

Blackberry Lane Solar Park DNS/3245065

Suggested Conditions

1. The development hereby permitted shall begin not later than five years from the date of this decision.
2. The development hereby permitted shall be for a temporary period only to expire 40 years after the date of first commercial export of electricity to the grid (“the date of first export”). Written confirmation of the date of first export shall be provided to the Local Planning Authority within one month after the event.
3. The development/works hereby permitted shall be carried out in accordance with:
 - Plan A
 - Plan B

However, notwithstanding these plans, before development commences, details of the inverter/transformer cabins, control building, cabins, security fence (including any CCTV), access track and panels 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 and retained thereafter.

4. No development shall take place until details of hard and soft landscape works (“the landscaping scheme”) have been submitted to, and approved in writing by the local planning authority. The landscaping scheme shall include a statement setting out the design and mitigation objectives and how these will be delivered. Soft landscape works shall include but not be limited to:
 - planting plans
 - written specifications (including cultivation and other operations associated with plant and grass establishment)
 - schedules of plants noting species, plant supply sizes and proposed numbers/densities where appropriate;
 - implementation programme (including phasing of work where relevant)
 - details of additional hedgerow planting at the entrance to the site

The landscaping scheme shall be implemented in full thereafter.

5. No development shall take place until a scheme for the physical reinstatement of footpath SP30/02 where it becomes SP8/11 between coordinates 201239, 203294 and 201249, 203415 (“the footpath scheme”) has been submitted to and approved in writing by the Local Planning Authority. The footpath scheme shall be implemented in full thereafter.
6. No development shall take place until a Landscape and Ecological Management Plan (“the LEMP”) has been submitted to and approved in writing by the Local Planning Authority. The LEMP shall incorporate the principles outlined in:
 - Section 9.6 of the Environmental Statement
 - Section 2.3 of the Ecological Mitigation and Management Plan

➤ Landscape Management Plan included

which formed part of the application. The LEMP shall also include but not be limited to:

- A scheme for monitoring Manx Shearwater on the site between mid-August and mid-October for an initial period of 2 years from the date of first export. Monitoring should comprise a site walkover at intervals to be agreed. Should no Manx Shearwater be encountered on the site during the initial 2 year period of monitoring, monitoring will cease. Should Manx Shearwater be encountered on the site during the initial 2 year period of monitoring, provision shall be made for a further period of monitoring to be agreed
- A commitment to maintain the hedgerows across the site as a minimum height of 4m throughout the operational period of the development hereby permitted
- A pre-commencement badger survey across the site and extended to 50 m from all works
- Addition of 6 no. hibernacula across the site.

The LEMP shall be implemented in full thereafter.

7. There shall be no external lighting unless otherwise first agreed in writing by the local planning authority. Lighting shall be installed and retained as agreed.
8. No development shall take place until a Soil Resources Report (“the Soil Resources Report”) has been submitted to and approved by the Local Planning Authority. The Soil Resources Report shall be used to inform the Soil Resources Management Plan.
9. No development shall take place in until a Construction Environment Management Plan (“the CEMP”) has been submitted to, and approved in writing by, the Local Planning Authority. The CEMP shall include but not be limited to:
 - Identification of surrounding watercourses and potential pollution pathways from the construction site to those watercourses, along with direction of flow
 - How each of those watercourses and pathways will be protected from site run-off during construction (i.e. locations and widths of buffer strips / principles related to the placement and specific requirements of the silt fencing)
 - How the water quality of the watercourses will be monitored and recorded
 - How surface water runoff from the site during construction will be managed/discharged
 - Storage facilities for all fuels, oils and chemicals
 - Storage of all materials on site
 - Construction compounds, car parks, offices, etc.
 - Details of the nature, type and quantity of materials to be imported on to the site
 - Location and detail of any wheel washing facilities
 - Measures for dealing with any contaminated material (demolition waste or excavated waste)
 - Identification of any buried services, such as foul sewers, so that they are protected
 - Daily check sheet and who will be responsible for this
 - Details of emergency contacts, for example Natural Resources Wales hotline
 - Site wide monitoring for silt run-off
 - Additional details on soil management “the Soil Resources Management Plan” to include:

- details of how top soils removed will be preserved for restoration at the end of the operational life of the development
- how the mixing of top soil and sub soil will be avoided
- minimisation of compaction and the avoidance of damage to current drainage systems

The CEMP and Soil Resources Management Plan shall be implemented in full thereafter.

10. No construction works should take place between the months of November and February inclusive.
11. No development shall take place until an updated Construction Traffic Management Plan (“the CTMP”) has been submitted to and approved in writing by the Local Planning Authority and Trunk Road Agent. In addition to the details contained within the Draft CTMP, the updated CTMP shall include but not be limited to the following:
 - A survey of the lane/A477 junction and a subsequent scheme for any upgrade or widening works deemed necessary in agreement with the Trunk Road Agent and LPA
 - 3 banksmen to be located along the Lane
 - Details of traffic management to include positive traffic control and a speed reduction order on the A477
 - A commitment to a pre and post construction condition survey along the Lane in agreement with the LPA
 - Details of offsite management of vehicle movements including layover areas

The CTMP shall be implemented in full thereafter.

12. No development shall take place until details of the methodology for the scope and nature of the pre and post construction road condition surveys (“the road condition survey scheme for the Lane”) on the Lane leading to the site has been submitted to and approved in writing by the Local Planning Authority. The condition survey scheme shall include details of the surveys themselves, a mechanism for agreeing remediation works and agreed timescales. The road condition survey scheme for the Lane shall be implemented in full thereafter.
13. No development shall take place until details of the methodology for the scope and nature of a pre construction survey of the Lane/A477 junction has been submitted to and approved in writing by the Local Planning Authority (“the Lane/A477 junction scheme”). The Lane/A477 junction scheme shall include details of the survey itself, a mechanism for agreeing upgrade or widening works and agreed timescale. and these works shall be carried out as approved. The Lane/A477 junction scheme shall be implemented in full thereafter.
14. No development shall take place until a Site Waste Management Plan (“the Site Waste Management Plan”) has been submitted to and approved in writing by the Local Planning Authority. The Site Waste Management Plan shall be implemented in full thereafter.
15. Not later than 12 months prior to the proposed decommissioning date for the development hereby permitted, a decommissioning plan (“the decommissioning plan”)

shall be submitted to and approved in writing by the Local Planning Authority. The plan should include but not be limited to:

- a scheme for removal of all surface elements of the photovoltaic solar farm and any foundations or anchor systems;
- a scheme detailing the restoration and aftercare of the land
- a timetable for completion of the removal and restoration works.

The decommissioning plan shall be implemented within 12 months of the date of the last commercial export of electricity generation and shall be completed in accordance with the approved timetable.

Alternative

15. Following the expiration of 6 months of the development not being used for the supply of electricity, a de-commissioning and site restoration scheme shall be submitted to and approved in writing by the local planning authority within 3 months. The scheme shall include provision for the removal of all elements of the authorised development and restoration of the areas disturbed by the development. Decommissioning and restoration shall be completed in accordance with the approved decommissioning and site restoration scheme within the period set out in the approved scheme.