

**PLANNING AND DEVELOPMENT CONTROL COMMITTEE**  
**18<sup>TH</sup> JUNE 2013**

**ENVIRONMENT SERVICES**

**REPORT OF THE HEAD OF PLANNING – N. PEARCE**

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**PART 1 – Doc.Code: PLANDEV-180613-REP-EN-NP**

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### **Human Rights Act**

The Human Rights Act 1998 came into force on 2<sup>nd</sup> October 2000. It requires all public authorities to act in a way which is compatible with the European Convention on Human Rights. Reports and recommendations to the Sub-Committee have been prepared in the light of the Council's obligations under the Act and with regard to the need for decisions to be informed by the principles of fair balance and non-discrimination.

### **Background Papers**

The relevant background papers for each of the planning applications listed in sections 1 to 3 above are contained in the specific planning applications files and documents listed in Background Information in each individual report. The contact officer for the above applications is Nicola Pearce

## SECTION A – MATTERS FOR DECISION

### 1. PLANNING APPLICATIONS RECOMMENDED FOR APPROVAL

<b><u>ITEM 1.1</u></b>	
<b><u>APPLICATION NO:</u> P/2013/470</b>	<b><u>DATE:</u> 21/05/2013</b>
<b>PROPOSAL:</b> Single storey outbuilding to facilitate granny annexe accomodation.	
<b>LOCATION:</b> 11 Efail Fach, Pontrhydyfen, Port Talbot, SA12 9TY	
<b>APPLICANT:</b> Mr Stephen Owen	
<b>TYPE:</b> Householder	
<b>WARD:</b> Pelenna	

### **BACKGROUND INFORMATION**

**Committee Reason:** The applicant is employed within the Environment Directorate and plays the role of a consultee within the Planning process.

**Planning History:** None

**Publicity and Responses if applicable:**

Pelenna Community Council: No reply received  
Pelenna Ward: No reply received

Number of properties: 2  
Number of replies: 0

**Description of Site and its Surroundings:**

The application site comprises a detached dwellinghouse located at 11 Efail Fach, Pontrhydyfen, Port Talbot.

**Brief description of proposal:**

The application seeks full planning permission for the construction of a

single storey outbuilding to facilitate the provision of granny annexe accommodation. The submitted plans indicate that the structure will be located a distance of 14m from the rear elevation of the property. The structure will measure 7.8m in width, 6m in depth with a height to ridge level of 3.5m. The annexe will be positioned on top of an already constructed slab, which is elevated above the original ground level. The materials proposed include slate for the roof upvc/oak for the windows and doors and render to the walls to match the existing dwellinghouse.

### **Material Considerations:**

The main issues to be considered when determining this application relate to the impact upon residential and visual amenity together with highway safety having regard to prevailing planning policies.

### **Policy Context:**

#### **Neath Port Talbot Unitary Development Plan:**

Policy GC1 New buildings/structures and changes of use  
Policy ENV17 Design

### **Visual Amenity:**

The structure is proposed to be set well back within the properties garden, some 14m from the rear elevation of the dwellinghouse. The structure is visible from the rear unmade track, the character however of this area to the rear of the neighbouring properties gardens is characterised by garages, outbuildings and sheds which are accessed off this rear lane. These structures are not constructed using any clear uniform design and it is therefore considered that the introduction of the proposal at this location will not adversely affect visual amenity. Therefore the restricted scale of the outbuilding together with the use of matching materials and its location within the rear garden beyond which is open countryside, dictates the development will not have an adverse affect on the dwellinghouse to which it relates or the wider surrounding area.

### **Residential Amenity:**

There is no conflict between distances allowable between habitable room windows or the overlooking of private space. The applicant has been mindful to obscure the glass serving the window positioned nearest to the boundary with the neighbouring property known as Pelenna House. This

will minimise the overlooking posed by the proposal whilst the angle of the second window (in the front elevation), together with the existing boundary treatment and separation distance minimise the potential of overlooking from this window. With regard to the adjacent neighbouring property Number 10, the vantage point offered by the window does not allow for the level of overlooking which would be considered to adversely affect residential amenity. The single-storey nature of the development and its separation distance from the boundary with Number 10, ensures the development is neither overbearing nor does it overshadow the amenity areas of this neighbouring property. With regards to the other neighbouring property, Pelenna House, the proposal will be flanked by an existing outbuilding and whilst the annexe will admittedly be slightly higher by virtue of the raised slab, any overshadowing of private amenity space is effectively cancelled out by the neighbouring outbuilding structure. Therefore, there is no adverse affect on residential amenity to the occupiers of that property.

**Highway Safety (e.g. Parking and Access):**

The proposed development does not require any changes to the existing highway infrastructure nor does it require the creation of any off-street parking spaces. Furthermore the creation of a granny annexe at this location is not considered to have a negative affect on highway and pedestrian safety.

**Ecology (including trees & protected species):**

N/A.

**Others (including objections):**

None.

**Conclusion:** The proposal does not have an adverse affect on visual and residential amenity nor does it have a negative impact on highway and pedestrian safety. The proposal therefore complies with Policies GC1 and ENV17 of the Neath Port Talbot Unitary Development Plan.

**Recommendation:** Approval subject to conditions.

## **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)The outbuilding hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 11 Efail Fach and shall not be sold, let or sublet as a separate unit of accommodation.

Reason

The additional accommodation is considered unsuitable for occupation as a separate unit.

## **REASON FOR GRANTING PLANNING PERMISSION**

The decision to grant planning permission has been taken in accordance with Section 38 of the Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise.

The proposal does not have an adverse affect on visual and residential amenity nor does it have a negative impact on highway and pedestrian safety. The proposal therefore complies with Policies GC1, ENV17 of the Neath Port Talbot Unitary Development Plan.

## 2. FURTHER ALTERNATIVE OPTIONS SUBMITTED BY AN APPELLANT IN SUPPORT OF A CURRENT APPEAL

<b><u>ITEM 2.1</u></b>	
<b><u>APPLICATION NO:</u> P/2010/1148</b>	<b><u>DATE:</u> 22/11/2010</b>
<b>PROPOSAL:</b> Erection of 15 wind turbines with a max blade tip of 118m, (3 turbines together with a control building and electricity sub station in a secure compound are to be sited within Bridgend CBC) temporary construction compounds, 78m anemometry mast, new access from A4107, upgrading of existing on site tracks and construction of new on site access tracks, crane hard standings, underground electricity cables, four borrow pits, and widening of existing forestry tracks.	
<b>LOCATION:</b>	<b>Mynydd Y Gelli, Near Abergwynfi, Port Talbot</b>
<b>APPLICANT:</b>	<b>Gamesa Energy UK</b>
<b>TYPE:</b>	<b>Full Plans</b>
<b>WARD:</b>	<b>Gwynfi</b>

### **BACKGROUND INFORMATION**

Members will recall that planning permission was refused for the above development on the 3rd April 2012, for the following reasons:

- 1) The proposed development by virtue of its layout and scale would have a significant unacceptable effect on the quality of the landscape to the detriment of the character and appearance of the area contrary to Policies GC1, GC2, ENV1, and ENV3 of the Neath Port Talbot Unitary Development Plan
  
- (2) The proposed development by virtue of its location, layout and scale would have an unacceptable, detrimental visual effect, on the residents of Croeserw, Blaengwynfi and Abergwynfi contrary to Policies GC1, GC2, and ENV1 of the Neath Port Talbot Unitary Development Plan.

(3) The proposed development in conjunction with the existing Ffynon Oer Wind Farm and the proposed Pen y Cymoedd Wind Farm will result in the feeling of surrounding of residential properties within Croeserw to the detriment of residential amenity contrary to Policies GC1, GC2, and ENV1 of the Neath Port Talbot Unitary Development Plan.

A copy of the Officers report from that meeting together with the amendment sheet relating to that item are attached within Appendix A and B respectively.

The applicant has appealed against this decision to the Welsh Government and the appeal is to be considered at a Public Inquiry which will commence on the 2nd July 2013. Following the submission of the appeal the appellant decided to amend the scheme and as such has submitted Further Environmental Information (FEI) on the 10th May 2013 for consideration at the appeal.

Whilst the appellant considers the scheme to be acceptable as it stands, they have submitted two alternative schemes to the Inspector which will be considered in addition to the submitted scheme which was refused by this Committee. The alternative schemes are as follows:

Option 1 – all turbines except T4 and T9

Option 2 – all turbines except T1, T4 and T9.

The purpose of this report is for members to consider the two additional alternative proposals and authorise officers to make representations at the Inquiry in respect of the alternatives.

In support of the two options the following information has been provided:

Non Technical Summary May 2013

Further Environmental Information May 2013

Further Environmental Information Figures and wire frames May 2013

Environmental Noise Impact Assessment May 2013

Assessment of Effects on Views from Nearby Communities May 2013  
(Written Summary of effects)

Assessment of Effects on Views from Nearby Communities Figures May 2013



The submitted FEI assesses the two options within the following range of issues previously considered.

1. The Recreation and Community Effects
2. Landscape and Visual
3. Terrestrial Ecology and Bats
4. Ornithology
5. Noise
6. Historic Environment
7. Access and Traffic
8. Geology and Hydrogeology
9. Hydrology, Flood Risk and Water Quality
10. Agriculture and Soil Resources
11. Shadow Flicker

The submitted information is summarised as follows:

#### The Recreation and Community Effects

The FEI concludes that turbines T1, T4 and T9 have no effects on public rights of way and therefore their removal would not change the assessment of effects reported in the ES. The reduction in the number of turbines may have a small effect on the number of jobs generated but this would not have a significant effect on employment

#### Landscape and Visual

Reducing the number of turbines to be constructed, and the associated reductions in access tracks etc, will reduce the duration and extent of construction activity on site. However, the overall area of the wind farm would not significantly change, and it is unlikely that there would be any change to the significance of effects relating to construction.

Operational effects on landscape character are not considered to significantly change in relation to the proposed alternative options when compared against the submitted scheme, on the basis that the numbers of turbines are similar. The effects are as described in the original Environmental Statement (ES).

It is not considered that removal of any combination of T1, T4 and T9 would result in a reduction of effects below the level of significance, as defined in the ES, at any of the six viewpoints assessed.

The deletion of two or three of these turbines will result in a reduction of the presence of the wind farm in specific views, including views from residential properties, in comparison to the submitted scheme. This will result in a reduction in effects upon the visual component of residential amenity

### Terrestrial Ecology and Bats

The FEI concludes that the removal of turbines T1, T4 and T9 would reduce the level of temporary disturbance during construction and the amount of habitat that would be permanently lost to the development. No bat activity, or other protected species activity has been recorded at the locations of turbines T1, T4 and T9. There would be no change to the ES chapter conclusion if Option 1 or 2 was approved.

### Ornithology

The FEI identifies that the removal of two or three turbines would reduce the collision risk to all birds and the reduction in extent of access tracks, turbine pads, etc., would reduce the amount of habitat loss for breeding birds, however, as the ES concluded that the effects were not significant there would be no change to this conclusion.

### Noise

The FEI concludes that predicted noise levels associated with the proposed wind farm meet the ETSU-R-97 night-time and amenity hours (lower limit) noise criteria at the majority of neighbouring residential dwellings by a minimum margin of 0.3 dB. Predicted noise levels at the closest dwellings within Abergwynfi meet the night time and upper daytime noise limit by 0.7 dB.

### Historic Environment

The FEI concludes that whilst option 1 and 2 will diminish the magnitude of impacts on the settings of a number of designated heritage assets, the overall levels of effect will remain largely unchanged from those identified within the ES.

## Access and Traffic

The FEI concludes that the removal of turbines T1, T4 or T9 from the submitted scheme are likely to result in a slightly reduced construction programme and would reduce the surfacing requirements of the site. The total construction vehicle movements associated with this activity would also reduce. However, since this would be over a potentially reduced construction period, the resultant peak daily construction traffic flows would likely remain the same.

On this basis, the peak construction traffic flows generated by option 1 or option 2 would remain broadly similar to those that have already been assessed in the ES and therefore the significance of any effects will be the same for each of the development options.

## Geology and Hydrogeology

The FEI concludes that options 1 and 2 would result in no physical disturbance of the ground at the locations of turbines T1, T4 and T9 and would shorten the length of the respective abnormal load routes. However, as turbines T1, T4 and T9 and the associated lengths of connecting abnormal load route are not located within sensitive areas with respect to geology or hydrogeology, no change to the ES conclusion on impact would result.

## Hydrology, Flood Risk and Water Quality

The FEI identifies that neither option 1 nor option 2 would entail the repositioning of turbines nor would they require the need for infrastructure to be sited closer to hydrologically sensitive features. In addition, the removal of turbines would result in a reduction in the impermeable surfaced area, and therefore reduce the potential adverse effects on the surface water runoff regime. Therefore, whilst there will be some improvement, the assessment of significance is unlikely to change from that previously reported in the ES.

## Agriculture and Soil Resources

Although there would be a slight reduction in the area of land and soils affected if turbines were removed, the FEI concludes that the assessment of effects remains the same as the submitted ES and therefore the significance stated in the 2010 ES remains unchanged

## Shadow Flicker

The FEI concludes that the assessment of option 1 would not change as turbines T4 and T9 had no shadow effect. The removal of turbine T1 within option 2 would result in no residential properties surrounding the development being affected by shadow flicker.

## Appraisal

### Policy Context

In dealing with the original application the department considered paragraph 4.2.1 (Sustainability), 5.5.2, (Conservation of Natural Heritage), 12.8.1, 12.8.9, 12.8.10, 12.8.12 and 12.8.14 (Infrastructure) contained within Edition 4 of Planning Policy Wales (2011).

In November 2012, Edition 5 of Planning Policy Wales was published. Edition 5 remains unchanged in its requirements to deliver 2 GW of onshore wind energy by 2015/17 compared with the target set out in Edition 4 which were derived from the Welsh Governments policy document *“A low Carbon Revolution- The Welsh Assembly Government Energy Policy Statement 2010”*

In relation to the topic areas contained within PPW 4 listed above, these have remained unchanged other than paragraph 4.2.1 which has been renumbered 4.5.1. In summary whilst PPW5 has superseded national policy advice at the date of determination of the application there have been no material changes to the policy position in so far as it relates to this application.

The Recreation and Community, Terrestrial Ecology and Bats, Ornithology, Noise, Historic Environment, Access and Traffic, Geology and Hydrogeology Hydrology, Flood Risk and Water Quality, Agriculture and Soil Resources ,

The submitted FEI indicates that the revised proposals would result in little or no reduction in significant effect. The department agrees with these conclusions and given that there are no material changes in circumstance since the determination of the application, it is considered that the previous appraisal adequately addresses the proposal and the conclusions reached by officers remain unchanged, and as such it is

considered that there are no objections to the two options in relation to these headings.

### Shadow Flicker

In relation to option 1 there would be no change as turbines T4 and T9 have no shadow effects. In relation to option 2 the removal of turbine T1 would result in no shadow flicker at adjacent dwellings. However as any potential effects would have been controlled by condition there is no overall change of effect. The department therefore considered that the proposed alternative options will not have a detrimental effect on residential amenity as a result of shadow flicker.

### Effects Landscape and Visual

The FEI includes a study to consider the nature of changes to local views and associated visual amenity when viewed at a distance of 0.5 -2.8km from the appeal site.

Within the study, 16 areas were identified and an assessment of the impact of the two options was undertaken within the 16 areas. The effects of the two options were compared against the effects of the original proposal

This assessment indicates that only 4 of the study areas will have any measurable reduction in effect.

The department has appointed a Landscape Consultant to assess the visual impact of the two options, and the conclusions in relation to visual amenity and the impact upon landscape form are as follows:

*Landscape Effect “My assessment of the landscape in which the proposal lies is that it is unsuitable for windfarm development. Though it has a simple landcover, its convex rounded landform and skylines, particularly apparent to the west, means that the turbines and associated infrastructure will be highly visible and will reduce the apparent scale and unspoilt character of the ‘mountain’. This differs from the relatively flat top, sharp edged glacial cut plateau and valley forms apparent elsewhere in the SSA which allow turbines to be set back and hidden from intervening valleys. The turbines rising above the steep valley slopes on the skylines above Blaengwynfi and Abergwynfi will have a similar effect, reducing the scale and wildness of the hills. Overall, the turbines will*

*dominate and substantial effects with major significance will occur on Mynydd y Gelli.”*

In relation to the landscape outside the County Borough to the east of the site it was concluded that;

*“The character of the adjacent valleys will also be adversely affected by the dominating turbines on the adjacent hills.”*

In relation to the alternative the consultant concluded as follows:

*“The LVIA accepts that Option 1 and Option 2 will still have significant effects on the landscape. My view is that the turbines will still affect the key qualities and characteristics of the landscapes including unspoilt skylines, views, tranquillity and wildness. Therefore the level of effects and conclusions are the same as above.”*

### Visual Effects

In respect of the effect of the proposal on the adjacent communities it was concluded that;

*“In regard to settlements, my assessment of effects lead me to conclude that there are significant adverse effects on the settlements of Croeserw, Blaengwynfi and Abergwynfi through substantial or substantial /moderate effects on high sensitivity receptors. Turbines would dominate the skyline of the hills adjacent to the settlements effectively linking the development in the valley to the tops themselves”*

*“It will be difficult for residents and visitors to the settlements to consistently ignore or get away from views of the large, moving turbines on the adjoining hills when using streets, open spaces and the cemetery. Some residents will also have views of turbines on previously unspoilt skylines from living rooms as well as upstairs rooms, and from gardens. The turbines effectively place development on unspoilt hilltops which are one of the greatest assets and attractions of living in the area, contributing significantly to quality of life, and so combined with the developments in the valleys, there will be a feeling of not being able to get away from development, and that the turbines would partly define the settlement’s character- eg we are the village with the large turbines up the hill. The effects on visual amenity and quality of life are not acceptable in my view.”*

## Cumulative Effects

*“Significant cumulative effects with Ffynnon Oer, Pen y Cymoedd and Llynfi Afan Bridgend will be experienced, both in terms of additional cumulative effects inasmuch as the development contributes most to adverse visual effects and also in terms of the effects of all the developments combined. The proposal will mean that Croeserw is bounded on two sides by windfarm development giving a feeling of surrounding. Whilst Ffynnon Oer and Pen y Cymoedd, though noticeable, are at an acceptable distance away from the settlements, the proposal in conjunction with Llynfi Afan Bridgend is significantly more proximate and intrusive. The individual and combined cumulative effect on visual amenity in the settlements is therefore unacceptable, in my view.”*

## Alternatives

*Option 1, removing turbines 4 and 9, reduces effects to a slight extent on Croeserw, as Turbine 9 is the closest on top of Mynydd Caerau. The benefits are most apparent close to, such as at Viewpoint 4. However, the group of which it is a part, combined with the other turbines, still have a large and significant effect on the majority of the FIA assessed viewpoints in Croeserw and in my assessment. In my view the effects are still unacceptable as the turbines still introduce large moving elements on the unspoilt skyline, moving development onto the hills and adversely affecting visual amenity and quality of life. In respect of Turbine 4, this only benefits the street vista in Abergwynfi [Viewpoint 3] but the remaining turbines remain dominant and prominent in respect of this settlement and Blaengwynfi.*

*Option 2- removing turbines 1, 4 and 9 slightly reduces effects on Abergwynfi and Blaengwynfi as the closest and most prominent turbine will be removed. However, the effects of the remaining turbines still remain large on Blaengwynfi [viewpoint 5] according to the FIA. In my view substantial adverse effects of major significance remain, as the remaining turbines are still large highly prominent elements on the surrounding uplands skyline above the settlements.*

*Both options have no noticeable beneficial effects on walkers on the uplands. Overall, in my view, Options 1 and 2 still remain unacceptable in terms of effects on visual amenity and quality of life in the settlements*

*In summary the reduction in the number of turbines will result in only a limited reduction in the effect upon landscape and associated residential*

amenity. However the submitted options demonstrate that the development will still result in major landscape change with receptors experiencing a significant effect up to 2.88km from the site

It is considered that the proposed options will have a significant adverse effect on the landform of Mynydd Y Gelli, an area with a high LANDMAP landscape value, to the detriment of the character and appearance of the rural landscape.

In relation to the effect of sensitive receptors, it is considered that the proposed options by virtue of its scale and location in close proximity to Croeserw, Abergwynfi and Blaengwynfi would result in the development appearing dominant and overwhelming in some cases.

Moreover, given the relationship between access routes to those settlements and the proposed development, the turbines will be visible while entering and leaving settlements, creating for residents, a sense of being unable to escape the presence of the turbines and therefore increasing the sense of being imposed upon, to the detriment of the amenity of residents within Croeserw, Blaengwynfi and Abergwynfi.

In addition to the individual effects of the proposal, the submitted information demonstrates that there are a number of locations in Croeserw where the proposed development is visible in conjunction with the existing Ffynnon Oer development and the proposed Pen y Cymoedd wind farm. It is considered that the cumulative effects of the options will result in the feeling that the residential dwellings will be surrounded by turbines to the detriment of the amenities of residents within that community.

## Conclusion

Notwithstanding the positive contribution that the proposal will make to providing a source of renewable energy, the negative effects on the landscape and residents within Croeserw, Blaengwynfi and Abergwynfi outweigh any potential local or national benefit.

It is therefore considered that the two alternative options fail to comply with the requirements and objectives of Planning Policy Wales Technical Advice Note 8 Renewable Energy, Neath Port Talbot Supplementary Planning Guidance – Landscape, Neath Port Talbot Interim Planning Guidance : Wind Turbine Development (2008) and Policies GC1, GC2, ENV1, and ENV3 of the Neath Port Talbot Unitary Development Plan



### Recommendation

It is therefore recommended that the Council object to the two alternative options submitted for consideration at the appeal contained within the FEI.

## **APPENDIX A**

### **Planning History**

Ffynnon Oer P2002/1322 16 Wind Turbines, access tracks, cable routes, anemometer, and a sub station with car parking - Approved 27/5/2003

Pen y Cymmoedd P2009/1053 - Consultation under Section 36 of the Electricity Act 1989 for consent to construct and operate a maximum 299MW wind farm generating station comprising 84 wind turbines to a maximum height of 145m, site tracks, foundations, underground electricity cables, borrow pits, an on-site 33/132kV substation and operations building which will house switchgear and metering building, two temporary construction compounds, a construction and storage compound and associated works/infrastructure. (Additional information received 12/8/10)- No Objection 14/10/10

### **Aspects of the proposed development within RCT and Bridgend CBC.**

RCT -10/1244/10 - Erection of 15 wind turbines & associated works (turbines to be sited within boundaries of Neath Port Talbot & Bridgend County Borough Council with construction access from Rhondda Cynon Taf via A4061 - Rhigos Road) – Approved 6/10/11

P/10/844 - 15 Wind Turbines (3 in BCBC), Substation, upgrade ext tracks assoc ,infrastructure and Anem.mast - No decision

### **Publicity and Responses (if applicable):**

Prior to the submission of the application, the applicants undertook a community consultation as part of the development of the project and which is fully detailed in the Report of Consultation presented as part of the planning application, in accordance with the requirements of the Authority's Supplementary Planning Guidance for Wind Farms.

### **The Applicant**

The applicant has indicated that public consultation period has been undertaken over a period of 4 years through a series of briefings, public exhibitions, community road shows and drop in surgeries in November 2006, February 2007, September 2008 and November 2010.

In October 2010, the applicant notified over 7000 dwellings in the local area, informing them of the proposal and inviting them to public exhibitions which were undertaken in Croeserw, Blaengwynfi, Pontycymmer and Nantyffyllon between the 1<sup>st</sup> and 2<sup>nd</sup> November 2010.

### The Authority

The proposal has been advertised by means of a press notice and the posting of 20 site notices. A copy of the application was deposited in Croeserw community centre

Following the submission of additional information in relation to access, traffic and track layout further consultation was undertaken which included a further press notice and site notices.

Five individual letters have been received objecting to the proposal For the following summarised reasons:

1. Destroy the beauty of the valley.
2. Effect tourism.
3. Devalue houses.
4. Kill birds.
5. Create noise.
6. Damage cycle tracks.
7. Be ugly and overpowering for local inhabitants.
8. Be a despoiling presence.
9. The owner may not actually be the sole owner of Gelli Farm and Mynydd Y Gelli.

A petition of support has been received containing 146 signatures urging members to support the application, regardless of officers recommendation, on the grounds that the proposal will:

- Be in an area designated for Wind Farm development
- It will be a form of clean energy

One hundred and two letters have been received supporting the application on the grounds that the proposal will:

- Be a cleaner, sustainable energy source.
- Contribute to tackling climate change and renewable energy targets
- Be within an area designated for windfarm development

- Result in ecological enhancement and habitat management
- Provide economic benefits
- Provide a secure source of energy
- Provide a community benefits fund to support local projects
- Not adversely affect the community during the construction process
- Not affect the visual amenity of the area

**Ancient Monument Society** - No reply, therefore no observations to make

**Neath Port Talbot Badger Group** - No record of badger setts within the area

**Brecon Beacons National Park** - No objection subject to the imposition of suitable conditions. However, the National Park does have concerns over the cumulative effect of both operational and proposed wind farms that are visible from the National Park and trust that the cumulative impact of this development will be given full consideration.

**Bridgend County Borough Council** - No objection

**British Telecom** - No reply, therefore no observations to make

**CADW** - No objection.

They have concluded that the proposed development does not have a significant effect on the setting of the two ancient monuments within the site. In respect of the direct effects of the proposal on Clawdd Mawr Dyke (GM231) they are satisfied that the mitigation measures set out in the ES is adequate to address any direct and indirect impact.

They have however recommended that the Authority consult Glamorgan Gwent in respect of archaeological mitigation and a condition is attached to any consent requiring a programme of archaeological work.

**Royal Society for Protection of Birds:** No reply, therefore no observations to make

**Countryside Council for Wales:** no objection subject to the imposition of conditions to deal with the following matters

1. Construction management Plan
2. A Habitat Management Plan

CCW have also expressed concerns over the indicative grid connection route as it could impact on SINC's within Bridgend County Borough Council. It should be noted that the grid connection does not form part of this application and will be subject to a separate consenting procedure where these matters will be fully considered.

**Council for the Protection of Rural Wales** - No reply, therefore no observations to make

**Head of Engineering & Transport (Structures)** No reply, therefore no observations to make

**Environment Agency** No objection

**Economic Development** No reply, therefore no observations to make

### **Biodiversity Unit**

The section has advised that the proposal will result in loss and impact upon Local Biodiversity Action Plan habitat. They have identified a loss of 0.6ha of Purple Moor Grass and Rush Pasture and an effect on small sections of two streams and a small area of Heathland. It is recommended that should the application be approved then conditions be attached to deal with the following matters;

1. Capture and release of reptiles
2. Construction management Plan
3. A Habitat Management Plan(HMP) specifically addressing Gorse retention and the restoration of Bog habitats
4. The establishment of a steering group to advise on the implementation of the HMP
5. Bird Monitoring survey
6. Bird and Bat Corpse monitoring programme
7. Pre commencement survey for protected species and breeding birds
8. Prohibition of works if European protected species are discovered on site.

They have also expressed concerns over the indicative grid connection route as it could impact on BAP habitat, woodlands known to support European protected species and neighbouring Authorities SINC's. As stated previously the grid connection does not form part of this

application and will be subject to a separate consenting procedure where these matters will be fully considered.

**Forestry Commission** No reply, therefore no observations to make

**Mid Wales and West Fire and Rescue Service:** advises that the developer should consider the need to provide adequate water supplies for fire fighting purposes.

**Footpath Section:** confirms a number of footpaths and bridleways fall within the application site.

**Wales and West Utilities:** advises on the location of its apparatus.

**Glamorgan Gwent Archaeological Trust:** No Objection, subject to the imposition of a suitable condition requiring the applicant to submit a detailed programme of archaeological investigation together with a mitigation program.

**Glamorgan Gwent Wildlife Trust** - No reply, therefore no observations to make

**Head of Housing and Public Protection (Noise):** advises that predicted noise levels from the proposed wind turbines as well as pre existing wind farms and those that consents, fall within the guidance levels suggested by ETSU document. Construction and decommissioning noise levels have also been predicted and are also well within the guidance limits. As a consequence no objection is raised

**Welsh Water:** - No Objection

**Western Power Distribution :** No Objection

**The Coal Authority:** - No objection subject to a suitably worded condition requiring further site investigations.

**National Grid** No Objection

**Powys County Council** - No reply, therefore no observations to make

**Ramblers Association** - No reply, therefore no observations to make

**Rhonda Cynon Taff County Borough Council** – No Objection

**Pollution Control Section (Land contamination):** No Objections subject to a condition imposed that in the event that contamination is found at any time a report is submitted for approval.

**Neath Port Talbot Biodiversity Forum** No reply, therefore no observations to make

**Head of Engineering & Transport (Highways):** No objection

**Head of Engineering & Transport (Drainage):** No adverse comments.

**Swansea Airport** No reply, therefore no observations to make

**Civil Aviation Authority :** No adverse comments

**Ministry of Defence –** No objection

**OFCOM -** No Objection

**BBC-** No reply, therefore no observations to make

**Welsh Assembly Government:** No reply, therefore no observations to make

### **Description of Site and its Surroundings:**

The application site is located to the east of Croeserw and south of Blaengwynfi. The A4107 and the River Afan runs in a generally west-east direction to the north of the site. Viewed from Croeserw, the site sits within a generally horse shoe shaped landscape consisting of hills which run into each other, to the north is Graig Y Gelli, Mynydd Y Gelli, Werfa, Mynydd Caerw Gwach.

The landscape is open, exposed and consists of rough grazing land and moorland. The site is in an elevated location above the settlements of Croeserw (approximately 200-270m AOD) and Abergwynfi (approximately 250m AOD) elevated at between approximately 450m-556m. To the south of the site there is a forest plantation located on the southern side of Mynydd Caerau.

The majority of turbines are located within Strategic Search Areas (SSA) F (as set out in TAN 8). However, turbines 6, 7, 8 and a borrow pit fall

outside the eastern edge of (SSA) F.

The proposed development's application boundary encloses approximately 56.5 km<sup>2</sup> encompassing three local authorities Neath Port Talbot CBC, Bridgend BCB and Rhondda Cynon Taff CBC. The development proposals within each Authority are set out below.

### **Background Information**

Members will be aware that it is not uncommon for the department to seek revisions to planning applications where the proposal can be improved or where particular elements of the proposal are considered completely unacceptable.

Therefore as part of the normal determination process the department indicated that the detrimental visual effects of the proposal could be significantly reduced to a point where officers considered that a favourable recommendation could be given. This involved the removal of turbines 1, 2, 3, 4, 9 and 10. The applicant declined the invitation on the basis of the overall financial viability but did indicate, without prejudice, a willingness to remove turbine 9.

The application is therefore determined on the submitted scheme.

### **Brief description of proposal:**

This is a proposal to construct and operate a maximum 30 MW wind farm generating station comprising 15 wind turbines to a maximum height of 118m. The development consists of the following :-

1. 15 wind turbines with a blade tip of 118m and a hub height of 78m;
2. A 78m high permanent wind monitoring mast, referred to as an anemometry mast or met mast;
3. The widening of existing forestry tracks at pinch points to allow access for the vehicles delivering the wind turbine components;
4. The upgrading and widening of existing on-site agricultural tracks and construction of new on-site access tracks, some of which would require watercourse crossings;
5. A new access off the A4107



6. A crane hardstanding for each turbine, referred to as crane pads;
7. Up to four areas of stone extraction referred to as borrow pits;
8. The underground cabling, parallel to access tracks, where practical;
9. An electricity substation within a compound containing a control building; and two construction compounds.

The Schedule of how the Proposed Development is split across the three Local Planning Authorities is as follows

Proposed Development	Neath Port Talbot County Borough Council (NPTCBC) (44.4 ha)	Bridgend County Borough Council (BCBC) (9.4ha)	Rhondda Cynon Taff County Borough Council (RCTCBC) (2.7ha)
15 wind turbines with a blade tip of 118m and a hub height of 78m	12 turbines within NPTCBC	3 turbines within BCBC	None
A 78m high permanent wind monitoring mast, referred to as an anemometry mast or met mast	Met Mast within NPTCBC	None	None
Widening of existing forestry tracks at pinch points to allow access for the vehicles delivering the wind turbine components	Pinch Points 8 through to 12 and 14 through to 17	No tracks within BCBC	Pinch Points 6 and 13

(Note: Pinch Points 1 through to 4 and 7 do not require planning permission)			
Upgrading and widening of existing onsite agricultural tracks and construction of new on-site access tracks	Across proposed turbine layout within NPTCBC and BCBC	Across proposed turbine layout within NPTCBC and BCBC	None
Crane hardstandings for each turbine, referred to as crane pads	Same as split of turbines. 12 crane hardstandings within NPTCBC	Same as split of turbines. 3 crane hardstandings within BCBC	None
Up to four areas of stone extraction as shown on Figure 5.1 and 5.2, referred to as borrow pits	All four borrow pit areas fall within NPTCBC	None	None
Underground cabling parallel to access tracks, where practical	Across proposed turbine layout within NPTCBC and BCBC	Across proposed turbine layout within NPTCBC and BCBC	None
An electricity substation within a compound containing a control building	None	All within BCBC	None
Two construction compounds	One within NPTCBC	One within BCBC	None

The department can confirm that planning consent has been granted in relation to the elements of the developments within RCT and Bridgend CBC.

The application is accompanied by an Environmental Statement (ES) which deals with a range of issues, but primarily deals with the following :-

- 1) Introduction.
- 2) EIA Legislation, Guidance and General methodology.
- 3) Consultation and Scoping
- 4) Design Alternatives and Evolution
- 5) Description of the Proposed Development
- 6) Recreation and Community Effects
- 7) Landscape and Visual
- 8) Terrestrial Ecology and Bats
- 9) Ornithology
- 10) Noise
- 11) Historic Environment
- 12) Access and Traffic
- 13) Geology and Hydrogeology
- 14) Hydrology, Flood Risk and Water Quality
- 15) Agriculture and Soil Resources
- 16) Shadow Flicker

Supplementary Environmental Information (SEI) has also been submitted (May 2011, June 2011, August 2011) to support the application which provides amendments to the scheme and additional information on construction traffic routing, access, traffic data and visual and landscape assessment.

This additional information was the subject of additional publicity under Reg 19

### **The Applicants submission in the ES and other submissions**

This section summarises the applicant's submission. The Department's comments on the issues are set out later in the report.

### **Needs for and the benefits of the proposed development**

The ES indicates that The Welsh Government targets for generation of electricity from renewable energy in Wales is 4 TWh by 2010 and 7TWh by 2020. Therefore about 800 MW of additional capacity is required to

meet the 2010 target in Wales albeit that it is recognised that this date has now passed

The ES concludes that those targets have not been met and that the Llynfi Afan REP has a potential generating capacity of 30MW, which represents approximately 3.75% of this target. In respect of the indicative installed capacity for SSA F (290MW) the proposal would meet just over 10% of the target.

### **Planning Policy**

This section identifies the energy and land use planning policy and legislation against which this proposal should be assessed.

The conclusions in the ES are that these policies seek to accommodate the generation of renewable energy along with the jobs and investment that this will bring to the area whilst also having regard to the need to avoid, minimise and where necessary, mitigate any significant adverse impacts which might arise from such a development.

### **Recreation and Community Effects**

This section provides a background, context and analysis of the economy local to the wind farm, and to place the proposed development within the context of that economy in order to understand any potential impacts. The analysis also considers how the wind farm may impact on key tourism receptors.

### **Tourism**

There are no tourist facilities within the application site. However, facilities exist to the North in Glyncoirwg (3km) and to the West (5km) at Afan Argoed Forest Park. There are a number of Public Rights of Way that are within the site but there is no published information on usage.

The ES indicates that the proposal is likely to have temporary minor effects on PROW crossing the site during the construction and decommission stages of the development but no effects on access during the operational stage.

The ES concludes that the development is not expected to significantly affect tourism demand at these locations.

## **Social Economics**

During the 12 month construction period up to 40 jobs will be provided. The ES indicates that this would have a temporary beneficial effect of minor significance.

In relation to the operational phase 2 jobs will be created. The ES indicates that this would have minor significant effect. In relation to the decommissioning phase the ES concludes that the proposal will have minor significant effect.

## **Landscape and Visual Assessment**

This section presents the findings of a landscape and visual assessment that has considered the potential effects of the proposed wind farm and associated works on the landscape character and visual amenity of locations at a considerable distance beyond the site boundary. The study area for the Landscape Visual Impact Assessment was based on a 35 km offset in each direction from the outermost turbines.

The baseline conditions include a number of operational wind farms, wind farm sites under construction, or consented wind farms within the landscape of the study area and beyond. These sites include the following:

- Ferndale
- Fochriw
- Ffynnon Oer
- Maerdy
- Maesgwyn
- Mynydd Portref
- Mynydd y Gwrhyd (permission recently granted)
- Mynydd y Betws (permission recently granted) and currently under construction
- Taff Ely

In addition, a number of wind farm applications (submitted or due to be submitted ) and ‘scoping stage’ sites have been identified within the study area. These sites include the following:

- Pen y cymoedd
- Pant y Wal (permission recently granted)
- Fforch Nest (permission recently granted)
- Hirwaun

- Hirfynydd
- Mynydd March Hywel
- Mynydd y Gwair
- Timet
- Pen Rhiw Gwaith
- Pendragon Fach
- Bettws
- Biden Farm
- Trane

The assessment has taken account of the potential cumulative or additional effects on landscape and visual amenity arising from the proposal, in conjunction with the known baseline of operational and/or consented wind farms and in conjunction with this baseline all of the submitted stage wind farms as identified above. In addition, the assessment considers the entire period of the development which includes the site preparation and commissioning phases, the operation of the wind farm, final decommissioning and reinstatement of the site.

A viewpoint analysis of the potential effects on both the landscape and visual amenity arising from the proposal at each of the selected viewpoints was carried out. This analysis involved the production of computer generated wire frames and photomontages. Montages are provided for viewpoints within 15km of the wind farm with wire frames, for selected viewpoints between 15 km and 35 km.

Whilst the nature and scale of the development and constrained nature of the site have limited the extent of potential mitigation. The development has gone through a design process which has seen the number of turbines reduced from twenty three to fifteen. In addition, a number of measures have been proposed and are incorporated into the final design of the wind farm to ameliorate potential impacts of both visual and landscape effects of the proposed development. These are outlined below:

- (a) site selection;
- (b) selection of turbine number and height in order to secure a reasonably balanced and visually permeable scheme,
- (c) turbine location in order to avoid perceptions of over-dominance from the valleys below;
- (d) establishment of turbine pattern (reasonably rhythmic without being regimented);

- (e) turbine positioning in order to respond to the underlying landscape
- (f) the minimising of ancillary elements' effects for example by undergrounding cables between turbines, by siting the switchgear/metering building at a distance from the turbines and at a lower elevation surrounded by coniferous forestry and placing the transformers within the structures
- (g) use of existing highway access and tracks
- (h) sensitive location of Borrow pits
- (i) Turbines to be off-white or pale grey in colour

Visual receptors within the study area are considered principally to consist of residents, users of the Brecon Beacons National Park and Gower AONB, users of informal outdoor recreational facilities including long distance walking routes, public footpaths and bridleways as well as cycle routes, and users of the road and rail networks.

The visual effects of the proposal have been assessed from 39 viewpoints.

The table below lists all the view points within the County where a significant effect has been identified,

VP Ref	Location	Distance to Nearest Turbine	Potential Visual Effect			Significant Yes/No
			Receptor Sensitivity	Magnitude	Significance	
2	A4107, 'hair pin' bend	593 m	Walkers and cyclists; High Road users; Medium	Large	Major / Major / Moderate	Yes
3	Abergwy nfi High Street	765 m	Residents; High Road Users;	Large	Major / Major / Moderate	Yes

			Medium			
4	Croeserw, eastern edge of settlement near Bryn Coed	881 m	Residents and walkers; High	Large	Major	Yes
5	Blaengwynfi	1.27 km	Residents; High Road Users; Medium	Large	Major Major / Moderate	Yes
6	Blaengwynfi, path below Blaengwynfi Street	1.56 km	Residents; High	Large	Major	Yes
7	Croeserw, junction of Eastern Avenue and A4063	1.60 km	Residents; High Road Users; Medium	Large	Major Major / Moderate	Yes
8	Residential area playing field, Croeserw	1.69 km	Residents and users of recreational facilities; High	Large	Major	Yes
9	Blaengarw adjacent to tarn to east of David Street	1.85 km	Walkers; High	Medium	Major/Moderate	Yes
14	Neath Port Talbot / Bridgend boundary	4.47 km	Walkers; High Road users;	Medium	Major/Moderate Moderate	Yes No



			Medium			
<p>A Zone of Theoretical Visibility (ZTV) analysis has also been submitted as part of the ES outlining visible Tip and hubs for the development and other developments up to a distance of 35km.</p> <p>The analysis shows significant changes in the amount of the development that is visible depending primarily on distance, elevation and intervening landforms. Even within 5km at the 15 identified viewpoints the number of tips visible ranges from two to fifteen.</p> <p>It should be noted that the actual visibility on the ground would be considerably less than predicted by the ZTVs due to the screening effects of localised topographical features, vegetation and buildings.</p> <p><b>Landscape Fabric</b></p> <p>The application site has an open, exposed character with the elevated rough moorland grazing extending beyond the site to the summits of Werfa, Mynydd Caerau and Mynydd Llangeinwyr.</p> <p>The proposal does not involve large clearance of woodland, vegetation or the significant disturbance of the existing landform</p> <p>A local substantial effect would occur to the landscape fabric of the site, principally due to the proposed borrow pits however this would not be significant in a wider landscape context.</p> <p><b>Settlements</b></p> <p>The heavily settled character of the South Wales Valleys has resulted in a large number of settlements within the study area. Settlements are thus considered to be one of the most important landscape and visual receptors. Settlements within the study area are generally located within the base of valleys, and thus, the proposed wind farm would be screened from a large number of locations, some distant and some adjacent.</p> <p>The settlements where it is anticipated that a significant effect would occur to visual amenity includes the following areas:</p> <p>Croeserw</p>						

## Abergwynfi Blaengwynfi

These settlement areas are located within valleys or on valley slopes and those with views would tend to look up towards the turbines. This factor, combined with the narrow valleys in some cases, would make the turbines prominent above the valley sides.

The ES indicates that the design process has sought to reduce visual impact. However both partial and full views of turbines are possible from the above settlements.

No individual dwellings are within 500 m of the proposed turbines however, there are a number of turbines that are within 1 km of dwellings. In addition there are areas where the proposed wind farm would be seen in conjunction with other adjacent operational and consented wind farms, such as Ffynnon Oer, and the proposed Pen y Cymoedd.

The ES concludes that the proposal would have a significant effect on the settlements of Croeserw, Abergwynfi and Blaengwynfi

### **Landscape Character**

The main source of landscape and visual effects from the proposed wind farm would originate from the turbines, largely due to their size, related blade movement and potential extent of visibility. Such effects would occur across the study area but would be greater in close proximity to the development. Although opinion and perception of wind farms is often polarised it is accepted that the nature of these effects would generally be adverse for landscape and visual receptors. The ES accepts that there will be landscape change and indicates that the extent of the landscape change will depend upon the individual proposal. Within the ES specific reference is made to the adjacent Ffynnon Oer development where it is accepted that there is a landscape change up to 600m beyond the development.(7.92)

The effects would be over the proposed 25-year lifespan of the wind farm. Thereafter, the prime cause of the effects (the turbines) would be removed and the vast majority of effects removed from the study area. The nature of the effects identified would be largely cumulative due to the presence of a number of other operational and consented wind farms in the study area. In addition, a number of sites are at the planning

application stage awaiting determination.

Having identified the significant effects generated by the proposed wind farm the issue is one of whether these effects are acceptable within the local and wider landscape. The key objectives of TAN 8 in relation to the SSAs and conservation of landscape are:

‘Within, and immediately adjacent to the SSAs, the implicit objective is to accept landscape change i.e. significant change in the landscape character from the wind turbine development.’

The ES concludes that within 3.5km of the site significant landscape character effects would arise with the establishment of a wind farm landscape up to 700m beyond the development.

Visual effects resulting from the development is judged as having a potentially significant effect upon views/ viewpoints up to c7-8km from the outermost wind turbines. For High sensitivity visual receptors within this range the development is assessed as having a potential visual effect significance of Moderate/Major or Major (significant). The significance of the identified effects for Medium sensitivity receptors is reduced, and the area within which they would be experienced is considerably more limited. Within the approximate range c7-8km extending to 15km from the outermost turbines the effect would drop below the threshold for significant visual effects to arise (Moderate to Negligible or combinations thereof).

Beyond 15km the proposed development is only likely to be seen in very clear weather conditions and views are such that it would be seen as an increasingly minor, subordinate element of a wider composition.

In relation to The Brecon Beacons National Park and the Gower AONB the ES concludes that given the respective visible distances from the proposal of 14km and 26km, the proposal would not have a significant effect on the landscape character of those areas.

As a result, at the strategic and local level, the landscape character and related visual amenity of this area and its surroundings are anticipated to undergo change as a result of wind farm development.

### **Recreation and Tourism**

There are no recreational facilities within the site although informal facilities are situated within 2 to 3 km and there are a number of PROW's

that cross the site. The ES indicates that the proposal does not obscure or remove features of scenic value nor does the proposal affect the availability of access to open land.

The ES considers that any likely effect would be confined to areas of up to 8km from the proposal however, the ES analyses the following walking Routes within the study area.

Coed Morgannwg Way

St Iltyd's Walk

Bridgend Circular Walk

Sky to Sea Walk

Ogmore Valley Community Route

Taff Trail

Garw Valley Community Route

Rhymney Valley Ridgeway Walk

Celtic Trail

Ogwr Ridgeway Walk

The Heritage Walk

Sarn Helen Roman Road

Brecon Beacons Way

Brecon Beacons National Park

NCR 4 Bridgend – Nant y Moel

NCR 4 Bridgend – Swansea

The ES concludes that significant visual effects with respect to visual and therefore recreational amenity would affect interests that range from local to regional, but not national importance. Furthermore, the range of reaction to these identified effects would vary from strongly adverse to strongly positive.

### **Transportation Network**

Transport routes up to 35km from the development have been assessed through the use of viewpoints and sequential route analysis.

Roads within 10 km: -

A4063 between Tondy and Cymmer

A4107 between Cymmer and summit of Afan valley above Abergwynfi;

A4064 between Sarn and Blaengarw; south of Pontycymer

A4061 between Treorchy and the summit of the Rhondda valley;

Roads within 10 - 20 km: -

A465

A4119

M4

Roads south of M4

Roads within 20km -30km: -

The ES concludes a significant effect on users of these transport routes have been identified for routes within 10km of the proposed development.

### **Historical Receptors**

The ES concludes that there are 142 sites of historical interest identified within the 10 km study area, two of which were identified as being directly effected by the development

The ES concludes that in visual terms the proposal has no significant visual effect on individual historical features. Direct impacts on Historical receptors are dealt with further in the summary and appraisal.

### **Habitat and Geological Landscape**

The ES concludes that the proposal would have an impact resulting from the construction of the roads, turbines and other structures associated with the proposal it would not result in any significant landscape effects on either the landscape habitat or geological component of the landscape in terms of fabric or character.

### **Cultural Landscape**

The ES concludes that the areas that would contain the proposed turbines

i.e. the Eastern Highlands and Designated Landscape Aspect area would experience significant but localised landscape character effects.

Significant effects upon the Designated Landscape Area would be limited to discrete areas up to 3.5km from the nearest turbines including the immediate vicinity of the three southern turbines and the cairns at Mynydd Caerau, the Mynydd Llangeinwyr uplands including the cultural heritage interests on Werfa and more distant 'islands' where indirect effects would occur including Mynydd Pwll-yr Iwrch, Foel y Dyffryn and the settlement edge at the northern limit of Maesteg

### **Historical Landscape**

The ES identifies significant effects on the landscape character of the historic landscape defined by LANDMAP. They cover a similar geographic area to the effects identified for the visual and cultural landscape layers. Effects on the Afan Wallia aspect area in the immediate vicinity of the turbines would be significant and these effects would extend to the edge of the aspect area near Abergwnfi and Croeserw, restricted further to the north by forestry cover. The effects upon the adjacent Mynydd Caerau and Garw Forest aspect area would be more localised in geographical extent, affecting the immediate vicinity of the three southernmost turbines and an island of elevated land at Mynydd Pwll-yr Iwrch.

The ES indicates that 18 historical aspect areas are located within 5km of the application site and 15 of these areas are identified in the LANDMAP assessment as being of Outstanding or High overall value.

The ES concludes that the proposal would have a significant effect on the landscape character of the historic landscape defined by LANDMAP cover a similar geographic area to the effects identified for the visual and cultural landscape layers.

### **Terrestrial Ecology, Bats and Ornithology**

The assessment provides baseline information, identifies potential impacts of the proposal on the ecology of the area, assesses the significance of those impacts, describes mitigation measures to avoid, reduce, remedy or compensate for those impacts, assesses the significance of the residual effects based on the magnitude of the impact and the sensitivity of the receptor. This section also discusses ongoing management, monitoring and mitigation measures that may be required.

The Assessment includes :

- Bird surveys
- Bat activity surveys
- Mammal Surveys
- Great Crested Newt and other amphibian surveys
- Vegetation surveys
- Other Surveys

Mitigation of possible impacts includes the following:

- A Construction Management plan to ensure most appropriate form of restoration and minimisation of habitat disturbance.
- Programme of works to avoid disturbance of breeding birds.
- Habitat Management Plan to enhance and extend existing woodland and to create and improve the habitat on the lower part of the Nant Y Fedw Valley.
- Contained Monitoring of up to 7 species of birds in an area 2km beyond the turbines.

#### Impact on Habitat

The E.S. identifies board identifiable areas of habitat within the site, the improved acid grassland, Marshy grassland, Heathland, Bog, Open water (ponds), Running water.

The E.S. indicated that the development will not have a direct effect on heathland, bog, open water or run water. In relation to the improved acid grassland and Marshy grassland approximately 80,415m<sup>2</sup> sq. of habitat will be lost.

The E.S. concludes that any effect on habitat as a result of the proposed development will be slightly adverse.

#### Impacts on bats

Three species of bats were detected during survey work. The majority of bats were encroached along the edge of Forest Plantations although some were detected crossing the open areas of the site close to the proposed

turbines. However, there are no known bat roosts along the access track or near turbine location.

The E.S. concludes that the proposal will have a slight adverse effect on the Bat population.

#### Impacts on Mammals, Reptiles Amphibians and Invertebrates

A Phase 1, Phase 2 and an extended Phase 1 habitat surveys have been undertaken on the site. No reptile surveys were undertaken due to the large area of suitable habitat. However, it is considered that reptiles are present over most of the site but in low to moderate numbers. It is likely that there are no rare or fully protected reptiles on the site as they do not occur in Upland South Wales and the lowland habitat which they occupy is not present on the site

No badger setts were identified within the development site. An Invertebrate habitat survey concluded that there was no suitable habitat for March fritillary butterflies. Newt surveys indicated that there were no great crested newts on the site.

The E.S. concludes that the proposed development will have no significant impact on reptiles, mammals, Invertebrates and Amphibians.

In relation to mitigation the E.S. outlines an Avoidance and Minimisation Strategy through the design process and Construction Management Plan. No monitoring is proposed other than for bats which will be encompassed within bird strike monitoring.

#### Impacts on birds

There are three key potential impacts on birds from wind farm construction and operation. These are disturbance, loss of habitat and death or injury from collision with turbines, especially turning blades.

The conclusion in the ES is that as the proposed development will only have a negligible effect on the total habitat available in the area, the impact on the local bird populations from habitat loss is therefore negligible. It is also considered that there will be no significant disturbance from the development during the construction and decommissioning phases. However, there remains a collision risk to all species during the operational phase. The ES indicates that in the five species studied the predicted collision per year at a 95% avoidance rate



are between 0.011% and 0.91%. The predicted mortality at a 99% avoidance rate is between 0.002% and 0.182%. As mortality rates are below 5% for all of the species studied it is considered likely that collision risk will have a low to negligible impact on the local bird populations.

### **Noise Assessment**

The proposed wind farm is within close proximity to the proposed Pen y Cymoedd Wind Farm and east of an operational wind farm known as Ffynon Oer. Other wind farm developments in the area are a possibility, and the cumulative effect of operational, consented and proposed wind farms, is considered.

A baseline noise survey was conducted at Ten locations between January 2006 and September 2010 to determine noise levels in the area of the wind farm. Noise measurements were made at each location for a minimum of five days. The properties selected included nearest residences to the development. The noise monitoring data was correlated with wind speed data taken from various anemometry locations around the site.

For the quiet daytime periods, the suggested external noise limits are 35 to 40 dB La90 or 5dB above the prevailing background noise, whichever is the greater. For night time periods, the external noise limit is 43dBLa90 Or 5dB (A) above the background whichever is the greater. In most rural environments that are away from busy roads, the background noise near properties depends on the wind speed unless there are other natural features such as streams. At high speeds, noise from wind in the trees and flowing over local features such as roofs can be considerable and is often sufficient to mask the sound of the wind turbine. Therefore, it is often during lower wind speeds that the turbines are more audible.

Mitigation has already been considered in the design of the wind farm layout which has gone through several iterations to ensure that noise levels are generally low and within the ETSU limits, and has also taken into consideration the consented or submitted wind farms.

The ES concludes that the wind farm can meet the noise limits, when considered with other consented or submitted developments, therefore no further mitigation in respect of the operation is considered necessary.

Noise during the construction period will arise from the construction of

the turbines, the erection of the turbines, the excavation of trenches for cables, the construction of associated hardstandings, new access tracks, construction compound and concrete batching plant and noise from vehicles on local roads and access tracks due to the delivery of the turbine components and construction materials. Noise will also arise during decommissioning from the removal of the turbines and breaking of the exposed part of the concrete bases.

The ES concludes that there are no noise limits within the main text of BS5228-1:2009 and the preferred approach is to use the best practicable means to reduce noise rather than setting limits. For quiet areas, where the existing ambient noise levels are low, a significant noise effect is deemed to occur if the construction noise (plus the ambient noise) exceeds the following threshold values:

65dBL<sub>aeq</sub> Daytime (07.00-19.00) and Saturdays (08.00-13.00)

In relation to blasting the E.S. acknowledged potential impact and recommended alternative methods of excavating materials or further study on vibration. This is in addition to normal prior notification of blasting.

The ES concluded that given the separation distances from construction areas to the nearest residential dwellings, there is unlikely to be noise that exceeds existing background or ambient noise levels to a significant degree.

### **Historic Environment**

The ES concludes that there are 142 sites of historical interest identified within the 10 km study area, two of which were identified as being directly effected by the development.

The E.S. outlines an avoidance and mitigation strategy which was formulated in consultation with CADW and concludes that the proposal will have no significant effects on the historic environment.

### **Access and Traffic Assessment**

The preferred route for the abnormal load deliveries is:

- Off the M4 North West along the A465
- At Hirwaun south along the A4061

- Off the A4061 south along forestry tracks
- Off forestry tracks east onto the A4107
- Off A4107 south onto the site

Other construction traffic and work force traffic will utilise the A4107 from Port Talbot, the A4063 from Maesteg and the A4061 from the Rhondda and from Bridgend.

The ES concludes that the development would result in short term increases in traffic during the construction and decommissioning phases along A4061, A4063, A4107 and A465 concludes that the proposal will have no significant effects on traffic

### **Geology, and Hydrogeology**

The ES concludes that there are no significant prevailing geological and mining factors with potential to affect the proposed wind farm development.

The E.S. identifies no current mining activities within the site although the potential of historic mining activity in the area exists. The ES therefore proposes further detailed ground investigations. The ES indicates that the site has limited hydro geological importance.

The E.S. therefore concludes that the proposed development will not have a significant effect on Geology and Hydrogeology.

### **Hydrology, Flood Risk and Water quality**

The assessment is of its potential impacts on the water environment in three areas, water quality, surface water and flood risk to identify measures which can be implemented to avoid or mitigate potential impacts.

The ES concludes that there is potential for the proposed wind farm to affect the local hydrology in a variety of ways.

The construction of the crane hardstandings, turbines, substation and new roads will increase the impermeable area on site. However, the hardstandings created will represent a small percentage (approximately 03.6%, based on approximately 15.17 ha of new impermeable surfaces out of a total catchment area of 4205ha) . Measures have been identified which will mitigate the estimated increase in surface water run-off.

The construction and decommission of the development will also give rise to potential contravention of Hydrological feature, such as soils, oil, chemicals etc. The E.S. sets out mitigation measures contained within a Construction Management Plan.

The E.S. concludes that the developer is unlikely to have a significant effect on hydrology, flood risk and water.

### **Agriculture and Soils**

This Section of the E.S. identifies the effect on agriculture and soil and has specific regard to peat. The E.S. indicates that in respect of peat approximately 3% of the over resource with the project area is disturbed.

In respect of agricultural land only 2% of the overall holding will be lost.

The E.S. concludes that the proposal will have no significant effect on Agriculture and soil.

### **Shadow Flicker**

The E.S. outlines that properties located on the South Eastern edge of Abergwynfi will experience shadow flicker for very limited periods. The E.S. recommends further detailed appraisal but concludes that mitigating measures such as shutting down turbines during periods when flicker occurs will ensure that the proposal does not have a significant effect on residential amenity resulting from flicker.

### **Electromagnetic Interference and Aviation**

The ES indicates that as part of the iterative design process the applicant consulted Ofcom, MOD and CAA and the site layout addresses any issues raised.

In relation to television reception the ES recognises the potential impact on transmissions from Wenvoe, Kilvey Hill, Glyncowg, Croeserw, Tynewydd and Abergwynfi. No detailed survey work has been undertaken however the ES outlines a program of further study and mitigation to include cabling, satellite or bespoke systems.

### **Grid Connection**

This application shows an illustrative grid corridor to Pyle through Bridgend County Borough Council. The connection will consist of 10m high wooden poles at 100m centres carrying three 132kv cables. The consenting process for the grid connection is currently within the remit of the Infrastructure Planning Committee but this will be transferred to the Planning Inspectorate in April 2012.

## **ASSESSMENT**

It is considered that the main issues in the determination of this application are whether the proposal is consistent with the aims and objectives of relevant Development Plan policies together with National Planning Policy and planning policy guidance; whether it would have an adverse impact on ecology; whether there would be noise or traffic implications; whether it would meet sustainability objectives; and whether the proposal would have an adverse impact on landscape, visual amenity socio-economic and cultural issues.

### **Material Considerations:**

#### **Policy Context:**

#### **National Guidance**

Planning Policy Wales Edition 4 (2011) sets out the strategic framework for the effective operation of the planning system in Wales.

Biodiversity and landscape considerations must be taken into account in determining individual applications contributing to the implementation of specific projects. The effect of a development proposal on the wildlife or landscape of any area can be a material consideration. In such instances and the interests of achieving sustainable development it is important to balance conservation objectives with the wider economic needs of local businesses and communities. Where development does occur it is important to ensure that all reasonable steps are taken to safeguard or enhance the environmental quality of land.

*The Welsh Government recognises the need to tackle climate change*

*PPW 4.2.1 "Tackling climate change is a fundamental part of delivering sustainable development. Climate change is one of the most important challenges facing the world and the Assembly Government has made a*

*commitment to tackling climate change, resolving that the Government and people of Wales will play the fullest possible part in reducing its carbon footprint (see 1.4.4). Our commitment to action on climate change is based on a scientific imperative to act and to act urgently to reduce greenhouse gas emissions and deal with the consequences of climate change.”*

Whilst establishing the need to address climate change the Welsh Government recognises the need to properly consider proposals.

Paragraph 5.5.2 goes on to highlight that “*when considering any development proposal Local Planning Authorities should consider environmental impact, so as to avoid, where possible adverse effects on the environment. Where other material considerations outweigh the potential adverse environmental effects, authorities should seek to minimise those effects and should, where possible, retain and, where practicable, enhance features of conservation importance.*”

Section 12 outlines the Welsh Government’s commitment to playing its part by delivering an energy programme which contributes to reducing carbon emissions.

*12.8.1 The Assembly Government is committed to playing its part by delivering an energy programme which contributes to reducing carbon emissions as part of our approach to tackling climate change (see 4.2). The Welsh Assembly Government’s Energy Policy Statement (2010)<sup>16</sup> identifies the sustainable renewable energy potential for a variety of different technologies as well as establishing our commitment to energy efficiency*

Within PPW (February 2011) the Welsh Government outlined that 0.7 GW of capacity is operational or consented and set an aspiration target of 2GW (2000 mega watts) by 2015/17. This position has been further endorsed by the Minister for Environment and Sustainable Development in a clarification letter dated July 2011.

In delivering the target the Welsh Government sets out a framework for Local Authorities to work within

*12.8.9 Local planning authorities should facilitate the development of all forms of renewable and low carbon energy to move towards a low carbon economy (see Section 4.4.2) to help to tackle the causes of climate change (See Section 4.6.3). Specifically, they should make positive provision by:*

- *considering the contribution that their area can make towards developing and facilitating renewable and low carbon energy, and ensuring that development plan policies enable this contribution to be delivered;*
- *ensuring that development control decisions are consistent with national and international climate change obligations, including contributions to renewable energy targets and aspirations;*
- *recognising the environmental, economic and social opportunities that the use of renewable energy resources can make to planning for sustainability; and*
- *ensuring that all new publicly financed or supported buildings set exemplary standards for energy conservation and renewable energy production.*

*12.8.10 At the same time, local planning authorities should:*

- *ensure that international and national statutory obligations to protect designated areas, species and habitats and the historic environment are observed;*
- *ensure that mitigation measures are required for potential detrimental effects on local communities whilst ensuring that the potential impact on economic viability is given full consideration; and*
- *encourage the optimisation of renewable and low carbon energy in new development to facilitate the move towards zero carbon buildings*

Whilst acknowledging the need for renewable resources and the potential resources within Wales the Welsh Government recognises that

*Paragraph 12.8.12 “the introduction of new, often very large structures for onshore wind needs careful consideration to avoid, and where possible minimise their impact.”*

*paragraph 12.8.14 recognises the potential of cumulative impact within SSA and importantly outlines that*

*“Developers will need to be sensitive to local circumstances, including siting in relation to local landform, proximity to dwellings and other planning considerations.”*

#### **“Technical Advice Note (TAN) 8 : Renewable Energy (2005)**

TAN 8 provides technical advice on renewable energy proposals and is relevant in the determination of planning applications.

Section 2.2-2.5 of TAN 8 recognises that in the short term, onshore wind provides the greatest potential to increase renewable energy in Wales. In order to meet the renewable energy targets, large scale on shore wind farms should be concentrated within Strategic Search Areas and sets indicative targets for each.

The application site falls within the Coed Morgannwg SSA (Area F) which has an indicative target capacity of 290MW. In July 2011 the Minister for Environment and Sustainable Development issued a clarification in that letter, referring to a report by Garrad Hassan, he confirmed that the maximum capacity for SSA F at 430MW. Including this proposal there are currently 8 wind farms which are either operational, consented or within planning. If all the Windfarms were constructed the total output would be approximately 423.9MW

In accordance with paragraph 2.9 the SSAs each display the following characteristics, which make them suitable development locations:

- *extensive areas with a good wind resource (typically in excess of 7 metres per second);*
- *upland areas (typically over 300 metres above ordnance datum which contain a dominant landform that is flat plateau rather than a series of ridges);*
- *generally sparsely populated;*
- *dominated by conifer plantation and/or improved/impoverished moorland;*
- *general absence of nature conservation or historic landscape designations;*
- *of sufficient area to accommodate developments over 25MW, to achieve 70MW installed capacity and to meet the target capacity; and*
- *largely unaffected by broadcast transmission, radar MOD Mid Wales Tactical Training Area (TTA) and other constraints.*

Section 2.10 of the TAN suggests that ;

“Local planning authorities should take an active approach to developing local policy for SSAs in order to secure the best outcomes.”

This section goes on to highlight that consideration be given to:

- minimising the amount of clear felling in forested areas;
- the creation of alternative wildlife habitat;



- geotechnical implications;
- the impact on tourism and recreation, with consideration given to making positive provision for visitors;
- historic and landscape issues;
- safeguarding wind farm sites from sterilisation by other uses;
- access, particularly during construction; and decommissioning

It further states onshore wind power offers the greatest potential for an increase in the generation of electricity from renewable energy in the short to medium term. In order to try to meet the target for onshore wind production the Assembly Government has commissioned extensive technical work, which has led to the conclusion that, for efficiency and environmental reasons amongst others, large scale (over 25MW) on shore wind developments should be concentrated into particular areas defined as Strategic Search Areas (SSAs).

It further states in Annex D that within and close to the SSA's, the implicit objective is to accept landscape change and change in landscape character from wind turbine development.

### **Community Involvement and Benefits**

Developers, in consultation with local planning authorities, should take an active role in engaging with the local community on renewable energy proposals. This should include pre-application discussion and provision of background information on the renewable energy technology that is proposed.

Experience has shown that there are opportunities to achieve community benefits through major wind farm development. Some benefits can be justified as mitigation of development impacts through the planning process. In addition, developers may offer benefits not directly related to the planning process. Local Planning Authorities, where reasonably practical, should facilitate and encourage such proposals. The Welsh Development Agency, and others can support and advise on community involvement in developing renewable energy and benefiting from it. Local Planning Authorities should make clear in their development plans the scope of possible "planning contributions". However such contributions should not enable permission to be given to a proposal that otherwise would be unacceptable in planning terms

**Technical Advice Note 5: Nature Conservation and Planning (2009)** provides supplementary advice to the policies set out in PPW in respect

of nature conservation issues. It sets out the criteria against which a development will be judged having regard to the relative significance of international, national and local nature conservation designations. Paragraph 6.2.1 advises that the presence of protected species is a material consideration when a local planning authority is considering a development proposal that, if carried out, would be likely to result in disturbance or harm to the species or its habitats.

**Technical Advice Note 6: Planning for Sustainable Rural Communities (July 2010)** provides practical guidance on the role of the planning system in supporting delivery of sustainable rural communities in particular to local authorities in rural economies and agriculture. Paragraph 2.1.1 acknowledges that the planning system must respond to the challenges posed by climate change, for example by accommodating the need for renewable energy generation.

Paragraph 2.2.1 states that ‘ new development can help to generate wealth to support local services ensuring that communities are sustainable in the long term’. A key question for local authorities when determining applications is whether the proposed development enhances or decreases the sustainability of communities.

Paragraph 3.1.2 confirms that planning authorities should support diversification of the rural economy as a way to provide local employment opportunities. Paragraph 3.7.2 recognises that many economic activities can be sustainably located on farms.

**Technical Advice Note 11: Noise (1997)** identifies the need to ensure that noise generating developments (such as wind farms) do not cause unacceptable levels of disturbance. In relation to wind farms, TAN 11 refers to the more detailed guidance set out in TAN 8 and the need to comply with ETSU guidance on noise.

**Technical Advice Note 12: Design (2009)** calls for a holistic approach to design in order to contribute to the objectives of sustainable development. In doing so, good design should balance the protection of the environment with prudent use of resources and economic growth. It calls for an interactive approach involving a proactive planning system with consideration given to such issues as landscape setting, layout, density, scale and appearance.

**Technical Advice Note 15: Development and Flood Risk (2004)** sets out the responsibilities and requirements of the various parties in the

development process and seeks to ensure that flood risk, surface water and foul water drainage arrangements are properly considered during the planning process.

**Technical Advice Note 19: Telecommunications (2002)** explains that there can be two types of radio interference from the proposed development; electrical interference and physical interference that:

‘Large prominent structures such as tower blocks, cranes, warehouses or wind farms, can cause widespread disruption to television and other telecommunications services due to the physical obstruction or reflection of the wanted signals. Digital television signals are far more robust than analogue and, as viewers change to digital over time, offer the prospect of the elimination of such problems as interference caused by reflections from structures. Local planning authorities will need to satisfy themselves that the potential for interference has been fully taken into account in the siting and design of such developments, since it will be more difficult, costly and sometimes impossible to correct after the event.’

## **Development Plan Policy**

### **Neath Port Talbot Unitary Development Plan**

#### **POLICY 1**

The countryside, seascapes and landscapes of Neath Port Talbot will be enhanced where appropriate and / or protected from proposals that would have unacceptable impacts on their character and appearance.

#### **POLICY 2**

Wildlife and habitats, including those within urban areas, will be enhanced where appropriate and protected from proposals that would cause unacceptable impacts. Particular emphasis will be placed on species and habitat areas that are designated as being of international or national importance.

#### **POLICY 3**

The area’s minerals and other natural resources, both finite and renewable will be conserved and safeguarded, and when exploited the most prudent use of them will be sought.

#### **POLICY 4**

The creation of pollution or risks to health and amenities that would have unacceptable impacts upon the environment, communities or individuals

will be resisted.

#### **POLICY 6**

The County Borough's historic environment including archaeology, ancient monuments, listed buildings, conservation areas and historic parks, gardens and landscapes will be protected and proposals that would aid its preservation and enhancement will be supported.

#### **POLICY 11**

Social needs and aspirations of communities and groups within communities will be taken fully into account when planning applications are considered.

#### **POLICY 14**

Proposals will be resisted which would be likely to cause unacceptable adverse impact in terms of: -

- a) traffic generation and highway safety;
- b) poor accessibility by public transport, cycling and walking including people with disabilities and
- c) preventing the use or re-use of docks, harbours, wharfs or routes of railway lines.

#### **POLICY 18**

The plan will encourage the best and most efficient use of infrastructure and resources, but proposals which would place unacceptable demands on existing and programmed resources and facilities will be resisted.

#### **POLICY 19**

Opportunities to create energy from renewable resources will be encouraged provided that unacceptable impacts are not created.

GC1 - New Buildings /Structures and Changes of Use

GC2 – Engineering works and operations

ENV1 – Development in the countryside

ENV3 – Impact on the Landscape

ENV4 – Proposal affecting International and National sites for Nature Conservation and Species Protected by European or UK Legislation.

ENV5 – Nature Conservation

ENV6 – Agricultural Land

ENV12 – Proposals affecting water resources

ENV14 – Unstable Land

ENV17 – Design

ENV18 – Listed Buildings

ENV19 – Proposals within Conservation Areas or which would affect the setting of a Listed Building

ENV 22 – Archaeological Remains

ENV23 – Archaeological Evaluation

ENV24 – Archaeological Recording

ENV29 – Environmental Quality and Amenity

EC5 – Employment within the countryside

CS1- Community Facilities and Services

M7 – Borrow pits

T12 – Footpaths, Cycleways and Bridleways

RO4- Access to the Countryside and Coast

IE6 – Renewable Energy states:

“ proposals for the creation of renewable energy will be supported provided their impacts are acceptable and where appropriate they include measures to reinstate the land”

The supporting text to this policy recognises the importance of addressing climate change and the potential which the area has to exploit renewable energy resources as a means of diversifying the rural economy. The text rather than the policy, goes on to identify a range of impacts including cumulative impacts which need to be assessed and reference is made to the Environment Chapter of the Development Plan. The text identifies that supplementary guidance will be prepared to provide additional guidance on landscape, biodiversity and community issues.

Supplementary Planning Guidance – Landscape

Supplementary Planning Guidance – Biodiversity

Interim Planning Guidance : Wind Turbine Development (2008)

UDP Policies ENV1 – Development in the Countryside; ENV3 Impacts on the Landscape and IE6 Renewable Energy are especially relevant in the consideration of this proposal. The latter in particular supports renewable energy projects provided that their impacts are acceptable and where appropriate, they include measures to reinstate the land. The supporting text notes the considerable potential for projects within the area, but draws attention to possible direct and indirect adverse impacts that should be taken into account.

In addition to TAN 8 and UDP Policies, the Authority has produced Interim Planning Guidance (IPG) July 2008 following a refinement study

undertaken by ARUPs. The application site is outside the refined area. This IPG document and the UDP policies sit within the National policy framework laid out in Planning Policy Wales (PPW) and Technical Advice Note (TAN) 8 as referred to earlier.

Planning Policy Wales (PPW) 2011 sets out the Welsh Governments land use planning policies and confirms in paragraph 4.2.1 that:

Government advice outlined above supports the provision of wind farms as a means of meeting the Assembly Governments targets for renewable electricity production.

Whilst it is recognised that TAN 8 identifies the most appropriate location for large scale wind farm development to be within the defined Strategic Search Areas. TAN 8 confirms that the identification of SSAs is a consequence of a “broad Brush” approach and the location of a development within a SSA does not convey its acceptability.

As a consequence of the above this Authority together with Swansea, Bridgend and RCT undertook a refinement process to refine Strategic Search Areas this resulted in a document which was subsequently adopted by this Authority as IPG. It aims to guide development to the best areas in order to minimise detrimental effects and to provide a reasonable contribution to the national targets.

The IPG has been based on a refinement process undertaken by ARUP. There have been a number of appeal cases which have cast doubt over the refinement process and questioned the relevant weight to be attached to the conclusions of the process which are contained within the IPG. However, in his decision on the Fforch Nest Appeal A/11/2147835 the Inspector referred to the Arup report as “useful advice relating to refinement of the “broad brush” scale of the boundaries of SSAs as shown in TAN8 maps” this was on the basis that the report was not adopted policy or guidance.

The IPG is however adopted guidance in relation to the determination of this application and is therefore a material consideration. Notwithstanding this, given the concerns over the refinement process the application will be considered from first principles.

The proposal would have a maximum generating capacity of 30MW, and other than 4 turbines, falls within the refined Strategic Search Area F which complies with the broad thrust of government advice in respect of

renewable energy.

Whilst four turbines fall outside the SSA, advice contained with paragraph 2.4 of TAN 8 permits development outside the SSA if “there is robust evidence that land outside (but close to) the SSA is suitability unconstrained local authorities might wish to consider the possibility of development of wind farms in these areas as well.” This view would appear to be endorsed by the advice contained within Annex D, paragraph 2.2 which recommends a study area, 5km beyond the margins of the SSA

As indicated previously identified the SSA's contained within the TAN are “broad brush” Boundaries. Paragraph 2.4 goes on to accept that not all land within an SSA may be developable for a number of technical and environmental reasons. Within that context paragraph 2.9 sets out seven criteria which characterise a SSA.

- *extensive areas with a good wind resource (typically in excess of 7 metres per second);*
- *upland areas (typically over 300 metres above ordnance datum which contain a dominant landform that is flat plateau rather than a series of ridges);*
- *generally sparsely populated;*
- *dominated by conifer plantation and/or improved/impoverished moorland;*
- *general absence of nature conservation or historic landscape designations;*
- *of sufficient area to accommodate developments over 25MW, to achieve 700MW installed capacity and to meet the target capacity; and*
- *largely unaffected by broadcast transmission, radar MOD Mid Wales Tactical Training Area (TTA) and other constraints*

It can be seen that the criteria fall into two broad categories:

1. The suitability of the site in respect of wind resource and generating capacity.
2. The suitability of the site to accommodate a development having regard to the impact of the proposal on matters of importance.

Criteria 1 is a technical matter and it is therefore unlikely that a development would be proposed if it cannot produce sufficient energy

because of wind speed or limited capacity. In respect of criteria 2 these are matters relating to impact.

It is evident that the application site is not within an area which contains a dominant landform that is flat nor is it in a sparsely populated area. Therefore whilst the area is partly within a designated SSA it does not contain those key characteristics, defined by TAN 8, which would render it more suitable for windfarm development. The implications of the failure of the site to comply with SSA characteristics will be examined later.

A number of key sustainable development objectives are embodied in the Welsh Government policies which primarily relate to the environment, the economy and society and public participation.

In relation to the environment, the proposed development uses a natural renewable resource, wind, to generate electricity. It will enable local people to benefit from the scheme. The generation of renewable energy is also recognised as making a contribution to the avoidance of harmful emissions associated with climate change, acid rain and environmental pollution.

The original ES outlines details associated with the generating capacity of a wind farm with 15 turbines.

It is envisaged that the proposal will generate up to approximately 30 mega watts Which will supply electricity for approximately 16774 homes and approximately 3.75% of the TAN 8 target for 2010 which is 800MW for all the SSA's .

As indicated previously the maximum capacity for SSA F is 430MW. Including this proposal there are currently 8 wind farms which are either operational, consented or in planning. Were all the Windfarms to be constructed the total output would amount to approximately 423.9MW. However given the uncertainty that all of the proposals would deliver 423.9MW, it is considered that it is unlikely that this proposal would take wind farm development above the maximum capacity referred to within the Ministers letter. This would result an outstanding capacity of 6.1MW. The proposed development would therefore make a significant contribution to the overall capacity for the SSA.

Whilst the proposal continues to meet the broader sustainability and other criteria set out in the TAN, the development has to be balanced against



the potential Environmental Impacts associated with the proposal.

However, whilst the principle continues to meet the broader sustainability and other criteria set out in the TAN, the proposal has to be balanced against the potential Environmental Impacts of the proposed development.

In addition Development plan policy requires an assessment of the impacts of a proposal with the criteria set out in all relevant development plan policies. National Planning policy and guidance is also a material consideration. The following section of this report considers the proposal against these specific criteria.

### **Recreation and Community Effects**

In respect of tourism, existing studies and research on the effects of wind farms on tourism suggest that the presence of a wind farm does not generally deter visitors or impact on the decisions to revisit and that wind farms can be tourist attractions in their own right. In addition, whilst the scale of the proposal means that it is likely to impact upon the visual experience of walkers and mountain bikers close to the site there is no evidence to suggest that wind farms in areas of high scenic value have experienced reductions in tourism demand.

The operational Ffynnon Oer Wind Farm constructed in 2006 has shown no demonstrable impact upon tourism figures. Since that date there has been an increase in bikers using the Afan Forest Park despite its close proximity to this wind farm.

There are no tourism facilities on the application site. Existing tourist destinations are over 3km from the site and are not directly connected by footpaths or cycle routes. Therefore given the research and the significant separation distances between the site and key tourist destinations it is considered that the development will not have a detrimental effect on tourism within the area.

### **Socio- Economic**

The construction and operational phases will provide an estimated forty jobs during the 12 month construction phase and two jobs during the operational life of the wind farm. It is therefore considered that the proposed wind farm could have very limited long term benefits, but

significant short term benefits.

### **Landscape and visual effects**

The visual impact of the development has overlapping influence in relation to a number of factors. The development has the potential to affect people within the vicinity of the proposal, whether living, working, travelling through or undertaking leisure activities. In addition the development has the potential to affect the landscape in relation to its visual, Cultural, Historical, Habitat and Geological character.

The acceptability of the current proposal must be influenced by an assessment of its impact upon the landscape character and the area's visual amenity. The key to assessment is to consider whether the impact will unacceptably dominate a particular landscape and the degree to which people would be affected by that impact.

The Supplementary Planning Guidance differentiates between the level of effects – prominent, dominant and overwhelming. Prominent means something that can be seen and identified in the landscape without the need for closer examination. The word 'dominant' may describe the situation where that object draws the observer's eye to the extent that little else is seen, even in an attractive landscape. 'Overwhelming' might describe a situation where the wind energy development is so close and of such a size as to be likely to make the observer feel uncomfortable and want to move away.

The latter two impacts are likely to result in a proposal being refused. In addition, the Guidance further emphasises the effects on communities, and where proposals surround a community i.e. more than 180 degrees then this is likely to be unacceptable.

### **Key expected effects and Landscape Visual Impact Assessment (LVIA)**

The wind farm is large scale in terms of extent, number of turbines and size of turbines. Overall the main landscape and visual effects are considered to be caused by the turbines. Tracks, borrow pits, hardstandings and other structures being less prominent.

The department broadly agrees with the LVIA conclusions on significant effect on the landscape and sensitive receptors. This section will examine whether the extent of those effects are acceptable

It is considered that the key visual effects are on the settlements of Croeserw, Blaengwynfi and Abergwynfi.

The key landscape effects are mainly on the Mynydd Y Gelli, nearby glacial landforms and glaciated valleys.

### Visual Effects

In determining the visual impact of windfarm developments on settlements neither TAN 8 or the IPG give guidance or advice on appropriate separation distances from residential receptors. Whilst a distance of 500m is outlined in paragraph 3.4 of Annex D of TAN 8 this is with specific regard to noise impact on residential properties.

A tool used by Rhondda Cynon Taff to help assess the effects of wind farm proposals indicates that in order to prevent settlements of more than 10 dwellings from experiencing being in a wind farm landscape. Settlements should not have close/surrounding views of wind turbines i.e. turbines within 2km occupying more than 60° of field view. These were considered as helpful criteria in the assessment of the Pen y Cymoedd development

The 2km threshold criteria for settlements relate to wishing to prevent a settlement feeling as if it is in a wind farm landscape. In broad terms, turbines which fall within the 2km threshold have the potential to be dominant /overbearing features depending on the number of turbines, landforms and intervening land cover. Beyond 2km the turbines are considered to be potentially prominent features i.e. easily seen and identified without the need for close examination of the landscape. However, the settlement would be less likely to feel in a wind farm landscape.

### **Residential receptors**

In terms of the visual effect on Croeserw the assessment includes three photomontages and wire frames (4, 7, 8) including cumulative views.

Viewpoint 4 – Taken from the eastern edge of the settlement the nearest turbine (9) is 881m, 6 tips and two hubs are visible

Viewpoint 7 – Taken from the junction of Eastern Ave and A4063 the nearest turbine (9) is 1599m, 13 tips and 14 hubs are visible.

Viewpoint 8 – Taken from playing fields to the west of Croeserw the nearest turbine (9) is 1692m, 11 tips and 9 hubs are visible.

Cumulative Views – One including Ffynnon Oer and Pen y Cymoedd

Viewpoint 4 – the proposal lies close by to the east, with Ffynnon Oer to the west and Pen y Cymoedd turbines apparently extending the Ffynnon Oer group southwards. Pen y Cymoedd blade tips to the north are currently screened by forest plantation.

Viewpoint 7 – the proposal lies to the east on the hill above Croeserw, with Ffynnon Oer to the west extended by Pen y Cymoedd turbines. A small group of other Pen y Cymoedd turbines would be apparent to the north.

Viewpoint 8 – the proposal lies close by to the east, with Pen y Cymoedd turbines to the north partly screened by housing and forest plantation.

Viewpoints 4, 7 and 8 exceed the Interim Planning Guidance threshold of 180°. However, the fields of view are partially broken with small gaps between the wind farm and some turbines are not visible because of intervening landform including building and vegetation cover.

In terms of Blaengwynfi and Abergwynfi, the assessment includes three photomontages and wire frames 3, 5, 6 and one cumulative view.

Viewpoint 3 – Taken from High Street, Abergwynfi, the nearest turbine is Turbine 1, 765m, 7 tips and 6 hubs are visible.

Viewpoint 5 – Taken from junction of Jersey Road and Margaret Terrace Blaengwynfi, the nearest turbine is Turbine 1, 982m, 9 tips and 7 hubs are visible

Viewpoint 6 – Taken from path below Blaengwynfi street the nearest turbine is Turbine 1, 1,563m, 4 tips and 2 hubs are visible.

Cumulative Views – Viewpoint 6 – the proposal lies close by to the south and east, with Pen y Cymoedd turbines to the north partly screened by housing and forest plantation.

No viewpoint exceeds the Interim Planning Guidance threshold.

There are a number of factors that influence the effect of a wind farm

development on visual receptors. These may include, but are not considered to be exhaustive:

1. The size, number and layout of the turbines and associated works
2. The separation distance between the development and receptor, including elevation.
3. The changes in the composition of the view and its landscape character eg relationship of the development to landform and landscape patterns landform
4. The sensitivity of the receptor eg resident, walker, road user etc

Croeserw is one of the largest settlements in the Afan Valley with a population of approximately 1521 people. It lies on sloping land to the west of the application site and is generally enclosed by the surrounding landforms to the north, south and west. Unlike many settlements in the upper Afan Valley it has the benefit of a broad open view to the east towards Mynydd y Gelli which, due to its open upland grassland cover, appears large in scale and provides a positive backcloth to the settlement. Although these views are limited in distance by the ridges surrounding the application site they nonetheless provide a scenic open vista which is uncharacteristic for this area of the upper Afan Valley.

The nearest turbine to Croeserw will be Turbine 9 at a distance of approximately 900m. It will be elevated above the settlement at a height of 458m AOD to the bases or 576m to the tip. From viewpoint 4 almost all of the turbine is visible and sections of turbines 10 and 11 are visible across an open and featureless landscape.

The western fringe of Croeserw is approximately 1,800m from Turbine 9 and therefore within the 2 km threshold indicated above.

At the western fringes of the settlement viewpoints 7 and 8 identify between 14 and 9 hubs visible at distances of approximately 1,600m. Again, these views are of turbines in an elevated location across an open featureless landscape.

Whilst the visible turbines are generally equally spaced and have a degree of uniformity in the height of the tip above ground level, they are nonetheless overwhelmingly large structures on the skyline. Whilst there are no photomontages or wire frames for locations on the eastern edge of the settlement adjacent to the school and community centre, it is

considered that the visual impact of the proposal will increase as a result of those areas being approximately 400-500m nearer the development and at a lower elevation.

It is therefore considered that the development will have a detrimental visual impact on the residents of Croeserw.

Abergwynfi and Blaengwynfi are two small settlements with a population of 1336. They lie on the north and south slopes of a narrow valley and are divided by the A4107. Unlike Croeserw, the settlement is formed along the valley parallel to the A4107 with dwellings having a general north east to south west orientation. The orientation of the dwellings and the surrounding landform dictates that, unlike the settlement of Croeserw, only a small number of the turbines are visible.

The nearest turbine to Abergwynfi is Turbine 1 at a distance of approximately 650m(755m from viewpoint 3). Whilst not visible in the photomontage at viewpoint 3, it would be visible from the properties to the rear of High Street, as would Turbines 2 and 3. Whilst partially obscured by the landform, they would by virtue to their proximity appear at least dominant and approaching overwhelming.

In relation to Turbines 4, 5, 6 and 7, whilst these are at a distance of over 1,200m from the viewpoint, they would be the dominant focus of the view along the High Street. Their apparently tight clustering would result in a concentrated area of disturbed skyline caused by the rotation of the turbines in close proximity to one another.

The nearest turbine to Blaengwynfi is Turbine 1 at 982m. The photomontage from viewpoint 5 shows Turbines 1-6 as large structures on the skyline. Although some of the turbines are partially hidden because of landform or intervening vegetation they remain a dominant feature due to their size and location on the elevated hilltop.

Viewpoint 6 is taken from the most northern edge of Blaengwynfi. Turbine 1 is the nearest at a distance of 1,563m. All the turbines visible from this viewpoint are significantly hidden by intervening landform or vegetation.

Within the Environmental Statement the applicant indicated that the effect on residential receptors within the settlement of Croeserw, Abergwynfi and Blaengwynfi from viewpoints 3, 4, 5, 6, 7 and 8, will be major. In addition, the Environmental Statement accepts that the

windfarm landscape resulting from the development would extend to approximately 200m from the eastern boundary of Croeserw and up to the settlement of Abergwynfi.

The applicant considers that the impact on residential receptors is acceptable, indicating that TAN8 accepted significant landscape change and that Annex D sets a threshold of 500m separation distance between wind farm developments and residential receptors.

In relation to the 500m separation distance as indicated previously, this criteria relates specifically to noise and not visual impact. Whilst TAN 8 implicitly accepts landscape change within and close to SSA's the acceptance of changes within those areas is not the only consideration nor that all wind farm development is acceptable. Paragraph 2.4 of TAN8 clearly states that not all areas within the SSAs will be suitable for wind farm development.

In conclusion, it is considered that the proposal will result in development of a wind farm in an elevated location above the settlements of Croeserw, Abergwynfi and Blaengwynfi. The landform consisting of generally rounded, open hills does not significantly mitigate against the scale and proximity of the turbines. Therefore the development will appear either 'dominant' or 'overwhelming' to the detriment of residents of the settlements of Croeserw, Abergwynfi and Blaengwynfi.

### **Recreational and Tourism Receptors**

There are no tourist facilities within the site or within close proximity of the site. There are however a number of PROW within the site, close to the site and within the wider area. In relation to paths within or immediately adjacent to the site there is no evidence to the usage of these paths but it is reasonable to assume that given their location away from more popular areas in the Afan Valley usage will be low. Nevertheless, users will experience significant change with large structures in close proximity to paths. The ES indicated that in the wider study area reactions in relation to impact vary from strongly adverse to strongly positive.

It is considered that the development will have most significant effect within the immediate vicinity of the site although this effect will be limited in duration. It is acknowledge that broader impact will occur further from the site along the routes within the study area however it is considered that the any adversely impact resulting from the development

would not be sufficient to merit the refusal of the application.

### **Transport receptors**

The Environmental Statement identifies significant effects on users of the A4063, A4107 and A4061 which are immediately adjacent to the site.

In relation to the A4061 and A4107, viewpoints 2 and 3 identify a significant number of turbines visible. Travelling east along the A4107, turbines will be visible along most of the southern section of the highway from a point west of Abergwynfi to the eastern edge of the site. Both numbers and extent of visible turbines will change. Travelling west the impact will remain somewhat similar but the duration of the impact will cease on the eastern edge of Abergwynfi.

In relation to the A4063, viewpoint 7 identifies that a significant number of turbines are visible along the eastern edge of the A4063. These turbines will be viewed at a considerably greater distance than those viewed along the A4107 and for a significantly shorter duration.

Whilst road users will experience significant effects, it is considered that the limited duration of that effect is insufficient to warrant the refusal of the application.

### **Historical Receptors**

The ES indicates that there are 142 sites of historical interest identified with

The 10 km study area two of which are within the applications. Within the site are Clawdd Mawr Dyke (GM231) and Mynydd Caerau Bronze age Cairns (GM232) which are scheduled ancient monuments.(SAM) both are within the County Borough.

In relation to the SAM on the site the Historical Environment assessment deals with the matter in detail and concludes that the development will not a significant harmful effect on the setting of SAM. The department agree with this view , noting there are no objections from CADW

In relation to historical receptors in the wider study area it is considered that the proposed development by virtue of its location will not result in a significant adverse effect on historical receptors to warrant refusal of the application.



### National Landscape Designations

There is an implicit commitment in TAN 8 to maintain the integrity and quality of the landscape within the National Parks and AONBs within Wales i.e. that there should be no change in landscape character from wind turbine development.

The Brecon Beacons National Park lies c12 km to the north-east of the proposed turbines. However, it should be noted that the tip height ZTV does not indicate any potential visibility within the National Park within 14 km of the northernmost turbines.

The Gower Area of Outstanding Natural Beauty is situated some 27km to the west of the site and occupies a small area in the western part of the study area

There are no landscape designations applicable with respect to the parts of the site within Neath Port Talbot BC. The southern part of the site within Bridgend BC lies within a Special Landscape Area (SLA) – the Strategic Coalfield Plateau Conservation Area.

Viewpoints 27, 32, 33, 34, 35, 36, 37, 38 and 39 are located within the National Park, and represent views of the proposed turbines which would be experienced by walkers visiting these summits. From these areas, it is considered that the proposal would be perceived as a minor feature on the distant horizon and in the context of the broad spread of settlements in the Neath and Swansea valleys.

It is therefore considered that the proposed development would not compromise the remote and exposed nature of the landscapes within the National Park, and that the effects on the character of the landscape.

The parts of the Gower AONB within the 35 km study area are located between 26 and 35 km from the proposal. The view from the closest part, Mumbles Hill, is illustrated in viewpoint 31. Where clear views to the east are available, the proposed turbines would be perceived as a minor feature on the distant horizon, beyond the large industrial structures of Port Talbot and the port of Swansea.

It is therefore considered that the proposed development would not have a detrimental effect on the landscape character of the Gower AONB.

### Landscape Effects

## Character

The Interim Planning Guidance in Appendix 4 states that large windfarms should be located on large scale landforms with simple smooth skylines. Turbines should be set back from skylines, valley sides and hill fringes. Where possible, turbines should be sited a distance of 5 times its height from the top of break of slope. Other reports related to the SSA refinement work state that, if possible, turbines should be no more than half the height of the landform onto which they are placed.

The ES indicates that as part of the design process the development layout was revised to minimize impact on the landscape. However the landscape character, being rounded, convex open hills, has limited the potential for mitigation. Whilst the skyline is smooth and relatively simple the turbines are highly visible,. The change in level between the turbine locations on Mynydd y Caerau and Croeserw is around 220m. With the turbines at 118m tall, they are more than half the apparent height of the landform and reduce the scale of the landform. It is therefore considered that, the turbines adversely affect the scale and character of the local landscape.

The site is located in LANDMAP visual and sensory area NPTVS547. Within Appendix 7.3B of the ES Mynydd Y Gelli is considered as having a high landscape value and is described as

“Exposed upland rolling hillsides, rising from approx 250m AOD in upper reaches of Afan valley to 555m AOD, with small valleys running down its side - tributaries to the Afan. The land cover is predominantly coarse grasses. The A4107 skirts the northern edge of the area, running along the contours of the slope. The topography creates an imposing presence and with its simple land cover provides a contrast to the more complex landscapes of surrounding areas”

“(The landform and almost uniform ground cover gives this area a simple distinct consistent character of High scenic quality. It contrasts with the complexity of the adjacent Afan valley and abrupt woodland edge which abuts the area along the upper Afan. This combination of dominant topography and simple grass cover is rare within the county.)”

The site falls within Zones 7 as defined by the Ove Arup Study for SSA F. Zone 7 is described as having a high landscape value and is described as follows

Simple rounded large scale landform indented with small tributary valleys, forming northern edge of upland massif, rising to 520/550mAOD, 250-350m above valley floor to the north. The land rises to the conical landform of Mynydd Caerau to the south and to Werfa to the east both sensitive high points. The landcover is open, unenclosed rough grassland.

It is accepted by the applicant and the department that the site has a high landscape value and is one of few in the western area of the County Borough.

The site is has not statutory or local landscape designation and is partly within a SSA where in general landscape change is accepted.

The issue for consideration is whether the extent of landscape change is acceptable.

The proposed turbines would appear as highly visible new structures within an open landscape. Tracks, borrow pits and temporary construction compound would also visible on the convex landform. A wind farm landscape would be created up to 700m from the turbines with Major and significant direct effects. Due to the scale of the development relative to the small size of the aspect area, the majority of the area would transform into a Wind Farm landscape.

It is therefore considered that as the site has a high landscape value characterised for its open, exposed and wild nature and is one of very few examples within the County Borough the proposed development would have a significant detriment effect on the character and appearance of the area and as such would be contrary to Policy GC1, GC2, ENV1, ENV3.

### **Cultural and Historical Character**

The ES indicates that the proposed development will have significant effect on three Cultural LANDMAP areas (NPTCL046, CynonCL056 and NPTCL031)

The areas that would contain the proposed turbines i.e. the Eastern Highlands and Designated Landscape Aspect area would experience significant but localised landscape character effects. In the case of the Eastern Highlands these effects would principally cover the relationship between the open grassland of the Site and the settlement edges of Abergwynfi and Croeserw in the valleys, with potential effects further to

the north limited by forestry cover. Significant effects upon the Designated Landscape Area would be limited to discrete areas up to 3.5km from the nearest turbines including the immediate vicinity of the three southern turbines and the cairns at Mynydd Caerau, the Mynydd Llangeinwyr uplands including the cultural heritage interests on Werfa and more distant 'islands' where indirect effects would occur including Mynydd Pwll-yr Iwrch, Foel y Dyffryn and the settlement edge at the northern limit of Maesteg

The ES indicates that the proposed development will have significant effect on seven Historical LANDMAP areas (NPTHL026, CynonHL224, CynonHL215, CynonHL687, NPTHL045, CynonHL242, CynonHL227)

Significant effects on the landscape character of the historic landscape defined by LANDMAP cover a similar geographic area to the effects identified for the visual/sensory and cultural landscape layers. Effects on the Afan Wallia aspect area in the immediate vicinity of the turbines would be significant and these effects would extend to the edge of the aspect area near Abergwnfi and Croeserw, restricted further to the north by forestry cover. The effects upon the adjacent Mynydd Caerau and Garw Forest aspect area would be more localised in geographical extent, affecting the immediate vicinity of the three southernmost turbines and an island of elevated land at Mynydd Pwll-yr Iwrch.

Indirect significant effects upon landscape character would be experienced from parts of the H05 Unenclosed Uplands aspect area, the Rhondda Uplands aspect area and the Upper Afan Valley aspect area which all lie within 500m of the proposed turbines.

It is therefore considered that as the site has a high and Outstanding landscape value in relation to Cultural and Historic landscape the proposed development would have a significant detriment effect on the Character and appearance of the area and as such would be contrary to Policies GC1, GC2, ENV1, and ENV3 of the Neath Port Talbot Unitary Development Plan.

### **Habitat and Geological character**

In relation to the overall size of the site the development footprint is relatively small. It is therefore considered that the development will not have a significant detrimental effect of the proposal to warrant refusal. Further detailed appraisal of the habitat, species, and geology is undertaken further in the appraisal.

## **Special Landscape Areas**

The proposal does not fall within a designated Special Landscape Area however in determining this application special regard should be given to areas of special importance such as National Park and designated AONB.

As indicated previously given the separation distances between the application site and the Brecon Beacons National Park and Gower AONB it is considered that the development will not have an adverse visual effect on those areas and therefore adequately protects the acknowledged and protected importance of those areas.

## Cumulative Issues

The Environmental Statement has considered the cumulative effects of the proposal in relation to 22 operational proposed or scoped wind farms within the study area. Cumulative landscape and visual amenity visualizations have been provided from 23 of the 39 viewpoints. In addition to those submitted as part of the Environmental Statement, additional information has been submitted at the request of the department in respect of viewpoints 4 and 7 in Croeserw.

## Designated Landscape Areas

Brecon Beacons National Park is located over 14 km from the proposed development. Cumulative assessments have been undertaken from viewpoints 27 and 32-34 in relation to the proposal. Given the separation distance of over 14 km between the proposal and the Park, it is considered that there will be no significant cumulative effect on the scenic qualities and the visual integrity of the National Park.

In relation to Gower AONB viewpoint 31, it is considered that given the separation distance of over 27 km, there will be no significant cumulative effect on the AONB.

## Within 3 km

Within 3 km the Environmental Statement identifies significant cumulative effects at viewpoints 1, 2, 4, 7 and 8. However, cumulative impact from viewpoints 1 and 2 do not affect residential receptors and are likely to be limited in duration affecting walkers or road users. With regard to viewpoint 1, the effect of the cumulative development is

assessed in a vast landscape.

In respect of viewpoints 4, 7 and 8, the proposed development will be visible consecutively/successionally with the consented Ffynnon Oer and the proposed Pen y Cymoedd. This will result in the surrounding of properties in excess of 180°.

Paragraph 111 of Appendix 7.4 of the Environmental Statement accepts that “Although the potential for cumulative effects is limited within Croeserw, where it occurs it would be significant”.

It is therefore considered that the proposed development in association with the consented Ffynnon Oer wind farm and proposed Pen y Cymoedd wind farm will result in the surrounding of properties within areas of Croeserw in excess of 180° to the detriment of residential amenity contrary to Policies GC1, GC2, ENV1

#### Beyond 3km

It is considered that significant effects on the visual amenity of local residents may arise from the projects individually but the potential for significant simultaneous or successive cumulative effects of Llynfi Afan and the baseline are considered to be very limited given the different orientation of the developments and the strong local topography.

Assuming the prior presence of all the proposed projects there would be no cumulative effects on residents by the addition of Llynfi Afan with Fforch Nest, Mynydd Bwllfa, Hirfynydd, or Mynydd y Gwair. With regard to Pant Y Wal and Llynfi Afan, there is a theoretical potential for cumulative effects at Nant y moel, however given the limited effects of Llynfi (c.3km northwest) and the Pant y Wal (c. 2km south east) significant cumulative effects are unlikely.

With regard to addition of Llynfi Afan in combination with Pen y Cymoedd to the north, there may be some theoretical potential for views of both in parts of Treochy, Ystrad, and Sarn, however no significant cumulative effects are predicted.

From the settlements at Langynwyd and Cwmfelin however where there may be views of both proposals, there would be significant cumulative effects this is because of the elevated position of these settlements.

## **Overall assessment of development in relation to Policy criteria**

With regards to the acceptability of the proposal in terms of policy, the application site falls within Strategic Search Area F as identified in TAN 8 but not within the refined Strategic Search Area.

TAN 8 advises that within SSA's the implicit objective is to accept landscape change ie. significant change in the landscape character from wind turbine development.

Planning Policy Wales (PPW) states that the 'introduction of new, often very large, structures into the open countryside needs careful consideration to minimise the impact on the environment and landscape'.

As outlined previously the turbines are not located in a plateau area, where their siting away from the break of slope would reduce their impact.

PPW further advises that sites should be "generally sparsely populated" and 'any potential detrimental effects on local communities are minimised'.

The application site is not within a sparsely populated area with the settlements' of Croeserw, Blaengwynfi and Abergwynfi having a total population of approximately 2857 (2010 population figures). Whilst it is accepted that the design process has reduced the total number of turbines and therefore the overall impact of the proposal it is considered that a significant detrimental effect remains. Moreover, the ES concludes that areas of Croeserw will experience significant cumulative effects as a result of the development in association with the existing Ffynnon Oer and proposed Pen y Cymoedd.

It is therefore considered that the proposed development does not accord with TAN8, Neath Port Talbot Supplementary Planning Guidance – Landscape, Neath Port Talbot Interim Planning Guidance : Wind Turbine Development (2008) Policies GC1, GC2, ENV1, and ENV3 of the Neath Port Talbot Unitary Development Plan

## **Terrestrial Ecology, Bats and Ornithology**

The ecological assessment of the EIA provides baseline information as referred to above. In addition it sets out monitoring and mitigating measures as follows

- A Construction Management plan to ensure most appropriate for of restoration and minimization of habitat disturbance.
- Programme of works to avoid disturbance of breeding birds.
- Habitat Management Plan to enhance and extend existing woodland and to create and improve the habitat on the lower part of the Nant Y Fedw Valley.
- Contained Monitoring of up to 7 species of birds in an area 2km beyond the turbines.

The proposed development will have a direct effect on Local Biodiversity Action Plan habitat. The proposed development will not have a direct effect on Heathland, bog, open water or run water but approximately 80,415m<sup>2</sup> sq of Marshy grassland habitat will be lost. The bio diversity section have indicated that approximately 0.6ha of Purple Moor grass Rush pasture will be lost as a result of the development. CCW and the biodiversity section have recommended that suitable mitigation be provided as part of a Habitat Management Plan. (HMP)

In relation to Reptiles, Mammals, Invertebrates, Amphibians the survey indicates the absence of or low numbers of species across the site. It is considered that and species identified within the construction process can be adequately dealt with through detail within an agreed Construction Environmental Management Plan (CEMP) and HMP.

In relation to bats the CCW have indicated that they are satisfied with the assessment within the ES and the mitigation and enhancement proposed. They have indicated that this proposal should for part of the HMP.

In relation to ornithology the ES has identified eight bird of high nature conservation importance (Red Kite, Hen Harrier, Goshawk, Merlin, Peregrine, golden plover, nightjar, common crossbill) and five birds moderate importance (Skylark, Song Thrush, House Martin, Linnet, and Reed Bunting). The ES indicated that the proposed development is unlikely to have a significant effect on bird populations.

CCW have noted that the development will not have a significant effect on bird populations and agree that habitat enhancement should be delivered via an appropriate HMP.



In conclusion, it is considered that the ES demonstrates that the proposal will not have a significant impact on ecological interests to warrant an objection to this proposal.

## **Noise**

Noise issues relating to the potential impact of this Wind Farm Scheme have been assessed in the Environmental Statement and the methodology is described above.

The Head of Public Protection and Housing (Noise) has confirmed that the operational levels fall within the guidance levels specified in the DTI document ETSU-R-97 – The Assessment and Rating of Noise from Wind Farms.

However, an anomaly was identified in measurements taken at 94 Jersey Road Blaengwynfi which consistently exceeded 40dB. The report identified that this was due to a nearby ventilation fan which was not identified. The Head of Public Protection and Housing (Noise) was satisfied with this explanation and has confirmed that Abergwynfi baseline noise data is used in its place.

In addition construction and decommissioning noise levels have been predicted and are also well within the government guideline limits.

Blasting may also occur in the quarrying of stone from the proposed borrow pits. It is considered that these issues can be adequately addressed by the imposition of suitably worded conditions attached to any consent.

In view of the foregoing, it is considered that the noise implications will be insignificant.

## **Historic Environment**

The Historic Environment assessment has considered the impact proposal on the historic environment within the site boundary and within a study area of 10km which there are 53 Listed Buildings, 77 Scheduled Ancient Monument SAM, 6 Conservation Areas, 2 Landscapes of Special Historical Interest, 4 Registered Parks and Gardens.

Within the site there are only 2 recorded historic features Clawdd Mawr

Dyke (GM231) and Mynydd Caerau Bronze age Cairns (GM232). Clawdd Mawr Dyke will be directly affected by the construction of the proposed access road, which will also affect the setting of the SAM. The proposed accessed road will be located on an existing access track, which crosses through a 3m section of the Dyke. The proposal is to improve this crossing point by widening the track and modifying the slope gradients. The applicant has previously consulted CADW on this matter and has submitted in mitigation statutory within the ES.

CADW are satisfied that the mitigation strategy is acceptable and that the proposal will not have an unacceptable direct affect on the Dyke. They have also indicated that they are satisfied that the wind farm developer will not have an unacceptable effect on the setting to the SAM.

Glamorgan Gwent have also raised no objection to the applications subject to the imposition of a suitable condition requiring the applicant to submit a detailed programme of archaeological investigation, together with a mitigation programme.

In relation to the other historic features within the study area the department is satisfied that given the separation between the feature and site the programme development is unlikely to have a significant deterrent effect on the character, appearance, setting or historical importance of these features to warrant refusal of the application.

The Cairns are located south of turbine 12 and to the east of the access track that connects turbine 12 with turbines 13-15. Turbine 12 and the adjacent tracks are below the level of the Cairns and at a distance which will not result in the proposal having a significant harmful effect on the setting of SAM.

It is accepted that there is a need to provide safe access to the site. The proposal to modify the existing track and crossing point is, having regard to the direct impact, and indirect impacts and engineering constraints, considered to be the best achievable solution. The department is satisfied that the proposal will not have a direct significant harmful effect of the SAM or a significant harmful effect on the setting of the SAM.

### **Access and Traffic**

Traffic generated by the wind farm proposal, estimated to be 12,570 movements (two-way) over the 12 month construction period, would

almost be entirely limited to vehicle movements during construction and decommissioning. During the operation of the wind farm, traffic would mainly be limited to light vehicle movements and occasional deliveries.

During construction, Construction workers, electrical equipment, raw materials for concrete (water, cement and aggregate), steel for turbine foundations and electrical cabling would all need to be transported to the site using the public road system along the A4107 from Port Talbot, the A4063 from Maesteg to its junction with the A4107 at Cymmer and west along the A4061 from Treorchy.

Abnormal loads (turbine components) are estimated to be 300 movements (two-way) and are predicated between months 6 and 10 of the construction period. Loads will leave the M4, travel along the A465 to Hirwaun then south along the A4061 before joining a forestry track. The load will leave the forestry track and join the A4107 at a point just north of the site access. The load will travel along the A4107 for a distance of approximately 300m before turning south into the application site.

The traffic implications relating to the proposal have been considered by The Head of Engineering and Transport (Highways) who has raised no objection to the proposal providing that no deliveries are undertaken to the site during school starting and finishing periods.

In view of the above, it is considered that the proposal will not have a significant adverse impact on highway safety.

### **Geology and Hydrogeology**

The proposed wind farm site lies within a defined Coal Mining Referral Area. The ES identifies that the area has been subject to coal mining in the past and The Coal Authority have confirmed that mining legacies likely to effect the development take the form of mine entries and historic underground workings at shallow depth. There are no current workings beneath the site and the Authority is not aware of any future proposals to work the areas.

The ES proposes further ground investigation to assess the risk and the Coal Authority has no objections to the proposal subject to further ground condition investigations.

In relation to Hydrogeology it is recognised that wind farm developments have the potential to derogate private water supplies. The ES has

concluded that site has limited importance in terms of water supply to local aquifers. No private water supplies exist within the holding and there are no abstraction licenses within the vicinity of the site.

The Environment Agency (EA) considered that the ES addresses the issues and is satisfied that the control of the development by an adequate Construction Environmental Management Plan (CEMP) will adequately protect the water resources and have therefore offered no objections subject to conditions.

### **Hydrology and Flood risk and Water Quality**

The wind farm has the potential to alter the hydrology and hydrogeology regime within the site during the construction, operational and decommissioning phases. Impacts are possible as a result of the construction of tracks, hardstandings, buildings and turbine foundations, including possible increased run off, chemicals and sedimentation.

It is proposed that potential impacts will be managed through measures which would be fully detailed in the CEMP.

The Environment Agency has raised no objection to the development in principle. However, to prevent groundwater pollution of the environment a number of conditions are recommended.

It is therefore considered that the proposed development will not have a detrimental effect on hydrology, flooding and water quality.

### **Agriculture and Soils**

The loss of agricultural land resulting from the development would be 14.4 ha. This represent a 2% of the 648 ha single farm holding . Whilst there is likely to be minor disruption of farming activities during the construction and decommission period it is considered that this will be a localised short term effect and the loss of agricultural land will not have a significant local or regional effect on farming.

In relation to peat detailed soil investigations have revealed that peat effected by the proposal is at depths of between 10 and 15cm. The total disturbed peat is estimated at 16984.5m<sup>3</sup> against an estimated 578,400m<sup>3</sup> within the Llynfi Afan Holding. This means that approximately 3% of the peat resource across the project area would be disturbed.

Given the small volumes of shallow peat that is likely to be disturbed it is considered that the proposal will not have a detrimental effect on soils and peat.

### **Shadow Flicker**

In terms of shadow flicker, the Environmental Statement provides an assessment of possible effect.

Only properties within 130 degrees either side of North, relative to the turbines can be effected at these latitudes in the UK. Given the relationship of residential properties to the proposed development only turbine 1 is likely to cause shadow flicker. The zone of influence is considered to be up to 800m from the turbine and therefore affects properties located in the south eastern edge of Abergwynfi.

The ES outlines that in the 5 receptors studies flicker was predicted during winter late mornings. The mean duration of the effects is estimated to last for approximately 25 minutes per day with the total hours per year to be approximately 4.5 hours. The ES recommends further detailed study to identify individual properties effected and if necessary a mechanical system which will shut down the turbine where conditions result in flicker.

The department appointed consultants, Parsons & Berckerhoff, to assess the study data and conclusions within the ES. They have concluded that the methodology undertaken and conclusion reached in the ES are accurate. They have also confirmed that the mitigation strategy is sound and technically achievable.

It is therefore considered in view of the foregoing that shadow flicker should have no detrimental impact on residential properties.

### **Electromagnetic Interference and Aviation**

As part of the iterative design process the applicant has taken into account effects on aviation and electromagnetic interference. The department have received no objection from OFCOM, MOD and CAA.

In relation to television reception the departments consultants, Parsons & Berckerhoff, also assessed the study data and conclusions within the ES. They have concluded that the methodology undertaken and conclusion

reached in the ES are accurate. They have also confirmed that the mitigation strategy to include cabling, satellite or bespoke systems is sound and technically achievable.

It is therefore considered that the proposed development will not have a detrimental effect on Electromagnetic Interference and Aviation.

**Others (including objections):**

In respect of the of the objection received from local residents it is considered that concerns relating to visual impact, tourism and recreation, noise and ecology are addressed within the report.

In respect of other matters raised;

1. Devaluing of Homes – This is not a material planning issue.
2. The owner may not actually be the sole owner of Gelli Farm and Mynydd Y Gelli. – Whist land ownership is not a material planning issue the applicant has provided title plans to corroborate ownership and the department is satisfied that the application has been accompanied by the correct ownership certificate.

**Community Benefit**

TAN 9 “Community Involvement and Benefits” recognises the opportunities that large developments provide in making contribution that benefit the community. However, it makes it clear that in paragraph 2.16 that

“such contributions should not enable permission to be given to a proposal that otherwise would be unacceptable in planning terms.”

The Authority within its supplementary planning guidance believes that it is more appropriate for these “community contributions” to be dealt with as part of the planning process in order that they may better reflect the needs and aspirations of the area as identified through the Community Plan and UDP/ Local Development Plan (LDP) process, although they should not impact on the decision making.

The applicant has offered to provide a community benefit contribution of £4000 per installed mega watt per year over the lifetime of the development. This amounts to £120,000 per annum and a total of £3,000,000 over the lifetime of the windfarm. The applicant proposes that

this will be divided between Neath Port Talbot who will receive 75% and Bridgend County Borough Council who will receive 25%. The applicant proposes that the contribution received by this Authority is divided equally between the wards of Cymmer and Gwynfi. This will result in each ward receiving £45,000 per annum or £1,125,000 over the life of the development.

It should be noted however, that the community benefit is not put forward as mitigation and must not be taken into consideration in the decision of the planning application.

## **Conclusion**

It is accepted that both nationally and within SSA F the consented and operational capacities fall below those set out in PPW 2011 and TAN8, and that the proposed development will make a significant contribution to achieving those targets. The submitted scheme demonstrates that there are no significant detrimental effects in relation to, Recreation, Ecology, Noise, Historic Environment, Access, Traffic, Geology, Hydrology, Flood Risk, Water Quality, Agriculture, Soils, Shadow Flicker, Telecommunications and there are limited short term benefits in relation to employment.

However, the submitted details demonstrate that the proposal will result in major landscape change with receptors experiencing a significant effect up to 2.88km from the site

It is considered that the proposal will have a significant adverse effect on the landform of Mynydd Y Gelli, an area with a high LANDMAP landscape value, to the detriment of the character and appearance of the rural landscape.

In relation to the effect of sensitive receptors, it is considered that the proposal by virtue of its scale and location in close proximity to Croeserw, Abergwynfi and Blaengwynfi would result in the development appearing dominant and overwhelming in some cases. Moreover, given the relationship between access routes to those settlements and the development, the turbines will be visible while entering and leaving settlements creating, for residents, a sense of being unable to escape the presence of the turbines increasing the sense of being imposed upon, to the detriment of the amenity of residents within Croeserw, Blaengwynfi and Abergwynfi.

In addition to the individual effects of the proposal the submitted information demonstrates that there are a number of locations in Croeserw where the proposed development is visible in conjunction with the existing Ffynnon Oer development and the proposed Pen y Cymoedd wind farm. It is considered that the cumulative effects of the development will result in the feeling of surrounding of residential dwellings to the detriment of residential amenity.

### **Recommendation REFUSAL**

#### **Reasons for Refusal:**

- (1) The proposed development by virtue of its layout and scale would have a significant unacceptable effect on the quality of the landscape to the detriment of the character and appearance of the area contrary to Policies GC1, GC2, ENV1, and ENV3 of the Neath Port Talbot Unitary Development Plan
- (2) The proposed development by virtue of its location, layout and scale would have an unacceptable, detrimental visual effect, on the residents of Croeserw, Blaengwynfi and Abergwynfi contrary to Policies GC1, GC2, and ENV1 of the Neath Port Talbot Unitary Development Plan.
- (3) The proposed development in conjunction with the existing Ffynnon Oer Wind Farm and the proposed Pen y Cymoedd Wind Farm will result in the feeling of surrounding of residential properties within Croeserw to the detriment of residential amenity contrary to Policies GC1, GC2, and ENV1 of the Neath Port Talbot Unitary Development Plan.



**PLANNING AND DEVELOPMENT CONTROL COMMITTEE**  
**3<sup>RD</sup> APRIL 2012**

**DIRECTORATE OF ENVIRONMENT**

**REPORT OF THE HEAD OF PLANNING – G.WHITE**

**AMENDMENT SHEET**

2.1	APP NO: P/2010/1148	TYPE: Full Plans	Page Nos: 16 - 78	Wards Affected: Gwynfi
PROPOSAL:	ERECTION OF 15 WIND TURBINES WITH A MAX BLADE TIP OF 118M, (3 TURBINES TOGETHER WITH A CONTROL BUILDING AND ELECTRICITY SUB STATION IN A SECURE COMPOUND ARE TO BE SITED WITHIN BRIDGEND CBC) TEMPORARY CONSTRUCTION COMPOUNDS, 78M ANEMOMETRY MAST, NEW ACCESS FROM A4107,UPGRADING OF EXISTING ON SITE TRACKS AND CONSTRUCTION OF NEW ON SITE ACCESS TRACKS, CRANE HARD STANDINGS, UNDERGROUND ELECTRICITY CABLES, FOUR BORROW PITS, AND WIDENING OF EXISTING FORESTRY TRACKS.			
LOCATION:	MYNYDD Y GELLI, NEAR ABERGWYNFI, PORT TALBOT			

There are a number of small errors within the report which are addressed as follows:

The penultimate paragraph under the heading, Description of Site and its surroundings, on Page 22 of the report, identifies the turbines outside (SSA) F. The sentence has omitted reference to turbines 3 and 5 together with a second borrow pit. The sentence should therefore read.

“However, turbines, 3, 5, 6, 7, 8 and two borrow pits fall outside the eastern east of (SSA) F.”

Reference is made to the installed capacity within the fifth point on Page 46. – The installed capacity should read 700MW not 70MW.

The fourth paragraph on Page 52 should specify that 5 turbines fall outside the defined SSA F not 4 as referred to in the report.

Members should also have regard to the following paragraph in terms of the assessment of geology and hydrology:

#### Geology and Hydrogeology

To the North of the site a small section of the track crosses the Cwm Gwrelych and Nant LlynFach Streams SSSI. This area is protected for its geological importance and consists of a 500m of exposed strata representing a more or less complete section through the Westphalian A, Westphalian B and lower Westphalian C. Where the track crosses the site (pinch point 8) there is no geological exposure. The works required to widen the track, to a typical width of approximately 6m, will involve the cutting back of an embankment and an area of loose boulders would need to be cleared and re-compacted. This may provide the potential for new exposure to be created at this point.

The ES outlines that CCW have indicated that the proposed widening of forestry tracks will not have an adverse effect on the SSSI and efforts could potentially be made to create new exposure during these works. It is therefore considered that the proposed development will not have an adverse effect on the SSSI.

## **SECTION B – MATTERS FOR INFORMATION**

### **3. APPEALS RECEIVED**

**Appeal Ref:** A2013/0006      **Planning Ref:** P2012/1047

**PINS Ref:** APP/Y6930/A/13/2198110

**Applicant:** Mr Paul Gregory

**Proposal:** Detached building for storage and sale of agricultural products (amended plans received 18.01.13)

**Site Address:**

Land at  
Commercial Road  
Rhydyfro  
Pontardawe

**Start Date::**16/05/2013

**Appeal Ref:** A2013/0007      **Planning Ref:** P2012/0484

**PINS Ref:** APP/Y6930/A/13/2199159

**Applicant:** Mr Nicholas Long

**Proposal:** Single storey front and side extension

**Site Address:**

81 GRAIG ROAD  
GELLINUDD PONTARDAWE  
SWANSEA  
SA8 3DS

**Start Date:** 06/06/2013

**Appeal Ref:** A2013/0008      **Planning Ref:** P2012/1089

**PINS Ref:** APP/Y6930/A/13/2199229

**Applicant:** Mr John Winkle

**Proposal:** Demolition of existing dwelling and construction of two detached dwellings (Outline)

**Site Address:**

33 PARISH ROAD  
BLAENGWRACH  
NEATH  
SA11 5SW

**Start Date:** 11/06/2013

#### **4. APPEALS DETERMINED**

**Appeal Ref:** A2012/0002

**Planning Ref:** P/2012/0934

**PINS Ref:** APP/Y6930/C/13/2190934

**Applicant:** Mr Kerry  
Watkins

**Proposal:** One detached dwelling

**Site Address:** Land at The Rectory, 7 Cwmnantllwyd Road, Gellinudd

**Start Date:** 7<sup>th</sup> March 2013

**Decision Date:** 13/03/2013

**Decision Code:** Dismissed

The Inspector considered that the proposal would not have a detrimental effect on highway safety or the living conditions of residents and as such she indicated in her decision letter that the main issue for consideration was the effect of the proposal on the character and appearance of the street scene.

In relation to the character and appearance of the area she noted that the area was characterised by large properties in spacious gardens. She concluded that the proposal dwelling would be a small and narrow building that would appear as if it has been squeezed into the site. Moreover the proposal would fail to respect the existing spacing and visual relationship between dwellings which exists along this part of the road.

As a result the development was considered to be out of keeping with the density of development within the immediate surrounding area and as such the consequent character of the area, hence the appeal was dismissed.

**4. DELEGATED APPLICATIONS  
DETERMINED BETWEEN 30<sup>TH</sup> APRIL AND 11<sup>TH</sup> JUNE  
2013**

1	App No. P/2011/1098	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 15 (removal of temporary traffic controls and unnecessary signage) of planning permission P2011/0522 granted on 5th September 2011	
Location	Access track to, Nant Melyn Farm, off A474 Pontardawe Road, Pontardawe	
Decision	Approval with no Conditions	
Ward	Pontardawe	

2	App No. P/2011/1115	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 17 (street lighting) of planning permission P2011/0522 granted on September 5th 2011	
Location	Access track to, Nant Melyn Farm, off A474 Pontardawe Road, Pontardawe	
Decision	Approval with Conditions	
Ward	Pontardawe	

3	App No. P/2012/258	Type Change of Use
Proposal	Change of use of Chapel (D1) to Tourist Hostel (C1) plus change of use of vacant land to 12 space car parking area to be used in association with the Hostel. Retention of Solar Panels to West Elevation.	
Location	Carmel Calvinistic Methodist Chapel, Baxter Terrace And Land Opposite, Glyncorrwg, Port Talbot	
Decision	Approval with Conditions	
Ward	Glyncorrwg	

4	App No. P/2012/610	Type Full Plans
Proposal	Installation of photovoltaic panels and ventilation grilles.	
Location	Former Royal Buildings, Talbot Road, Port Talbot, SA13 1DN	
Decision	Approval with Conditions	
Ward	Port Talbot	

5	App No. P/2012/658	Type Vary Condition
Proposal	Variation of Condition 27 of Planning Permission P2010/0110 (Approved on the 9th May 2012) to allow for the sale of part baked goods.	
Location	Neath Car Sales, Neath Road, Briton Ferry, Neath, SA11 2AX	
Decision	Approval with Conditions	
Ward	Briton Ferry Ea	

6	App No. P/2012/707	Type App under TPO
Proposal	Crown thinning and reduction to 9 trees covered by Emergency Tree Preservation Order (T314/W6)	
Location	Land rear of, 13 Clos Onnen, Coed Hirwaun, Port Talbot, SA13 2TZ	
Decision	Approval with Conditions	
Ward	Margam	

7	App No. P/2012/1053	Type App under TPO
Proposal	Works to Beech tree covered by Tree Preservation Order (T238/A1) comprising of crown lifting and reduction of laterals on SE and E (towards house) by 1.5 metres	
Location	1 ST CATHERINES COURT, BAGLAN, PORT TALBOT NEATH PORT TALBOTSA12 8AJ	
Decision	Refusal	
Ward	Baglan	

8	App No. P/2012/1065	Type Householder
Proposal	Retention and completion of detached domestic garage	
Location	Tyn Yr Henlle Bungalow, Wernddu Road, Alltwen Pontardawe, Swansea, SA8 3HY	
Decision	Approval with Conditions	
Ward	Alltwen	

9	App No. P/2012/1068	Type Householder
Proposal	First floor side extension and canopy over existing garage	
Location	12 Alderwood Close, Crynant, Neath, SA10 8PY	
Decision	Approval with Conditions	
Ward	Crynant	

10	App No. P/2012/1069	Type Householder
Proposal	First floor side extension and canopy over existing garage and front door.	
Location	13 Alderwood Close, Crynant, Neath, SA10 8PY	
Decision	Approval with Conditions	
Ward	Crynant	

11	App No. P/2012/1111	Type Advertisement
Proposal	3 no. free standing advertisement signs.	
Location	Roundabout, Harbour Way, Port Talbot	
Decision	Advert Approved with Std Cond	
Ward	Margam	

12	App No. P/2012/1149	Type Full Plans
Proposal	Detached dwelling and garage.	
Location	Foresters Lodge, Brombil Access Road, Margam, Port Talbot, SA13 2SR	
Decision	Approval with Conditions	
Ward	Margam	

13	App No. P/2013/19	Type Householder
Proposal	Two storey rear extension	
Location	109 Beechwood Road, Margam, Port Talbot, SA13 2AF	
Decision	Approval with Conditions	
Ward	Margam	

14	App No. P/2013/39	Type Discharge of Cond.
Proposal	Details to be agreed in association with Condition 1 (External Materials) of Planning Permission P2012/0658 granted on 03/05/13.	
Location	Neath Car Sales, Neath Road, Briton Ferry, Neath, SA11 2AX	
Decision	Approval with no Conditions	
Ward	Briton Ferry Ea	



15	App No. P/2013/44	Type Householder
Proposal	Retention and completion of single-storey side extension.	
Location	22 Sycamore Avenue, Cimla, Neath, SA11 3NT	
Decision	Approval with Conditions	
Ward	Neath South	

16	App No. P/2013/66	Type Householder
Proposal	Retention of extensions and alterations to dwelling, Including alterations to the roof and relocation of windows (Amendment to planning application P2010/0857, approved on the 14/12/10)	
Location	41 Lucy Road, Lonlas, Neath, SA10 6RS	
Decision	Approval with Conditions	
Ward	Coedffranc Nort	

17	App No. P/2013/93	Type Householder
Proposal	Demolition of single storey side extension, construction of single storey attached garage and covered walkway on rear elevation and retention and completion of front porch (Amended Plans Received 18/04/13)	
Location	Spa House, Gellionen Road, Trebanos, Pontardawe, Swansea, SA8 4RN	
Decision	Approval with Conditions	
Ward	Trebanos	

18	App No. P/2013/96	Type Householder
Proposal	Two storey rear extension	
Location	1 Prospect Place, Cwmllynfell, Swansea, SA9 2GL	
Decision	Approval with Conditions	
Ward	Cwmllynfell	

19	App No. P/2013/97	Type Householder
Proposal	Two storey side extension, single storey rear extension and detached outbuilding	
Location	160 Tyn Y Cae, Alltwen, Pontardawe, Swansea, SA8 3DN	
Decision	Not to Issue Cert.App.Alt.Dev.	
Ward	Alltwen	

20	App No. P/2013/107	Type Discharge of Cond.
Proposal	Details pursuant to Condition 12 of Planning Permission P2011/0806 (approved on the 1/2/12) in respect of landscaping.	
Location	Former Empire Bingo, 3-4 Ropewalk, Neath, SA11 1ES	
Decision	Approval with no Conditions	
Ward	Neath North	

21	App No. P/2013/120	Type Full Plans
Proposal	Detached dwellinghouse.	
Location	Land rear of, 93 Bwlch Road, Cimla, Neath, SA11 3RR	
Decision	Refusal	
Ward	Cimla	

22	App No. P/2013/127	Type Discharge of Cond.
Proposal	Details to be agreed in association with Condition 9 (Allotment Specifications) of Planning Application P2012/0370 granted on the 24/01/13.	
Location	48 Crymlyn Parc and Land to Rear, Skewen, Neath, SA10 6DG	
Decision	Approval with no Conditions	
Ward	Coedffranc West	

23	App No. P/2013/136	Type Advertisement
Proposal	Erection of 4no. free standing non illuminated advertisement signs.	
Location	Roundabout, Afan Way/Southdown Road, Port Talbot	
Decision	Advert Approved with Std Cond	
Ward	Aberavon	

24	App No. P/2013/161	Type Full Plans
Proposal	Extension to existing factory unit including link unit and provision of new security fence to site perimeter	
Location	Unit 12 Baglan Industrial Park, Aberavon Road, Aberavon, Port Talbot, SA12 7DJ	
Decision	Approval with Conditions	
Ward	Aberavon	

25	App No. P/2013/172	Type Full Plans
Proposal	Retention of existing dwelling (Revisions to planning application P2009/0060)	
Location	Land adjacent to Forest Lodge, Addoldy Road, Glynneath, Neath, SA11 5EB	
Decision	Approval with Conditions	
Ward	Glynneath	

26	App No. P/2013/174	Type Householder
Proposal	Retention of replacement patio doors to the rear elevation.	
Location	113 Crymlyn Parc, Skewen, Neath, SA10 6EF	
Decision	Approval with no Conditions	
Ward	Coedffranc West	

27	App No. P/2013/177	Type Discharge of Cond.
Proposal	Submission of details to partially discharge of condition 25 (Plots 55 & 58) of planning permission P2009/0760 (Approved on the 28/10/10) validation report land contamination.	
Location	Land Rear of Crymlyn Parc, off Serecold Avenue, Skewen, Neath, SA10 6DG	
Decision	Approval with Conditions	
Ward	Coedffranc West	

28	App No. P/2013/178	Type Advertisement
Proposal	1no. internally illuminated fascia sign, 2no. internally illuminated projecting signs and LED illuminated ATM surrounds.	
Location	115-119 Station Road, Port Talbot, SA13 1NR	
Decision	Advert Approved with Std Cond	
Ward	Port Talbot	

29	App No. P/2013/181	Type Householder
Proposal	Retention of detached outbuilding	
Location	19 Glan Yr Afon, Ystalyfera, Swansea, SA9 2HA	
Decision	Approval with no Conditions	
Ward	Ystalyfera	

30	App No. P/2013/190	Type Householder
Proposal	Retention and completion of single storey rear conservatory and decking around previously approved outbuilding	
Location	46 Cimla Crescent, Cimla, Neath, SA11 3NN	
Decision	Approval with Conditions	
Ward	Neath South	

31	App No. P/2013/198	Type Advertisement
Proposal	3no.free standing non illuminated advertisement signs.	
Location	Roundabout, Heilbron Way/Pentyla Baglan Road, Port Talbot	
Decision	Advert Approved with Std Cond	
Ward	Aberavon	

32	App No. P/2013/199	Type Advertisement
Proposal	A replacement internally illuminated fascia sign, an internally illuminated projecting sign, two name plate non-illuminated signs and an illuminated ATM header sign.	
Location	5 Windsor Road, Neath, SA11 1LP	
Decision	Approval with Conditions	
Ward	Neath North	

33	App No. P/2013/210	Type Outline
Proposal	Outline application for one dwelling including access	
Location	Land between, 9 & 11A Heol Y Glyn, Glynneath, Neath, SA11 5AU	
Decision	Refusal	
Ward	Glynneath	

34	App No. P/2013/231	Type Householder
Proposal	Demolition of front extension and construction of new front extension	
Location	138 High Street, Glynneath, Neath, SA11 5AP	
Decision	Approval with Conditions	
Ward	Glynneath	

35	App No. P/2013/232	Type Full Plans
Proposal	Retention of two storey dwelling (Amendment to that approved under Planning Permission P2006/1777)	
Location	254B Neath Road, Briton Ferry, Neath, SA11 2AX	
Decision	Approval with Conditions	
Ward	Briton Ferry Ea	

36	App No. P/2013/234	Type Discharge of Cond.
Proposal	Submission of details pursuant to Condition 12 of planning permission ref. P2012/0777 (granted on 11/1/2013) in respect of a strategic landscaping scheme and grassland management plan.	
Location	Land at, Moor Road, Aberavon, Port Talbot, SA12 7BJ	
Decision	Approval with no Conditions	
Ward	Aberavon	

37	App No. P/2013/239	Type Householder
Proposal	First floor rear extension and elevated walkway from bedroom to rear garden.	
Location	31 Pontneathvaughan Road, Glynneath, Neath, SA11 5NT	
Decision	Approval with Conditions	
Ward	Glynneath	

38	App No. P/2013/240	Type Reserved Matters
Proposal	Reserved matter application for a detached dwelling and detached garage/workshop (Amended Block plan and landscaping plan received 25/03/13)	
Location	Land between, 52 Moorlands & Banwen RFC, Dyffryn Cellwen, Neath, SA10 9HU	
Decision	Approval with Conditions	
Ward	Onllwyn	

39	App No. P/2013/246	Type Change of Use
Proposal	Retention of change of use of ground floor from a betting shop (use class A2) to to a self contained flat (use class C3).	
Location	Old Stewards House, Old Market Place, Cwmavon, Port Talbot, SA12 9DA	
Decision	Approval with Conditions	
Ward	Bryn & Cwmavon	

40	App No. P/2013/247	Type Full Plans
Proposal	4no. free standing non illuminated advertisement signs.	
Location	Roundabout, Dalton Road & Afan Way, Aberavon, Port Talbot	
Decision	Advert Approved with Std Cond	
Ward	Sandfields East	

41	App No. P/2013/248	Type Full Plans
Proposal	Alterations to shopfront, blocking up windows in the side elevation and single storey store room extension.	
Location	Post Office, 32-34 Neath Road, Briton Ferry, Neath, SA11 2YR	
Decision	Approval with Conditions	
Ward	Briton Ferry East	

42	App No. P/2013/251	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 14 (construction method statement) of planning permission P2008/0112 granted on 18/03/10	
Location	Land between, 52 Moorlands & Banwen RFC, Dyffryn Cellwen, Neath, SA10 9HU	
Decision	Approval with no Conditions	
Ward	Onllwyn	

43	App No. P/2013/253	Type Householder
Proposal	Detached carport / outbuilding	
Location	Tewgoed Fach, Heol Y Graig, Cwmavon, Port Talbot, SA12 9YD	
Decision	Approval with Conditions	
Ward	Bryn & Cwmavon	

44	App No. P/2013/254	Type Householder
Proposal	Single storey rear extension.	
Location	11 Min Y Coed, Cimla, Neath, SA11 3YD	
Decision	Approval with Conditions	
Ward	Cimla	

45	App No. P/2013/255	Type Vary Condition
Proposal	Variation of Condition 18 of P2008/0775 granted on 23/01/12 for the resiting of the proposed dwellings	
Location	Lewis Avenue, Cwmllynfell, Swansea	
Decision	Approval with Conditions	
Ward	Cwmllynfell	

46	App No. P/2013/256	Type Discharge of Cond.
Proposal	Submission of details pursuant to Condition 45 (Site Waste Management Plan) of Planning Permission P2010/222 (Approved on the 30/8/12)	
Location	Land off, Fabian Way, Former BP Tank Farm, Crymlyn Burrows, Neath	
Decision	Approval with no Conditions	
Ward	Coedffranc West	

47	App No. P/2013/257	Type Discharge of Cond.
Proposal	Submission of details pursuant to Condition 38 (Construction Method Statement) of Planning Permission P2010/222 (Approved on the 30/8/12)	
Location	Land off, Fabian Way, Former BP Tank Farm, Crymlyn Burrows, Neath	
Decision	Approval with no Conditions	
Ward	Coedffranc West	

48	App No. P/2013/259	Type Full Plans
Proposal	Retention and completion of building for use as training facility in association with existing community garden (amendment to P2011/0514) together with erection of chimney, rain water harvester, disabled access ramp incorporating log and battery store.	
Location	Gardeners Cottage, Rheola Estate, Resolven, Neath, SA11 4DT	
Decision	Approval with Conditions	
Ward	Glynneath	

49	App No. P/2013/260	Type Discharge of Cond.
Proposal	Details to be agreed in association with Condition 25 (reptile method statement) of planning permission P2011/0878 granted on 4-10-12 (Revised mitigation strategy rec 16-5-13)	
Location	Land opposite Siloam Chapel, Amman Road, Lower Brynamman, Ammanford, SA18 1SW	
Decision	Approval with Conditions	
Ward	Lower Brynamman	

50	App No. P/2013/262	Type Advertisement
Proposal	2no. Non illuminated signs comprising of lazer cut lettering and logo.	
Location	Land rear of Magistrates Court, Dock Road, Port Talbot, SA13 1RA	
Decision	Advert Approved with Std Cond	
Ward	Margam	

51	App No. P/2013/267	Type Full Plans
Proposal	Single storey front extension to swimming pool annexe.	
Location	The Towers Hotel, Ashleigh Terrace, Jersey Marine, Neath, SA10 6JL	
Decision	Approval with Conditions	
Ward	Coedffranc West	

52	App No. P/2013/270	Type Householder
Proposal	Single storey rear conservatory extension	
Location	53 Dyffryn View, Bryncoch, Neath, SA10 7TU	
Decision	Approval with Conditions	
Ward	Bryncoch North	

53	App No. P/2013/285	Type Householder
Proposal	Single storey rear extension	
Location	9 Salem Road, Cwmavon, Port Talbot, SA12 9EL	
Decision	Approval with Conditions	
Ward	Bryn & Cwmavon	



54	App No. P/2013/286	Type Change of Use
Proposal	Change of use of land to self-storage container and caravan storage depot (B8 Use) with associated office and access works.	
Location	Portacover Machinery Movements, Llandarcy, Neath, SA10 6JY	
Decision	Approval with Conditions	
Ward	Coedffranc West	

55	App No. P/2013/288	Type Householder
Proposal	Conversion, extension and new pitched roof to existing garage to facilitate photography hobby and utility rooms	
Location	29 Windsor Village, Aberavon, Port Talbot, SA12 7EU	
Decision	Approval with Conditions	
Ward	Aberavon	

56	App No. P/2013/291	Type Scoping Opinion
Proposal	Scoping Request under Regulation 10 of the Town & Country Planning Environmental Impact Assessment (England & Wales) Regulation 1999 as amended - For a Section 73A application to seek retrospective planning permission for continued coaling	
Location	East Pit East Revised OCCS, Near Gwaun Cae Gurwen, Cwmllynfell and Brynamman	
Decision	EIA Required	
Ward	Cwmllynfell	

57	App No. P/2013/293	Type Full Plans
Proposal	Retention of GRP Service kiosk	
Location	Neath Port Talbot Hospital, Baglan Way, Aberavon, Port Talbot, SA12 7BX	
Decision	Approval with no Conditions	
Ward	Aberavon	

58	App No. P/2013/295	Type Householder
Proposal	First floor rear extension	
Location	15 Avon Street, Glynneath, Neath, SA11 5EY	
Decision	Approval with Conditions	
Ward	Glynneath	

59	App No. P/2013/296	Type Householder
Proposal	Rear Conservatory	
Location	81 Henfaes Road, Tonna, Neath, SA11 3EX	
Decision	Approved with 5yr expiry only	
Ward	Tonna	

60	App No. P/2013/297	Type Householder
Proposal	Retention and completion of boundary walls with fence to southern and western boundaries, plus proposed wall with railings to north-eastern boundary.	
Location	3B Daphne Road, Bryncoch, Neath, SA10 8DH	
Decision	Approval with Conditions	
Ward	Bryncoch South	

61	App No. P/2013/301	Type LawfulDev.Cert-Prop.
Proposal	Certificate of lawfulness for a proposed detached garage/garden store	
Location	14 Alderwood Close, Crynant, Neath, SA10 8PY	
Decision	Issue Lawful Dev.Cert.	
Ward	Crynant	

62	App No. P/2013/303	Type Full Plans
Proposal	Retention of ATM to front elevation.	
Location	Spar, 44 Windsor Road, Neath, SA11 1LU	
Decision	Approval with no Conditions	
Ward	Neath East	

63	App No. P/2013/307	Type Householder
Proposal	Single storey side extension and front porch.	
Location	1A King Street, Port Talbot, SA13 1AY	
Decision	Approval with Conditions	
Ward	Port Talbot	

64	App No. P/2013/311	Type Householder
Proposal	Single-storey rear extension.	
Location	108 Cimla Crescent, Cimla, Neath, SA11 3NP	
Decision	Approval with Conditions	
Ward	Neath South	

65	App No. P/2013/313	Type Householder
Proposal	Single storey rear extension.	
Location	7 Parry Close, Court Herbert, Neath, SA10 7JD	
Decision	Approval with Conditions	
Ward	Dyffryn	

66	App No. P/2013/316	Type Householder
Proposal	Scooter store.	
Location	17 Heol Yr Afon, Glyncorrwg, Port Talbot, SA13 3AF	
Decision	Approval with Conditions	
Ward	Glyncorrwg	

67	App No. P/2013/319	Type Advertisement
Proposal	Retention of illuminated advertisement sign around ATM	
Location	Spar, 44 Windsor Road, Neath, SA11 1LU	
Decision	Approval with Conditions	
Ward	Neath East	

68	App No. P/2013/321	Type Discharge of Cond.
Proposal	Details to be agreed in association with Condition No 18 (Turbine details) of P2009/1053 (Decr Reference: 12.04.09.26c) granted on 8/5/12	
Location	Pen Y Cymoedd, South of the Heads of the Valleys Road (A465) between Neath and Aberdare to the North of Maerdy, Treorchy and Glyncorrwg and to the East of Tonmawr, Port Talbot	
Decision	Approval with Conditions	
Ward	Resolven	

69	App No. P/2013/324	Type Householder
Proposal	Part two storey part single storey side / rear extension.	
Location	9 Church Crescent, Baglan, Port Talbot, SA12 8AY	
Decision	Approval with Conditions	
Ward	Baglan	

70	App No. P/2013/325	Type Householder
Proposal	Demolition of existing conservatory and construction of a single storey rear extension.	
Location	11 Cae Copor, Cwmavon, Port Talbot, SA12 9BX	
Decision	Approval with Conditions	
Ward	Bryn & Cwmavon	

71	App No. P/2013/328	Type Householder
Proposal	Detached garage	
Location	2 Cleighton Terrace, Beaconsfield Street, Cadoxton, Neath, SA10 8BB	
Decision	Approval with Conditions	
Ward	Cadoxton	

72	App No. P/2013/335	Type Advertisement
Proposal	4no. free standing non-illuminated advertisement signs.	
Location	Roundabout on Harbour Way, Penryn Tata, Margam, Port Talbot	
Decision	Advert Approved with Std Cond	
Ward	Margam	

73	App No. P/2013/336	Type Advertisement
Proposal	3no. free standing non illuminated advertisement signs.	
Location	Roundabout on Harbour Way, Margam Wharf, Margam, Port Talbot	
Decision	Advert Approved with Std Cond	
Ward	Margam	

74	App No. P/2013/337	Type Advertisement
Proposal	4no. free standing non illuminated advertisement signs.	
Location	Roundabout, Harbour Way & Margam Road, Margam, Port Talbot	
Decision	Advert Approved with Std Cond	
Ward	Margam	

75	App No. P/2013/338	Type Advertisement
Proposal	1 freestanding double sided non-illuminated sign.	
Location	PTS, Neath Abbey Business Park, Neath Abbey, Neath, SA10 7DR	
Decision	Approval with no Conditions	
Ward	Dyffryn	

76	App No. P/2013/343	Type LawfulDev.Cert-Prop.
Proposal	Single storey rear extension (application for a certificate of proposed lawful development)	
Location	16 Pen Y Wern, Croeserw, Cymmer, Port Talbot, SA13 3PP	
Decision	Approval with no Conditions	
Ward	Cymmer	

77	App No. P/2013/348	Type Householder
Proposal	Part two storey, part single storey rear extension	
Location	3 Hopkin Street, Pontardawe, Swansea, SA8 4JQ	
Decision	Approval with Conditions	
Ward	Pontardawe	

78	App No. P/2013/350	Type Discharge of Cond.
Proposal	Details to be agreed in association with Condition 12 (Construction Method Statement) of Planning Permission P2012/0658 granted on 03/05/13.	
Location	Neath Car Sales, Neath Road, Briton Ferry, Neath, SA11 2AX	
Decision	Approval with Conditions	
Ward	Briton Ferry Ea	

79	App No. P/2013/351	Type Discharge of Cond.
Proposal	Partial Agreement of Condition 16 (Land Contamination) of Planning Permission P2012/0658 granted on 03/05/13.	
Location	Neath Car Sales, Neath Road, Briton Ferry, Neath, SA11 2AX	
Decision	Approval with Conditions	
Ward	Briton Ferry Ea	

80	App No. P/2013/354	Type Full Plans
Proposal	Retention and completion of car port extension to existing car wash building.	
Location	ARC CAR WASH, PANTYRHEOL, NEATH NEATH PORT TALBOTS A11 2HD	
Decision	Approval with Conditions	
Ward	Neath East	

81	App No. P/2013/362	Type Discharge of Cond.
Proposal	Details to be agreed in association with Conditions 2 and 3 (site investigation report ) of planning permission P2011/0878 granted on 4/10/12	
Location	Land opposite Siloam Chapel, Amman Road, Lower Brynamman, Ammanford, SA18 1SW	
Decision	Approval with no Conditions	
Ward	Lower Brynamman	

82	App No. P/2013/363	Type Discharge of Cond.
Proposal	Details to be agreed in association with Conditions 10 and 11 (Ground contamination and remediation) of planning application P2012/0370 granted on 24/01/13.	
Location	48 Crymlyn Parc and Land to Rear, Skewen, Neath, SA10 6DG	
Decision	Approval with no Conditions	
Ward	Coedffranc West	

83	App No. P/2013/364	Type Discharge of Cond.
Proposal	Submission of details pursuant to Condition 3 of Planning Permission ref. P2012/0963 (granted on 21/1/13) in respect of boundary fencing.	
Location	Land corner of, Christchurch Road and Aberavon Road (Plot 3), Baglan Industrial Estate, Port Talbot	
Decision	Approval with no Conditions	
Ward	Aberavon	

84	App No. P/2013/366	Type Scoping Opinion
Proposal	Scoping opinion for wind farm comprising 13 wind turbines, access tracks and associated works	
Location	Maesgwyn Wind Farm, Between Onllwyn & Glynneath	
Decision	EIA Required	
Ward	Glynneath	

85	App No. P/2013/368	Type Listed Building Cons
Proposal	Submission of details pursuant to Condition 2 of Planning Permission ref. P2012/0774 (granted on 26/2/13) in respect of a written scheme of archaeological investigation.	
Location	Ivy Cottage, Margam Park, Margam	
Decision	Approval with no Conditions	
Ward	Margam	

86	App No. P/2013/372	Type App under TPO
Proposal	Works to oak tree and birch tree protected by Tree Preservation Order T200/A9	
Location	Land rear of, 23 Maes Y Cornel, Rhos, Pontardawe, Swansea, SA8 3DR	
Decision	Approval with Conditions	
Ward	Rhos	

87	App No. P/2013/374	Type Screening Opinion
Proposal	Request for screening opinion in accordance with the Environment Impact Assessment Regulation 5 for the erection of 4 Wind Turbines (height to tip of 75m) and associated works. (amended details to correct an error on one of the plans in the appendix)	
Location	Dyffryn Farm, Access to Dyffryn Farm, Dyffryn, Neath, SA10 7BJ	
Decision	EIA Required	
Ward	Dyffryn	

88	App No. P/2013/376	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 18 (surface specification to highway) of planning permission P2009/0784 granted on 15th February 2011	
Location	Land off, Cwm Tawe, Godre'rgrraig, Pontardawe	
Decision	Approval with no Conditions	
Ward	Godre'rgrraig	

89	App No. P/2013/380	Type Householder
Proposal	Demolition of existing single storey rear extension and construction of single storey rear extension	
Location	3 Whitting Street, Glynneath, Neath, SA11 5DH	
Decision	Approval with Conditions	
Ward	Glynneath	

90	App No. P/2013/382	Type Discharge of Cond.
Proposal	Details in association with Condition 3 of Planning Permission P2012/0397 (Approved on the 23/04/13) in respect of External Materials.	
Location	Pearson Way Development, off Wheatley Road, Neath, SA11 2EJ	
Decision	Approval with no Conditions	
Ward	Neath East	

91	App No. P/2013/383	Type Discharge of Cond.
Proposal	Details in association with Condition 27 of Planning Permission P2012/0397 (Approved on the 23/04/13) in respect of Design Stage Code Assessments.	
Location	Pearson Way Development, off Wheatley Road, Neath, SA11 2EJ	
Decision	Approval with no Conditions	
Ward	Neath East	

92	App No. P/2013/386	Type Householder
Proposal	Widening of existing vehicle access.	
Location	30 Park Avenue, Lonlas, Neath, SA10 6RU	
Decision	Approval with Conditions	
Ward	Coedffranc Nort	

93	App No. P/2013/392	Type Discharge of Cond.
Proposal	Details to be agreed in association with Condition 2 (materials) and Condition 4 (Car parking scheme) of application P2012/1084 granted on the 15 Jan 2013.	
Location	2 Nightingale Park, Cimla, Neath, SA11 3RX	
Decision	Approval with Conditions	
Ward	Neath South	



94	App No. P/2013/408	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 2 (Materials) of planning permission ref: P2012/0773 granted on 10/12/2012	
Location	Plot 31, Nant Celyn, Crynant, Neath	
Decision	Approval with no Conditions	
Ward	Crynant	

95	App No. P/2013/415	Type Householder
Proposal	Single storey rear extension	
Location	67 Crymlyn Road, Skewen, Neath, SA10 6EG	
Decision	Approval with Conditions	
Ward	Coedffranc West	

96	App No. P/2013/423	Type Screening Opinion
Proposal	Request for a screening opinion under Regulation 5 of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999 (as amended) in respect of a bridge and link road.	
Location	Link between phase 1 & 2, Brunel Way, Baglan Energy Park, Port Talbot	
Decision	EIA Not Required	
Ward	Briton Ferry We	

97	App No. P/2013/425	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 34 (Nominated Liaison Officer) of planning permission ref: P2009/1053 (DECC Ref: 12.04.09.26C) granted on 8/5/12	
Location	Pen Y Cymoedd, South of the Heads of the Valleys Road (A465) between Neath and Aberdare to the North of Maerdy, Treorchy and Glyncoirwg and to the East of Tonmawr, Port Talbot	
Decision	Approval with no Conditions	
Ward	Glyncoirwg	

98	App No. P/2013/426	Type LawfulDev.Cert-Prop.
Proposal	Single storey rear extension (application for certificate of proposed lawful development)	
Location	20 Swan Road, Baglan, Port Talbot, SA12 8BN	
Decision	Issue Lawful Dev.Cert.	
Ward	Baglan	

99	App No. P/2013/440	Type Discharge of Cond.
Proposal	Details to be agreed in association with conditions 2 and 7 (materials and boundary treatment) of planning permission P2008/0417 granted on 17/06/08	
Location	Adjacent to Tirbach House, Tirbach Lane, Rhos, Pontardawe, Swansea, SA8 3EG	
Decision	Approval with Conditions	
Ward	Rhos	

100	App No. P/2013/454	Type Discharge of Cond.
Proposal	Details Pursuant to Condition 35 (highway access works) of Planning Permission P/2010/222 (Approved on the 31/08/12)	
Location	Land off, Fabian Way, Former BP Tank Farm, Crymlyn Burrows, Neath	
Decision	Approval with no Conditions	
Ward	Coedffranc West	

101	App No. P/2013/465	Type Discharge of Cond.
Proposal	Details to be agreed in association with Condition 10 (Code for Sustainable Homes -Design Stage ) of planning permission P2011/0878 granted on 4-10-12	
Location	Land opposite Siloam Chapel, Amman Road, Lower Brynamman, Ammanford, SA18 1SW	
Decision	Approval with no Conditions	
Ward	Lower Brynamman	

102	App No. P/2013/480	Type Discharge of Cond.
Proposal	Submission of details pursuant to Condition 2 of P2012/0777 (granted on 11/1/13) in respect of a sample panel of external wall finishes	
Location	Land at, Moor Road, Aberavon, Port Talbot, SA12 7BJ	
Decision	Approval with no Conditions	
Ward	Aberavon	

103	App No. P/2013/482	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 2 (Materials) of planning permission ref: P2008/0277 Granted on 21.07.08	
Location	137 Swansea Road, Trebanos, Pontardawe, Swansea, SA8 4BS	
Decision	Approval with no Conditions	
Ward	Trebanos	

104	App No. P/2013/483	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 5 (Means of enclosure) of planning permission ref: P2008/0277 Granted on 21.07.08	
Location	137 Swansea Road, Trebanos, Pontardawe, Swansea, SA8 4BS	
Decision	Approval with no Conditions	
Ward	Trebanos	

105	App No. P/2013/484	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 4 (Floor levels) of planning permission ref: P2008/0277 Granted on 21.07.08	
Location	137 Swansea Road, Trebanos, Pontardawe, Swansea, SA8 4BS	
Decision	Approval with no Conditions	
Ward	Trebanos	