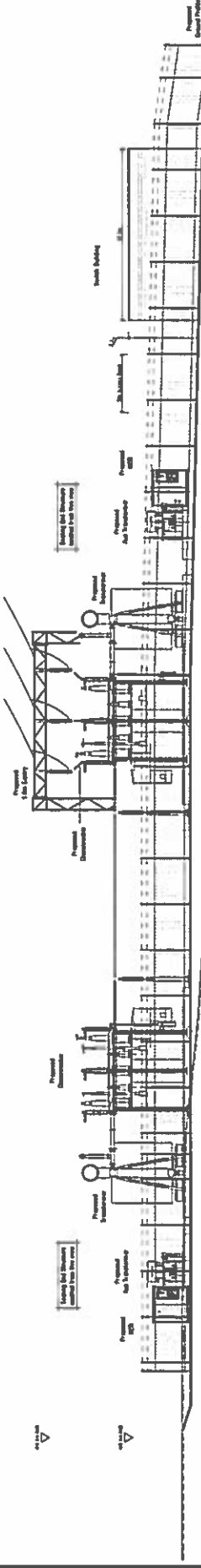
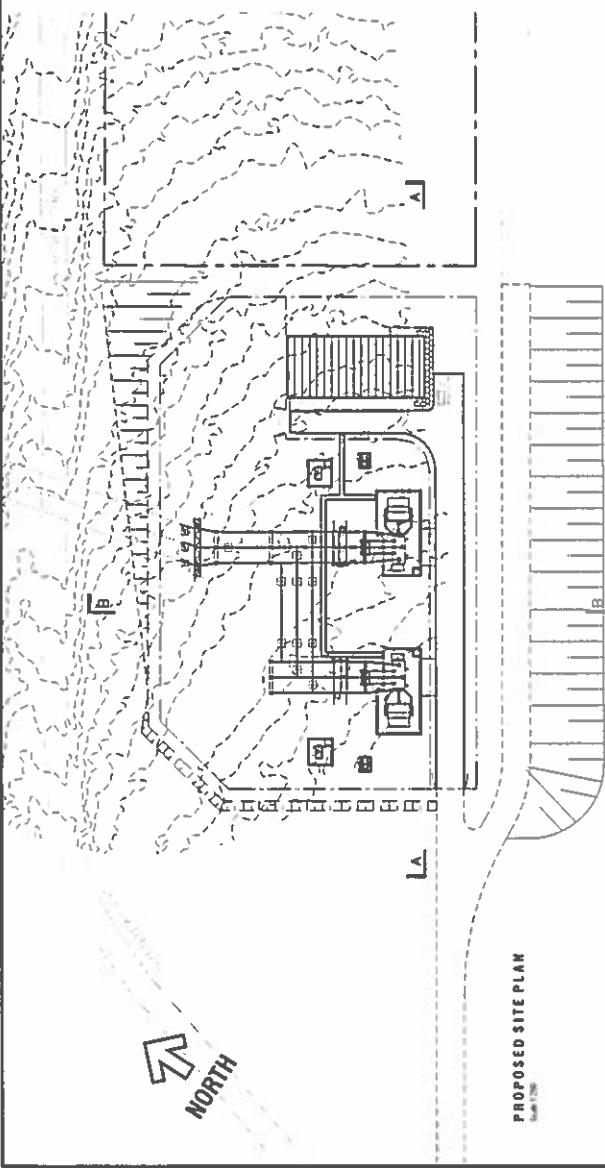
PROPOSED 132KV SUB-STATION AT CLOUGH
PLANNING APPLICATION

SITE SECTIONS

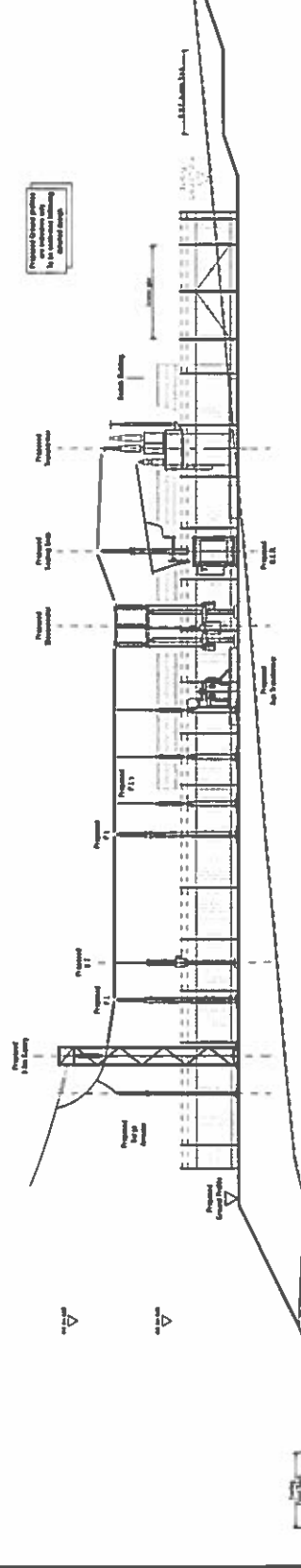
Drawn	Checked	Designed	Projecting Area (m ²)
1:1	1:1	1:1	1:1

Drawn	Checked	Designed	Projecting Area (m ²)
1:1	1:1	1:1	1:1

Drawn	Checked	Designed	Projecting Area (m ²)
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SECTION A-A
Scale 1:10



SECTION B-B
Scale 1:10

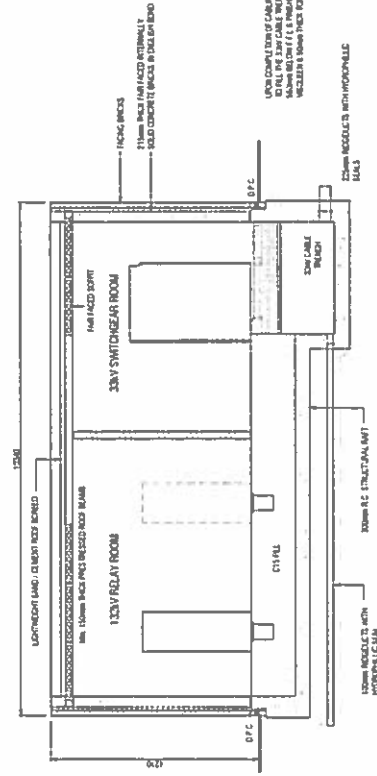
- NOTES**
1. ALL DIMENSIONS ARE IN METERS UNLESS SPECIFICALLY NOTED OTHERWISE. ALL LEVELS ARE TO FINISH UNLESS OTHERWISE SPECIFIED.
 2. GFA HAS EXCLUDED ROOF TERRACE ONLY. GFA NOT SHOWN.

PLANNING NOTES

- FLOOR FINISHES**
- 1. ALL FLOORS TO BE FINISHED WITH POLISHED CONCRETE UNLESS OTHERWISE SPECIFIED.
 - 2. ALL FLOORS TO BE FINISHED WITH POLISHED CONCRETE UNLESS OTHERWISE SPECIFIED.
- WALLS**
- 1. ALL WALLS TO BE FINISHED WITH POLISHED CONCRETE UNLESS OTHERWISE SPECIFIED.
 - 2. ALL WALLS TO BE FINISHED WITH POLISHED CONCRETE UNLESS OTHERWISE SPECIFIED.
- RAINFALL**
- 1. ALL ROOFS TO BE FINISHED WITH POLISHED CONCRETE UNLESS OTHERWISE SPECIFIED.
 - 2. ALL ROOFS TO BE FINISHED WITH POLISHED CONCRETE UNLESS OTHERWISE SPECIFIED.
- DOORS**
- 1. ALL DOORS TO BE FINISHED WITH POLISHED CONCRETE UNLESS OTHERWISE SPECIFIED.
 - 2. ALL DOORS TO BE FINISHED WITH POLISHED CONCRETE UNLESS OTHERWISE SPECIFIED.

- 133KV RELAY ROOM**
- 1. ALL RELAY ROOMS TO BE FINISHED WITH POLISHED CONCRETE UNLESS OTHERWISE SPECIFIED.
 - 2. ALL RELAY ROOMS TO BE FINISHED WITH POLISHED CONCRETE UNLESS OTHERWISE SPECIFIED.
- 133KV SWITCHGEAR ROOM**
- 1. ALL SWITCHGEAR ROOMS TO BE FINISHED WITH POLISHED CONCRETE UNLESS OTHERWISE SPECIFIED.
 - 2. ALL SWITCHGEAR ROOMS TO BE FINISHED WITH POLISHED CONCRETE UNLESS OTHERWISE SPECIFIED.
- 133KV CABLE TRUNK**
- 1. ALL CABLE TRUNKS TO BE FINISHED WITH POLISHED CONCRETE UNLESS OTHERWISE SPECIFIED.
 - 2. ALL CABLE TRUNKS TO BE FINISHED WITH POLISHED CONCRETE UNLESS OTHERWISE SPECIFIED.

- 133KV RELAY ROOM**
- 1. ALL RELAY ROOMS TO BE FINISHED WITH POLISHED CONCRETE UNLESS OTHERWISE SPECIFIED.
 - 2. ALL RELAY ROOMS TO BE FINISHED WITH POLISHED CONCRETE UNLESS OTHERWISE SPECIFIED.
- 133KV SWITCHGEAR ROOM**
- 1. ALL SWITCHGEAR ROOMS TO BE FINISHED WITH POLISHED CONCRETE UNLESS OTHERWISE SPECIFIED.
 - 2. ALL SWITCHGEAR ROOMS TO BE FINISHED WITH POLISHED CONCRETE UNLESS OTHERWISE SPECIFIED.
- 133KV CABLE TRUNK**
- 1. ALL CABLE TRUNKS TO BE FINISHED WITH POLISHED CONCRETE UNLESS OTHERWISE SPECIFIED.
 - 2. ALL CABLE TRUNKS TO BE FINISHED WITH POLISHED CONCRETE UNLESS OTHERWISE SPECIFIED.



SECTION 1-1
Scale 1:50

PREVIOUS APPROVED SCHEME - SUBSTATION BUILDING



SP Energy Networks Ltd
System Design, Planning & Control
10000 Old Road, Boreham, Essex, UK
Tel: 01465 514 711

PROPOSED 133KV SUBSTATION CONTROL BUILDING
PLANNING APPLICATION

Location	Project Name	Project Number	Project Date	Project Status
133KV Substation	133KV Substation	133KV Substation	133KV Substation	133KV Substation
133KV Substation	133KV Substation	133KV Substation	133KV Substation	133KV Substation
133KV Substation	133KV Substation	133KV Substation	133KV Substation	133KV Substation
133KV Substation	133KV Substation	133KV Substation	133KV Substation	133KV Substation
133KV Substation	133KV Substation	133KV Substation	133KV Substation	133KV Substation
133KV Substation	133KV Substation	133KV Substation	133KV Substation	133KV Substation
133KV Substation	133KV Substation	133KV Substation	133KV Substation	133KV Substation
133KV Substation	133KV Substation	133KV Substation	133KV Substation	133KV Substation
133KV Substation	133KV Substation	133KV Substation	133KV Substation	133KV Substation

ELEVATION 'D'
Scale 1:50



ELEVATION 'C'
Scale 1:50



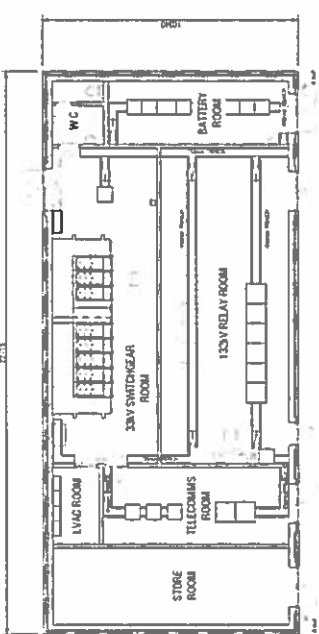
ELEVATION 'B'
Scale 1:50



ELEVATION 'A'
Scale 1:50



CONTROL BUILDING LAYOUT
Scale 1:50



WARD : Llanrhaeadr Yng Nghinmeirch

WARD MEMBER: Councillor Joseph Welch (c)

APPLICATION NO: 23/2016/0875/ PF

PROPOSAL: Erection of a 132kV electrical substation and associated works (amended application)

LOCATION: Clocaenog Forest Saron Denbigh

APPLICANT: SP Manweb Plc

CONSTRAINTS: TAN 8 Strategic Search Area

PUBLICITY UNDERTAKEN: Site Notice - No
Press Notice - No
Neighbour letters - Yes

REASON(S) APPLICATION REPORTED TO COMMITTEE:
Scheme of Delegation Part 2

- Recommendation to grant / approve – Town / Community Council objection

CONSULTATION RESPONSES:

LLANRHAEDR YNG NGHINMEIRCH COMMUNITY COUNCIL –

“Llanrhaedr yng Nghinmeirch Community Council object to the proposed development.

The proposed site is very close to several residential properties scattered around the area as well as being close to Saron. We fear the affect it could have on resident's health.

Saron already have two existing wind farms, two consented large scale wind farms that have not yet been constructed and pylon route tearing through the community. Having the proposed substation as well is too much for this beautiful area

We fear the construction and permanent location of the proposed development would have a negative impact on ecology visual landscape.”

**CLWYDIAN RANGE AND DEE VALLEY AREA OF OUTSTANDING NATURAL BEAUTY
JOINT ADVISORY COMMITTEE –**

“The Joint Committee notes that the proposals have been scaled back from that previously refused but subsequently granted on appeal (Code No. 23/2014/1440), and has no observations to make on the application.”

NATURAL RESOURCES WALES –

No objection subject to planning conditions being applied

Protected species (bats, red squirrel & dormice) –

Protected species surveys have been carried out to an acceptable standard - planning conditions are advised to protect bats and red squirrel. Dormice could also be present and NRW note a licence has been submitted to NRW with respect to displacement of dormice. No specific conditions relating to dormice are requested and an ecological compliance audit is also recommended.

Ecological Compliance Audit –

Planning conditions should be applied to ensure an Ecological Compliance Audit is submitted and approved.

Biosecurity –

Biosecurity Risk Assessment submitted should be adhered to.

Flood Risk and Surface Water –

Within Zone A Flood Risk Zone. Recommend a condition is imposed to ensure a scheme to dispose of surface water is submitted to and approved in writing.

Landscapes –

Proposal is near to a Landscape of Special Historic Interest. This is not a statutory designation, advise consideration is given to impact on any local / regional landscape interests.

Environment Management –

Construction Management Plan is submitted as part of the amended application. General guidance is provided with regards to Pollution Prevention Guidelines.

Addendum comments (received 20/11/2016) –

Satisfied that the Ecological Management and Mitigation Scheme could be complied with. The ecological compliance audit and the light spillage scheme should be submitted and approved pre-commencement.

CLWYD POWYS ARCHAEOLOGICAL TRUST –

CPAT Contracts and Field Services have been commissioned to undertake a scheme of archaeological mitigation along the line of the proposed grid connection and at the site of the substation and an approved written scheme of investigation document is included with the application details. Request work is completed in accordance with the written scheme of investigation and the archaeological condition attached to the previous application. A copy of the resulting report should be submitted to CPAT for approval and a final copy sent to the Historic Environment Record at CPAT

DENBIGHSHIRE COUNTY COUNCIL CONSULTTEES –

Head of Highways and Infrastructure

Highways Officer –

Final comments awaited.

Pollution Control Officer –

Request the conditions specified in the previous Appeal Decision with respect to noise are added to any permission granted.

Also requests that the hours of working are not 7 days per week as proposed, but instead a condition is applied to require any Sunday / bank holiday working to only be permitted on request.

Archaeologist –

An archaeological Written Scheme of Investigation (WSI) is submitted. This highlights the presence of a scheduled (SAM) barrow close to the area. The WSI notes that the SAM will be fenced off and also an archaeological watching brief will take place while the initial ground disturbance associated with the work is undertaken. The watching brief is designed to record any previously unknown archaeology which comes to light. Provided that the WSI is thoroughly adhered to, and enforced by condition, No objections to this application.

RESPONSE TO PUBLICITY: None

EXPIRY DATE OF APPLICATION: 07/12/2016 (Extension to 14/12/2016 agreed to allow time to present report to Planning Committee)

REASONS FOR DELAY IN DECISION (where applicable):

- awaiting consideration by Committee

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The proposed development is for the construction and operation of a new 33 kilovolt /132 kilovolt (kV) collector substation within Clocaenog Forest in the location shown on the plan at the front of the report. The purpose of the substation is to 'step-up' the voltage of the electricity generated by the consented Clocaenog and Brenig windfarms to a level suitable for transmission along the 132kV overhead lines granted development consent by the Secretary of State.
- 1.1.2 The current proposal involves alterations to a previously approved substation development on the application site. The permission was granted on appeal in June 2016. The revised design reduces the overall site area, the size of the substation and reduces the requirement for earthworks. The revised design also moves the position of the control building and relocates the access to an existing track rather than creating a new site access.
- 1.1.3 The proposals comprise:
- A new compound approximately 0.12 hectares (ha) enclosed by a 3 metre high palisade security fence;
 - A 5m wide internal access road with parking for two vehicles;
 - A new single storey control building approximately 9.1m wide by 12.3m long by 5.6m high, which will house ancillary equipment, telecommunication and protection systems;
 - A 2m wide perimeter footpath around the compound surfaced in grey limestone chippings;
 - One 33kV/132kV 90 MVA transformer as well as a smaller earthing/auxiliary transformer;
 - A high voltage sealing end where the underground cables from the wind farm will enter the substation;
 - A 9.4m high terminal gantry to support the conductors as they leave the overhead line terminal pole and connect to the substation busbars; and
 - Other external electrical equipment including support structures, post insulators, surge arrestors and busbars.

The components and layout of the substation are shown on the plan at the front of the report.

In addition to the revised plans, the applicant has also submitted a number of additional supporting documents which were the subject of pre-commencement conditions on the extant permission. These include:

- Environmental Report and Addendum Report;
- Details of external finish and materials for control building, perimeter fencing details, earthworks details and access track details;
- Temporary compound area fencing and lighting details;
- Details of proposed remedial works to the public highway along the power transformer access route;
- Archaeological Written Scheme of investigation and details of archaeologist appointments;
- Ecological Management and Mitigation Scheme;
- Construction Management Plan;
- Traffic Management Plan; and
- Water Management Plan.

1.2 Description of site and surroundings

- 1.2.1 The site is approximately 2.4km to the south-west of Saron in an area of conifer plantation which is managed as upland rotational forest.
- 1.2.2 The nearest dwellings are Hafodty Du and Hafod Olyga, approximately 550m to the north-east.
- 1.2.3 The operational Tir Mostyn windfarm is approximately 1km to the west, the consented Brenig windfarm is approximately 2km to the southwest and the consented Clocaenog Forest windfarm is immediately to the south.
- 1.2.4 The proposed collector substation would be immediately adjacent to the consented Clocaenog Forest windfarm substation, which is also annotated on the plan at the front of the report.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is outside of any development boundaries as defined in the Local Development Plan but within the Clocaenog Forest Strategic Search Area, which is designated in Welsh Government Technical Advice Note 8 for large scale windfarm development.

1.4 Relevant planning history

- 1.4.1 Planning permission for the erection of a 132kV substation and associated works at the site was refused by Planning Committee in July 2015 due to concerns relating to detrimental visual impact in this rural location and cumulative noise effects.
- 1.4.2 The subsequent appeal was allowed. With regards to visual amenity, the Inspector concluded that the proposed substation would not have a significant effect on the character of the landscape or visual amenity when either viewed individually or cumulatively. With regards to residential amenity, the Inspector concluded that he did not disagree with the findings of the Cumulative Noise Assessment submitted by the applicant, or the Council's confirmation at the hearing that the setting of a 30dB limit on noise generated from the proposed substation, inclusive of any potential tonal penalty, would protect the properties from excessive noise levels. The Appeal was subsequently called in by Welsh Ministers, who subsequently granted planning permission in June 2016.
- 1.4.3 The Brenig windfarm (consented April 2009) and the Clocaenog Forest windfarm (consented September 2014) will connect into the proposed substation.
- 1.4.4 The Clocaenog Forest windfarm substation, which is immediately adjacent to the proposed site for the collector substation, was consented as part of the Clocaenog Forest windfarm Development Consent Order.
- 1.4.5 The Secretary of State granted development consent for the overhead lines connecting to the substation and the North Wales Wind Farms Connection Order 2016 was made in July 2016.

1.5 Developments/changes since the original submission

- 1.5.1 None.

1.6 Other relevant background information

- 1.6.1 Derwydd Bach windfarm and Nant Bach windfarm will no longer be connecting to the proposed substation (Derwydd Bach windfarm permission has been implemented but it is understood the windfarm is not being built out at present. Nant Bach windfarm has been formally abandoned by the developer).

1.6.2 Legal challenge to the North Wales Wind Farms Connection Order 2016 is currently lodged with the High Court. At the time of writing the report, the Court has not issued any decision on the challenge.

1.6.3 The Legal Officer has advised that the North Wales Wind Farms Connection Order 2016 remains valid until such time it is quashed by the Courts and the legal challenge should not therefore prevent the local planning authority from making decisions on related applications..

2. DETAILS OF PLANNING HISTORY:

2.1 25/2007/0565 Brenig windfarm:

Construction and operation of a wind farm comprising of sixteen wind turbines with a maximum tip height not exceeding 100m, along with transformers, access tracks, on-site switchgear and metering building, two anemometry towers and associated construction and operational infrastructure (max capacity will not exceed 50MW). Brenig, Nantglyn. Granted 06/04/2009. Status: Under construction; applicant in process of discharging outstanding conditions.

2.2 Clocaenog Forest Wind Farm Order 2014:

Statutory Instrument 2014 No.2441 made by the Secretary of State, 11 September 2014. Status: development not yet stated; applicant in process of submitting detail to local planning authorities for approval.

2.3 25/2015/0636 Brenig windfarm tip height extension:

Construction and operation of a wind farm comprising of sixteen wind turbines along with transformers, access tracks, on-site switchgear and metering building, two anemometry towers and associated construction and operation infrastructure (revised scheme partially implemented under planning permission reference 25/2007/0565). Permission has not been implemented at the time of writing Report.

2.4 23/2014/1440. Erection of a 132kV electrical substation and associated works.

Refused by Planning Committee 15/07/2015. Subsequent Planning Appeal was recovered by Welsh Ministers for their determination (Appeal ref: APP/R6830/A.15/3134331) and Welsh Ministers resolved to grant planning permission on 1 June 2016.

2.5 The North Wales Wind Farms Connection Order 2016:

Statutory Instrument 2016 No. 818 made by Secretary of State on 28 July 2016. Status: development not yet started; applicant in process of submitting detail to local planning authorities for approval.

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

3.1 Denbighshire Local Development Plan (adopted 4th June 2013)

Policy VOE1 - Key areas of importance

Policy VOE5 – Conservation of natural resources

Policy VOE9 – On-shore wind energy

Policy VOE 10 – Renewable energy technologies

3.2 Supplementary Planning Guidance

Renewable Energy SPG

3.3 Government Policy / Guidance

Planning Policy Wales Edition 9 2016

TAN 5 Nature Conservation and Planning (2009)

TAN 6 Planning for Sustainable Rural Communities (2010)

TAN 8 Planning for Renewable Energy (2005)

TAN 11 Noise (1997)

WELSH GOVERNMENT PRACTICE GUIDANCE
Planning Implications of Renewable and Low Carbon Energy (Practice Guidance 2011)

3.4 Other material considerations:

Denbighshire Landscape Strategy (2003) / LANDMAP
Conwy and Denbighshire Landscape Sensitivity and Capacity Assessment for Wind Energy Development, Final Report May 2013
ESTU R 97 and 'A good practice guide to the application of ETSU-R-97 for the assessment and rating of wind turbine noise' (IOAGPG)

4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Planning Policy Wales Edition 9 (PPW) confirms the requirement that planning applications 'should be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise' (Section 3.1.3).

The following paragraphs in Section 4 of the report therefore refer to the policies of the Denbighshire Local Development Plan, and to the material planning considerations which are considered to be of relevance to the proposal.

4.1 The main land use planning issues in relation to the application are considered to be:

- 4.1.1 Principle
- 4.1.2 Landscape and visual amenity
- 4.1.3 Residential amenity
- 4.1.4 Ecology
- 4.1.5 Drainage (including flooding)
- 4.1.6 Highways (including access and parking)
- 4.1.7 Archaeology

Other matters

Well-being of Future Generations (Wales) Act 2015

4.2 In relation to the main planning considerations:

4.2.1 Principle

Planning Policy Wales (PPW) reaffirms UK and Welsh Government energy policy and recognises that wind energy generation remains the most commercially viable form of renewable energy in Wales. With regards to grid connections required to connect windfarm development within Strategic Search Areas to the electricity grid, Planning Policy Wales paragraph 12.8.14 states "*An integrated approach should be adopted towards planning renewable and low carbon energy developments and additional electricity grid network infrastructure. Additional electricity grid network infrastructure will be needed to support the SSAs and local planning authorities should facilitate grid developments when appropriate proposals come forward whether or not the wind farms are to be connected are located within their authorities*".

As detailed in section 1.4.1 above, Welsh Ministers granted planning permission for a substation at the application site in June 2016 following the Council's refusal to grant planning permission. This permission remains extant and should be afforded significant weight.

In acknowledging the Planning Committee's decision to refuse the previous application, Officers would note the reasons for refusal centred on issues relating to visual and residential amenity and there was no question of acceptability of principle.

Officers therefore consider the principle of a substation development in this location has been clearly established. An assessment of localised impacts to be considered is set out below in the following sections of the report.

4.2.2 Landscape and visual amenity

The number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment as potentially material considerations. The impact of a development on landscape character and visual amenity is therefore a relevant test on planning applications.

PPW Paragraph 12.8.14 states “*Within the SSAs, whilst cumulative impact can be a material consideration, it must be balanced against the need to meet the Welsh Government’s aspirations for energy in Wales*”. TAN 8 Annex D states “*within (and immediately adjacent) to the SSAs, the implicit objective is to accept landscape change i.e. a significant change in landscape character from wind turbine development.*”

There are no specific policies in the adopted Denbighshire LDP relating to the landscape and design of this type of proposal hence the general considerations outlined in PPW and TAN8 need to be applied.

Llanrhaeadr Community Council has objected to the proposal and consider the construction and permanent location of the proposed development would have a negative impact on ecology and visual landscape.

Natural Resources Wales has noted the site is near a Landscape of Special Historic Interest, however as this site is not within a statutory designation, NRW have not made any comment with regards to the landscape impact of the proposal.

Whilst the proposal would have a visual impact and would be industrial in appearance, it is significant that the site is within the SSA and the proposed development is essential infrastructure to enable consented windfarms to connect to the electricity grid. PPW and TAN8 accept that significant landscape change will occur within SSAs as a result of windfarm and grid connection development. The site is not within a protected landscape and the visual effects of the proposal on visual receptors is not considered likely to be significant.

Planning permission was granted on appeal for a larger substation at the application site in June 2016. The Inspector considered that the proposed substation and associated works would not result in any significant harm to the character of the landscape or to visual amenity in the locality. Consequently the Inspector did not consider the proposed development would be detrimental to the character and appearance of the area, and therefore concluded the proposal was in accordance with national policy relating to renewable energy development as stated within PPW, advice within TAN 8 and policy VOE9 of the LDP, which collectively seek to prevent unacceptable landscape or visual impacts. Welsh Ministers agreed with the Inspectors conclusions.

The current proposal constitutes minor alterations to the previously approved scheme and the site area has been reduced from 1 hectare to 0.49 hectares. The revised design reduces the size of the substation and reduces the requirement for earthworks, moves the position of the control building and relocates the access to an existing track rather than creating a new access. The laydown area is also smaller than previously proposed, so overall the design and layout of the revised scheme appears to be more compact, and the overall scale and massing has been reduced which would lessen the visual impact.

Officers would note that, if Members are minded to refuse the application, the fallback position in this instance would be the extant permission would instead be

implemented, which would result in a larger substation than currently proposed being constructed at the site.

In conclusion, Officers would conclude that the proposal would not result in an unacceptable impact on landscape character or visual amenity and the proposal is therefore considered to be in general compliance with Welsh Government guidance and the planning policies listed above.

4.2.3 Residential amenity

The number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment as potentially material considerations. The impact of a development on residential amenity is therefore a relevant test on planning applications. Proposals should be considered in terms of their effect on the amenity and existing use of land and buildings in the public interest. As the Courts have ruled that the individual interest is an aspect of the public interest, it is therefore valid to consider the effect of a proposal on the amenity of neighbouring properties.

The nearest residential properties are Hafod Ty Ddu and Hafod Olygfa, approx. 550m from the proposed site. Brynbach and Brynbach bungalow that are approximately 730m away.

A cumulative noise assessment has been submitted with the application.

The noise from the Clocaenog windfarm substation is limited to 30dB at the nearest residential property. The submitted cumulative noise assessment assumes Clocaenog substation will be generating noise at this level, and standard levels have been applied for the transformers, coolers and other plant and equipment that would be installed at the proposed Collector substation site.

When the previous application was considered, Planning Committee raised concerns regarding noise, and the application was subsequently refused due to concerns relating to cumulative noise effects. At the Planning Appeal for that scheme, the Council accepted at the hearing that the setting of a 30dB noise limit via a planning condition, would protect the identified properties from excessive noise levels and the Inspector had no reason to take a different view. The results of the Cumulative Noise Assessment (CNA) indicated that when in operation, the proposed substation would meet the 30dB limit. In light of the submission of the CNA the Inspector confirmed that he did not have any substantive reason to disagree with either its conclusions, or the Council's view as accepted at the hearing, that the setting of a 30dB limit on noise generated from the proposed substation would protect the properties from excessive noise levels whether as originally submitted or as revised. Welsh Ministers agreed the Inspector's recommendations and a suite of conditions were applied to the consented scheme to limit noise from the substation.

With regards to the current application, the cumulative noise assessment has been re-submitted and the Environmental Report Addendum states that the changes to the proposed development will not affect the ability of the substation development to achieve the consented limit of 30dB inclusive of tonal penalty.

The Council's Public Protection Officer has requested that, should planning permission be granted for the revised scheme, the noise conditions attached to the extant permission should be re-applied in the interests of protecting amenity of neighbours.

In terms of construction disturbance, a Construction Management Plan has been submitted. The Public Protection Officer has not raised any particular concern with the proposed measures for pollution, prevention and control however Public Protection Officers have requested that the hours of working are not 7 days per week as proposed, but hours of operation should be restricted to weekdays and Saturday

mornings, and any extended weekend or Bank Holiday working would only be permitted with prior approval of the local planning authority. This is in order to protect the amenity of neighbours should prolonged weekend working be required to complete the development.

Officers are satisfied that residential amenity could adequately be protected through the application of necessary planning conditions, and therefore the proposed development would not have an unacceptable impact on residential amenity.

4.2.4 Ecology

The general requirements to consider the impact of development on biodiversity interests are set out in PPW Chapter 5, TAN5, and LDP policy VOE 5. VOE 5 requires due assessment of potential impacts on protected species or designated sites of nature conservation, including mitigation proposals, and suggests that permission should not be granted where proposals are likely to cause significant harm to such interests. This reflects policy and guidance in Planning Policy Wales (Section 5.2). Specific to wind turbine development is policy VOE 9 which requires specific assessment / explanation of impact on biodiversity and mitigation proposals. With this proposal is not in itself a renewable energy scheme, it is however infrastructure to serve windfarm development and therefore policy VOE 9 is considered to be material.

Llanrhaeadr Community Council has objected to the proposal and consider the construction and permanent location of the proposed development would have a negative impact on ecology and visual landscape.

Chapter 5 of the Environmental Report submitted with the application states a Desk Study and an Extended Phase 1 Habitat Survey and Arboricultural Survey have been carried out. The revised application is also accompanied by an addendum to the Environmental Report and an Ecological Management and Mitigation Scheme.

Chapter 5 of the Environmental Report assesses the impact of the Proposed Development on ecology, that being plant and animal species, in the area. Furthermore, it assesses the effect of the proposed development on habitats, defined as the environment where a group of species lives.

The Environmental Report Addendum states that, as the site boundary for the revised design substation covers a smaller area than the previously submitted substation application, the conclusions of the Environmental Report which were that, subject to mitigation measures, the Proposed Development is not considered likely to have any adverse impacts on ecological interests, are still considered applicable.

The extant permission was subject to a pre-commencement planning condition requiring the submission of an Ecological Management and Mitigation Scheme to address concerns previously raised by NRW and Biodiversity Officer.

The current application is supported by an Ecological Management and Mitigation Scheme which sets out the ecological management measures to be implemented during the construction and operational works for the sub-station, including site preparation works, construction and commissioning

NRW have advised they are satisfied with the detail within the Ecological Management and Mitigation Scheme, however further details regarding a light spillage scheme to mitigate impact to bats and evidence that the Ecological Compliance Scheme has been carried out are required to be submitted, and should be secured by condition.

With respect to the concerns of the Community Council, subject to planning conditions being applied to ensure the measures advised by NRW are addressed, the development is not considered likely to have any adverse impacts on ecological interests.

4.2.5 Drainage (including flooding)

Planning Policy Wales Section 13.2 identifies flood risk as a material consideration in planning and along with TAN 15 – Development and Flood Risk, provides a detailed framework within which risks arising from different sources of flooding should be assessed.

In the Environmental Report that has been submitted with the application, Chapter 8 includes an assessment of water quality and flood risk, which concludes that, during the construction phase, the adoption of good proactive mitigation measures would ensure the risk of flooding is negligible and there is no significant flood risk arising from the development during the operational phase from surface water or groundwater flood sources.

The site is within a Zone A flood risk zone, which is defined in Welsh Government Technical Advice Note (TAN) 15 as areas of land which is considered to be at little or no risk of fluvial or tidal / coastal flooding. Chapter 8 of the Environmental Report refers to flood risks arising from the development and 620sq.m of impermeable area is proposed which will be directed to designated soakaways.

A Water Management Plan has been submitted with the application which indicates soakaway drainage is the preferred method of surface water disposal.

NRW have advised that the Water Management Plan does not yet show the proposed soakaway is technically feasible.

As the Water Management Plan has not satisfactorily dealt with the issue of surface water drainage, a planning condition could be imposed requiring the technical specification of the proposed soakaway drainage, or other scheme to dispose of surface water before commencement of development. Subject to the imposition of such a condition, Officers would therefore consider the proposal would not lead to adverse flood risk or drainage impact.

4.2.6 Highways (including access and parking)

Material considerations can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment. The acceptability of the means of access is therefore a standard test on most planning applications.

Policy ASA 3 of the LDP requires adequate parking spaces for cars and bicycles in connection with development proposals, and outlines considerations to be given to factors relevant to the application of standards. These policies reflect general principles set out in Planning Policy Wales (Section 8) and TAN 18 – Transport, in support of sustainable development.

Appendix C to the Environment Report assesses the impact of the proposal on traffic and transport for the entire project, including the construction of the proposed overhead line granted development consent by the Secretary of State.

The construction phase is expected to last 16 months, and HGV and other traffic movements would be required on a daily basis throughout the construction phase. Construction vehicles would access the site via the local highway network and then via existing forestry tracks. However, due to some steep / sharp inclines, pinch points and narrow lanes, at some points construction vehicles would need to have full occupation of the road to safely access the site and police escorts would therefore be required. Some minor highways improvements may also be required.

A number of temporary construction compounds and laydown areas are referred to which are outside of the red line boundary, however these have been included within

the application for development consent which has been granted by the Secretary of State.

Chapter 10 to the Environmental Report submitted with the application deals with Traffic and Transport. Appendix C includes a Traffic and Transport Assessment and Appendix D assesses the feasibility of transporting a 90MVA Power Transformer to the site. The Environmental Report was submitted in support of the previous application. Highways Officers previously raised no objection to the application, but advised a Traffic Management Plan would be required and details of improvements to the public highway to facilitate Abnormal Indivisible Loads (AILs) should be specified.

In addition to the Environmental Report, the current application is also supported by an Addendum Environmental Report and a Traffic Management Plan. Details of the improvements to the public highway required to transport the transformer to site has also been provided, together with details of the access track.

The Addendum Environmental Report confirms the conclusions of the assessment contained in the Environmental Report are still applicable as the changes in design would actually result in a slight decrease in the required construction traffic compared to that assessed.

At the time of writing the report, whilst Highways Officers have not formally responded, as the revised scheme does not materially alter the previous traffic assessment carried out, Highways comments on the previous application remain of relevance, and it is concluded the current proposal would also not adversely impact on highway safety.

In the absence of an objection from Highways with respect to the Traffic Management Plan, improvements to the public highway and access track detail, Officers would conclude detail submitted is acceptable.

It is therefore suggested that subject to the inclusion of a planning condition relating to the Traffic Management Plan, provided improvements to the public highway and access track details are adhered to, together with a condition to ensure onsite facilities for turning and parking are retained during the operational phase, the proposal should not give rise to any unacceptable impact on highway safety.

4.2.7 Archaeology

Planning Policy Wales (Section 6.5) sets out a range of considerations to be given to the assessment of archaeological issues, including approaches to recording and investigating potential remains in conjunction with new development. Welsh Office Circular 60/96 provides basic advice on the handling of archaeological matters in the planning process.

An archaeological Written Scheme of Investigation (WSI) has been submitted. This highlights the presence of a scheduled (SAM) barrow close to the area. The WSI notes that the SAM will be fenced off, and also that an archaeological watching brief will take place while the initial ground disturbance associated with the work is undertaken. The County Archaeologist has requested planning conditions are applied to ensure the WSI is thoroughly adhered.

CPAT have also requested work is completed in accordance with the written scheme of investigation and the archaeological condition with respect to the Scheduled 0Ancient Monument attached to the previous application is re-applied.

CPAT and the County Archaeologist have not objected to the planning application subject to the application of planning conditions to ensure measures are put in place to protect the scheduled ancient monument and to ensure an archaeological watching brief is carried out. Therefore, subject to the application of necessary planning

conditions, it is not considered the proposal would have an adverse impact on archaeological interests.

Other matters

Well – being of Future Generations (Wales) Act 2015

The Well-being of Future Generations (Wales) Act 2015 imposes a duty on the Council not only to carry out sustainable development, but also to take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. The Act sets a requirement to demonstrate in relation to each application determined, how the development complies with the Act.

The report on this application has been drafted with regard to the Council's duty and the "sustainable development principle", as set out in the 2015 Act. The recommendation takes account of the requirement to ensure that present needs are met without compromising the ability of future generations to meet their own needs. It is therefore considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.

5. SUMMARY AND CONCLUSIONS:

- 5.1 The site is within the Clocaenog Forest Strategic Search Area and the proposal is for necessary electrical infrastructure to connect consented windfarms to the electricity grid.
- 5.2 The overhead lines which would connect to the proposed substation to transmit the electricity generated by the windfarms have been granted development consent by the Secretary of State.
- 5.3 Planning permission was granted by Welsh Ministers following an Appeal for a substation at the application site in June 2016 and this permission remains extant. The current application is an amendment to the consented scheme. The current application is essentially for a smaller scheme, and the principle of the development is therefore considered to be well established.
- 5.4 The application is supported by detailed supporting information to address site specific issues including design and layout, ecological impacts, noise impacts, construction impacts and highways issues which are detailed in the report. Subject to the imposition of necessary planning conditions, Officers would conclude the proposal would be acceptable and is recommended for Grant.

RECOMMENDATION: GRANT- subject to the following conditions:-

1. The development to which this permission relates shall be begun no later than 14th December 2021.
2. The development hereby permitted shall be carried out in strict accordance with details shown on the following submitted plans and documents unless specified as otherwise within any other condition pursuant to this permission:
 - (i) Location plan (Drawing No. SP4113641) received 13 October 2016
 - (ii) Block plan (Drawing No. SP4113642) received 13 October 2016
 - (iii) Site sections (Drawing No. SP4113643) received 13 October 2016
 - (iv) Control building (Drawing No. SP4113182) received 13 October 2016
 - (v) Environmental Report and appendices (dated December 2014) received 13 October 2016
 - (vi) Environmental Report Addendum (dated September 2016) received 13 October 2016
 - (vii) Protection and Control Building Plan and elevations (Drawing No. 1A1y-2-17HS-DA-IECEC-0001) received 13 October 2016

- (viii) Protection and Control Building Roof Construction Details (Drawing No. 1A1Y-2-17HS-DA-IECEC-0008) received 13 October 2016
 - (ix) Fencing layout plan (Drawing No. 1A1Y-2-10HF-DA-IECEC-2001) received 13 October 2016
 - (x) Fencing standard plan details (Drawing No. 1A1Y-2-10HF-DO-IECEC-2001) received 13 October 2016
 - (xi) Earthworks layout and sections plan (Drawing No. 1A1Y-2-10HD-DA-IECEC-1001) received 13 October 2016
 - (xii) Access road and platform construction details (Drawing No. 1A1Y-2-10HD-DO-IECEC-1001) received 13 October 2016
 - (xiii) Temporary Compound Area Chainlink Fencing and Lighting detail (1A1Y-2-10HF-DA-IECEC-2022 REV00A) received 13 October 2016
 - (xiv) Proposed remedial works for the Power Transformer delivery access route detail received 13 October 2016
 - (xv) Archaeological Mitigation Written Scheme of Investigation & details of Archaeologist appointments and expertise received 13 October 2016
 - (xvi) Ecological Management and Mitigation Scheme received 13 October 2016
 - (xvii) Construction Management Plan (1A1Y-2-PA-IECM-0002) received 13 October 2016
 - (xviii) Traffic Management Plan (1A1Y-2-PA-IECM-0003) received 13 October 2016
 - (xix) Water Management Plan (1A1Y-2-PA-IECM-0001) received 13 October 2016
3. The development shall be carried out in strict accordance with the Archaeological Written Scheme of investigation. A copy of the archaeological watching brief report shall be submitted to the Local Planning Authority and to the Historic Environment Record at Clwyd Powys Archaeological Trust within two months of the archaeological fieldwork being completed.
 4. **PRE-COMMENCEMENT CONDITION**
Prior to the commencement of construction works, the Scheduled Ancient Monument (SAM DE088) shall be clearly demarcated on the ground using unique and readily visible materials. Fencing around the monument, and appropriate signage shall be erected prior to the commencement of construction so as to avoid accidental damage. The extent of the area to be demarcated shall be agreed in writing with the Local Planning Authority beforehand. The fencing shall remain in place until the transformer is operational and thereafter the fencing shall be removed.
 5. **PRE-COMMENCEMENT CONDITION**
The development shall be carried out strictly in accordance with the approved Ecological Management and Mitigation Scheme (dated October 2016). Notwithstanding the approved detail, no development shall commence until further details of a light spillage scheme to minimise impact on bat habitat and an evidence to demonstrate the Ecological Compliance Audit has been carried out have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the approved detail.
 6. The development shall be carried out strictly in accordance with the approved Construction Management Plan (dated 07/10/2016) unless otherwise agreed in writing by the local planning authority. Notwithstanding the approved detail, working hours shall be restricted to between 07.00 hrs to 19.00 hrs Monday to Friday, 08.00hrs to 13.00 hrs Saturday, except for bank holidays. No additional weekend, bank holiday or extended working hours shall be permitted without the prior written approval of the local planning authority. Requests for additional weekend, bank holiday and extended hours of working shall be submitted in writing to the local planning authority no later than 48 hours in advance, and requests shall specify the construction activities proposed to be carried out.
 7. The development hereby permitted shall be carried out strictly in accordance with the approved Traffic Management Plan, unless otherwise agreed in writing by the Local Planning Authority.
 8. The power transformer or any component part required in connection with the development hereby permitted shall not be delivery to the site until the improvement works to the public highway shown on the approved Proposed remedial works for the Power Transformer delivery access route detail have be implemented to the satisfaction of the local highway authority.
 9. Facilities shall be provided and retained within the site for the loading, unloading, parking and turning of vehicles in accordance with the approved plans and detail, and shall be completed prior to the proposed development being brought into use.

10. **PRE-COMMENCEMENT CONDITION**
Prior to the commencement of the development hereby permitted, the technical specification for the proposed soakaway drainage, or other scheme to dispose of surface water during construction and operation of the development, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the approved details.
11. Noise from the substation development hereby permitted together with any noise from the substation permitted under the Clocaenog Forest Wind Farm Order 2014 (No.2441) when measured in free field conditions shall not exceed the noise level of 30dB LAeq,10min at the following residential dwellings: Hafod Ty Ddu; Hafod Olygfa; Brynbach; and, Brynbach Bungalow.
The measured noise levels are to be inclusive of tonal penalty, with the magnitude of tonal penalty to be applied based on the methodology provided in BS 4142:2014.
12. If complaints of noise nuisance are received by the Local Planning Authority, the developer shall be notified in writing and the developer shall employ a suitably qualified acoustic consultant to complete a noise assessment within 1 month of notification to ensure that the maximum noise levels specified in condition 9 are being complied with. Such noise assessment shall include noise measurements from the substation hereby permitted and the substation permitted under the Clocaenog Forest Wind Farm Order 2014 (No.2441) operating simultaneously and independently. A copy of the report shall be submitted to the Local Planning Authority within 14 days of its completion. Where the developer fails to undertake a noise assessment within 1 month of notification, the Local Planning Authority shall undertake an independent noise assessment and the Developer shall be required to cover the cost incurred by the Local Planning Authority.
13. If the operation of the substation hereby permitted is found to exceed the noise limits specified in condition 9, the substation shall cease operation and mitigation measures that will ensure compliance with the conditions to which this permission relates shall be agreed in writing with the Local Planning Authority. The substation shall not re-commence operation until the agreed mitigation measures are implemented.
14. Prior to the development hereby permitted being first brought into use, a scheme for the reinstatement of the site the subject of the temporary construction compound and storage areas to their pre-existing condition shall be submitted to and approved in writing with the Local Planning Authority. The approved details shall be implemented prior to the substation being brought into operation, unless otherwise agreed in writing with the Local Planning Authority.
15. On or prior to the decommissioning of either a 132kV overhead electric line permitted by The - North Wales Wind Farms Connection Order or any other electric line permitted by any other consent or authorisation connecting to the development hereby approved (as the case may be) a decommissioning and restoration scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
 - a) A timetable for the implementation and completion of the decommissioning and restoration works;
 - b) The requirement to remove the control building, above ground apparatus and boundary treatments;
 - c) The reinstatement of the land to an agreed standard;
 - d) An agreed methodology for the ecological management of sensitive habitats during the decommissioning and restoration works; and
 - e) An agreed methodology for the management of traffic during the decommissioning and restoration works.The decommissioning and restoration works shall be implemented in accordance with the approved details and completed within the approved timeframe.

The reasons for the conditions are:-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and to ensure a satisfactory standard of development.
3. In the interest of preservation of archaeological remains.
4. In the interest of preservation of archaeological remains.
5. In the interests of protection, conservation and enhancement of ecological interests.

6. In the interests of public, prevention control and in the interests of protecting residential and public amenity.
7. In the interests of highways safety.
8. In the interests of highway safety.
9. To provide for the loading, unloading and parking of vehicles clear of the highway and to ensure that reversing vehicles into or from the highway is rendered unnecessary in the interest of traffic safety.
10. To ensure effective management of surface water run-off in the interests of flood risk management.
11. In the interests of safeguarding the amenity of occupiers of residential property in the locality from unacceptable noise.
12. To ensure adequate measures are in place to monitor and assess noise from the development in the event of complaints and in the interests of protecting the amenity of occupiers of residential property in the locality.
13. To allow the local planning authority to retain control over the development and in the interests of protecting the amenity of occupiers of residential property in the locality.
14. To ensure the long term reinstatement of land in the interests of visual amenity.
15. To ensure the long term reinstatement of the land.