

Dear PINS,

I have below replicated the conditions from the LIR and provided the reasons in Red with reference to the relevant LDP Policy.

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

**Reason – Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.**

2 The permission hereby granted shall be for a period of 40 years from the date when electricity is first exported to the national grid. The date of first electricity exportation to the grid shall be notified in writing by the developer to the Local Planning Authority within 14 days of first export.

**Reason – Permission is sought for a limited time period.**

3 No later than 12 months before the expiry of the permission (or within 3 months of the cessation of electricity production if for any reason the scheme permanently ceases to produce electricity before the end of lifespan stated.) the following schemes shall be submitted in writing to the Local Planning Authority providing for:-

(a) a decommissioning scheme for the removal of all surface elements of the photo voltaic solar farm and associated development and any foundations or anchor systems to a depth of 1m below ground level;

(b) a restoration and aftercare scheme, following consultation with such other parties as the Local Planning Authority considers appropriate.

(c) ecological surveys to inform the decommissioning process (see notes below).

The approved decommissioning schemes shall be fully implemented within 12 months of the expiry date or cessation of electricity generation whichever is sooner.

If for any reason the scheme is implemented in full or in part and does not produce electricity within 12 months of commencement, the decommissioning requirements above shall be triggered.

**Reason – To ensure that, upon the expiry of the lifespan of the development, the development is removed and the land restored to its former condition. (LDP Policy GP1)**

4 No development shall take place until a detailed layout plan of the site has been submitted to and approved in writing by the Local Planning Authority. This shall include the precise location of the arrays, transformer buildings, sub-station, fencing, CCTV, lighting and the landscape and ecological mitigation.

**Reason – In the interests of visual amenity. (LDP Policy GP1)**

5 The rating level of the noise emitted from the proposed development shall not exceed the existing background noise level. The noise levels shall be determined at the nearest non-financially involved noise sensitive premises or at another location that is deemed suitable by the authority. Measurements and assessments shall be made in accordance with BS 4142: 2014 Methods for rating and assessing industrial and commercial sound. Where the background noise levels shall be expressed as LA90 1hr and the ambient noise levels shall be expressed at Laeq 1hr.

**Reason – To protect the amenities of third parties. (LDP Policy GP1)**

6 At the written request of the Local Planning Authority, the operator within a period of 1 month shall undertake and submit to the authority a noise assessment conforming to BS 4142: 2014 Methods for rating and assessing industrial and commercial sound to determine whether noise arising from development exceeds the level specified in Requirement 5 above. The assessment shall be undertaken under the supervision of the Local Authority. In the event that Requirement 5 is exceeded then the submitted survey shall also include mitigation measures to ensure compliance with the noise level specified in Requirement 5. The development shall then be undertaken in accordance with the approved details.

**Reason - To protect the amenities of third parties. (LDP Policy GP1)**

7 No development hereby approved shall be commenced until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the local planning authority. The CTMP shall provide details of the measures set out in Section 5 of the Transport Statement.

**Reason – In the interests of Highway Safety. (LDP Policy TR3)**

8 There shall at no time be any means of construction vehicular access to the development from C2134 Road.

**Reason – In the interests of Highway Safety. (LDP Policy TR3)**

9 The panels shall be erected and orientated in such a manner, so as not to give rise to glare and dazzle to road users.

**Reason – In the interests of Highway Safety. (LDP Policy TR3)**

10 No development or site clearance shall take place until a Landscape Design Scheme (LDS) has been submitted to and approved in writing by the local planning authority. The LDS shall specifically provide plant stock and planting specifications for: -

(a) Additional new native species tree planting to the immediate inside of existing hedge lines in locations where there are: no existing hedge line trees; and there would be no potential shading of PV arrays by expected 40 year future canopy growth.

The LDS shall include sufficient information to enable effective compliance monitoring or enforcement to include: -

- Plant specification: -
  - Plant species, varieties and cultivars
  - Planting stock specification (stock size, form, root condition etc.)
- Planting specification: -
  - Depths of topsoil and subsoil; ground preparation and cultivation
  - Dimensions of planting pits or trenches and proposed backfill material
  - Planting densities/spacing or numbers
  - Methods of weed control, plant protection and support
  - Seed mix specifications and sowing rates; and/or turf specification

**Reason – In the interests of biodiversity and visual amenity. (LDP Policy EQ4 and GP1)**

11 The approved Landscape Design Scheme (LDS), as submitted to discharge requirement 10 shall be fully implemented in the first planting season following the commencement of development. Any new landscape elements constructed, planted or seeded; or existing landscape elements retained; in accordance with the approved LDS which within the lifetime of the proposed development are removed; die; become diseased; damaged or otherwise defective, to such extent that, in the opinion of the local planning authority, the function of the

landscape elements in relation to this planning approval is no longer delivered, shall be replaced in the next planting or seeding season with replacement elements of similar size and specification.

**Reason – In the interests of visual amenity. (LDP Policy GP1)**

12 No development hereby approves shall take place until additional Landscape Maintenance and Management (LMM) information has been submitted to and approved in writing by the local planning authority. The LMM information shall include the following: -

i) LMM Responsibility Plan which provides clear definition of the land control status of all areas within and forming the application boundary including:

- The extent of land subject to lease agreements to PV operator(s)

- The extent of land subject to other ownership and details of the constituent landowners.

ii) Details of the management agent (individual, body or organisation) responsible for implementation of each area of distinct control.

iii) Details of the legal agreements by which delivery of the LMM scheme will be secured and continued through any changes to land control responsibility.

All landscape maintenance and management operations shall be fully implemented as approved.

**Reason – In the interests of visual amenity. (LDP Policy GP1)**

13 The scheme hereby approved shall be carried out strictly in accordance with the submitted Arboricultural Method Statements and associated plans.

**Reason – In the interests of biodiversity and visual amenity. (LDP Policy EQ5 and GP1)**

14 The proposed solar scheme hereby approved shall be carried out strictly in accordance with the approved Construction Environmental Management Plan.

**Reason – In the interests of biodiversity. (Policy EQ4)**

15 No development hereby approved shall take place until an updated Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. The updated LEMP shall address monitoring of hedgerows and floristic diversity, and details of sowing mixtures. The LEMP shall be subject to 5 yearly review to be approved in writing by the Local Planning Authority.

**Reason – In the interests of visual amenity. (LDP Policy GP1)**

16 No development shall take place until a qualified and competent archaeologist has submitted a written scheme of investigation (WSI) for approval in writing by the local planning authority. This WSI will describe the different stages of the work and demonstrate that it has been fully resourced and given adequate time. On behalf of the local planning authority, their archaeological advisors (DAT DM) will monitor all aspects of this work through to the final discharging of the condition. This work will not be deemed complete until all aspects of the WSI have been addressed and the final report submitted and approved.

**Reason – To protect historic environment interests whilst enabling development. (LDP Policy SP13 and EQ1)**

I hope the above is clear, however if you seek clarification on any of the reasons please do not hesitate to contact me.

Regards,

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