



## **PLANNING & DEVELOPMENT COMMITTEE**

**9 MAY 2019**

### **REPORT OF THE SERVICE DIRECTOR, PLANNING**

#### **PURPOSE OF THE REPORT**

Members are asked to determine the planning application outlined below:

**APPLICATION NO:** 17/0771/15  
**(CHJ)**  
**APPLICANT:** **Lightsource SPV 58 Ltd**  
**DEVELOPMENT:** Variation of condition 11 (Approved Drawings) of previously approved planning application 13/0901/10 (Installation and operation of a solar farm and associated infrastructure)(Amended drainage report and details received 23/11/2018 and 21/01/2019)  
**LOCATION:** **PENRHIW CRADOC FARM, LLANWONNO ROAD, MOUNTAIN ASH, CF45 3UX**  
**DATE REGISTERED:** **23/11/2017**  
**ELECTORAL DIVISION:** **Mountain Ash West**

#### **UPDATE**

Members may recall that the application below was reported to the 16<sup>th</sup> August 2018 meeting of Committee where it was recommended that the application be deferred as it was found (following the investigation of a complaint made by a local resident) that there was a problem in the way that the surface water is dealt with “as constructed” at the site which was causing some problems to the surrounding roads / tracks.

Following this investigation, the applicant was required to submit a revised drainage layout that demonstrated that surface water made its way into the attenuation ponds before percolating into the ground (as it should).

The “as built” scheme had an attenuation pond located above the drainage channel which meant that it could never work properly and some surface water would run onto the road causing ponding in adverse weather conditions.

The applicant subsequently submitted new plans and a further round of consultations were undertaken both with the technical / statutory consultees as well as local residents.

Committee is advised that the Council’s Drainage Section have confirmed that they are now satisfied with the current arrangement (as proposed) and, as a result of the consultation with local residents, the objector (to the original submission referred to below) has not made any further complaints.

Glamorgan Gwent Archaeological Trust (GGAT) initially objected as the relocation of some of the solar panels (to allow for the new drainage layout) interfered with the “exclusion zone” established to protect the historic landscape feature (a cairn), but the layout was further amended to overcome any objection.

Since this application was last presented to Committee Edition 10 of Planning Policy Wales has been introduced however, due to the nature of the (predominantly retrospective) changes proposed by this application, the policy context remains unchanged by the document’s changes.

Accordingly, Committee is asked to determine this application having regard to this latest information and the original report to Committee below and the following updated conditions:

1. The permission hereby granted shall endure for a period of 30 years from the 14 February 2017, being the date when electricity was first exported from the development hereby approved to the electricity grid network (‘First Export Date’).

Reason: In the interest of visual amenity and to define the scope of the permission. In accordance with policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

2. Within 30 years and six months of the First Export Date, or within six months of the cessation of electricity generation by the solar photovoltaic facility, whichever is the sooner, the solar photovoltaic panels, frames, foundations, and all associated structures and fencing hereby approved shall have been dismantled and removed from the site. The developer shall notify the Local Planning Authority, in writing, no later than five working days following cessation of power production. The site shall subsequently be restored in accordance with the scheme required by Condition 13.

Reason: In the interests of visual amenity. In accordance with policies AW5 and AW6 of the Rhondda Cynon Taff Local Development Plan.

4. The areas of field boundary stone wall restoration undertaken in accordance with the approved Stone Wall Schedule of Condition (dated October 2016) shall be retained.

Reason: In the interests of visual amenity. In accordance with policies AW5 and AW6 of the Rhondda Cynon Taff Local Development Plan.

5. No decommissioning work associated with the development hereby approved shall take place on the site on any Sunday or Bank Holiday or on any other day except between the following hours: Monday to Friday 0800 – 1800; Saturday 0800 – 1300; unless such work:

- is associated with an emergency (relating to health and safety or environmental issues);

- is carried out with the prior written approval of the Local Planning Authority.

Reason: To safeguard the amenities of local residents. In accordance with policies AW5 and AW6 of the Rhondda Cynon Taff Local Development Plan.

6. No later than 12 months before the expiry of this permission a Wildlife and Habitat Protection Plan for Decommissioning shall be submitted and approved in writing by the local planning authority. The plan shall include:

- An appropriate scale plan showing 'Wildlife and Habitat Protection Zones' where decommissioning activities are restricted and where protective measures will be installed or implemented;
- Details of protective measures (both physical measures and sensitive working practices) to avoid impacts during decommissioning to adjacent habitat and other areas of ecological value;
- A timetable to show phasing of decommissioning activities to avoid periods of the year when sensitive wildlife could be harmed
- Details of specific species and habitat mitigation, monitoring and enhancement measures for key species and habitat restoration
- Details of tree/hedgerow/wall protection measures
- Details of invasive plant avoidance and /or treatment
- Site lighting details
- Persons responsible for:
- Compliance with legal consents relating to nature conservation;
- Compliance with planning conditions relating to nature conservation;
- Installation of physical protection measures during decommissioning;
- Implementation of sensitive working practices during decommissioning
- Regular inspection and maintenance of physical protection measures and monitoring of working practices during decommissioning;
- Specific species and Habitat Mitigation measures
- Provision of training and information about the importance of the 'Wildlife and Habitat Protection Zones' to all decommissioning personnel on site.

All decommissioning activities shall be implemented with the approved details and timing of the plan unless otherwise approved in writing by the local planning authority'

Reason: To afford protection to animal and plant species in accordance with Policies AW5 and AW8 of the Rhondda Cynon Taf Local Development Plan.

7. No later than 12 months before the expiry of this permission a Traffic Management Plan (TMP) for the decommissioning of the development shall be submitted to, and approved in writing by, the local planning authority. The TMP shall include:
- Confirmation of the exact transfer location;
  - Swept Path Analysis for all HGV (showing full route and mitigation measures)
  - All Traffic Management to include protection of the Public Right of Way
  - Highway works (including all temporary works to the public highway passing bays widened to 5.5 metres to facilitate access and reinstatement work timescales)
  - Any delivery/removal time restrictions (especially in relation to peak school hours)
  - The amount of material to be transported to and from the site including aggregates for the access track.
  - Wheel wash facilities

The decommissioning of the development shall be carried out in strict accordance with any approval.

Reason: To ensure safe and satisfactory delivery of all components, in the interest of highway safety. In accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

8. Prior to the decommissioning of the development, a report indicating a methodology for undertaking a conditions survey of the local highway network from its junction with Hawthorne Terrace to the Penrhiw Caradoc Farm access gate shall be submitted to, and approved in writing by, the local planning authority. The report should include the timescales for undertaking the surveys and the method of reporting the findings to the local planning authority, comprehensive photographs, and potential compensation arrangements.

Reason: To ensure that the extraordinary traffic use arising from the decommissioning period does not have an adverse impact on highway safety. In accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

9. No later than 12 months prior to the expiry of this permission, a Decommissioning and Site Restoration Scheme shall be submitted to, and approved in writing by the local planning authority. The scheme shall include the methods, measures and timetable to secure the removal of all elements of the development and related restoration measures. The scheme shall be implemented as approved.

Reason: To safeguard the amenities of local residents. In accordance with policies AW5 and AW6 of the Rhondda Cynon Taff Local Development Plan and

to afford protection to animal and plant species in accordance with Policies AW5 and AW8 of the Rhondda Cynon Taf Local Development Plan.

The development shall be carried out in accordance with the following approved plans and the letter dated 7th August 2015 (submitted under planning reference 13/0901/10) which details (amongst other things) the buffer zone around the Scheduled and unscheduled cairns:-

- Pen Rhiw General Layout (drawing UK-PNR 085-11, dated 03/07/2017)
- Pen Rhiw CCTV Layout (drawing UK-PNR 085-11, dated 06/04/2017)
- Pen Rhiw CCTV-Sat-Weather Station Pole & Foundations Camera 1 (drawing UK-PNR 85-41-5, dated 11/07/2017)
- Pen Rhiw CCTV Pole & Foundation Cameras 2,3 (drawing UK-PNR 85-41-5, dated 11/07/2017)
- Pen Rhiw CCTV Pole & Foundation Camera 4 (drawing UK-PNR 85-41-5, dated 11/07/2017)
- Pen Rhiw Client Substation (drawing UK-PNR 085-31-3, dated 30/06/2017)
- Pen Rhiw Production Substation 1 (drawing UK-PNR 085-30-4, dated 06/04/2017)
- Pen Rhiw Production Substation 2 (drawing UK-PNR 085-30-4, dated 06/04/2017)
- Pen Rhiw PV Structure Details (drawing UK-PNR 85-45-1, dated 25/03/2017)
- Pen Rhiw Storage Container Views (drawing UK-PNR 85-30-3, dated 06/04/2017)
- Pen Rhiw Wooden Deer Fence & Gate Details (drawing UK-PNR 85-42-2, dated 06/04/2017)
- Pen Rhiw PV Farm (DNO Substation) (drawing R2256-01)
- Pen Rhiw Layout: Mounting System Reinforcement, UK-PNR 085-11B
- Pile Foundation Reinforcement, 01PEN-ME-CS-PH2\_A10\_58\_PILE\_REINF-R04
- Plan 2A Remediation Measures (Appendix 2) Report on Drainage Arrangements, PFA Consulting, January 2019 (Issue 1B)

Reason: To ensure compliance with the approved plans and to clearly define the scope of the permission.

10. The drainage measures shown on Plan 2A Remediation Measures, Appendix 2 of Report on Drainage Arrangements, PFA Consulting, January 2019 (Issue 1B) are to be implemented within 3 months of the date of this decision and retained for the duration of this permission, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure adequate disposal of surface water drainage in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

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## **REASONS FOR REACHING THE DECISION:**

**The solar farm is already operational and has been for some time. The changes proposed were incorporated at the time of construction and no objections or comments were received as a result of the unauthorised works from the date of their completion to the date of the submission of this application.**

**These works are relatively minor in nature and represent only a small and ancillary part of the solar farm operation. There are no additional impacts of these works above and beyond those approved as part of the original application.**

**The scheme itself represents a useful contribution to the country's renewable energy needs and will help, through other renewable technologies, to secure a wider and more sustainable range of energy provision.**

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## **APPLICATION DETAILS**

This is a Section 73 application. This type of application seeks to modify a condition(s) attached to the original consent. In this case it relates to the modification of Condition 11 relating to the schedule of approved plans.

The application was submitted with an Addendum to the Environmental Statement submitted with the original application. The purpose of this was to bridge any gaps between the original ES and those conditions (sic) that have changed in the intervening years.

While the overall development is largely in keeping with the approved plans, the built infrastructure differs slightly. The broad changes are:

- The incorporation of 4 CCTV security cameras in and around the site;

- A revised access gate
- A revised satellite / weather pole and MV kiosk;
- The removal (from the scheme) of an approved GRP Cabinet, toilet, site auxiliary transformer and communication sub-station;
- Minor differences in the overall dimensions of the approved infrastructure
- The incorporation of 3 motion sensor lights;
- Increase in height of an aerial.
- A reduction in the overall height of the solar panels

For the sake of brevity, the previous application (13/0901) has been included as **APPENDIX 1**. This relates to the development of the solar farm itself (the parent consent). This application only seeks (retrospective) approval for the specified changes and Committee is advised that it is not an opportunity to consider the development of the solar farm, *per se*.

## **SITE APPRAISAL**

Committee is advised that the SITE APPRAISAL remains the same as the previous application (see APPENDIX 1).

## **PLANNING HISTORY**

Committee is advised that there is no relevant planning history on this site other than the parent consent (13/0901) attached as **APPENDIX 1**.

## **PUBLICITY**

Committee is advised that the same publicity exercise was undertaken for this application as the previous one. It was advertised by means of a notice in the press, direct neighbour notification and site notices placed in areas peripheral to the site.

As a result of this exercise one letter was received. A copy of this letter is included for Committee's consideration as **APPENDIX 2**. The objections raised are largely concerned with the applicant not carrying out the access and drainage requirements of the original consent and failing to reconstruct the stone wall field boundaries. The objections don't specifically refer to any of the changes that are proposed as part of this submission. The applicant's response in relation to the points raised has been included as **APPENDIX 3**. The issues raised have been assessed and considered as part of the PLANNING CONSIDERATIONS section of this report.

## **CONSULTATIONS**

The same consultations have been carried out as part of this application as were carried out with the previous application. A précis of the responses have been included for Committee's consideration:

**Countryside, Landscape, Ecology** – no objection to the proposed changes.

**Cadw** – no objection following revisions to the original scheme. No response to the proposed changes

**Glamorgan Gwent Archaeological Trust** – no objection.

**SWALEC** – advise on location of apparatus.

**Dwr Cymru/Welsh Water** – no objection.

**Natural Resources Wales** – no objection.

**Public Health & Protection** – no objection.

**Drainage Section** – no objection.

**Transportation Section** – no objection.

## **POLICY CONTEXT**

Other than an update to Planning Policy Wales (PPW) the policy context for this application remains largely the same as those raised in the previous report. The update to PPW (Edition 9 – November 2016) does not offer any more specific advice on this type of development than the previous edition, for which there was a positive stance towards the provision of renewable energy (read in association with TAN 15 – Planning for Renewable Energy).

## **REASONS FOR REACHING THE RECOMMENDATION**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.

Furthermore, applications that are not in accordance with relevant policies within the plan should not be allowed, unless material considerations justify the grant of planning permission.

In determining this application Committee is advised / reminded that the principal considerations in the consideration of the parent application (13/0901) were the impact of the proposal on the character and visual amenity of the area, the residential amenity of those living closest to the site, highway safety, ecological implications and any implications of any historic, architectural or cultural features.

The changes proposed are relatively minor in nature when considered against the development as a whole. The works / changes largely comprise:

- The **CCTV cameras** were previously approved at a height of 2.4 metres above ground. This application seeks to approve (retrospectively) two at 2.4 metres, 1 at 3 metres and one located on the Satellite / Weather pole.
- The **substation** was approved to be 6.06 (l) metres by 2.5 metres (w) by 2.6 metres (h). The “as built” dimensions are 7.5m (l) x 2.4m (w) x 3m (h).



- The **storage building** was approved at 3m (l) x 2.5m (w) x 2.6m (h) but comes in marginally smaller at 2.991 metres wide and 2.5 metres high.
- Three **inverters** were previously approved at 4.42m (l) by 1.52m (w) by 2.92m (h). The 3 installed inverters are two at 2.598m (l) x 1.011m (w) x 2.313 (h) and one at 3.174 m (l) x 3.027m (w) by 2.891m (h).
- Two **transformers** were approved at 6m (l) x 2.5m (w) x 3.1m (h). Two transformers have been built on site measuring 1.95m (l) x 3.05m (w) by 3.301m (h) and 1.78m (l) x 2.54m (w) x 2.54m (h).
- **Solar Panel** elevations were approved with four panels in “landscape” at an upper height of 2.384 metres and a lower height of 0.8 metres. The “as built” layout has 2 panels in “portrait” with a top height of 1.965 metres with the same lower height of 0.8 metres. They include a previously un-shown combiner box located behind the panels
- A **gate** was annotated on the previously approved plans but no elevations were shown. The gate seeking approval is 5m (w) by 2m (h).
- No **satellite / weather station** was shown on the approved plans. A 4.5 metre high pole has been erected incorporating a satellite dish and a CCTV camera (referred to earlier).
- No **MV kiosk** was shown on the approved plans. A kiosk measuring 1.5m (l) x 2m (w) x 2.7m (h) has been built on site.
- A **site auxiliary transformer, a communications building** and a **toilet** were shown on the approved plans but have not been constructed (and will not be).

The applicant has advised that *reference* was made to some of these features in the original application although no details were submitted with the application to enable them to be considered so are including the within this application to cover such omissions.

In addition, the District Network Operator has installed a building slightly larger than approved. The aerial associated with this building has also been built at a greater height of approximately 10 metres. Three motion sensor lights have been installed for security purposes and are only activated when the substation is approached.

Committee is advised that there are no significant additional environmental impacts identified in the ES Addendum. Similarly it is considered that, while the list of changes to the approved plans is long, the nature of these changes both individually and collectively is considered to be minimal and will not impact upon the residential amenity of any of the isolated residential properties in the area or on the qualities of the Special Landscape Area that the solar farm is located. As such the changes are considered acceptable.

Committee will see from the one objection received (**APPENDIX 2**) that none of the issues raised therein relate to the specific changes proposed by this application and therefore it is difficult to allocate much weight to it in the consideration of this application. The applicant has provided a response to these concerns which has been included as **APPENDIX 3**.

In respect of the works to the highway, the Council's Transportation Section was consulted in respect of this application. They have advised that there is no highway objection in respect of the proposed changes and further advise that they are satisfied that Condition 10 of the original consent (13/0901) which related to the need to carry out a pre-construction survey of the highway network and make good / compensate for any damage caused during the construction period. It has been confirmed that the works were carried out by the Council's own Depot at Abercynon (works paid for by the developer). The Transportation Section have also confirmed that none of the works to which the objector refers constitute any part of the publicly maintainable highway.

The Council's Drainage Section has also advised that this application do "not propose any modifications to the surface water arrangements previously agreed for this site". While the concerns of the objector are noted and the concerns have been passed onto the relevant Section, there would appear to be no reason why the changes proposed by this application cannot be approved. Committee is advised that a site visit is proposed prior to the application being considered to ensure that the drainage works have been carried out in accordance with the approved plans.

The Council's Ecologist has advised that there are no material variations between the original and proposed schemes therefore offer no objections. Similarly NRW have not offered any objections. The Council's Public Health & Protection Division of the Environment Team also offer no objection.

In respect of any impact on the archaeology of the area, the Glamorgan Gwent Archaeological Trust advise that the proposed changes constitute a "positive variation" and offer no objection to the application.

Committee is advised that a Section 73 application effectively results in a new planning consent being issued. Accordingly more or fewer conditions can be added accordingly (provided that they meet the six tests). As this development is now complete as the application is seeking changes in retrospect there is no longer any need to add any pre-commencement conditions nor is it necessary to add any conditions relating to the construction process.

### Community Benefit

While Committee is reminded that Community Benefit is not a material planning consideration in the assessment of the proposal, the "package" has been reported to Committee in the interests of openness and transparency. It involves a payment of £2,239 per year for a period of 20 years. No beneficiary has been identified at this stage and the applicants are still to advise on the mechanism to secure these payments.

## Community Infrastructure Levy (CIL)

The Community Infrastructure Levy (CIL) was introduced in Rhondda Cynon Taf from 31 December 2014.

The application is for development of a kind that is not CIL liable under the CIL Regulations 2010 (as amended).

In light of the above comments the following recommendation is made:

### **RECOMMENDATION: Approval subject to a S106 Agreement (Deed of Variation)**

Heads of Terms are as follows:

Full details of the Habitat Management Plan (HHMP) and species mitigation measures for the life of the solar farm (if longer than 25 years). These measures should include;

- a) A plan showing the location of the Management Area and areas of species mitigation and monitoring
- b) Details of habitat management, restoration, and monitoring programme
- c) Details of ecological or hydrological assessment work to advise the HMP
- d) Details of Site management, habitat restoration and access infrastructure
- e) Establishment of a HMP Committee (to include invitations to RCT and NRW (or its successor body)
- f) Details of the process and procedure of reviewing and up-dating the Management Plan during the 25 year management period
- g) Details of habitat monitoring provision
- h) Public access and safety provisions,
- i) Litter and rubbish treatment
- j) Stock proof fencing and field gate provision and maintenance,
- k) Preparation of a work schedule (including a 5 year project register, an annual work plan and the means by which the plan will be rolled forward annually),
- l) Personnel responsible for implementation of the plan and the details and confirmation of provision of the Environmental Liaison Officer position and post,

n) Remedial measures triggered by monitoring (including annual monitoring and update reports to Management Committee),

n) Details of any species licensing requirements from the Welsh Government.

The works shall be implemented in accordance with the approved details and timing of works, unless otherwise approved in writing by the local planning authority.

Committee is advised that the S106 agreement containing the above has already been agreed as part of the previous application and merely needs to be modified so as to make it apply to this application too.

**RECOMMENDATION: Grant**

1. The permission hereby granted shall endure for a period of 30 years from the 14 February 2017, being the date when electricity was first exported from the development hereby approved to the electricity grid network ('First Export Date').

Reason: In the interest of visual amenity and to define the scope of the permission. In accordance with policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

2. Within 30 years and six months of the First Export Date, or within six months of the cessation of electricity generation by the solar photovoltaic facility, whichever is the sooner, the solar photovoltaic panels, frames, foundations, and all associated structures and fencing hereby approved shall have been dismantled and removed from the site. The developer shall notify the Local Planning Authority, in writing, no later than five working days following cessation of power production. The site shall subsequently be restored in accordance with the scheme required by Condition 13.

Reason: In the interests of visual amenity. In accordance with policies AW5 and AW6 of the Rhondda Cynon Taff Local Development Plan.

3. No later than 12 months before the expiry of this permission, a Decommissioning Environment Management Plan (CEMP) detailing all necessary pollution prevention measures and incident response details for the decommissioning phase of the development shall be submitted to and approved in writing by the Local Planning Authority.

The Method Statement should identify as a minimum:

- storage facilities for all fuels, oils and chemicals
- construction compounds, car parks etc

- details of surface water drainage arrangements to be installed to intercept and treat contaminated surface water run-off during construction
- a scheme to treat and remove suspended solids from surface water run-off during site preparation and construction works
- details of measures to ensure no polluting discharge from haul roads/disturbed areas
- details of the nature, type and quantity of any materials to be imported on to the site
- measures for dealing with any material (e.g. excavated waste) to be removed off-site
- identification of any buried services, such as foul sewers, so that they are protected
- details of all responsible persons responsible during the construction period (including telephone numbers)

The CEMP should be efficiently communicated to all contractors and sub-contractors and any deficiencies rectified immediately. The CEMP shall be implemented as approved in accordance with an agreed timeframe of works.

Reason: Prevention of pollution of controlled waters. In accordance with policies AW5 and AW10 of the Rhondda Cynon Taff Local Development Plan.

4. The areas of field boundary stone wall restoration undertaken in accordance with the approved Stone Wall Schedule of Condition (dated October 2016) shall be retained.

Reason: In the interests of visual amenity. In accordance with policies AW5 and AW6 of the Rhondda Cynon Taff Local Development Plan.

5. No decommissioning work associated with the development hereby approved shall take place on the site on any Sunday or Bank Holiday or on any other day except between the following hours: Monday to Friday 0800 – 1800; Saturday 0800 – 1300; unless such work:
  - is associated with an emergency (relating to health and safety or environmental issues);
  - is carried out with the prior written approval of the Local Planning Authority.

Reason: To safeguard the amenities of local residents. In accordance with policies AW5 and AW6 of the Rhondda Cynon Taff Local Development Plan.

6. No later than 12 months before the expiry of this permission a Wildlife and Habitat Protection Plan for Decommissioning shall be submitted and approved in writing by the local planning authority. The plan shall include:

- An appropriate scale plan showing 'Wildlife and Habitat Protection Zones' where decommissioning activities are restricted and where protective measures will be installed or implemented;
- Details of protective measures (both physical measures and sensitive working practices) to avoid impacts during decommissioning to adjacent habitat and other areas of ecological value;
- A timetable to show phasing of decommissioning activities to avoid periods of the year when sensitive wildlife could be harmed
- Details of specific species and habitat mitigation, monitoring and enhancement measures for key species and habitat restoration
- Details of tree/hedgerow/wall protection measures
- Details of invasive plant avoidance and /or treatment
- Site lighting details
- Persons responsible for:
- Compliance with legal consents relating to nature conservation;
- Compliance with planning conditions relating to nature conservation;
- Installation of physical protection measures during decommissioning;
- Implementation of sensitive working practices during decommissioning
- Regular inspection and maintenance of physical protection measures and monitoring of working practices during decommissioning;
- Specific species and Habitat Mitigation measures
- Provision of training and information about the importance of the 'Wildlife and Habitat Protection Zones' to all decommissioning personnel on site.

All decommissioning activities shall be implemented with the approved details and timing of the plan unless otherwise approved in writing by the local planning authority'

Reason: To afford protection to animal and plant species in accordance with Policies AW5 and AW8 of the Rhondda Cynon Taf Local Development Plan.

7. No later than 12 months before the expiry of this permission a Traffic Management Plan (TMP) for the decommissioning of the development shall be submitted to, and approved in writing by, the local planning authority. The TMP shall include:

- Confirmation of the exact transfer location;
- Swept Path Analysis for all HGV (showing full route and mitigation measures)
- All Traffic Management to include protection of the Public Right of Way
- Highway works (including all temporary works to the public highway passing bays widened to 5.5 metres to facilitate access and reinstatement work timescales)
- Any delivery/removal time restrictions (especially in relation to peak school hours)
- The amount of material to be transported to and from the site including aggregates for the access track.
- Wheel wash facilities

The decommissioning of the development shall be carried out in strict accordance with any approval.

Reason: To ensure safe and satisfactory delivery of all components, in the interest of highway safety. In accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

8. Prior to the decommissioning of the development, a report indicating a methodology for undertaking a conditions survey of the local highway network from its junction with Hawthorne Terrace to the Penrhiw Caradoc Farm access gate shall be submitted to, and approved in writing by, the local planning authority. The report should include the timescales for undertaking the surveys and the method of reporting the findings to the local planning authority, comprehensive photographs, and potential compensation arrangements.

Reason: To ensure that the extraordinary traffic use arising from the decommissioning period does not have an adverse impact on highway safety. In accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

9. The development shall be carried out in accordance with the following approved plans and letter dated 7th August 2015 (submitted under planning reference 13/0901/10) which details (amongst other things) the buffer zone around the Scheduled and unscheduled cairns:-

- Pen Rhiw General Layout (drawing UK-PNR 085-11, dated 03/07/2017)
- Pen Rhiw CCTV Layout (drawing UK-PNR 085-11, dated 06/04/2017)
- Pen Rhiw CCTV-Sat-Weather Station Pole & Foundations Camera 1 (drawing UK-PNR 85-41-5, dated 11/07/2017)
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- Pen Rhiw Wooden Deer Fence & Gate Details (drawing UK-PNR 85-42-2, dated 06/04/2017)
- Pen Rhiw PV Farm (DNO Substation) (drawing R2256-01)

Reason: To ensure compliance with the approved plans and to clearly define the scope of the permission.

10. The drainage measures shown on Pen Rhiw Drainage Plan Layout drawing UK-PNR 085-11 (dated 04/07/2017) shall be retained for the duration of this permission, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure adequate disposal of surface water drainage in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

11. No later than 12 months prior to the expiry of this permission, a Decommissioning and Site Restoration Scheme shall be submitted to, and approved in writing by the local planning authority. The scheme shall include the methods, measures and timetable to secure the removal of all elements of the development and related restoration measures. The scheme shall be implemented as approved.



Reason: To safeguard the amenities of local residents. In accordance with policies AW5 and AW6 of the Rhondda Cynon Taff Local Development Plan and to afford protection to animal and plant species in accordance with Policies AW5 and AW8 of the Rhondda Cynon Taf Local Development Plan.

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