



CYNGOR
Sir Ddinbych
Denbighshire
COUNTY COUNCIL

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Tel: 01824 706800 Fax: 01824 706709

Heading:

REFERENCE NO. 07/2012/0539/PFT
SIRIOR FARM
LLANDRILLO, CORWEN

3



Application Site

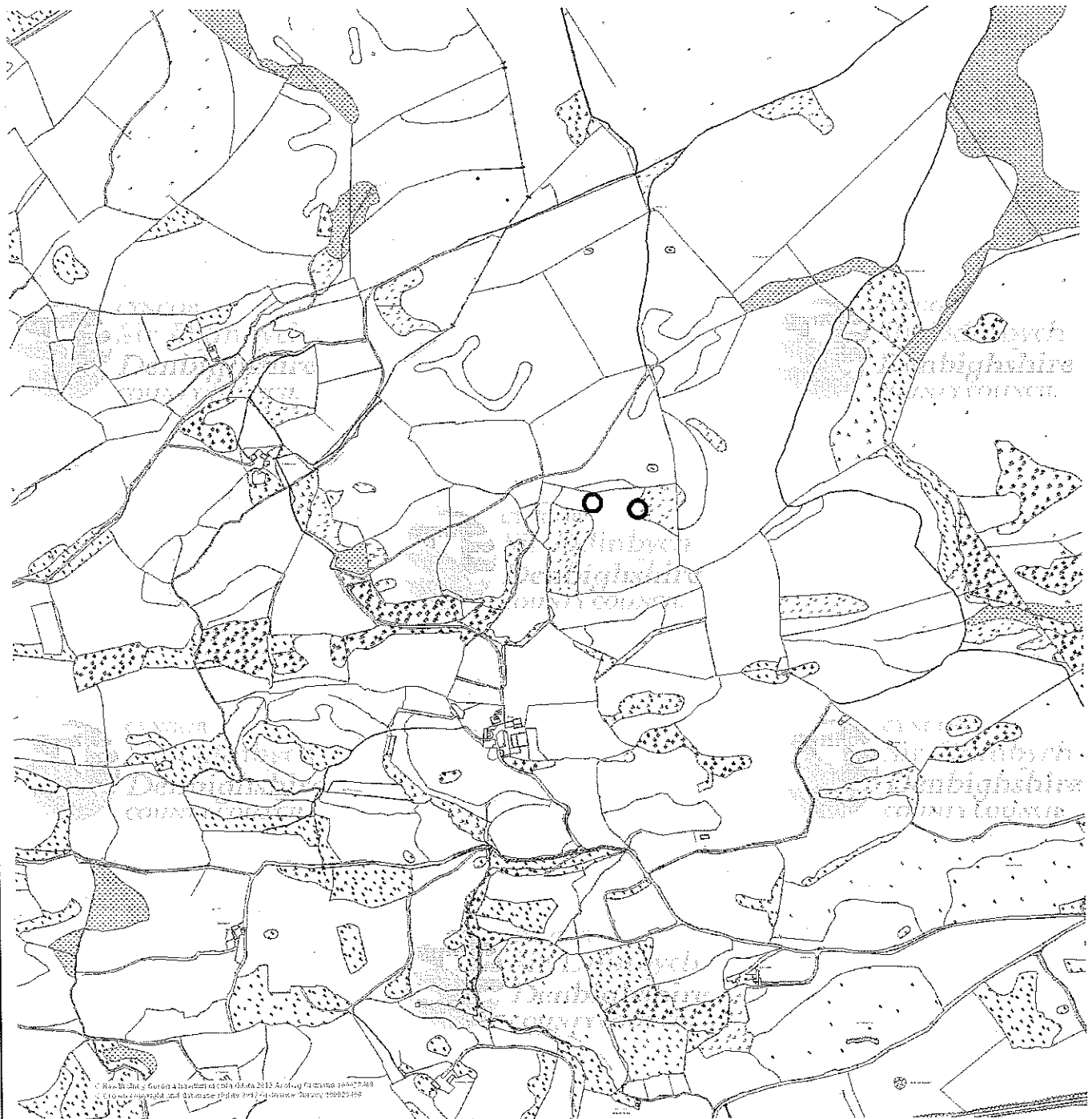


Date 4/10/2012

Scale 1/10000

Centre = 300514 E 338434 N

This plan is intended solely to give an indication of the LOCATION of the application site which forms the subject of the accompanying report. It does not form any part of the application documents, and should not be taken as representative of the proposals to be considered, which are available for inspection prior to the meeting.



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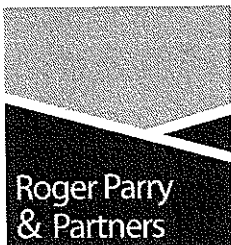
Atgynhychir y map hwn o ddeunydd yr Ordnance Survey gyda chariatâd yr Ordnance Survey ar ran Rheolwr Llyfrfa Ei Mawrhydi © Hawlfraint y Goron. Mae atgynhyrchu heb ganiatâd yn torri hawlfraint y Goron a gall hyn arwain at erlyniad neu achos sifil. Cyngor Sir Ddinbych. 100023408. 2011.

LOCATION



LLANDERFEL

B4401 -> LLANDRILLO



www.rogerparry.net
 richard@rogerparry.net
 Tel: 01691 655 334
 Fax: 01691 657 798

Roger Parry & Partners LLP
 The Property Experts

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- = Turbine Location
- = Application Site

JOB:	Proposed Wind Turbine
CLIENT:	DH & DR Jones
TITLE:	Location Plan as Proposed
LOCATION:	Syrior Farm, Llandrillo, Corwen, LL21 0TA
SCALE:	1:25000
DATE:	Apr-12
DRAWING NO:	SYRIOR 02
DRAWN BY:	GEL

SITE PLAN



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- = Turbine Location
- = Application Site

JOB:	Proposed Wind Turbine
CLIENT:	DH & DR Jones
TITLE:	Site Plan as Proposed
LOCATION:	Syrior Farm, Llandrillo, Corwen, LL21 0TA
SCALE:	1:2500
DATE:	Apr-12
DRAWING NO:	SYRIOR 01
DRAWN BY:	GEL

new plans 21/5/12

TURBINE DETAIL

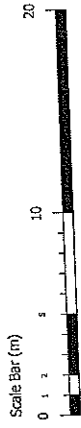
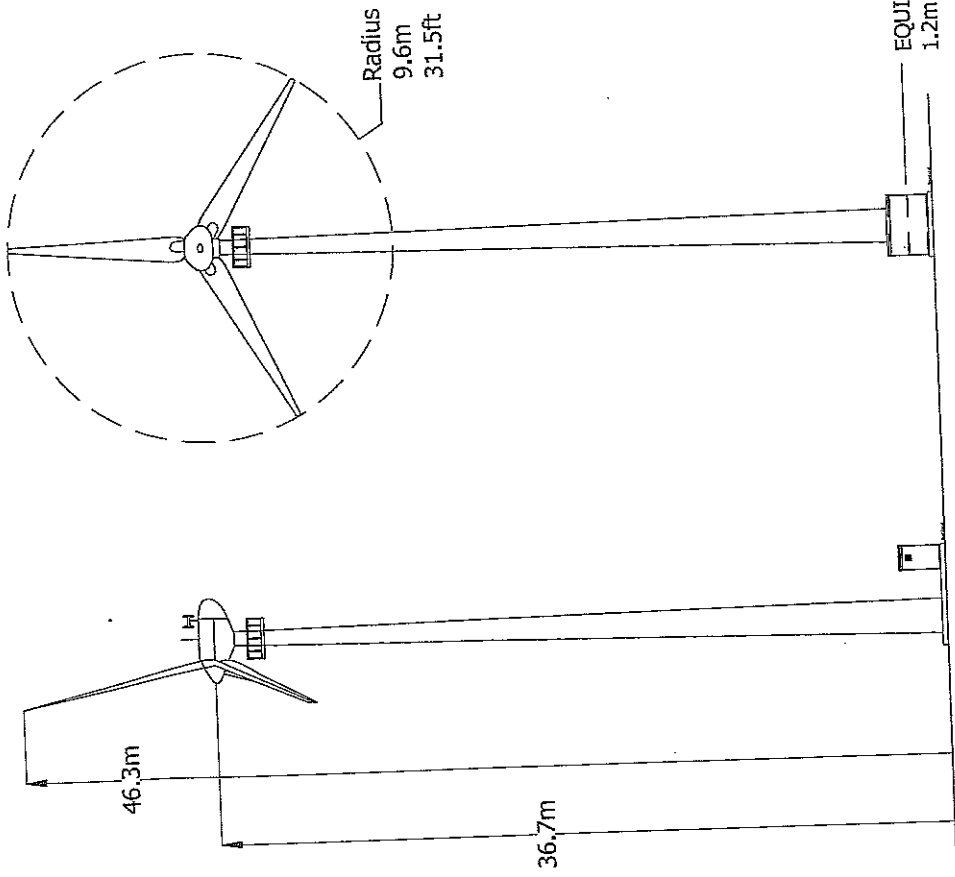
DO NOT SCALE

THIRD ANGLE PROJECTION

ALL DIMENSIONS IN METRES

Flange Elevation		Hub Elevation		Max Blade Elevation		Notes
ft	m	ft	m	ft	m	
117.1	35.7	120.4	36.7	151.9	46.3	EU Countries only

Note: Dimensions approximate and provided for planning purposes only. Final construction elevations are subject to site specific conditions and factory tolerances on a per-tower basis.



Turbine and Equipment Cabin Elevations 1:250

REV	MODIFICATION	DRAWN	DATE	CHKD	DATE
A3	Cabin modification	JR	14/05/12	RA	14/05/12
A2	Cabin modification	JR	29/11/11	RA	29/11/11
A1	INITIAL ISSUE	AB	18/05/11	RA	18/05/11

TGC renewables

TGC Renewables Ltd,
TGC House, Duckmoor Rd, Industrial Estate,
Duckmoor Rd,
Bristol BS3 2BJ
Web: www.tgrenewables.com

DRAWING TITLE
Turbine Elevation
36m TURBINE

SITE LOCATION
STANDARD
TURBINE DEVELOPMENT

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DRAWN:	JR	DATE:	30/11/11	CHECKED:	RA	DATE:	30/11/11
ORIGINAL PRINT SIZE	A3	SCALE:	1:250	DRAWING No	TGC/WIND/001	REV.	A3
SHT.	1	OF	3				

ITEM NO: 3
WARD NO: Llandrillo
APPLICATION NO: 07/2012/0539/ PFT
PROPOSAL: Installation of 2 No. 50kw micro-generation wind turbines with control box and access track
LOCATION: Sirior Llandrillo Corwen
APPLICANT: Messrs D H & D R Jones DH & DR Jones
CONSTRAINTS: PROW
PUBLICITY UNDERTAKEN: Site Notice - Yes
 Press Notice - No
 Neighbour letters - No

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

- Member request for referral to Committee

CONSULTATION RESPONSES:

LLANDRILLO COMMUNITY COUNCIL
ORIGINAL COMMENTS

"No objection to the erection of two 50kW wind turbines, but some Members did point out that they are spoiling the natural beauty".

Comments following reconsultation:

"We have no objection to the additional information".

COUNTRYSIDE COUNCIL FOR WALES (CCW)
ORIGINAL COMMENTS

Proposal has the potential to have adverse effects on landscape and protected species which has not been adequately addressed in additional information. CCW object to issue of consent for this proposal unless additional information can show it would not have adverse effects.

Comments following reconsultation:

(1) – received 26/09/2012)

Landscape: Proposal is within 4km of Snowdonia National Park, 6.2km from the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB) and within 4.4km of two Landscape of Historic Interest Areas (Y Berwyn and Y Bala a Glannau Tegid).

Scheme will generate adverse visual effect from parts of north Berwyn (including parts of Landscape of Historic interest area) and in particular the access land and public rights of way in this area. Photomontages from viewpoint 5 and 'additional' viewpoint confirm this.

Cumulative effect of the proposal has not been considered – CCW advise that a revised landscape assessment to be submitted which assesses cumulative impact of

proposal in combination with Braich Ddu windfarm and proposed Mynydd Mynyllod windfarm.

Protected Sites: proposal will not affect any statutory protected sites of ecological, geological or geomorphological interest. Within 3km of the Berwyn SPA, unlikely to impact on ornithological features of SPA.

Protected Species: CCW are aware of several bird species in the environs of the application site, most notably breeding curlew. Wind turbines up to 600m of curlew nesting sites have the potential impact on curlew breeding territories through displacement and/or disturbance.

Ornithological report shows curlew were recorded in area, however it contains no assessment of the possible impact on curlew - CCW advise that further additional information is required on proximity of the nearest curlew breeding sites.

CCW object to issue of consent for this proposal until further additional information is provided.

(2) (received 29/10/12):

Protected species: Following receipt of further information provided by the applicant (maps produced as part of the proposed Mynydd Mynyllod windfarm scheme EIA which indicate that the nearest confirmed or potential curlew nesting site is a minimum of 1km from the locations of the proposed wind turbines at Syrrior), CCW believe the two proposed wind turbines at Syrrior are unlikely to impact on curlew.

(3) received 16/11/12)

Cumulative and in-combination effects on the landscape: in the original consultation response, CCW originally requested the following additional information:

- Landscape Assessment that fully considers the cumulative effects of the proposal, in combination with the Mynydd Mynyllod scheme and the existing turbines at Braich Ddu, on the protected landscape areas referred to in the letter.

Since the original comments were received, the applicant has been in correspondence with CCW on this issue; the Applicant accepts the landscape assessment should consider the cumulative impacts of the proposal in-combination with Braich Ddu windfarm, but have questioned the need to consider the cumulative impacts of the Mynydd Mynyllod scheme, as an application has not yet been submitted to the Planning Inspectorate.

However, CCW consider the Mynydd Mynyllod windfarm to be reasonably foreseeable and therefore still assert that it should be included within the cumulative effects assessment. CCW therefore continue to advise that the landscape assessment needs to consider the cumulative impacts that the proposed Mynydd Mynyllod windfarm might have in combination with the Syrrior application.

CCW would object to issue of consent for this proposal in the meantime.

(4) received 20/12/12

CCW object to issue of consent for this proposal, as it has potential to have adverse effects on protected landscapes (National Park, AONB), AND y Berwyn/Y Bala a Glannau Tegid Landscape of Historic Interest areas. Cumulative effects of proposals in combination with the Mynydd Mynyllod scheme and existing Braich Ddu turbines needs to be considered.

ROYAL SOCIETY FOR THE PROTECTION OF BIRDS

No response received.

NATS (EN ROUTE) PUBLIC LIMITED COMPANY (NERL)

NERL is responsible for civilian en-route air traffic control over the UK and is regulated by the CAA.

No safeguarding objection to the proposal.

MINISTRY OF DEFENCE

No response received.

AIRBUS

No aerodrome safeguarding objection.

GWYNEDD COUNTY COUNCIL

Do not make specific comments on the proposal except to draw attention and consideration in respect of any cumulative effects. Also note that Gwynedd County Council have issued a scoping opinion for the erection of 2 no. 125m turbines at Bodelith Isaf, Bethel, Llandderfel, which is close to the application site.

SNOWDONIA NATIONAL PARK AUTHORITY

ORIGINAL COMMENTS

Turbines may be visible from areas within the Snowdonia National Park and also newly extended Clwydian Range AONB.

Photomontages provided are limited to locations close to the development. There may be viewpoints to east of the proposed site where the two turbines will be seen against the backdrop of the Aran range of mountains and consequently the proposed development may impact adversely on the National Park's setting, and the setting of the AONB. Consider the main impacts to be views out of the National Park down the Dee valley from its eastern boundary on the B4391 at Parc Caletwr and on views into Snowdonia from the public rights of way and open access land on Mynydd Mynyllod.

Note that the visual and landscape analysis does not consider cumulative impacts of turbines with existing (Braich Ddu) and proposed (Mynydd Mynyllod and Bodelith) in the locality.

Consider the visual impact of turbines of different sizes and design would be inharmonious and visually confusing.

Comments following reconsultation:

Maintain previously stated position. Take issue with suggestions in the LVIA review that the turbines would not be prominent/dominant from viewpoint G, as it is not possible to make that assessment based on the wireframe diagram; turbines would stand out when viewed from the B54391. Accept that National Park designation does not confer protection on views into the Park, the impact of developments on the setting of the Park have been a material consideration in planning appeals.

CLWYDIAN RANGE AND DEE VALLEY AONB JOINT ADVISORY COMMITTEE

ORIGINAL COMMENTS

"The JAC objects to this proposal on the grounds of its harmful impact on important views from the nationally important landscape of Y Berwyn. In particular, the JAC considers the proposal will have an unacceptable industrialising effect on the unspoilt and open views of the wild and remote landscape of Snowdonia and Y Berwyn. Although development is more distance from existing AONB, there will be similar effects on views of Snowdonia from higher ground of the AONB.

Note there are a number of existing turbines visible to the north of the proposed site, and JAC is concerned about cumulative effects of a further spread of such development between Clocaenog SSA and Snowdonia.

Consider the harmful landscape impacts significantly outweigh the renewable energy benefits”.

Comments following reconsultation:

“The JAC notes the additional Landscape and Visual Impact Assessment information but also notes that there is no substantive change to the proposals. The Committee therefore maintains its previously submitted objection to this proposal on the grounds of its harmful impact on important views from the nationally important landscape of Y Berwyn”.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES

HEAD OF TRANSPORT AND INFRASTRUCTURE

Highways Officer

ORIGINAL COMMENTS

No objections in principle, but has concerns regarding construction traffic as it is a difficult route from A roads to the site.

Requested additional information from applicant to clarify the specific access / egress route and specific type and size of vehicles to be used.

Re-consultation comments:

No objection to the proposal. Request the applicant’s attention is drawn to Advisory Notes should planning permission be granted.

PUBLIC RIGHTS OF WAY OFFICER

Public Bridleway 6 (Llandrillo Community) will be affected due to the fact it will be used as an access track for heavy vehicles during construction. Planning conditions would be required to safeguard the Public Right of Way (PRoW). Permission from the local highways authority would be required to temporarily close the PRoW.

TECHNICAL OFFICER (POLLUTION)

No objection to the proposal subject to planning conditions being imposed to control the noise emitted from the turbines to ensure they do not exceed 35dB in accordance with industry guidance (ETSU-R-97).

SENIOR SCIENTIFIC TECHNICAL OFFICER

(Consulted in response to public objections raising concerns regarding impact on private water supplies)

The properties referred to in the public representations are in Gwynedd. From Council’s mapping, do not think that the spring source would not be in proximity, but Gwynedd County Council would hold the site specific information.

BIODIVERSITY OFFICER

ORIGINAL COMMENTS

No objection in principle, but more information requested to assess ecological impacts.

Mynydd Mynyllod Wildlife Site and other nearby habitat are known to support red and amber list bird species. The limited ecological information submitted with the application is not sufficient to be able to determine the potential impacts of the proposal.

The farm is part of the Tir Gofal scheme and had previously carried out a phase 1 habitat survey. Following discussions with the agent and a site visit, the Council’s

Biodiversity Officer confirmed that a new phase 1 habitat survey would not be required, but an ornithological survey would be necessary.

Re-consultation comments (on Ornithological Desk Survey):

The information gathered in the survey is fine, including recommendations (e.g. for surveys). Study does conclude that species from the Berwyn SPA and various protected species could use the site but it does not go into potential impacts on these species/sites or any mitigation measures.

LANDSCAPE CONSULTANT

The landscape consultant has conducted a landscape and visual assessment focussed on the following issues:

- The effect of the proposal upon the landscape character, locally accessible public views and residential amenity
- How the proposal would relate to existing wind development in the locality, the emerging pattern and implications on cumulative landscape impacts.

Summary of comments:

Landscape and Visual Assessment: Site lies within Mynydd Mynyllod LANDMAP visual and sensory character area characterised as a remote visually distinctive upland hill with high scenic value. It is an important transitional landform between farming lowland to the east and the dramatic upland scenery to the west and is distinctive in its own right. It is of regional / county significance for its High scenic quality, High character, High rarity and Moderate integrity.

Visual change in character to this landscape as a result of the proposal would not be very apparent within the Dee Valley due to landform and wooded slopes. Turbines would be evident on the skyline of over 3km, and would result in a small magnitude of change upon visual receptors of moderate sensitivity / slight adverse effect on road users.

Longevity of coniferous woodland along valley skyline is integral – removal of woodland could result in proposal significantly changing the integrity and character of the Dee Valley.

Views from the Berwyn open access land and public rights of way network not been considered within the DAS. Berwyn is of Outstanding character and high quality, integrity and rarity. It is valued as an accessible, scenic, wild and remote landscape of national significance and the westerly flanks of ridgeline are part of historic landscape.

Sensitive views and cumulative impacts: number of public rights of way descend from Berwyn ridge and into the valley – providing panoramic views of regional scale landscape within which Mynydd Mynyllod and the Dee Valley site.

Braich Ddu windfarm is an established prominent feature and Wern Ddu windfarm is evident in the distance to the north. Although proposed turbines are of a smaller scale to Braich Ddu, they would give the appearance of the incremental spread of wind development extending the broken line from the Clocaenog plateau.

Considers the pattern of development to have an unacceptable cumulative landscape impact upon views from the Berwyn; and that the sense of expanse and uncontained views associated with Berwyn would be harmed. Development would be seen against the eastern edge of the Snowdonia mountains, where they would harm the wild, remote perceptual qualities of views into Snowdonia.

Summary: Proposal would:

- adversely affect the perceptual qualities of views from the Berwyns;

- compromise views of Snowdonia affecting the wild and remote qualities of landscape;
- in conjunction with existing wind development, lead to an adverse cumulative impact.

Recommendation: Due to adverse and cumulative landscape impacts, proposals are contrary to UDP policy and recommend refusal.

RESPONSE TO PUBLICITY:

REPRESENTATIONS IN OBJECTION:

Representations in objection received from:

- Local organisations / businesses:

E Andrews	CPRW - Meirionnydd Branch	26 Seaview Terrace	Aberdyfi
Michael Skuse	CPRW - Clwyd Branch	Caenant	Llangynhafal, Ruthin

- Denbighshire and Gwynedd residents:

David & Bromfield (& Helen Marshall)	Pen y Geulan Bran	Cynwyd	Corwen
John Broughton	Blaen Dinam	Llandrillo	Corwen
J. E. Burrill	1 Bro Helyg	Llandrillo	Corwen
Wayne Carrow	5 Gwern Gwalia	Glan yr Afon	Corwen
Mrs D L Cawthorn	Plas yn Faerdref	Faerdref	Llandrillo
Chris Cheshire	Pant Teg	Cynwyd	Corwen
Ian & Pat Preston	Cilan		Llandrillo
Peter Cottee	Bryniau Golau	Llangower	Bala
Tina Davies	Tyn Llechwedd	Bethel	Bala
J L Davies	Tyn Llechwedd	Bethel	Bala
Eirian Davies	Bryn Melyn Farm	Llandderfel	Bala
Alun Davies	16 Fron Haul		Ruthin
Gordon Dyos	Ysgubor Newydd	Llandrillo	Corwen
Peter Field	Pen y Bont Touring Park	Llangynog Road	Bala
Mr CJ & Mrs B Foster	Efail y Bont	Llandrillo	Corwen
Boris Gold	Hafoty Wen	Llandderfel	Bala
Annabel Gravestock	Oak House	Cynwyd	Corwen
Andrew & Dilys Wyn Greenough	Pant y Llyn	Llandrillo	Corwen
John Griffiths	Cwm Cottage	Bethel	Bala
Gareth Griffiths	Bryn Teg	Cae Croes	Bala
Yvette Gulland	Tyn y Fron	Llandderfel	Bala
Brian Gulland	Tan y Fron	Llandderfel	Bala
Sheila Harman	Bryniau	Llanuwchllyn	Gwynedd
Peter Harman	Bryniau	Llanuwchllyn	Gwynedd
L Harrison	Siamber Wen Farm	Cynwyd	Corwen
Anna Hayward	Ty Hen	Sarnau	Bala
Toby & Stephanie Hickish	Caerau Uchaf	Sarnau	Bala
S G Hickish	Caerau Uchaf	Sarnau	Bala
Wendy Hollis	12 Bro Helyg	Llandrillo	Corwen
W E Hollis	12 Bro Helyg	Llandrillo	Corwen
Michael & Norma	Sunnyridfe	Cynwyd	Corwen

Horton			
D H Insall	Blodnant	Tynant	Corwen
Lesley James	Bryn Penllyn	Llandrillo	Corwen
Andrew Jedwell	Heol Gauad	Cynwyd	Corwen
Wyn & Edna Jones	Fronguddio	Cynwyd	Corwen
Tricia Jones	Bod Erw	Llandrillo	Corwen
Mair Jones	Hendre Gwalia	Llanuwchllyn	Bala
David Meyrick Jones	Llawrbetws Uchaf	Glanrafon	Corwen
Carol Keys-Shaw	Y Beudy	Measmor, Maerdy	Corwen
Mrs P Ledsham	5 Rhodfa Gwilym		Trefnant
Paul Lines	Penrhos	Llandrillo	Corwen
Mrs R Lister	2 Tair Organ	Cynwyd	Corwen
Mrs June Lister	2 Tair Organ	Cynwyd	Corwen
W. E. Madeley	Coed Moelfa	Cynwyd	Corwen
Hilary Madeley	Coed Moelfa	Cynwyd	Corwen
Rachel Madeley- Davies	Fedw Arian	Rhyd Uchaf	Bala
Deborah McLarnon- Riches	Y Bwthyn	Faerdref, Cynwyd	Corwen
Beverly Moss	Pen Cefn Cottage Holidays	Ty Hen, Sarnau	Bala
Adrian Moss	Pen Cefn Cottage Holidays	Ty Hen, Sarnau	Bala
M. A. Mountains	Bryn Ffynnon	Cynwyd	Corwen
Hilary Murray	1 Arenig Street		Bala
Fay O'Mailey	Ballia	Waterfall Rd, Cynwyd	Corwen
Chris Park	Wern Y Pistyll		Corwen
Mr & Mrs Philips	9 Bro Dinam	Llandrillo	Corwen
David Poole	Blaen Gwnodl Uchaf	Cynwyd	Corwen
Dena Proctor	Ty Isaf Dinam		Llandrillo
Wendy Pryce-Jones	Glassblobbery	Glanrafon	Nr Corwen
David Pryce-Jones	Glanrafon Hall	Glanrafon	Nr Corwen
Dafydd Roberts	Byrgoed	Llandderfel	Bala
Colin Roberts & family	Fron Heulog	Llandderfel	Bala
Mrs S Robinson	Branas	Llandderfel	Bala
Karen Roden	Waen yr Hydd	Cynwyd	Corwen
Stephen Rose	Cilgwri	Glanrafon	Corwen
Peter & Jennifer Sandle	Llygad-Yr-Haul	Waen	Nantglyn
John Sinclair	18 Castle Park	Ruthin	
Doreen Sinclair	18 Castle Park	Ruthin	
John & Susan Steele	Bryn Hyfryd	Llandderfel	Bala
G L Strasst	Fron Goch	Cynwyd	Corwen
Peter Stroud & Julia Greaves	Tyddyn Ysgubor	Glanrafon	Corwen
Mr K G & Mrs K Boys-Yates	Ty Mawr	Ty'n y Cefyn	Corwen
Catherine Upton	Nantyr	Cynwyd	Corwen
B W Webb	Tyddyn Llan	Llandrillo	Corwen
Francesca Webb	Blaen Dinam	Llandrillo	Corwen
Cliff Williams	Woodbank View	Betws Gwerfil Goch	Corwen
Melanie Williams	Cysgod y Coed B&B	Llanfor	Bala
Mrs E M Williams	Tan y Castell	Llanuwchllyn	Bala
Mel Williams	Tan y Castell	Llanuwchllyn	Bala
Mrs N Wivell	Pen y Bont Farm	Cynwyd	Corwen

- From members of the public from outside of Denbighshire and Gwynedd:

Del Brown	The Crow	Wrexham Road	Whitchurch
Emily Burridge	The Flat	Wincombe House	Shaftesbury, Dorset
Rosemary Cooper	Greywings, 7 Cross Likeley	Church Stoke	Montgomery, Powys
Marcus Demuth	Pen y Parc	Red Wharf Bay	Pentraeth, Anglesey
Nina Hansen	26 Oadfield Avenue	Upton Heath	Chester
Gwynn Jones	19 Averil Vivian Grove		Swansea
Carys Jones	19 Averil Vivian Grove		Swansea
Maria Nelson	25 Oakfield Avenue		Chester
Satch Norton	Slate House	Llanwnnog	Caersws, Powys
Linda Phythian	69 Beechfield Road	Calderstones	Liverpool
Helen Povey	78 Wyndham Drive	Cefyn y Bedd	Flintshire
Mike Broughton	Briar Lea	Prestwood	Great Missenden
Sam Webb	Chester Court	Sussex Square	Brighton
Sarah Dutton	5 Douglas Building	Marshalsea Road	London
Graham Broughton	Melborn House	4D Royston Road	Cambridgeshire
Genevieve Webb	Harbledam House		London
Sue Fisher	11 Rupert Road		London
Laura Whelpton	26 Harbledam House		Manciple Street

Summary of planning based representations in objection:

Principle / Policy: Contrary to Welsh Government policy aimed at protecting special scenery / should be treated the same way as non-energy related schemes (e.g. residential & farm applications)

Precedent: Would set precedent for wind energy development in this area including Mynydd Mynyllod Scheme / open floodgates / encourage more on farm schemes / embolden developers / just because other farms in county have installed turbines does not justify them here

Farming need / diversification: No farming or business viability justification / too large to be a farm diversification scheme / would be establishment of new business venture unrelated to farm / proposal is for financial gain / Benefit to individual farm but detrimental to other farms who have diversified into tourism enterprises / No activities onsite (e.g. diary unit) to justify such large onsite electricity generation / turbines should be in keeping with farm's actual energy demand / Farm is in Tir Gofal scheme and may be conflict.

Landscape and visual impact: Upper Dee Valley is an unspoilt area with exceptional natural beauty / one of last remaining wilderness areas / Close to statutory designations –detrimental impact on Berwyn Mountains, Snowdonia and Clwydian Range AONB & negatively affect views into and out of designated areas / 'Gateway' to Snowdonia National Park / Landscape quality is key asset for Wales –landscape will be spoiled & landscape integrity disrupted / Blight landscape / Tall structures will industrialise skyline / movement of massive blades would distract attention.

Visual amenity: Clearly visible from B4401 – negative impact on visual amenity of properties along road and from other properties in area / Disrupt the peaceful enjoyment of countryside / Proposition (in DAS) that chosen turbines will be 'pleasing to the eye' is fatuous

Cumulative impacts: Proliferation of turbines on unspoiled Mynydd Mynyllod mountain / proliferation of turbines in Denbighshire, Conwy & Gwynedd / Inter-visibility with existing turbines (Braich Ddu, Wern Ddu and turbines in Gwyddelwern & Cerrigydrudion) / Turbines squeezed in between statutory designations - will lead to the industrialisation of those areas that do not have highest landscape designation /

Adverse cumulative impact on statutory designations / Change character of countryside – will give rise to dispersed windfarm landscape

Quality of supporting landscape information: Cumulative impacts not assessed / photomontages unrepresentative / only selective viewpoints included / latest photomontages are flawed and suggest turbines would barely be discernable / use of camera lenses questioned / do not give representation from identified tourism locations, are misleading and intended to deceive.

Economic / Tourism impacts: local economy reliant on tourism - sensitive to development of this nature / tourism is one of few growth economies / Visitors come for the scenery and tranquillity - turbines will deter visitors / further damage to local economy will see more local facilities close and communities damaged / Benefit of wind energy development will not compensate job losses / Many farms have diversified into tourism / Detrimental impact on other rural businesses / Increase rural poverty / Walkers will avoid the area / negative affect on recreational amenity of Mynydd Mynyllod

Environment / Ecology: Close to Berwyns (SSSI, SAC, SPA) & Mynydd Mynyllod local wildlife site - haven for rare and threatened species (esp. red kite, hen harriers and nesting curlew) / Adverse impact on birds and raptors / Bat species recorded in area / Wind turbine development is contrary to conservation aims of agri-environment schemes such as Tir Gofal / Destruction of natural habitat / diverse and delicate ecosystem disrupted

Comments on Bird survey: Ornithological impacts not properly assessed / No supporting fieldwork / seasonal surveys should have been carried out / protected species (in. red listed species) will be affected / Survey not objective / Dramatic increase in red kite and curlews in area / Survey does not make any recommendations or conclusions

Noise: Close to dwellings and visitor accommodation – detrimental impact on amenity / adverse health impacts from noise, amplitude modulation & 'whooshing' / Affect ability of neighbour (a composer) to work from home / Spoil the quiet enjoyment of the countryside/ Braich Ddu windfarm already generates significant noise at night / adverse noise experienced from other 50kW turbines (e.g. Gwyddelwern)

Shadow flicker: Close to dwellings / Disagree with DAS ascertain that 'some degree of flicker is acceptable' / Public Right of Way within 10 rotor diameter – users of PRoW will experience flicker

Hydrology: Concern about impact on private water supplies in area (nearby properties have spring feed supply) – may diminish supply / affect drainage / Groundworks will effect hydrology / Pollution of water courses

Archaeology: Would affect setting of Caer Drewyn Hillfort / archaeological remains in area

EIA: should have been subject to EIA

Decommissioning: No certainty that applicant will be solvent when time comes - cost of decommissioning should be set aside and held in escrow by third party / Decommissioning works should form part of the application and not be subject to a planning condition.

Remediation measures: DAS states 'following installation, site will be reinstated to former condition' – incorrect as turbines will remain.

Construction / Access (including re-con comments): No information on construction route from A5 - vehicles would pass through Llandrillo and Cynwyd and minor local roads (A5104 & B4401) are narrow, with bad bends and bridges, houses along road and no passing places –unsuitable for construction vehicles / road network cannot cope with traffic / proposed access route along narrow D road to turbine site is a Public Right of Way (access route and bridleway) which may need to be closed during construction / No justification for the deletion of Section 4 and Section 6 in revised Construction Method Statement / No case for Sunday working / Details of 16 tonne vehicular movements not provided / Describing site access and egress as 1 vehicle per day is disingenuous/ Should include precise route and delivery times

OTHER MATTERS RAISED

Need for wind energy: comments regarding the need for wind energy development and the associated carbon savings / technical performance of wind turbines.

Effect on property prices: A depreciation of property values close to wind energy development.

Relationship with Mynydd Mynllod windfarm: the relationship this application has to the proposed Mynydd Mynllod windfarm / the application should be deferred until such time as the Mynydd Mynllod windfarm proposal has been determined.

Separation distances

Should apply minimum separation distances between turbines and dwellings / Health and safety (blades detaching and fire risk).

REPRESENTATIONS IN SUPPORT:

Representations in support received from:

- Local organisations / businesses:

J W Evans	Corwen Farmers Ltd	Station Yard	Corwen
Barry Jones	Derfel Stores	Llandderfel	Bala
W Richard Jones	Farmers Marts Auctioneers	Llys Meirion	Dolgellau
Huw T. Jones	Farmers Union Wales	Ty Mawr, Llys Owain	Dolgellau
John Jones	Mona Tractor Co. Ltd	Denbigh Road	Ruthin
W P. Owen	Ride on Mower & Co Ltd	Y Ffor	Gwynedd
R O & G L Roberts	Ffenswyr Penllyn Fencers	Trefan, 11 Tai'n Rhos	Parc, Bala
J O Roberts	Plant Hire, Civil Engineering & Agricultural Contractor	Trem Arenig, 8 Tai'n Rhos	Parc, Bala
Jonathan Smith	Get Wet The Adventure Company	Ty Seren, 2 Arenig Street	Bala

- Denbighshire and Gwynedd residents:

Sian Jones (on behalf of M P Jones)	Henblas	Llandderfel	Bala
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Mrs M Bolton	Rhydyglafes Farm	Cynwyd	Corwen
Kevin Broom & Rhonwen Jones	1 Tyfos Cottages	Llandrillo	Corwen
G W Butler	Pandy	Cefnddwysarn	Bala
E J Davies	Sarn Helen	Llandrillo	Corwen
Shaun Duffy & Lynne Hocking	Gwastadedd	Llandderfel	Bala
P. Eden	Penraig Fawr	Betws Gwerfil Goch	Corwen
Jenny Edwards	16 Rhos Lan	Llandrillo	Corwen
Trevor & Ann Edwards	Bryn Alaw	Betws Gwerfil Goch	Corwen
E & M Edwards	Pen-y-Bryniau	Betws Gwerfil Goch	Corwen
G N W Evans	Ffermwr Lleol	Groesfaen	Ty-nant
David Richard Evans	Maes y Garth	Llandrillo	Corwen
Arwel Griffiths	Ty'n Ffridd	Sarnau	Bala
Aled Jones	Braich Ddu	Glanrafon	Corwen
T C Jones	Cwmain	Maerdy	Corwen
G J. Jones	Geufron Fawr	Glanrafon	Corwen
Hefin Jones	Hendre Garthmeilio	Llangwm	Corwen
Sian Jones	Plas Tan y Bwlch	Llanbedr DC	Ruthin
Iwan Jones	Wnallt Bach	Maerdy	Corwen
A.L Jones	Maes Truan	Llanelidan	Ruthin
Alan Lentell	11 Gwern Gwaliau	Glanrafon	Corwen
Samantha Morris	Hendre Garthmeilio	Llangwm	Corwen
Mr S. Nahed	Pale Hall	Pale Estate	Llandderfel
Dan Puw	Gwernydd	Parc	Bala
Delwyn Roberts	Berthlwyd	Llandrillo	Corwen
Dion Roberts	No 2, Tyfos Cottages	Llandrillo	Corwen
Hywel, Rose & John Roberts	Tyn Celyn		
John Robertson	Branas Lodge	Llandrillo	Corwen
Lou Robertson	Dolgadfa	Llandderfel	Bala
R G Rowlands	Bryn Meredydd	Llandderfel	Bala
D G Williams	Sarn Helen	Llandrillo	Corwen
David Williams	Tyfos	Llandrillo	Corwen
Richard Williams	Tyfos	Llandrillo	Corwen
V S Williams	Tyfos	Llandrillo	Corwen
Dewi Williams	Tyn y Bwlch	Llanuwchllyn	Bala
Alwyn Williams & Cindy Ellis	Branas Uchaf	Llandrillo	Corwen
G.M. Lloyd	Llwyn Bach	Bala Road	Dolgellau
A. Lloyd	Llwyn Bach	Bala Road	Dolgellau
C.P. Jones	Tan yr Efail	Gwyddelwern	Corwen
E. Jones	Tan yr Efail	Gwyddelwern	Corwen
A. Hughes	Llwyn		Dolgellau
J. Hughes	Llwyn		Dolgellau

KEN SKATES AM FOR CLWYD SOUTH

The AM has been contacted by the applicant (a constituent) regarding this application. He has clarified that this application has nothing whatsoever to do with Scottish Power Renewables and requests that this application is considered separately from the Mynydd Mynyllod windfarm and the benefits of the proposal are given due consideration.

SUMMARY OF PLANNING BASED REPRESENTATIONS IN SUPPORT:

Principle: Support principle of development, safer option than nuclear power / corresponds with Welsh Government sustainable energy policy / need to secure clean electricity supply

Farm Diversification: agricultural industry facing difficult times – important that farmers can diversify and are able to employ local agricultural workers / Single Payment Scheme reductions will mean farm faces a huge loss, and need to secure income from other sources / renewable energy schemes way forward for mountain farms

Economic Benefits: will help to secure farming business, which will in turn benefit local agricultural businesses who are dependent on a vibrant rural economy / venture will ensure farm can provide work for local people / will not impact on tourism / local contractors will benefit / support future growth of Wales

Community Benefits: keeps young people and families in the countryside / help to keep farming community alive

Landscape and visual impact: size of scheme is small and irrelevant / proposed development will suit landscape / sight of turbine is pleasing

Noise and amenity: respondent lives nearby, would not impact on their residential amenity

EXPIRY DATE OF APPLICATION: 05/07/2012

REASONS FOR DELAY IN DECISION (where applicable):

- timing of receipt of representations
- delay in receipt of key consultation response(s)
- additional information required from applicant
- re-consultations / further publicity necessary on amended plans and / or additional information

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The proposal is to erect two 45 metre high Endurance E-3120 50kW wind turbines on agricultural land located at Syrrior, Llandrillo. Syrrior is an upland organic livestock farm, running both sheep and cattle enterprises and the turbines would be sited approximately 400m to the north of the farm house.
- 1.1.2 Members may recall that the local Ward Member requested this application be deferred at the October 2012 Planning Committee meeting, to allow the applicant the opportunity to provide additional information requested by the Countryside Council for Wales (CCW) to address outstanding issues. The applicant has since been in direct discussion with CCW and has submitted additional information, on cumulative landscape and visual impact. CCW have now submitted an updated consultation response and Officers consider there is sufficient information for the Council to determine the application.

- 1.1.3 The turbines would be mounted on 36.7m free standing monopole steel towers on a 7m x 7m concrete foundation pad, with the foundations extending approximately 1.7 metres below ground. The proposed three blade rotors have a diameter of 19.2m and the tip blade height would be approx. 46.3m. The proposed colour of the turbine blades and hub are signal white (RAL 9003) and the tower is traffic white (RAL 9016).
- 1.1.4 An equipment cabin is proposed at the base of the turbines and would measure 2.95 metres (L) x 1.15 metres (W) x 2 metres (H).
- 1.1.5 The Construction Methodology Statement states that construction vehicles would access the locale from the A5104, however the A5104 terminates where it joins the A494 to the north of Corwen and no details have been provided regarding the local access route from the A494 / A5 to the farm access track.
- 1.1.6 An Access Plan has been provided to clarify the construction route to the site from the public highway. As the existing farm access track is narrow and constrained, the proposed access route would exit the minor public road and initially follow a linear agricultural / forestry track for approx. 800m, at which point the access route would join the farm access track for approx. 340m to the farmhouse. From the farmhouse, the application site would be accessed from along an existing Public Right of Way (bridleway), and a small length of access track from the Public Right of Way to the turbines is proposed.
- 1.1.7 The construction phase is indicated to last 13 working days. Construction vehicles include articulated crane, articulated lorry, rigid flatbed truck, 16 tonne and 2 tonne medium wheel base vehicles, excavations vehicles, cement deliveries by mixer lorry and contractor private vehicles. Once operational, maintenance vehicles would be standard 4X4 SUV vehicles.
- 1.1.8 The turbines would be connected to the electricity grid via the farm's electricity meter. The predicated annual energy output for each of the turbines in this location is estimated at approximately 189,220kWh per year, which would be a combined output of 378,440kWh per year. No data has been provided in relation to the electricity consumption of the farm enterprise.
- 1.1.9 The proposal is put forward as a farm diversification scheme. The Design and Access Statement (DAS) interprets diversification to mean the entrepreneurial use of farm resources for a non -agricultural purpose for commercial gain. The DAS states the proposed wind turbines would benefit the applicant in two ways; reduce reliance on imported electricity and create an alternative income stream.
- 1.1.10 The application submission includes the following documents:
- Location, Site and Elevation Plans
 - Design and Access Statement (DAS)
 - Construction Methodology Statement
 - Shadow Flicker Constraints Map
 - Noise Constraints Map
 - Zone of Theoretical Visibility Maps (5km and 15km radius)
 - Photomontages and Wireframes
 - Ornithological Desk Study (additional document)
 - Access Plan (additional document)
 - Additional photomontage and written comments on landscape impacts (additional document)

1.2 Description of site and surroundings

- 1.2.1 The application site is located on the south western edge of the broad ridge of Mynydd Mynyllod and the turbine would be approximately 400m to the north of the Syrrior farm complex (see the plans at the front of the report).
- 1.2.2 The County boundary with Gwynedd is approximately 750m to the west and south-west.
- 1.2.3 There are some isolated residential properties within 1km of the proposed turbine location which includes: Hafoty Wen (600m to the west) Cisfaen (750m to the west) and Tyn y graig (820m to the south).
- 1.2.4 The operational Braich Ddu windfarm (3 turbines) is approximately 2.2km to the north, and the proposed Mynydd Mynyllod windfarm site is immediately adjacent to the application site.

1.3 Relevant planning constraints/considerations

- 1.3.1 In planning policy terms the application site lies in the open countryside.
- 1.3.2 The application site is within 4km of the Snowdonia National Park, 6.2km from the Clwydian Range and Dee Valley Area of Outstanding National Beauty (AONB) and within 4.4km of two Landscape of Historic Interest areas: Y Berwyn and Y Bala a Glannau Tegid.
- 1.3.3 The Berwyn Mountains are also a designated Special Area of Conservation (SAC), Special Protected Area (SPA), Site of Special Scientific Interest (SSSI), and a National Nature Reserve (NNR).
- 1.3.4 The Mynydd Mynyllod local wildlife site is approximately 400m to the north of the application site and the Unitary Plan designated Area of Outstanding Beauty (AOB) is approximately 2km to the south east.
- 1.3.5 There are two public rights of way (bridleway and footpath) close to the application site. At its closest point, the bridleway is approximately 60m to the north east of the proposed turbines and the footpath is approximately 450m to the north-east. The bridleway would be used as an access route for construction and maintenance vehicles.
- 1.3.6 The Denbighshire Landscape Strategy shows the application site lies within the Mynydd Mynyllod LANDMAP Character Area, which has been evaluated as having a 'High' Visual and Sensory Aspect. It is therefore a landscape of County / regional importance.

1.4 Relevant planning history

- 1.4.1 An Environmental Impact Assessment screening opinion for 2 no. 50kW turbines was issued by the Council in March 2012, confirming no Environmental Statement was required having regard to EIA regulations.
- 1.4.2 A total of 92 wind turbines have been granted planning permission within the County to date. The County Council has granted planning consent for some 10 turbines of this scale within the County.

1.5 Developments/changes since the original submission

- 1.5.1 Additional information was requested to clarify the access and grid connection arrangements, and a desk based ornithological report and additional landscape assessment information was requested in response to issues

raised by CCW and other consultees. The additional information has been subject to re-consultation.

1.6 Other relevant background information

- 1.6.1 Wind turbines of this scale are eligible for Feed-in Tariffs (FITs), which is a government backed financial incentive designed to encourage renewable electricity generation.

2. DETAILS OF PLANNING HISTORY:

- 2.1 ENQ5 07/2012/0285: Environmental Impact Assessment (EIA) Screening Opinion request for 2 no. 50kW wind turbines. Negative Screening Opinion issued 15/03/12.

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

3.1 DENBIGHSHIRE UNITARY DEVELOPMENT PLAN (adopted 3rd July 2002)

Policy STRAT 1 General
Policy STRAT 2 Energy
Policy STRAT 5 Design
Policy STRAT 7 Environment
Policy GEN 3 Development Outside Development Boundaries
Policy GEN 6 Development Control Requirements
Policy ENV 1 Protection of the Natural Environment
Policy ENV 2 Development affecting the AONB / AOB
Policy ENV 5 Sites of Local Conservation Importance
Policy ENV 6 Species Protection
Policy CON 12 Historic Landscapes, Parks & Gardens
Policy ENP 1 Pollution
Policy TRA 6 Impact of New Development on Traffic Flows
Policy TRA 10 Public Rights of Way
Policy MEW 8 Renewable Energy
Policy MEW 10 Wind Power

3.2 GOVERNMENT GUIDANCE

Planning Policy Wales (PPW Edition 5, November 2012)
TAN 8 Planning for Renewable Energy (2005)
TAN 5 Nature Conservation and Planning (2009)
TAN 6 Planning for Sustainable Rural Communities (2010)
TAN 11 Noise (1997)

WELSH GOVERNMENT PRACTICE GUIDANCE

Planning Implications Of Renewable And Low Carbon Energy (Practice Guidance 2011)

3.3 OTHER MATERIAL CONSIDERATIONS

Denbighshire Landscape Strategy / LANDMAP Study (2003)

4. MAIN PLANNING CONSIDERATIONS:

4.1 The main land use planning issues are considered to be:

- 4.1.1 Principle
4.1.2 Context for the development / Farm diversification
4.1.3 Landscape and visual impact, including cumulative effects of / with other wind turbines
4.1.4 Biodiversity and nature conservation
4.1.5 Noise and amenity
4.1.6 Traffic and Transport
4.1.7 Tourism / economic impact
4.1.8 Aviation

4.2 In relation to the main planning considerations:

4.2.1 Principle

The UK is subject to the EU Renewable Energy Directive, which includes a target of generating 15% of the UK's total energy demand from renewable energy sources by 2020. 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.

PPW, TAN8 and UDP Policies STRAT 2, MEW8 and MEW 10 establish support in principle for wind energy development subject to the assessment of localised impacts, which are addressed in the remainder of this report.

The proposed scheme would have a total installed capacity of 100kW and therefore falls within the PPW 'sub local authority' scale of development. PPW states that this scale of development is acceptable in all parts of Wales subject to the assessment of site specific impacts.

4.2.2 Context for the development / Farm diversification

The application has been put forward as a farm diversification scheme.

TAN 6 supports national planning policy on sustainable rural communities and section 3.7 focuses on farm diversification. It states that "*When considering applications for farm diversification projects, planning authorities should consider the nature and scale of the activity*". It goes on to state that "*many economic activities can be sustainably located on farms. Small on-farm operations such as renewable energy, are likely to be appropriate uses*". Therefore the principle of installing a wind turbine may be a valid farm diversification activity, subject to consideration of the nature and scale of the activity.

Public consultation responses raise questions over the farm diversification arguments, given the size of the proposed turbines and the energy needs of the enterprise on which they are proposed.

Whilst the Council has previously given weight to the agricultural benefits when considering similar on-farm wind turbine applications, the requirement remains that each application has to be assessed on its own merits. In this context it is suggested that due consideration should be given to the following as key considerations:

- the nature of the farming enterprise
- how the turbines would fit into the wider farming picture
- the size and siting of the turbines relative to the farm complex
- the energy needs of the enterprise and how the energy generated will be used.

In the context of the above considerations to assess whether or not the particular application is an appropriate farm diversification scheme, Officers feel the following points are of relevance:

- Syrior is an upland livestock (sheep and cattle) farm, and therefore cannot be described as an energy intensive enterprise.
- The siting of the turbines is unrelated to the farm complex, and therefore the turbines would appear to be isolated structures.
- No details of the farm's annual energy consumption have been provided. However based on the data provided in the DAS and Ofgem household electricity consumption data, the two turbines proposed would generate approximately 114 times more electricity each year than an average residential property would consume per annum. It is therefore concluded that the turbines have not been sized to offset the farm's onsite energy demand.
- The turbines would connect to the electricity grid via the farm's meter, therefore the energy generated can be used by the farm with excess electricity exported.

Having due regard to the preceding information, Officers' view is that the above scenario does not suggest this is a farm diversification scheme and that consequently limited weight should therefore be apportioned to the diversification arguments in TAN 6. Officers feel the scheme should instead be viewed as a simple commercial venture, and assessed on its own merits accordingly.

4.2.3 Landscape and visual impact, including cumulative effects

PPW and TAN 8 provide the overriding strategic policy framework for assessing wind energy development and contain some specific guidance on the detailed consideration of landscape and visual impact. TAN8 clarifies that outside of designated Strategic Search Areas, the implicit objective is to maintain the landscape character i.e. no significant change in landscape character from wind turbine development. PPW also confirms that, when assessing renewable energy proposals, local planning authorities should ensure that international and national statutory obligations to protect designated areas are observed.

Detailed UDP policies relevant to the visual and landscape impact associated with wind energy development are policy GEN 6 and policy MEW 10. GEN 6 requires consideration of ii) *the effect of development on the form and character of surrounding landscape*; iii) *the effect on prominent views into, out of, or across any area of open countryside*; iv) *incorporating existing landscape features and taking account of site contours and changes in levels and avoids prominent skylines*; and v) *the impact on residential amenity*.

MEW 10 (iii) *requires that proposals do not unacceptably harm the character and appearance of the landscape*, (viii) *requires that proposals would not lead to an unacceptable cumulative visual impact in an area where zones of visibility (with other wind turbine development) overlap, and that particular attention will be paid to the potential proliferation of such developments in any one area*; and vii) *the proposal does not cause unacceptable harm to the enjoyment of the landscape*.

The Denbighshire Landscape Strategy is based on the LANDMAP study, which provides useful background material on the essential characteristics and quality of the landscape of the County. LANDMAP places the site within the Mynydd Mynyllod character area, which is of County / regional importance and is characterised as a remote visually distinct upland hill with a high visual quality which overlooks the adjacent Dee Valley. The primary management objective set out in the Denbighshire Landscape Strategy is to maintain the open moorland character and high visual quality of the hill top. The site is also close to statutory and nationally important landscapes including the Snowdonia National Park, Y Berwyn and Y Bala a Glannau Tegid (both Landscape of Historic Interest Areas), and the newly extended Clwydian Range AONB.

Information provided in relation to landscape and visual impact includes:

- Chapter 4 of the DAS which sets out the Landscape Impact Assessment and seeks to examine the potential impacts of the proposed development on the landscape and visual amenity of the study area. Zone of Theoretical Visibility (ZTV) maps (5km radius and 15km radius respectively) and a series of photomontages and wireframes taken from 6 no. viewpoints have been used to inform the Assessment and a visual appraisal of each viewpoint has been undertaken. It concludes that the resultant predicated impact of the proposal on the selected receptors to be:

- Low (B4401 north west of Llandrillo)
- Low to negligible (B4401 near Cilan and B4401 adjoining footpath T52)
- None (Llandderfel, Bridge near Branias Lodge, and B4401 south west of Cynwyd)

Viewpoints from residential properties and from sensitive locations (such as Y Berwyn and the Snowdonia National Park) were not provided, and the cumulative impact of the proposal in combination with the operational Braich Ddu windfarm and other consented wind turbine schemes was not considered in the original submission.

Following receipt of consultation responses, additional landscape information was requested. An additional photomontage was provided to illustrate the visual impact from views to the east together with a letter from the agent. The letter argues that due to the comparatively small scale of the turbines combined with the distance from sensitive receptors and the screening provided by the surrounding woodland, the proposal would lead to a negligible effect on the visual enjoyment of the area and therefore have a limited effect on landscape character and visual amenity. The letter confirms the applicant does not intend to fell woodland within his control and has offered to protect a 10m band of trees for the lifetime of the turbines and submit a woodland management plan should planning permission be granted; this could be secured through a planning condition.

- In December 2012, additional information was submitted in the form of a cumulative landscape and visual assessment, which has been the subject of a new consultation exercise.

The Council's Landscape Consultant has carried out an assessment of the proposal and deals with the following issues:

- The effect of the proposal upon the landscape character, locally accessible public views and residential amenity
- How the proposal would relate to existing wind development in the locality, the emerging pattern and implications on cumulative landscape impacts

The Landscape Consultant has taken into account LANDMAP data, Denbighshire Landscape Strategy management objectives and the findings of his site assessment and concluded that the proposal would:

- place the wind turbines in a location which adversely affects the perceptual qualities of views from Y Berwyn - an accessible landscape of Outstanding character and national historic significance;
- compromise views of Snowdonia affecting the wild and remote qualities of that landscape; and
- in conjunction with existing local and regional wind development, including Braich Ddu windfarm in Gwynedd and Wern Ddu windfarm in Denbighshire, would lead to an adverse cumulative impact.

The Landscape Consultant has therefore objected to the proposal due to the adverse visual and cumulative landscape impacts.

The Countryside Council for Wales objected to the proposal and requested additional information specific to the cumulative impacts of the proposed development in combination with other wind turbine development within the locality of the site. Having reviewed the additional information provided by the applicant, CCW still consider the scheme will generate adverse visual effects from parts of north Berwyn, and in particular from access land and public rights of way in the area.

The Snowdonia National Park Authority and the Clwydian Range AONB Joint Advisory Committee have also raised concerns regarding the impact of the proposal on the setting of the Snowdonia National Park, Y Berwyn, and the newly extended Clwydian Range AONB, as well as having concerns regarding the cumulative impact of the proposal. Public objections to the scheme have also cited adverse visual and landscape impacts.

Consideration of cumulative and in-combination effects:

On this issue of cumulative impacts, there has been some dispute between the applicant and CCW as to whether or not it is reasonable for the proposed Mynydd Mynyllod windfarm to be included within a cumulative assessment, and in light of the most recent response from CCW, CCW have confirmed that they still consider it to be a reasonably foreseeable development and therefore should be included within the cumulative effects assessment.

CCW would object to issue of consent for this proposal in the meantime.

With respect to the stance of CCW, Officers' opinion on the issue of the Mynydd Mynyllod windfarm reflects the fact that as no application for development consent has been submitted to the Planning Inspectorate, it cannot be considered to be 'in-planning', and as such it may be unreasonable to regard it as being material to the determination of this application.

However, it is clear that the in-combination effects with other consented and operational wind energy schemes can be taken into consideration. The Council's Landscape Consultant has independently assessed the application and has provided comments on the landscape impact of the proposal, which includes an assessment of the in-combination effects. The Landscape Consultant's consultation response states that:

"the 3 existing large 1.5MW wind turbines at Braich Ddu are an established prominent feature and 4 turbines at Wern Ddu are evident in the distance to the north. The 2 proposed turbines although of a smaller scale than those at Braich Ddu would give the appearance of the incremental spread of wind development extending in a broken line from the Clocaenog plateau where major future wind development is planned all the way to the edge of the mountains of Snowdonia. I consider this pattern of development would have an unacceptable cumulative landscape impact upon views from the Berwyn. The sense of expanse and uncontained views associated with the Berwyn would be greatly harmed".

The Landscape Consultant has been sent the December 2012 cumulative landscape and visual information from the applicant/agent and has confirmed that he would have expected a short report accompanying the figures to provide an analysis of the likely scale of predicted cumulative impacts. He has commented on the likely cumulative impact he perceives and as such maintains his objection to the proposal.

Landscape and visual impact conclusion:

In concluding on the issue of landscape and visual impact, and having regard to the comments of the Landscape Consultant, statutory consultees and representations from the public, it is considered that the proposal will have an adverse impact on the setting of protected landscape areas, including Y Berwyn and the Snowdonia National Park, and have a detrimental impact on the open character and visual quality of Mynydd Mynyllod, a non-statutory landscape of county / regional importance. It would also have adverse visual effects when viewed from parts of north Berwyn, public access land and public rights of way in the area.

On the issue of cumulative impact, whilst Officers consider limited weight should be apportioned to the cumulative impact of the proposal in combination with the proposed Mynydd Mynyllod windfarm, adverse cumulative effects have been identified when taking into consideration the proximity of the scheme to the operational Braich Ddu windfarm (which is little over 2km away from the application site), and when viewed in-combination with the Wern Ddu windfarm to the north and the consented windfarm development in the Clocaenog Forest SSA. In particular, it is considered that the proposal would give rise to an adverse cumulative impact on the landscape when viewed from Y Berwyn, as the sense of expanse and uncontained views associated with Y Berwyn would be greatly harmed.

In conclusion, Officers consider in this case there are potentially significant harmful landscape impacts, and that the proposal is in clear conflict with UDP policies GEN6 i), ii), iii), ENV1, CON12 and MEW10 iii), vii).

In respect of the further information submitted on the 5th December 2012, the landscape consultant has commented as follows:-

" Landscape and visual comments on the additional supporting information presenting potential cumulative impacts of the Syrrior proposal:-

1. I would have expected a short report accompanying the figures to provide an analysis of the likely scale of predicted cumulative impacts.
2. In the absence of this report, I make the following observations: Figure 1 illustrates the theoretical zones of visual influence of the existing Braich Ddu wind development and the Syrrior proposal and confirms what I had previously judged to be the likely visual effect – that both developments would be seen together and affect views from much of the westerly facing Berwyn hill slopes and in particular public rights of way descending the Berwyn and CADW historic landscape. My previous comments therefore remain unchanged regarding what I consider to be unacceptable cumulative visual impact; the contribution the proposal would make to the apparent proliferation of regional scale wind development; and the erosion of a sense of wilderness within views of Snowdonia.
3. Figure 1 also confirms how the siting and scale of the Syrrior proposal would introduce visual affects to the westerns section of the Landrillo valley floor and side slopes and particularly from Snowdonia – not presently affected by wind development. This to me suggests that siting has been poorly considered within the sensitive landscape context of the locality.

Recommendation

I maintain my objection to the proposal and recommend refusal".

4.2.4 Biodiversity and nature conservation

The general requirement to consider the impact of development on biodiversity interests is set out in PPW Chapter 5, TAN 5, UDP policies STRAT 1, STRAT 7, GEN 6, ENV 5 and ENV 6 and SPG 18. Specific to wind turbine development is policy MEW 10 criterion x) which states that wind turbine development will be permitted provided that '*There is no unacceptable effect on nature conservation.*'

The application site is agricultural land and is outside of any statutory or local nature conservation designation, however the site is less than 400m from the Mynydd Mynyllod local wildlife site boundary, approximately 4km from the Berwyn Mountains, an European and national statutory nature conservation designation (SPA, SAC, SSSI and NNR) and nearby habitat is also known to supported protected bird species.

The Ecological chapter in the DAS provides generic information only and no site specific ecological data was originally provided, however additional supporting information was requested following consultation with statutory consultees.

Syrrior farm is part of the Tir Gofal agri-environment scheme and a phase 1 habitat survey had previously been completed for the farm; following a site visit and a review of the existing habitat survey, the Council's Biodiversity Officer confirmed a new habitat survey would not be required, however CCW are aware of several bird species in the environs of the application and requested a ornithological desk based survey be submitted.

An ornithological survey has subsequently been provided, which concludes that a wide range of bird species have been recorded in the study area, including 48 legally protected species, and many of these potentially could use the site. Whilst the Council's Biodiversity Officer and CCW are satisfied with the extent of the information gathered, the survey did not address the potential impact on protected species or put forward any mitigation measures which could be implemented to overcome any adverse impacts identified.

Wind turbines located up to 600m from curlew nesting sites have the potential to adversely impact on curlew habitat. The ornithological survey did not specify the proximity of the proposed turbines to curlew breeding territories in the environs of the site and CCW maintained their original objection unless further additional information was provided.

Since the application was deferred at the October Planning Committee, the applicant has obtained ecological survey data and mapping from Scottish Power Renewables (which has been produced as part of the Mynydd Mynyllod windfarm proposal EIA) and this has subsequently been submitted to CCW. Following receipt of this information, CCW have written to confirm that the mapping provided to them indicates that the nearest confirmed or potential curlew nesting site is a minimum of 1km from the locations of the proposed wind turbines at Syrrior, and they are now satisfied that the proposal is unlikely to impact on curlew.

In concluding on the issue of biodiversity and nature conservation, following the submission of additional information and the revised comments from CCW, it is therefore reasonable to conclude that the proposal would not have an unacceptable adverse impact on biodiversity and nature conservation interests, and therefore the proposal is not in conflict with policy ENV 6 and MEW 10 criterion x)

4.2.5 Noise and amenity

Policy GEN 6 and MEW 10 seek to ensure development does not have an adverse impact on residential amenity.

Noise: TAN 11 relates to the assessment of noise in relation to development proposals. The general guidance is that local planning authorities should ensure noise-generating development does not cause an unacceptable degree of disturbance, but in some instances it may be acceptable to allow noise-generating activities near to noise sensitive receptors.

ETSU-R-97 is the industry standard for the Assessment and Rating of Noise from Wind Farms. For single turbines ESTU-R-97 proposes that a simplified noise condition may be suitable and recommends that noise is limited to 35dB_{LA90,10min} (A) up to wind speed of 10m/s at 10m height and considers that this condition alone would offer sufficient protection of amenity, and background noise surveys would be unnecessary.

On site noise assessments have not been carried out and the noise section in the DAS makes general assumptions about background noise levels. Chapter 2.8 of the DAS has been informed by a desk based assessment of predicated noise levels at nearby residential receptors. A Noise Constraints Plan is also submitted as an appendix to the DAS. The desk based assessment contained in the DAS concludes noise attributable to the turbines will not exceed 35dB at any of the properties assessed and therefore meets the criteria set by ETSU-R-97.

The Council's Technical Officer (Pollution) has raised no objection to the proposal and is satisfied that planning conditions can be imposed to limit noise levels emitted from the turbines to below 35dB_{LA90,10min} for wind speeds of up to 10m/s at 10m height

when cumulatively measured freefield at the nearest noise sensitive receptor should planning permission be granted.

Shadow flicker: The incidence of shadow flicker depends on a range of climatic factors and tends to only affect properties within 10 rotor diameters of a turbine.

The Design and Access Statement contains a short section on shadow flicker and is accompanied by a shadow flicker constraints map. The DAS concludes that there are no dwellings within 10 rotor diameters of the turbine, and it is unlikely that any properties will be affected by shadow flicker. However, shadow flicker analysis is not an exact science, so as a precautionary measure Officers would advise a planning condition is imposed to ensure any incidence of shadow flicker experienced by nearby properties can be controlled should planning permission be granted.

Subject to the inclusion of detailed planning conditions to address noise and shadow flicker, it is reasonable to conclude that the proposal would comply with policy GEN 6 criterion v) and MEW 10 criterion iv) and v).

4.2.6 Traffic and Transport

UDP policy GEN 6 vii), TRA 6 and MEW10 vi) seek to ensure new development proposals do not unacceptably affect the safe and free flow of traffic, and the capacity of the surrounding road networks can satisfactorily serve the development. Policy TRA 10 seeks to ensure development proposals do not have a detrimental impact on public rights of way.

A significant number of representations from the public have raised concerns regarding the impact of the proposal on the local road network. The Council's Highways department requested additional information to clarify the access route from the public highway to the application site. Following submission of a site access plan and a revised Construction Method Statement, the Council's Highways officers have confirmed they have no objection to the proposal on highways grounds.

The access route to the site will follow an existing Public Right of Way (bridleway). The Council's Footpaths Officer has not objected to the proposal, but has advised planning conditions be applied to safeguard the right of way, and there is a separate regulatory process to be followed should it be necessary to temporarily close the Public Right of Way during construction.

Subject to the inclusion of planning conditions to safeguard the Public Right of Way, it is reasonable to conclude that the proposal would comply with policy GEN 6, TRA 6, TRA 10 and MEW 10.

4.2.7 Tourism & Economic Impact

Policy MEW 10 criterion vii) seeks to ensure wind energy proposals would not cause an unacceptable harm to the enjoyment of the landscape for recreational and tourism purposes.

A significant number of public consultation responses have raised concerns regarding the detrimental impact of the proposal on local tourism based businesses and note the importance of the tourism economy in the Dee Valley.

There is limited research which relates to this issue. The Wales Tourism Board did commission an investigation into the potential impacts of windfarms on tourism in Wales in 2003, and the Tourism Company completed a literature review focussing on the tourism impact of wind turbine development on behalf of Anglesey County Council earlier this year (The impact of wind turbines on tourism – a literature review, February 2012). The Wales Tourism Board investigation reported both positive and negative findings, and the Tourism Company literature review found very little

evidence about the actual impacts on tourism volume and value in areas where windfarms have been established. It is also of note that the literature that is available focuses on large windfarm development, rather than smaller scale proposals.

In conclusion, Officers consider that given the size and scale of the development proposed, there is no tangible evidence to suggest that the proposal alone would have a direct detrimental impact on the local tourism economy, and without further research on the cumulative impact of wind turbine development on tourism in Denbighshire, there would be no reasonable planning justification to refuse the application on this basis.

4.2.8 Communication and aviation

In certain locations wind turbines can affect communication and aviation infrastructure which may also need to be addressed. Airbus, who operate Hawarden Airport, the NATS (en route) public limited company (who are responsible for civilian en-route air traffic control over the UK) and the Ministry of Defence have been consulted on this application.

No objections have been raised by the aviation authorities and therefore Officers are satisfied that the proposal will not have any adverse effects on communication and aviation infrastructure.

5. SUMMARY AND CONCLUSIONS:

- 5.1 The report sets out a number of considerations Officers suggest are relevant to the determination of this application. As with all wind energy developments, inevitably there will be factors that weigh against and in favour of the grant of planning permission.
- 5.2 Officers continue to have concerns over the sporadic spread of 'one-off' medium / sub-local authority scale wind turbine developments outside the Strategic Search Area, which will have implications upon the ability to conserve the integrity of wider Denbighshire landscapes in the longer term. Officers therefore continue to stress the need for Members to take a strategic approach to the determination of one-off applications such as this. It is important in this context to consider the landscape and visual impact of wind turbine development in combination with operational, consented and in-planning wind turbine proposals to ensure cumulative effects are fully addressed, thus preventing the windfarm landscape encroaching significantly beyond the boundaries of the Strategic Search Area.
- 5.3 The application site is within a high quality landscape of County / regional importance and is also close to the Berwyn Mountains, which is a nationally important landscape of outstanding character and a statutory nature conservation area of European importance. Concern has also been raised regarding the impact of the proposal on the setting of the Snowdonia National Park and the extended AONB. CCW, the Council's landscape consultant, neighbouring authorities and the AONB JAC, together with a significant number of members of the public, have all raised concerns as to the impact this proposal will have on landscape interests.
- 5.4 Members have previously accepted in other locations that 50kW/55kW wind turbines maybe of a suitable scale, size and capacity to qualify as a form of farm diversification and have used this as a basis of support for the farming community. Respectfully, Officers do not consider the Council is bound by previous decisions and have suggested a number of tests against which applications may be assessed to determine the farm diversification merits on a case by case basis.
- 5.5 Officers continue to recommend a precautionary approach is taken where adverse landscape and visual impacts have been identified, to ensure the integrity of high quality local landscapes is not eroded by incremental wind turbine development. It is

therefore suggested in relation to the Sirior application that limited weight should be given to the farm diversification merits, and that the benefits of the proposal in terms of the increase in renewable energy generation do not outweigh the identified adverse landscape and visual impacts.

RECOMMENDATION: - REFUSE for the following reason:

1. It is the opinion of the Local Planning Authority that the erection of 2 no. 46 metre high 50kW turbines in this location would have an adverse impact on the setting of protected landscape areas, including Y Berwyn and the Snowdonia National Park, and have a detrimental impact on the open character and visual quality of Mynydd Mynyllod, a non-statutory landscape of County / regional importance, resulting in adverse visual effects when viewed from parts of north Berwyn, public access land and public rights of way in the area. Additionally, when viewed in combination with consented and operational wind energy development in the locality, 2 no. turbines of the scale proposed in this location would contribute to the perceived incremental spread of wind development extending in a broken line from the Clocaenog plateau towards Snowdonia, resulting in an unacceptable adverse cumulative impact on the landscape, and in particular when viewed from Y Berwyn, as the sense of expanse and uncontained views associated with Y Berwyn would be greatly harmed. The landscape impacts are considered to significantly outweigh the benefits of increased renewable energy generation and the proposal would be in conflict with Unitary Development Plan Policies GEN 6 i), ii), iii), ENV 1, CON 12 and MEW 10 iii), vii) and the principles set out in TAN 8 and Planning Policy Wales Edition 5, 2012.

NOTES TO APPLICANT:

None