

Proposed set of Conditions for Pencoed Peaking Gas DNS Application (ref. DNS/3213704)

1. This development shall be begun within 5 years from the date of this permission.

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

2. The development shall be carried out in accordance with the following approved plans and recommendations in the following reports:-

Site Location Plan Rev E (1:2500) – Drwg. No. P2032
Site Boundary Plan Rev A- Drwg. No. JRW-PENCOED-D-101 1 of 1
Site Layout Plan Rev F – Drwg. No. JRW-PENCOED-D-101 1 of 2
Site Layout Plan (Elevations) Rev F – Drwg. No. JRW-PENCOED-D-101 2 of 2
Surface Water Drainage Strategy Report
Flood Consequence Assessment Report
Preliminary Ecological Appraisal Report
Construction Environmental and Traffic Management Plan
Noise Assessment
Air Quality Assessment
Arboricultural Impact Assessment and Methodology Report

Reason: To avoid doubt and confusion as to the nature and extent of the approved development and to satisfy the Local Planning Authority's "biodiversity and resilience of ecosystems duty" under Section 6 of the Environment (Wales) Act 2016.

3. Notwithstanding the submitted plans, no development shall commence until a scheme for the provision of a permanent access point into the site has been submitted to and approved in writing by the Local Planning Authority. The agreed access shall be implemented in permanent materials before the development of the peaking station begins and brought into beneficial use and retained for parking purposes in perpetuity

Reason: In the interests of highway safety.

4. No structure, erection or planting exceeding 0.9 metres in height above adjacent carriageway level shall be placed within the required vision splay areas at any time.

Reason: In the interests of highway safety.

5. Notwithstanding the plans as hereby approved, no development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscape planting that takes forward in more detail the approved Landscape Masterplan. Details shall include the exact locations and specifications, indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development.

Reason: To safeguard the landscape amenities of the area.

6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the completion of the development and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species.

Reason: To safeguard the landscape amenities of the area.

7. Notwithstanding the details included with the approved Construction Environmental and Traffic Management Plan, construction work for the development hereby approved shall only be undertaken between:

08:00 and 18:00 hrs Monday to Fridays

08:00 and 13:00 hrs Saturdays

And no work shall take place on Sundays and Bank Holidays.

Reason: To protect the amenity of local residents.

8. No lighting shall be installed at the site until a lighting design strategy including a detailed lighting plan has been submitted to and approved in writing by the local planning authority. The development and associated lighting shall be implemented as agreed only.

Reason: In the interests of biodiversity.

9. The permission hereby granted shall expire 25 years from the date when electrical power is first exported ('first export date') from the development to the electricity grid network. Written confirmation of the first export date shall be provided to the local planning authority no later than one calendar month after the event.

Reason: To ensure that the development is temporary in nature.

10. Within 25 years and six months following the date of first export, or within six months of the cessation of electricity generation by facility, whichever is the sooner the generators and all associated structures and fencing hereby approved shall be removed from the site and the land returned to its former agricultural status, in accordance with a decommissioning and site restoration scheme which has first been submitted to and approved in writing by the local planning authority. The decommissioning plan shall include pollution control measures. All existing and new planting implemented as part of the approved scheme shall be retained. The developer shall notify the Local Planning Authority in writing no later than one month following cessation of power production. The approved restoration scheme shall be implemented in full within 12 months of the cessation of electricity generation.

Reason: To ensure that due regard to the character and appearance of landscape features of communal, public and nature conservation importance.

11. (Option A) The development shall not operate during the hours of 23.00 and 07.00 unless during a period of national emergency; as required by National Grid to ensure electrical power to the local area is not completely lost.

11. (Option B) The development shall not operate for more than 50 hours per annum during the hours of 23.00 and 07.00. A record of operational hours shall be maintained by the operator of the facility and a copy which shall be provided to the LPA on request should the LPA receive a complaint in respect of noise being generated during these hours.

Reason: In the interests of protecting residential amenity and to ensure that night-time operation is controlled to only an absolutely necessary minimal number of hours when there is a case of National Grid emergency.

12. The engines to be installed shall be those referred to in the approved plans and specifications referred to in the approved Noise and Air Quality Assessments.

Reason: For the avoidance of doubt and to ensure that the installation takes forward only the technology that has been assessed and approved for use at the site.

13. Prior to the commencement of development, the position of tree protective fencing and a statement of the means by which the installer shall comply with the recommendations of the approved ecology appraisal and tree survey shall be submitted and approved in writing by the local planning authority.

Reason: For the avoidance of doubt and to ensure that the installer of the facility takes appropriate precautionary steps in the interests of protecting trees tree ecology so that the site can be properly prepared for development prior to development commencing.