



Planning Permission
Town and Country Planning Act 1990

Name and address of Applicant

KS SPV6 Ltd
c/o Agent

Name and address of Agent (if any)

Laurence Associates
Lemon House
14/15, Lemon Street
Truro
Cornwall

Part I - Particulars of application

Date of application: **01-May-2012**

Application Number: **12/0050/PA**

Particulars and location of development:

Construction of photovoltaic park with attendant infrastructure - West Farm, COSHESTON, Pembroke Dock, SA72 4UN

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 permission hereby granted shall be for a period of 25 years from the date when electricity is first exported from any part of 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.
Reason: To allow for a re-assessment of the scheme in the future, in the interests of visual amenity and to comply with the requirements of Policy 9 and 62 of the Joint Unitary Development Plan for Pembrokeshire (2006).

3. The photovoltaic panels, tables and supports and all ancillary equipment shall be removed from the site and the land restored to its former condition upon cessation of the use in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The cessation of the use shall be defined as the solar farm becoming inoperative for a continuous period of six months or the expiry of the 25 year life of the development.

Reason: In the interests of visual amenity and to comply with the requirements of Policy 9 and 62 of the Joint Unitary Development Plan for Pembrokeshire (2006).

4. Prior to commencement of the development a Traffic and Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure adequate and safe access is achieved during the construction period in accordance with Policy 100 of the Joint Unitary Development Plan for Pembrokeshire (adopted 13 July 2006).

5. Before development commences a scheme of landscaping mitigation, including proposed planting (and times of planting); boundary treatments and areas of hard-surfacing, shall be submitted to the local planning authority for approval. Development shall be carried out in accordance with the agreed details.

Reason: To protect the character and appearance of the area to accord with Policies 62, 66, 68 and 76 of the Joint Unitary Development Plan for Pembrokeshire (adopted 13 July 2006).

6. Development shall be carried out fully in accordance with the recommendations as detailed within the approved Extended Phase 1 Habitat Survey received 18th April 2012 unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of safeguarding biodiversity, in accordance with policy 65 of the Joint Unitary Development Plan for Pembrokeshire (adopted 13th July 2006).

7. No development shall occur within 3 metres of the gully to the south eastern corner of the site identified as target note 2 on the map on page 8 of the Extended Phase 1 Habitat Survey received 18 April 2012.

Reason: In the interests of safeguarding biodiversity, in accordance with policy 65 of the Joint Unitary Development Plan for Pembrokeshire (adopted 13th July 2006).

8. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work. This shall be in accordance with a written scheme of investigation which has been submitted and approved in writing by the Local Planning Authority.

Reason: To ensure the recording of any items of archaeological interest to accord with Policy 84 of the Joint Unitary Development Plan for Pembrokeshire (adopted 13 July 2006).

9. No development shall commence until a Method Statement detailing all necessary pollution prevention measures for the construction phase of the development is submitted to and approved in writing by the Local Planning Authority. Development shall be carried out strictly in accordance with approved details.

Reason: To prevent pollution and adverse impacts on amenity and wildlife and to accord with policies 78, 110 and 116 of the Joint Unitary Development Plan for Pembrokeshire (adopted 13 July 2006).

10. Development shall be carried out in accordance with the recommendations of the approved "Flood Risk Assessment Incorporating Sustainable Urban Drainage System" received 1 May 2012, subject to a revision to Appendix B drawing no. 3001 Rev A "Surface Water Management Strategy" being submitted and approved in writing by the Local Planning Authority.

Reason: In the interests of reducing flood risk, in accordance with Policy 111 of the Joint Unitary Development Plan for Pembrokeshire (adopted 13th July 2006).

Notes to Applicant

1. Having regard to the details of the application proposals, and the relevant provisions of the Joint Unitary Development Plan for Pembrokeshire (adopted 13 July 2006) as summarised below

Policies 9, 62, 66, 68, 71, 78, 79, 81, 85, 86, 100, 100, 111 and 113.

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.

2. This decision relates only to the plans identified below:
Drawing no. P12-1217-EI01-C Dated 12 October 2012;
Drawing no. 12001.02 dated 10 October 2012;
Drawing – Inverter Station (2 Inverters) dated 1 May 2012;
Doc. No. 2058.AP.004.2.0 (Centre Station) dated 1 May 2012;
Drawing – Inverter Station (1 inverter) dated 1 May 2012;
Drawing Fence and Roads dated 1 May 2012.

Decision Date: 28-Nov-2012



**County Hall
Haverfordwest
Pembrokeshire**

DIRECTOR OF DEVELOPMENT