



PLANNING & DEVELOPMENT COMMITTEE

21 OCTOBER 2021

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 21/0661/10 (GH)
APPLICANT: Infinite Renewables Group Ltd
DEVELOPMENT: Development of a single wind turbine and associated infrastructure. (Cable Ducting Method Statement received 2nd August 2021)
LOCATION: LAND AT RHIWFELIN FACH FARM, LLANTRISANT ROAD, YNYSMAERDY, LLANTRISANT, PONTYCLUN, CF72 8LQ
DATE REGISTERED: 28/05/2021
ELECTORAL DIVISION: Town (Llantrisant)

RECOMMENDATION: GRANT SUBJECT TO THE CONDITIONS BELOW AND A SECTION 106 AGREEMENT:

REASONS: As a single wind turbine, the principle of the development is considered to be acceptable, would be in line with PPW11 and Future Wales 2040 and would contribute to the Welsh Government's renewable energy generation targets.

Furthermore, it is considered that the appearance of the turbine, both in terms of the immediate and local impact and that upon the character of the wider landscape, would not cause visual harm to a degree that would warrant a refusal.

In addition, no objections have been raised by any statutory consultees with respect to the potential impacts upon either the amenity of nearby residential properties, highway safety or ecology. The development is therefore considered to comply with national planning policy and the relevant policies of the Local Development Plan.

REASON APPLICATION REPORTED TO COMMITTEE

The proposal is not covered by determination powers delegated to the Director of Prosperity & Development.

APPLICATION DETAILS

Full planning consent is sought for the erection of a wind turbine and associated infrastructure, on land at Rhiwfelin Fach Farm, Llantrisant.

The proposed three-blade wind turbine would have a hub height of 59m, with a maximum height to the tip of 90m, and would be expected to generate 1875 megawatt hours (MWh) of electricity per annum. It would be accessed from a short track leading from the existing Farm entrance and close to its junction with Pantybrad.

The immediate area around the turbine would be enclosed by a post and wire stock proof fence and a small substation/switchgear building with a footprint of 3m x 5m and height of 3.2m would be constructed. The substation would be connected, via underground cable, to existing commercial premises at Llantrisant Business Park.

In terms of external appearance, the turbine is proposed to be of the same yellow and green colour scheme as the existing turbine to the south-west and is proposed to have a lifespan of 25 years, after which the site would be restored to its original condition.

In addition to the plans and elevation drawings accompanying the application, the following supporting documents have been submitted:

- Noise Assessment Report
- Construction Management Traffic Plan
- Planning Statement
- Heritage Assessment
- Ecological Assessment
- Landscape and Visual Impact Assessment (LVIA)
- Cable Ducting Method Statement

SITE APPRAISAL

The land to which this application relates is part of a field, which constitutes part of the wider agricultural unit known as Rhiwfelin Fach Farm.

The site is located to the east of the highway known as Pantybrad and lies approximately 0.52km to the north of the Royal Mint and 279m to the north east of the existing wind turbine known as 'The Daffodil'.

The site comprises a surface area of around 0.42 hectares. It is located outside of the defined settlement boundary and is within a locally designated Special Landscape Area (SLA). However, there are no other specific policy or environmental designations which apply to this location, and although the Rhos Tonyrefail SSSI is located downslope to the south-west, this is around 500m away.

The closest neighbouring residential property to the site is the Rhiwfelin Fach farmhouse, which is roughly 200m to the south east from where the turbine would be erected and part of a cluster of farm buildings. It appears that there are no other residential land uses within 0.6km of the site.

PLANNING HISTORY

The most recent or relevant applications on record associated with this site are:

20/1444/37: EIA Screening opinion for a single medium height wind turbine with an electrical capacity of up to 900 kilowatts. Decision 22/01/21 EIA not required.

PUBLICITY

The application has been advertised by direct notification to twenty neighbouring properties. In addition, six site notices were displayed at the following locations:

- close to the site entrance
- on Pantybrad near its junction with Heol Y Sarn
- near the cattlegrid on Heol Y Sarn (Llantrisant end)
- Llantrisant, by the pelican crossing on Commercial Street
- Llantrisant, by the entrance to Maes Cefn Mably
- Beddau, opposite Llwyncrwn Primary School

Objections were received from three residents, raising issues which can be summarised as follows:

- Going from one turbine to two turbines will double the visual impact and the overall impact as viewed from Llantrisant will be significant, and negatively impact the landscape to an unacceptable degree.
- Over time, such development could take place on a piecemeal, field-by-field basis and have a wider cumulative effect, but without the major consultation or the joined-up approach that would apply to a single large-scale application for a wind farm.
- Concerns about operating noise.
- The LVIA that accompanies the planning application, whilst being very thorough and the visualisations accurate, manages to imply that the visual impact of the proposed large wind turbine would be acceptable. The use of phrases such as "already influence by scattered single wind turbines" "will only add a single vertical element" "only seen from northernmost fringes (of Llantrisant CA)" are intended to downplay the visual impact.
- In reality, the existing 'Naff Daff' wind turbine is very conspicuous from many parts of Llantrisant and just about all parts of the Common, with its ridiculous green and yellow colouring adding insult to injury. A nearby but much larger wind turbine would very much compound this visual impact, especially as it would break the skyline and is proposed to be similar colours. It would add much more than a single vertical element - as we all know, it is the movement of the blades that have the most visual impact, and it would appear very 'in-your-face' for the many people who enjoy the Common.
- By taking such a large study area - 11km radius - the LVIA is bound to find that most of the area is not impacted, especially in landscape (as opposed to visual) terms, and therefore belittle the closer visual impact on the protected and historic/cultural landscapes and townscapes of Llantrisant and intervening land.

One of the main reasons that the SLA was designated is because of its relationship with Llantrisant and the fact that it is a relatively un-spoilt small-scale pre-industrial pastoral landscape which is rare in RCT and would be compromised by the addition of another out-of-scale industrial element.

CONSULTATION

Cardiff Airport – Airfield Operations

Given the elevated location and 90m tip height, it would be worth checking whether the turbine would affect radar operations.

In this regard, the Applicant's Agent provided copies of correspondence with NATS (National Air Traffic Services), which operates air traffic control for Cardiff and Bristol Airports. NATS advised that it did not expect the turbine to be visible to airport radar and that it required no further detail.

Highways and Transportation

No objection subject to conditions

Flood Risk Management

Since the proposed development will encompass works with drainage implications for an area over 100m², Schedule 3 of the Flood and Water Management Act 2010 will apply. There is no objection and a condition in relation to surface water drainage is recommended for this application.

Natural Resources Wales

Any concerns can be overcome by conditions in respect of pollution, contamination, and European Protected Species.

Dwr Cymru Welsh Water

No comments to make.

Western Power Distribution

A new connection or service alteration will require a separate application to WPD.

Cadw

The development will not affect the setting of the relevant scheduled monuments.

Countryside, Landscape and Ecology – Ecologist

No objection, subject to the delivery of the mitigation and enhancement proposals contained within the Applicant's ecology report.

No other consultation responses have been received within the statutory period.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site lies within open countryside to the north of Llantrisant.

Policy CS2 - The policy emphasis in the Southern Strategy Area (SSA) is on sustainable growth that protects the culture and identity of communities by focusing development within defined settlement boundaries. Emphasis will also be on protecting the cultural identity of the strategy area by protecting the natural environment.

Policy CS10 - The policy seeks to protect resources and to contribute to local, regional and national demand for a continuous supply of minerals.

Policy AW2 - The policy provides for development in sustainable locations which are within the settlement boundary; would not unacceptably conflict with surrounding uses; and have good accessibility by a range of sustainable transport options.

Policy AW5 - The policy identifies the appropriate amenity and accessibility criteria for new development proposals. It expressly states that the scale, form and design of the development should have no unacceptable effect on the character and appearance of the site and the surrounding area. There should also be no significant impact upon the amenities of neighbouring occupiers and should, where appropriate, retain existing features of natural environmental value. Additionally, the development would require safe access to the highway network and provide parking in accordance with the Council's SPG.

Policy AW6 - The policy supports development proposals that are of a high standard of design that reinforce attractive qualities and local distinctiveness and which have been designed to protect and enhance landscape and biodiversity.

Policy AW7 - The policy seeks to protect sites of architectural or historical merit from inappropriate development.

Policy AW8 - This policy seeks to protect and enhance ecological features and promote biodiversity. All development proposals will be required to demonstrate what measures are proposed for ecological protection and management, and the mitigation of, or compensation for, potential impacts.

Policy AW10 - The policy prevents development which could cause or result in a risk of unacceptable harm to health or local amenity due to flooding, contamination, land instability, or any other identified risk to local amenity and public health.

Policy AW12 - Development proposals that promote the provision of renewable and non-renewable energy will be permitted where it can be demonstrated that there is no unacceptable effect on the interests of soil conservation, agriculture, nature conservation, wildlife, natural and cultural heritage, landscape importance, public health and residential amenity.

Policy SSA 23 - The policy states that Special Landscape Areas have been designated to protect areas of fine landscape quality within Rhondda Cynon Taf. In order to protect the visual qualities of each SLA, development proposals within these areas will be required to conform to the highest possible design standards.

Supplementary Planning Guidance

- Design and Place-making
- Access, Circulation and Parking Requirements
- The Historic Built Environment
- Nature Conservation

National Guidance

In the determination of planning applications regard should also be given to the requirements of national planning policy which are not duplicated in the Local Development Plan, particularly where national planning policy provides a more up to date and comprehensive policy on certain topics.

Planning Policy Wales Edition 11 (PPW) was issued on 24th February 2021 in conjunction with Future Wales: The National Plan 2040 (FW2040). PPW incorporates the objectives of the Well-being of Future Generations (Wales) Act into town and country planning and sets out Welsh Government's (WG) policy on planning issues relevant to the determination of all planning applications. FW2040 sets out the National Development Framework for Wales (NDF), WG's current position on planning policy at regional and national level.

It is considered that the proposed development is consistent with the key principles and requirements for placemaking set out in PPW; and is also consistent with the Well-being of Future Generations (Wales) Act's sustainable development principles through its contribution towards the Welsh Ministers' well-being objectives of driving sustainable development and building healthier communities and better environments.

It is also considered the proposed development is compliant with the NDF, with the following policies being relevant to the development proposed:

- Policy 1 – Where Wales will grow – investment in infrastructure
- Policy 17 – Renewable and Low Carbon Energy and Associated Infrastructure

SE Wales Policies

- Policy 33 – National Growth Areas Cardiff Newport & the Valleys

Other relevant national policy guidance considered:

PPW Technical Advice Note 5: Nature Conservation and Planning;
 PPW Technical Advice Note 6: Planning for Sustainable Rural Communities;
 PPW Technical Advice Note 12: Design;
 PPW Technical Advice Note 22: Sustainable Buildings;
 PPW Technical Advice Note 24: The Historic Environment.

WG Practice Guidance – Planning Implications of Renewable and Low Carbon Energy (February 2011)

WG 'Dear CPO' letter MA-P/CS/1303/16 re: Green Growth (15th March 2016)

REASONS FOR REACHING THE RECOMMENDATION

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Furthermore, applications that are not in accordance with relevant policies in the plan should not be allowed, unless material considerations justify the grant of planning permission.

Main Issues:

Principle of the proposed development

National planning policy is very supportive of renewable and low carbon energy development. PPW11 recognises that Wales has an abundant wind resource and energy from wind is a key part of the Welsh Government's vision to deliver its targets.

PPW11 also states that the planning system should facilitate delivery of renewable proposals and that since the withdrawal of TAN8, FW2040 sets out the context and specific policies for renewable energy development.

Policy 17 of FW2040 contains the relevant guidance relating to renewable and low carbon energy development and is clear in its direction that decision-makers must give significant weight to the Welsh Government's target to meet 70% of electricity demand by renewable means, by 2030.

Of particular relevance to this site is that it falls within a 'Pre-Assessed Area for Wind Energy'. FW2040 states that these are areas where "the Welsh Government has already modelled the likely impact on the landscape and has found them to be capable of accommodating development in an acceptable way. There is a presumption in favour of large-scale wind energy development (including repowering) in these areas".

Page 97 of FW2040 confirms that the purpose of identifying pre-assessed areas is to provide certainty to developers that there are places where wind developments would be acceptable in principle, whilst page 171 clarifies it is 'vital' that the South-East Region supports the realisation of renewable energy.

In terms of the LDP, Policy AW12 is supportive of renewable energy projects, providing that there is no unacceptable impact to the environment, ecology, landscape, public health or residential amenity. Whilst these material matters are also considered within the body of the report below, the proposed turbine would conform with national and local planning policy and would therefore be acceptable in principle.

National Sustainable Placemaking Outcomes

PPW11 states that development proposals should demonstrate sustainable placemaking to ensure that the right development is achieved in the right place. Furthermore, it states that these placemaking outcomes, the criteria of which are categorised within Chapter 2, should be used to assess development proposals.

PPW recognises that not every proposal will be able to demonstrate that it can meet all of the outcomes, since the nature of the development, in each case, will determine which are most relevant. In addition, it is noted that it can't necessarily be proved that an attribute of a proposal will necessarily result in a particular outcome.

Consequently, the interpretation of the relevant criteria will depend upon the specific proposal and the context of a site, and in the planning balance, that greater material weight may be given to some attributes rather than others.

Although the placemaking aspects of the scheme form part of the consideration within other sections of this report, the proposed development is considered to align particularly well with the following national sustainable placemaking outcomes:

- **Making Best Use of Resources:** The development would make best use of a natural wind resource
- **Maximising Environmental Protection:** The development will provide biodiversity enhancement through a managed area of agricultural land. The development would also contribute towards national clean energy and carbon reduction targets and therefore contributes to a reduction of environmental risks by reducing pollution.
- **Growing Our Economy in a Sustainable Manner:** The development would have a positive effect in terms of construction jobs and the renewable energy industry. In addition, the turbine would generate its own renewable energy.

Impact on the character and appearance of the area

The new turbine would be located on agricultural land above the valley floor, and it is undeniable that it would represent a considerable change of appearance to this part of Rhiwfelin Fach Farm and have prominence in the immediate landscape, together with that impact already caused by existing 'daffodil' turbine a short distance away.

Although the nature of the development means that the landscape changes would be reversible and temporary, and any waste generated, or noise and disturbance caused would only be during construction or deconstruction of the turbine and ancillary structures, the projected operational life of the turbine would be for a period of approximately 25 years.

The comments received from the three objectors recognise this significant long-term conspicuous impact and although concerns about the potential for further wind or solar developments in this area are noted and are not germane to the consideration of this single proposal, it is clear that on-shore wind development divides opinion both in principle and in terms of where such developments are best located.

One of the objectors has highlighted that the SLA, within which the turbine would sit, was designated due to its relationship with Llantrisant and that it is "relatively un-spoilt small-scale pre-industrial pastural landscape". These concerns are acknowledged but have to be set against the direction of the national policy framework.

In addition to the area being 'pre-assessed' as suitable for its landscape impact by the Welsh Government, Policy 17 of FW2040 only discounts National Parks and AONBs as being unsuitable for large scale wind and solar development sites, but "outside of these areas a positive policy framework exists".

Furthermore, the Welsh Minister's letter MA-P/CS/1303/16, regarding green growth, advises that visual and amenity impact on surrounding communities and properties is an important issue, but "planning decisions need to be taken in the wider public interest and in a rational way, informed by evidence, where these issues are balanced against other factors".

Taking the above into account, the recommendation to Members is that national planning policy should be afforded significant weight in determining whether the visual impact of the development is acceptable, and that in this case the wider public and environmental benefit is sufficient to outweigh the aforementioned concerns.

Lastly, Members will have noted that the proposed external finish of the turbine is a green and yellow finish to match that of the existing turbine. Prior to submission the Applicant was advised, informally, that this might be preferable than having one coloured turbine and another of a plain light colour in close proximity to each other. However, should Members prefer the latter, then a further condition can be added to seek the approval of such details prior to construction.

Impact on amenity

In this regard one of the key matters for consideration is that of noise. The Noise Report produced for the Applicant advises that it conforms to UK Government guidance known as ETSU-R-97 and associated good practice guidance from the Institute of Acoustics.

The test applied to this location was whether predicted operational noise from the turbine, at nearby noise sensitive properties, would be below ETSU-R-97 noise limits. Noise limits were established for three Existing Sensitive Receptors (ESRs) at Llwynau, Rhiw Felin Fach and TriNant.

The report concluded in normal mode the candidate turbine model used would not exceed noise limits at any of the ESRs and the operation of the wind turbine noise is therefore not predicted to have a significant impact and should not be a reason for refusal.

In other respects, the location of the turbine means that it would be unlikely to have a direct impact on residential amenity via a change to outlook or due to any other physical attributes, although the turbine would be visible from further afield, particularly properties on the north and western fringes of Llantrisant and Beddau around 2km away (approx. 1.2 miles).

Access and highway safety

The proposed turbine would be located on land at Rhiwfelin Fach Farm to the east of Llantrisant Road.

A single wind turbine was recently erected on land to the west of Llantrisant Road which was delivered and constructed with minimal impact to the public highway. As such, no fundamental problems are foreseen with the delivery and erection of this turbine, in terms of access and highway safety.

Nevertheless, standard conditions are recommended regarding a traffic management plan during delivery of abnormal loads, details of access arrangements and a condition survey of the highway along Llantrisant Road.

Ecology and Environment

During consultation NRW highlighted a concern that the underground cable from the turbine would cross beneath agricultural fields, the Nant Muchudd and Llantrisant Recycling Centre.

Consequently, it was considered that the cable route and associated works could impact the Nant Muchudd and structures at Llantrisant Recycling Centre, including leachate tanks, settlement lagoons and an interceptor, and might pose a risk of pollution.

However, a method statement prepared by DT Civils Ltd., dated 28th July 2021, identifies the cable route under the Nant Muchudd and Llantrisant Recycling Centre would be installed via directional drilling/moling, which would not require excavation of open trenches, disturbance of the stream bed or surface areas in the recycling centre. On this basis NRW was satisfied, subject to the method statement being included within a condition.

In other respects, NRW requires conditions for the submission of a Construction Environmental Management Plan, a Water Quality Monitoring Plan and, should unexpected contamination be found, that a remediation strategy is submitted.

With regard to European Protected Species, NRW has noted that the survey work forming part of the submitted Ecological Assessment found a minimum of six species of bat which are known to be at risk of collision with turbines, and has recommend that specific documents, including this Assessment, are referenced within a condition. In this case condition 2 identifies the approved plans and documents, should consent be granted.

In addition, the Council's Ecologist has confirmed that the Applicant's proposals for biodiversity mitigation and enhancement are acceptable. This proposal comprises a Habitat Management Plan for Target Note Area 2 as outlined within the Ecological Assessment.

This commitment specifically relates to enhancement of the wetter grassland through fencing, covering an area of approximately 500m², and reduced management of vegetation in the protected area to allow natural regeneration of the habitat.

Heritage

The relationship and likely impact of the proposed turbine upon the following scheduled monuments has been assessed by Cadw:

GM065 Rhiw Season Caerau
GM074 Llantrisant Castle
GM219 Lle'r Gaer
GM280 The Beacons Round Barrows
GM406 Tarren Deusant Sculptured Rock & Spring

Cadw has advised that it agrees with the findings of the Applicant's Heritage Assessment, prepared by EDP. The Assessment concludes that whilst the proposed wind turbine may be visible from these scheduled monuments, it will not have any effect on the way they are experienced, understood and appreciated, and will not affect their setting.

Community Infrastructure Levy (CIL) Liability

The Community Infrastructure Levy (CIL) was introduced in Rhondda Cynon Taf from 31 December 2014.

The application is for development of a kind that is not CIL liable under the CIL Regulations 2010 (as amended).

Section 106 Contributions / Planning Obligations

Section 106 of the Town and Country Planning Act (as amended) enables Local Planning Authorities and developers to agree to planning obligations to require operations or activities to be carried out on land (in-kind obligations) or require payments to be made (financial contributions), to mitigate any unacceptable impacts of development proposals.

The Community Infrastructure Levy (CIL) Regulations 2010, with effect from 6 April 2010, state that a planning obligation (under S.106) may only legally constitute a reason for granting planning permission if it is:

1. necessary to make the development acceptable in planning terms,
2. directly related to the development; and,
3. fairly and reasonably related in scale and kind to the development.

Welsh Office Circular 13/97 Planning Obligations provides procedural guidance on the role of planning obligations in mitigating the site-specific impacts of unacceptable development to make it acceptable in planning terms. The Welsh Government Development Management Manual also advises planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition and when it meets the three tests above. Further guidance regarding what types of obligations developers may be expected to contribute towards is also contained within Policy AW4 of the Local Development Plan and the Council's SPG on Planning Obligations, however it is made clear that this is only intended to form the basis of negotiations between all parties.

The Section 106 requirements in this case

In this case the proposed development would result in the construction of a wind turbine and associated infrastructure, on a greenfield site.

Therefore, a S106 agreement will be required for a Habitat Management Plan to deliver the necessary ecological mitigation and enhancement in Target Note Area 2, as outlined further above.

Conclusion

It is considered the principle of the proposed wind turbine would be in accordance with national planning policy for renewable energy developments. It would not have a detrimental impact of enough significance upon the character and appearance of the locality, including that of the Llantrisant Conservation Area and closest scheduled monuments to warrant a recommendation of refusal, and would not be harmful to the amenity of the nearest neighbouring occupiers. The application is therefore considered to comply with PPW11, FW2040 and Policies AW5, AW6, AW7, AW8, AW10 and AW12 of the Local Development Plan.

RECOMMENDATION: Grant

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

Reason: To comply with Sections 91 and 93 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out in accordance with the approved plans and documents:
 - DT Civils Ltd., DTC-J1156-001, Method Statement (dated 28th July 2021)
 - Rhiwfelin Fach Wind Turbine Ecological Assessment prepared by BSG Ecology, Version: FINAL (dated 16 April 2021)
 - Land at Rhiwfelin Fach Farm Planning Statement prepared by Lichfields (dated April 2021)
 - Proposed Site Plan drawing prepared by Knight Frank, Drawing Number IR-201 (dated 18 February 2020)
 - Substation/Switchgear Building drawing prepared by Infinite Renewables, Drawing Number IR-Rhiw-902 (dated 10/03/2021)
 - Indicative Proposed Elevation drawing prepared by Infinite Renewables, Drawing Number IR-Rhiw-901 (dated 10/03/2021)

and documents received by the Local Planning Authority on 5th May 2021, 1st June 2021 and 2nd August 2021, unless otherwise to be approved and superseded by details required by any other condition attached to this consent.

Reason: To ensure compliance with the approved plans and documents and to clearly define the scope of the permission.

3. The permission hereby granted shall endure for a period of 25 years from the date when electricity is first exported from the development hereby approved to the electricity grid network ('First Export Date'). Written confirmation of this shall be provided to the Local Planning Authority within one month of the First Export Date.

Reason: In the interest of visual amenity, in accordance with Policies AW5, AW8 & AW12 of the Rhondda Cynon Taf Local Development Plan.

4. No development shall commence until full surface water drainage details have been submitted to and approved in writing by the Planning Authority. These details shall indicate how the development is to comply with the requirements of Section 8.3 of Technical Advice Note 15. The scheme shall be implemented in accordance with the approved details prior to the beneficial use of the development and retained in perpetuity.

Reason: To ensure that drainage from the proposed development does not cause or exacerbate any adverse condition on the development site, adjoining properties, environment and existing infrastructure arising from inadequate drainage, in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

5. No development shall commence until a site-wide Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include, but not be limited to:

- Soil Management: details of topsoil strip, storage, and amelioration for re-use.
- Construction methods: how waste generated will be managed.
- General Site Management: details of the construction programme including timetable, details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
- CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures.
- Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management.
- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.

- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details.
- Landscape/ecological clerk of works to ensure construction compliance with approved plans and environmental regulations.

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Reason: To protect water quality and ensure protection of the natural environment during construction, in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

6. No development shall commence until a water quality monitoring plan for the protection of water quality in the watercourses has been submitted to and approved in writing by the Local Planning Authority. The water quality monitoring plan should include:

- Details and frequency of the monitoring methods.
- Details of triggers for specific action and any necessary contingency actions, for example the need to stop work.

The water quality monitoring plan shall be carried out in accordance with the approved details during the site preparation and construction phases of the development.

Reason: To protect water quality and ensure protection of the natural environment during construction and to ensure the protection of habitats and species in accordance with Policies AW8 and AW10 of the Rhondda Cynon Taf Local Development Plan.

7. Prior to the commencement of the development a report indicating the methodology for undertaking a survey of the condition of the access route along Llantrisant/Pantybrad Road affected by the proposed development shall be submitted to and approved in writing by the Local Planning Authority. The report should include, but not be limited to:

- a) details of the road to be surveyed;
- b) the timescales for undertaking the surveys; and
- c) the method(s) of reporting the findings to the Local Planning Authority (including the use of comprehensive photographs), and any potential compensation arrangements.

The wind turbine hereby permitted shall not become operational until the final survey on completion of the development hereby approved has been carried out and any compensation arrangements have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the extraordinary traffic use arising from the proposed development does not have an adverse impact on highway safety,

in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

8. No development shall take place, including any works of site clearance, until a Traffic Management Plan (TMP) has been submitted and approved in writing by the Local Planning Authority to provide for;
- a) Convoy Length (number of vehicles including emergency services and escorts);
 - b) Traffic Management (during transportation of abnormal loads);
 - c) Structures (over bridges height, width, weight restrictions);
 - d) Highway works (including all temporary works to public highway to facilitate access and reinstatement works including timescales);
 - e) Dry Run (to be witnessed by highway authority and police);
 - f) Temporary Traffic Regulation Orders; and
 - g) Emergency Contingencies.

The approved Construction Traffic Management Plan / Method Statement shall be adhered to throughout the development process unless agreed otherwise in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to ensure safe and satisfactory delivery of all components, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

9. Prior to the beneficial use of the development, a Decommissioning Plan shall be submitted to, and approved in writing by, the Local Planning Authority. The Decommissioning Plan shall include details of the works necessary to revert the site to its original agricultural condition, including; the method for the removal of the turbine, structures, enclosures, equipment and all other apparatus above and below ground level from the site and details of their destination in terms of waste/recycling, and details of how the site is to be restored to its original condition and any financial arrangement for this. The decommissioning works shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

10. Within 25 years and six months following completion of construction of the development, or within six months of the cessation of electricity generation by the wind turbine, or within six months following a permanent cessation of construction works prior to the wind turbine coming into operational use, whichever is the sooner, the turbine, structures, enclosures, equipment and all other apparatus above and below ground level hereby approved shall have been dismantled and removed from the site. The developer shall notify the Local Planning Authority, in writing, no later than five working days following cessation of power production.

The site shall subsequently be restored (in accordance with the scheme required by Condition 9) no later than six months following the cessation of power production or within 25 years and six months of the completion of construction, whichever is the sooner.

Reason: In the interests of visual amenity and ensure that any derelict or obsolete features do not adversely affect the environment in accordance with Policies AW5, AW8, AW12 and SSA23 of the Rhondda Cynon Taf Local Development Plan.

11. No development shall commence until design and details of the means of access off Llantrisant Road have been submitted to and implemented to the satisfaction of the Local Planning Authority.

Reason: In the interests of highway safety, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

12. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.

Reason: To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks, in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.