



Planning Permission Town and Country Planning Act 1990

Name and address of Applicant
HIVE Energy Ltd
co Agent

Name and address of Agent (if any)
Isobel Hollands
Pegasus Group
Pegasus House
Querns Business Centre
Cirencester
Gloucestershire
GL7 1RT

Part I - Particulars of application

Date of application: **07-May-2014**

Application Number: **14/0129/PA**

Particulars and location of development:

New solar park and associated works - Land East of Mylett's Hill, Golden Hill, Pembroke, Pembrokeshire

Part II - Particulars of decision

The Pembrokeshire County Council hereby give notice in pursuance of the provisions of the **Town and Country Planning Act 1990** that **permission has been granted** for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following 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 & Country Planning Act 1990 (as amended).
2. The development hereby permitted shall be carried out in accordance the plans and specifications received on 7th May 2014
Reason: In the interests of amenity and to comply with the requirements of policy GN1 of the Local Development for Pembrokeshire (Adopted 28th February 2013).

3. The permission hereby granted shall be for a period of 25 years from the date when electricity is first exported from the Solar Park to the Electricity Grid Network ('First Export Date'). Written confirmation of the First Export Date shall be provided to the local planning authority no later than one calendar month after the event. At the end of the 25 year period, the solar farm shall be decommissioned, all related above ground structures shall be removed from the site and the land restored.

Reason: To allow for re-assessment of the scheme in the future, in the interest of visual amenity and to comply with the requirements of GN.1, GN.2 and GN.4 of the Pembrokeshire Local Development Plan (adopted 28 February 2013).

4. Prior to the first beneficial use of the development for the generation of electricity, a Decommissioning Plan shall be submitted to, and agreed in writing by, the local planning authority. Decommissioning shall thereafter accord entirely with the Decommissioning Plan so approved. The Decommissioning Plan shall include the method of removal of all solar panels, cabins, buildings, structures, enclosures, equipment and all other apparatus both above and below ground level from the site (and details of their destination in terms of waste / recycling), details of how the site is to be restored to its original condition and a timeframe for such works. The Plan shall provide details of the timing of the decommissioning works both in relation to the temporary 25 year period of operation and in the event of development being inoperative for a continuous period of 6 months in advance of the expiration of this temporary period.

Reason: To ensure the site is satisfactorily returned to its original condition in accordance with policies GN.1 and GN.2 of the Local Development Plan (adopted 28th February 2013).

5. No development shall be commenced until details of the means of connection to the electricity grid from the site have been submitted to and approved in writing by the local planning authority. The grid connection shall be implemented in accordance with the approved details.

Reason: To ensure a satisfactory method of grid connection is provided in accordance with policy GN.1 the Local Development Plan (adopted 28th February 2013).

6. No development shall be commenced on site until an amended Construction Traffic Management Plan, to include details of timescales and delivery schedules as well as numbers, dimensions, weights, axle distributions of all delivery vehicles together with details of signage and traffic management to and from the A477 junction at Slade Cross, has been submitted to and approved in writing by the Local Planning Authority. The details agreed under this plan shall be fully implemented and kept in place for the duration of the construction works.

Reason: To ensure adequate and safe access is achieved during the construction period in accordance with Policy GN.1 of the Local Development Plan (adopted 28th February 2013).

7. Surface water drainage shall be implemented in accordance with the contents of the "Flood Consequence Assessment" dated April 2014 and Proposed Drainage Arrangements (Drawing Number H498/02 Rev B) before electricity is first exported from the site.
Reason: To ensure a satisfactory method of surface water drainage is provided in accordance with policies GN.1 and GN.2 of the Local Development Plan (adopted 28th February 2013).

8. The development shall at all times be carried out in accordance with the recommendations of the "Ecological Appraisal" dated May 2014.
Reason: To ensure there is no detriment to protected species and to accord with Policy GN.37 of the Local Development Plan for Pembrokeshire (adopted 28th February 2013).

9. The proposed landscaping shall be carried out in accordance with Drawing Number H.0416_06-A and shall be complete before the end of the first planting season following the first export of electricity from the solar park to the grid network.
Reason: To ensure there is no detriment to visual amenity and to accord with Policy GN.1 of the Local Development Plan for Pembrokeshire (adopted 28th February 2013).

Notes to Applicant

1. Having regard to the details of the application proposals, and the relevant provisions of the Local Development Plan for Pembrokeshire (adopted 28 February 2013) as summarised below

Policies SP 1, SP 16, GN.1, GN.4, GN.37, GN.38

It is considered that subject to compliance with the conditions attached in this permission, the proposed development would be in accordance with the Development Plan.

This informative is intended only to be a summary of the reasons for the granting of planning permission. For further details on the decision, please see the application report under the above reference.

Decision Date: 10-Sep-2014

**County Hall
Haverfordwest
Pembrokeshire**



DIRECTOR OF DEVELOPMENT

Notes

1. If you are aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act 1990 within six months of receipt of this notice. (Appeals must be made on a form - which is obtainable from the Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ). The Welsh Government has power to allow a longer period for the giving of a notice of appeal but it will not normally be prepared to exercise this power unless there are special circumstances which exclude the delay in giving notice of appeal. The Welsh Government is not required to entertain an appeal if it seems to it that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements to the provisions of any development order, and to any directions given under the order. In practice, the Welsh Government does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Welsh Government.
2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Welsh Government, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the county district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of part VI of the Town and Country Planning Act 1990.
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Welsh Government on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

Your attention is drawn to the fact that the proposed development may be located in an area affected by radon gas. Further information may be obtained from the Council's Building Control Section.

Note: This decision refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under Building Regulations or any other enactment, byelaw, order or regulation. You are advised to contact that Section separately to ascertain whether you require their prior approval before commencing any work on site.