

Ffynnon Oer Wind Farm Life Extension

Appendix A1.1

Planning Permission Approval and Consented Planning Conditions

**NEATH PORT TALBOT COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL CASTELL-NEDD PORT TALBOT**

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT
PROCEDURE) ORDER 1995**

APPROVAL OF FULL PLANNING PERMISSION

Name and address of the applicant

**NATIONAL WIND POWER
RIVERSIDE HOUSE
MEADOWBANK
FURLONG ROAD, BOURNE END
BUCKINGHAMSHIRE
SL8 5AJ**

Whereas on the Tuesday, 05 November 2002 you submitted an application for the following development:-

PROPOSAL A WIND FARM DEVELOPMENT INCLUDING THE ASSOCIATED INFRASTRUCTURE. (THIS INCLUDES 16 WIND TURBINES, ACCESS TRACKS, CABLE ROUTES, ANEMOMETER AND A SUBSTATION WITH PARKING.)

LOCATION FFYNNON OER APPROX 2.5km NORTH OF ABERCREGAN, CYMMER PORT TALBOT

THE NEATH PORT TALBOT COUNTY BOROUGH COUNCIL AS THE LOCAL PLANNING AUTHORITY IN PURSUANCE OF ITS POWER UNDER THE ABOVE MENTIONED ACT AND ORDER HEREBY PERMITS THE DEVELOPMENT TO BE CARRIED OUT IN ACCORDANCE WITH THE APPLICATION AND THE PLANS SUBMITTED THEREWITH, SUBJECT TO COMPLIANCE WITH THE CONDITIONS SPECIFIED HEREUNDER:

Cont.

Reference No: P/2002/1322

CONDITIONS:-

(1)The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

(2)Notwithstanding the details shown in the application, no development shall take place until there has been submitted to and approved by the local planning authority details of all materials and external finishes. The development shall be built in the materials approved in accordance with this condition.

Reason

In the interests of visual amenity.

(3)Prior to the commencement of work on site, full details of the proposed substation building shall be submitted to and approved in writing by the Local Planning Authority. The substation building shall be constructed in accordance with the details approved under this condition.

Reason:

In the interests of the visual amenity of the area.

(4)Prior to the commencement of work on site, full details of the proposed temporary fenced compound shall be submitted to and approved in writing by the Local Planning Authority. The compound shall be constructed in accordance with the details approved under this condition and shall be cleared away and its site restored to its previous condition within one month of the completion of construction of the windfarm.

Reason:

In the interests of the visual amenity of the area.

(5)The level of noise emitted from the site shall not exceed 55 dB(A) during daylight hours and 43dB(A) at any other time, as measured at the nearest residential property to the site (Troed y Rhiw Farmhouse).

Reason

In the interests of the amenities of the area.

Cont.

(6) 20 years after the date of commencement of electricity generation or at such time as electricity generation is substantially discontinued, whichever is the earlier, the site shall be restored in accordance with a scheme to be first submitted for the approval of the local planning authority.

Reason

In order to ensure the restoration of the site at the end of the predicted operational lifespan of the windfarm.

(7) The development hereby approved shall be substantially carried out in accordance with the following documents and plans, or as otherwise modified by other conditions of this consent or schemes subsequently approved under any other conditions.

Planning application dated 30.10.2002.

Environmental Statement 25.10.2002.

Figure 1.1 Location Plan.

Figure 2.1 Structure of wind turbine.

Figure 2.2 Foundation of wind turbine.

Figure 2.3 Turbine Location and Access Tracks.

Figure 2.4 Track formation.

Figure 2.5 Generic Crane area.

Figure 2.6 Design of substation.

Reason

To identify plans and documents hereby approved.

(8) No development shall take place until the applicant or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason:

To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource.

(9) All construction vehicles shall enter and leave the site via access from the A4016 as indicated in the Environmental Statement.

Reason:

In the interests of highway safety.

Cont.

Reference No: P/2002/1322

(10) Before the commencement of the construction of any wind turbine, a soil survey of the areas identified as sheep dip disposal areas as indicated on Figure 13.1 of the Environmental Statement shall be undertaken and the results provided to the local planning authority. A scheme for the mitigation and/or disposal of any contaminated soil shall be submitted to and approved by the local planning authority in writing and the scheme as approved shall be fully implemented and completed before any foundations are excavated in the identified areas.

Reason

In the interests of public safety.

(11) The process lagoons/ponds shall be of the closed circuit type with no discharge to any watercourse.

Reason:

In order to prevent pollution

(12) Cut off ditches shall be provided below the working area to intercept contaminated surface water and direct it to suitable lagoons for treatment prior to discharge to a watercourse.

Reason:

In order to prevent pollution.

(13) Provision shall be made to ensure that no polluting discharge from haul roads and disturbed areas enters any watercourse.

Reason:

Protection of the environment.

(14) No development shall commence until a scheme for the method of working has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved under this condition.

Reason:

To prevent pollution of the water environment.

(15) Any trial pits or drill sites shall be located within the footprint of the tracks, pads, turbine bases or Substation.

Reason:

In order to minimise ecological damage on site.

Cont.

Reference No: P/2002/1322

(16) Reseeding on site shall be undertaken using an upland seed mix of native origin and local provenance.

Reason:

In the interests of nature conservation.

(17) The colour of the turbines and blades shall be mid grey in colour or in accordance with a scheme to be first submitted to the local planning authority for approval.

Reason

In the interest of visual amenity.

(18) Prior to the commencement of work on site, a comprehensive Habitat Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall be implemented as approved.

Reason:

In the interests of nature conservation and the ecology of the site.

(19) No advertisements/logos shall be displayed on the apparatus, without the prior consent of the Local Planning Authority.

Reason

In the interest of visual amenity.

NOTES TO DEVELOPER

(1) Underground mining operations may have been prosecuted beneath this site and the developer is advised to seek appropriate technical advice in order to decide what precautions if any, need to be taken to reduce the risk of damage from subsidence. If as a consequence of this technical advice, the developer wishes to carry out exploratory works to coal seams or to old coal workings upon this site, then his proposals should be forwarded to British Coal for the Board's written approval, prior to their execution. It is suggested that the developers discuss the proposals with the Authority's Building Control Officers prior to submitting an application under the Building Regulations.

(2) If the access road to the site follows the existing track from Glyn Gwilym Farm, this would require Scheduled Monument Consent under Section 2 of the Ancient Monuments and Archaeological Areas Act 1979.

Cont.

(3) The Habitat Management Plan required under condition .. Should be developed using specific on-site information gathered on the status, distribution and requirements of the blanket bog, mammals (principally brown hare), breeding birds, invertebrates, amphibians and reptiles.

(4) The developer should have regard to Sections 4, 7, 8 and 8A of the Chronically Sick and Disabled Persons Act 1970 and to the British Standards Institution's Code of Practice for "Design of buildings and their approaches to meet the needs of disabled people" (BS 8300:2001).

(5) Please note that any works carried out without compliance with the conditions attached to this approval will be entirely at the risk of the persons involved and may result in formal action being taken by the Local Planning Authority.

(6) Before commencing development, the developer is advised to contact Hyder Network Development Consultants on 01443 331155 in relation to building in the vicinity of a sewer or a connection to a sewer.

(7) Any culverting of a watercourse requires the prior written approval of the Local Authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Environment Agency seeks to avoid culverting and its consent for such works will not normally be granted except for access crossings.

(8) The Environment Agency and the Local Authority have permissive powers to maintain watercourses depending on the watercourse's definition as 'Main River' or 'Ordinary Watercourse'. The responsibility for general maintenance of the river and its banks rests with the riparian owner.

(9) The appointed contractors on site are advised to arrange a meeting with the Environment Management Officers of the Environment Agency during the first stages of the development to discuss pollution prevention measures. You are advised to contact the Environment Management Officer Ms Joanne Thomas on 01792 645300 to arrange a convenient date.

Cont.

Reference No: P/2002/1322

Signed :
Director of Environment & Consumer Services

Date: 27/05/03