



City and County of
Swansea
Dinas a Sir
Abertawe

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Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Details

Number	
Suffix	
Property name	Carn Nicholas Farm
Address line 1	Track From Brokesby Road
Address line 2	Bonymaen
Town/city	Swansea
Postcode	SA1 7BL

Description of site location must be completed if postcode is not known:

Easting (x)	267696
Northing (y)	194199

Description

2. Applicant Details

Title	
First name	
Surname	Innova Renewables Ltd
Company name	Innova Renewables Ltd
Address line 1	Craven House
Address line 2	16 Northumberland Avenue
Address line 3	
Town/city	London
Country	United Kingdom
Postcode	WC2N 5AP

2. Applicant Details

Primary number

Secondary number

Email address

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

3. Agent Details

Title

First name

Phillip

Surname

Duncan

Company name

Corylus Planning & Environmental Ltd

Address line 1

Unit 3

Address line 2

The Old Dairy

Address line 3

Yanworth

Town/city

Cheltenham

Country

United Kingdom

Postcode

GL54 3LQ

Primary number

01285721072

Secondary number

Email

info@corylus-ltd.co.uk

4. Site Area

What is the site area?

19.13

Scale

hectares

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

☐ Yes ☒ No

5. Description of the Proposal

Please describe the proposed development including any change of use

Construction of solar farm to include the installation of solar panels to generate up to 9.99MW of electricity with substations, transformers, security cameras, fencing, grid connection and associated development.

Has the work or change of use already started?

☐ Yes ☒ No

6. Existing Use

Please describe the current use of the site

agricultural land cut for silage

Is the site currently vacant?

☐ Yes ☒ No

6. Existing Use

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination ☐ Yes ☒ No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building? ☐ Yes ☒ No

7. Materials

Does the proposed development require any materials to be used in the build? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material):

Other type of material (e.g. guttering) solar PV equipment

Description of existing materials and finishes (optional):

please see DAS and submitted plans

Description of proposed materials and finishes:

please see DAS and submitted plans

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

please see DAS and plans submitted

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway? ☒ Yes ☐ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ☐ Yes ☒ No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

9. Vehicle Parking

Is vehicle parking relevant to this proposal? ☐ Yes ☒ No

10. Trees and Hedges

Are there trees or hedges on the proposed development site? ☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☒ Yes ☐ No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? ☐ Yes ☒ No

Refer to the Welsh Government's Development Advice Maps website.

If the proposed development is within an area at risk of flooding you will need to consider whether it is appropriate to submit a flood consequences assessment. Refer to Section 6 and 7 and Appendix 1 of Technical Advice Note 15: Development and Flood Risk.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☒ Yes ☐ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' Statutory SuDS Standards. SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

- ☐ Sustainable drainage system
- ☐ Existing water course
- ☐ Soakaway
- ☐ Main sewer
- ☐ Pond/lake

12. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains Sewer
- ☐ Septic Tank
- ☐ Package Treatment plant
- ☐ Cess Pit
- ☐ Other
- ☒ Unknown

Are you proposing to connect to the existing drainage system? ☐ Yes ☒ No ☐ Unknown

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☒ No

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? ☐ Yes ☒ No

16. Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units? ☐ Yes ☒ No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☒ No

18. Employment

Will the proposed development require the employment of any staff? ☐ Yes ☒ No

19. Hours of Opening

Are Hours of Opening relevant to this proposal? ☐ Yes ☒ No

20. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

solar PV equipment to generate renewable energy

Is the proposal for a waste management development? ☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development? ☒ Yes ☐ No

If you have answered 'Yes' to the question above please state the proposed energy output capacity in MegaWatts (MW):

Renewable energy type	Energy capacity (MW)
Solar	9.99

22. Hazardous Substances

Is any hazardous waste involved in the proposal? ☐ Yes ☒ No

23. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☒ Yes ☐ No

If Yes, please provide details:

23. Neighbour and Community Consultation

See Pre application Consultation Report

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☒ The agent
☐ The applicant
☐ Other person

25. Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	
First name	Simon
Surname	Hughes
Reference	

Date (Must be pre-application submission)

Details of the pre-application advice received

26. Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

27. Ownership Certificates

Certificate of Ownership - Certificate B - Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/the applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant

27. Ownership Certificates

Name of Owner	Ms. M. Thomas
Number	
Suffix	
House Name	
Address line 1	Rose Cottage, Carn Nicholas Farm
Address line 2	Bonymaen
Town/city	Swansea
Postcode	SA1 7BL
Date notice served	29/01/2020

Name of Owner	Mr M Evans & Ms. P Evans
Number	9
Suffix	
House Name	
Address line 1	Derwen Fawr Road
Address line 2	Sketty
Town/city	Swansea
Postcode	SA2 8AB
Date notice served	29/01/2020

Name of Owner	M. A. Punchard
Number	154
Suffix	
House Name	
Address line 1	Cefn Road
Address line 2	Bonymaen
Town/city	Swansea
Postcode	SA1 7JE
Date notice served	29/01/2020

Person role

- ☐ The applicant
- ☒ The agent

Title	Mr
First name	Phillip
Surname	Duncan

27. Ownership Certificates

Declaration date

29/01/2020

☒ Declaration made

28. Agricultural Holding Certificate Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- ☒ (A) None of the land to which the application relates is, or is part of an agricultural holding
- ☐ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person role

☐ The applicant ☒ The agent

Title

Mr

First name

Phillip

Surname

Duncan

Declaration Date

29/01/2020

☒ Declaration made

29. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them. ☒

Date (cannot be pre-application)

29/01/2020