

# GREENLINK - CONSENT APPLICATIONS OVERVIEW

## ISSUE

September 2020

Greenlink Interconnector  
- connecting the power markets  
in Ireland and Great Britain

*Greenlink*  
INTERCONNECTOR



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### Appendix E

Cable Installation - Pembrokeshire Coast National Park Authority - Planning Committee Report

## Appendix F

Cable Installation - Pembrokeshire Coast National Park Authority - Decision Notice

## 1 Introduction

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### 1.1 Introduction

The following report outlines the various consent applications required for the Greenlink Interconnector, including -

- An outline and review of the documents submitted for that part of the development within the jurisdiction of the United Kingdom; and
- An outline and review of the documents submitted or required to be submitted for that part of the development within the Irish jurisdiction.

### 1.2 Availability of Documentation

All planning documentation is available on the 'Planning' section of the project website.

<https://www.greenlink.ie/planning>

## 2 United Kingdom

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### 2.1 Onshore Planning Applications

#### 2.1.1 Outline Major Development Application for the Converter Station

Outline Major Development application was submitted (20 April 2020) for the converter station, associated infrastructure and new access, to Pembrokeshire County Council under Town and Country Planning Act 2019 (**Planning Reference: 20/0041/PA**).

Approval was granted on 28 July 2020. Refer to Appendix A for the Planning Committee Report and Appendix B for the Decision Notice. Consultation responses to planning application can be found on the planning portal website:

<http://planning.pembrokeshire.gov.uk/swiftlg/apas/run/WPHAPPDETAIL.DisplayUrl?theApnID=20/0041/PA&backURL=%3Ca%20href=wphappcriteria.display?paSearchKey=1299460%3ESearch%20Criteria%3C/a%3E%20%3E%20%3Ca%20href=%27wphappsearchres.displayResultsURL?ResultID=3463581%26StartIndex=1%26SortOrder=APNID%26DispResultsAs=WPHAPPSEARCHRES%26BackURL=%3Ca%20href=wphappcriteria.display?paSearchKey=1299460%3ESearch%20Criteria%3C/a%3E%27%3ESearch%20Results%3C/a%3E>

## 2.1.2 Full Major Development Application for the Onshore Cable Route

Full Major Development application was submitted (20 April 2020) for the onshore cable route installation, to Pembrokeshire County Council under Town and Country Planning Act 2019 (**Planning Reference: 20/0044/PA**).

Approval was granted on 28 July 2020. Refer to Appendix C for the Planning Committee Report and Appendix D for the Decision Notice. Consultation responses to planning application can be found on the planning portal website:

<http://planning.pembrokeshire.gov.uk/swiftlg/apas/run/WPHAPPDETAIL.DisplayUrl?theApnID=20/0044/PA&backURL=%3Ca%20href=wphappcriteria.display?paSearchKey=1299461%3Esearch%20Criteria%3C/a%3E%20%3Ca%20href=%27wphappsearchres.displayResultsURL?ResultID=3463597%26StartIndex=1%26SortOrder=APNID%26DispResultsAs=WPHAPPSEARCHRES%26BackURL=%3Ca%20href=wphappcriteria.display?paSearchKey=1299461%3Esearch%20Criteria%3C/a%3E%27%3Esearch%20Results%3C/a%3E>

Full Major Development application was submitted (20 April 2020) for the onshore cable route installation, within the Pembrokeshire Coast National Park Authority jurisdiction to Pembrokeshire Coast National Park Authority under Town and Country Planning Act 2019 (**Planning Reference: NP/20/0222/FUL**).

Approval was granted on 15 July 2020. Refer to Appendix E for the Planning Committee Report and Appendix F for the Decision Notice. Consultation responses to planning application can be found on the planning portal website:

[http://planning.pembrokeshirecoast.wales/agile\\_pcnpa/apas/run/WPHAPPDETAIL.DisplayUrl?theApnID=NP/20/0222/FUL&backURL=%253Ca%2520href%253Dwphappcriteria.display%253FpaSearchKey%253D200131%253Esearch%2520Criteria%253C%252Fa%253E%20%3Ca%20href%3D%27wphappsearchres.displayResultsURL%3FResultID%3D264372%2526StartIndex%3D1%2526SortOrder%3Drgndat%3Ad%2526DispResultsAs%3DWPHAPPSEARCHRES%2526BackURL%3D%253Ca%2520href%253Dwphappcriteria.display%253FpaSearchKey%253D200131%253Esearch%2520Criteria%253C%252Fa%253E%27%3Esearch%20Results%3C%2Fa%3E](http://planning.pembrokeshirecoast.wales/agile_pcnpa/apas/run/WPHAPPDETAIL.DisplayUrl?theApnID=NP/20/0222/FUL&backURL=%253Ca%2520href%253Dwphappcriteria.display%253FpaSearchKey%253D200131%253Esearch%2520Criteria%253C%252Fa%253E%20%3Ca%20href%3D%27wphappsearchres.displayResultsURL%3FResultID%3D264372%2526StartIndex%3D1%2526SortOrder%3Drgndat%3Ad%2526DispResultsAs%3DWPHAPPSEARCHRES%2526BackURL%3D%253Ca%2520href%253Dwphappcriteria.display%253FpaSearchKey%253D200131%253Esearch%2520Criteria%253C%252Fa%253E%27%3Esearch%20Results%3C%2Fa%3E)

## 2.1.3 Onshore Application Documentation

The following documentation was submitted for the onshore elements of the project. Each application contained the contents detailed below -

- Application Forms
- Planning, Design and Access Statement
- Pre-Application Consultation Report
- Planning drawings
- Environmental Statement
  - Non-Technical Summary
  - Chapter 1 - Introduction
    - 1.1 - Competent Experts Table
    - 1.2 - Concept of Public Participation
    - 1.3 - Consultation Report
  - Chapter 2 - Proposed Development
    - 2.1 - Outline Construction Environmental Management Plan

- 2.2 - Outline Drainage Strategy
- Chapter 3 - Alternatives Considered
  - 3.1 - Strategic Options Report
  - 3.2 - Landfall Selection Report
- Chapter 4 - Legislative and Policy Framework
- Chapter 5 - Approach to EIA
  - 5.1 - EIA Screening Direction
  - 5.2 - EIA Scoping Opinions
- Chapter 6 - Biodiversity
  - 6.1 - Preliminary Ecological Appraisal (PEA) Report
  - 6.2 - Breeding Birds Survey Report
  - 6.3 - Wintering Birds Report
  - 6.4 - Dormouse Survey Report
  - 6.5 - Riparian Mammals Survey Report
  - 6.6 - Badger Survey Report
  - 6.7 - Bat Survey Report
  - 6.8 - NVC Report
  - 6.9 - Intertidal Walkover Survey Report
  - 6.10 - Arboricultural Impact Assessment
  - 6.11 - Statement to Inform a Habitats Regulations Assessment (HRA)
  - 6.12 - Dormouse Method Statement
- Chapter 7 - Landscape and Visual Assessment
  - 7.1 - LVIA Photosheets
  - 7.2- Landscape Masterplan
- Chapter 8 - Historic Environment
  - 8.1 - Gazetteer of Heritage Assets
  - 8.2 - Archaeological Desk-Based Assessment
  - 8.3 - Geophysical Survey Report
  - 8.4 - Archaeological Evaluation (Trial Trenching) Report
- Chapter 9 - Traffic and Transport
  - 9.1 - Transport Assessment. Includes: Annex A - Traffic Count Data; Annex B - Construction Delivery Routes; and Annex C - Framework Construction Traffic Management Plan
- Chapter 10 - Noise and Vibration
  - 10.1 - Noise and Vibration Glossary
  - 10.2 - Noise and Vibration Baseline
- Chapter 11 - Air Quality
- Chapter 12 - Water Environment
  - 12.1 - Water Framework Directive Assessment
  - 12.2 - Water Feature Photographs
- Chapter 13 -Geology, Soil and Hydrogeology
  - 13.1 - Groundsure Reports (A and B)
  - 13.2 - UXO Risk Assessment
  - 13.3 - Factual Ground Investigation Report
  - 13.4 - Contamination Screening
- Chapter 14 - Material Assets
  - 14.1 - Materials Calculations
- Chapter 15 - Socio Economics
- Chapter 16 - Cumulative Effects Assessment
  - 16.1 - Summary of Onshore and Offshore Environmental Effects - To Accompany Welsh Onshore Applications

- Chapter 17 - Schedule of Mitigation
- Chapter 18 - Summary and Conclusions
- Appendices
  - Appendix 1.1 - Competent Experts Table
  - Appendix 1.2 - Concept of Public Participation
  - Appendix 1.3 - Consultation Report
  - Appendix 2.1 - Outline CEMP
  - Appendix 2.2 - Outline Drainage Strategy
  - Appendix 3.1 - Strategic Options Report
  - Appendix 3.2 - Landfall Selection Report
  - Appendix 5.1 - EIA Screening Direction
  - Appendix 5.2 - EIA Scoping Opinion
  - Appendix 6.1 - Preliminary Ecology Appraisal Report
  - Appendix 6.2 - Breeding Birds Survey Report
  - Appendix 6.3 - Wintering Birds Report
  - Appendix 6.4 - Dormouse Report
  - Appendix 6.5 - Riparian Mammals Report
  - Appendix 6.6 - Badger Survey Report
  - Appendix 6.7 - Bat Survey Report
  - Appendix 6.8 - NVC Survey Report
  - Appendix 6.9 - Intertidal Walkover Survey Report
  - Appendix 6.10 - Arboricultural Impact Assessment
  - Appendix 6.11 - Statement of Inform a HRA
  - Appendix 6.12 - Dormouse Method Statement
  - Appendix 7.1 - LVIA Photosheets
  - Appendix 7.2 - Landscape Masterplan
  - Appendix 8.1 - Gasetteer of Heritage Assets
  - Appendix 8.2 - Archaeological Deskbased Assessment
  - Appendix 8.3 - Geophysical Survey Report
  - Appendix 8.4 - Archaeological Evaluation
  - Appendix 9.1 - Transport Assessment
  - Appendix 10.1 - Noise Glossary
  - Appendix 10.2 - Noise Baseline
  - Appendix 12.1 - WFD Assessment
  - Appendix 12.2 - Water Feature Photographs
  - Appendix 13.1- Groundsure Report
  - Appendix 13.2 - UO Risk Assessment
  - Appendix 13.3 - Factual Ground Investigation Report
  - Appendix 13.4 - Contamination Screening
  - Appendix 14.1 - Materials Calculations
  - Appendix 16.1 - Summary of Onshore and Offshore Environmental Effect

Copies of the documents detailed above can be found on the project website:  
<https://www.greenlink.ie/file-share/73201eaa-8d0d-400e-9fc8-865d1b31c85e>

## 2.2 Offshore Consent Applications

### 2.2.1 Marine Licence

Marine Licence Application was submitted (24 June 2019) for cable installation works and cable protection in Welsh territorial and offshore waters including



removal and detonation of UXO, to Natural Resources Wales under the Marine and Coastal Access Act 2009 (**Application Reference: CML1929**).

### 2.2.2 Marine Works Licence

Marine Works Licence Application was submitted (27 November 2019) for works in Port Authority waters to Milford Haven Port Authority under the Milford Haven Conservancy Act 1963 Section 18 (**Application Reference: Marine Works Licence 06/19**).

### 2.2.3 Offshore Application Documentation

The following documentation was submitted for both the Marine Licence and Marine Works Licence -

Each application contained the contents detailed below:

- Greenlink Marine Licence Application
- Public Notice of Application for a Marine Licence Application
- Environmental Statement
  - Volume 1 - Non Technical Summary
  - Volume 2 - Main Chapters
    - **Chapter 1** - Introduction
    - **Chapter 2** - Policy and Legislative Framework
    - **Chapter 3** - Development of the Project and Alternatives
    - **Chapter 4** - Project Description
    - **Chapter 5** - Impact Assessment Methodology
    - **Chapter 6** - Physical Conditions and Marine Processes
    - **Chapter 7** - Benthic and Intertidal Ecology
    - **Chapter 8** - Fish and Shellfish
    - **Chapter 9** - Birds
    - **Chapter 10** - Marine Mammals and Reptiles
    - **Chapter 11** - Protected Sites
    - **Chapter 12** - Commercial Fisheries
    - **Chapter 13** - Shipping and Navigation
    - **Chapter 14** - Offshore Infrastructure and Other Marine Users
    - **Chapter 15** - Marine Archaeology
    - **Chapter 16** - Cumulative Effects Assessment (CEA)
    - **Chapter 17** - Schedule of Mitigation
    - **Chapter 18** - Conclusions
  - Volume 3 - Appendices
    - **Appendix A** - Compliance with Draft Welsh National Marine Plan
    - **Appendix B** - Meetings held with Welsh stakeholders to inform Proposed Development and EIA
    - **Appendix C** - Greenlink Marine Habitats Regulations Assessment (HRA)
    - **Appendix D** - Noise Assessment
    - **Appendix E** - Herring Spawning and Sandeel Assessment
    - **Appendix F** - Commercial Fisheries Assessment
    - **Appendix G** - Marine Archaeology Technical Report
    - **Appendix H** - Water Framework Directive Assessment Scoping

- **Appendix I** - Cable Route Survey Report
- **Appendix J** - Benthic Survey Report
- **Appendix K** - Intertidal Habitat Survey Report
- **Appendix L** - Marine Detailed UXO Risk Assessment
- **Appendix M** - Draft Written Scheme of Investigation (WSI)
- **Appendix N** - Welsh and Irish Landfall Final Selection Report
- **Appendix O** - Competent Experts Table
- Summary of Onshore and Offshore Environmental Effect

Copies of the documents detailed above can be found on the project website:

<https://www.greenlink.ie/file-share/04d19f6e-dc0a-4a21-adae-e73b3284bdbb>

## 3 Ireland

### 3.1 Planning Permission as Strategic Infrastructure Development Application

Planning Permission as Strategic Infrastructure Development Application submission is planned for Q3 2020 to An Bord Pleanála (SID Unit).

The following documentation will be included as part of the Strategic Infrastructure Development Application -

- SID Application Form
- Copy of Site Notice
- Copy of Newspaper Notice
- Planning Report including Appendix A - Consultation Report (Ireland)
- Environmental Impact Assessment Report - Ireland Onshore, comprising:
  - **Volume 1 NTS and Main Chapters:**
    - **Non-Technical Summary**
    - **Chapter 1** - Introduction and Background
    - **Chapter 2** - Alternatives Considered
    - **Chapter 3** - Proposed Development
    - **Chapter 4** - Construction Strategy
    - **Chapter 5** - Planning and Policy
    - **Chapter 6** - Traffic and Transportation
    - **Chapter 7** - Air Quality and Climate
    - **Chapter 8** - Noise and Vibration
    - **Chapter 9** - Biodiversity
    - **Chapter 10** - Archaeology, Architectural and Cultural Heritage
    - **Chapter 11** - Landscape and Visual
    - **Chapter 12** - Land, Soils, Geology and Hydrogeology
    - **Chapter 13** - Water and Hydrology
    - **Chapter 14** - Resource and Waste Management
    - **Chapter 15** - Population and Human Health
    - **Chapter 16** - Material Assets
    - **Chapter 17** - Major Accidents and Disasters
    - **Chapter 18** - Cumulative, Transboundary and Interactive Effects
    - **Chapter 19** - Summary of Mitigation, Monitoring and Residual Effects
    - Glossary
  - **Volume 2 - Appendices**
    - **Appendix 1.1** EIAR Team Competencies
    - **Appendix 1.2** Onshore Ireland Environmental Scoping
    - **Appendix 1.3** Scoping Response Table
    - **Appendix 1.4a** Presentation to Wexford County Council
    - **Appendix 1.4b** Minutes of Meeting with Wexford County Council
    - **Appendix 1.5** EPA EIAR Guidelines Aug 2017
    - **Appendix 1.6** Project Brochure
    - **Appendix 1.7** Concept of Public Participation
    - **Appendix 1.8** Joint Environmental Report

- **Appendix 3.1** Community Gain
- **Appendix 4.1** Construction Environmental Management Plan (CEMP)
- **Appendix 4.2** Code of Practice for Working in the Vicinity of the Gas Transmission Network
- **Appendix 6.1** Construction Traffic Management Plan
- **Appendix 9.1** NRA Guidelines for Ecological Assessment
- **Appendix 9.2** Bat Emergence Survey Dunbrody Bridge
- **Appendix 9.3** Breeding Bird Survey and Barn Owl Survey
- **Appendix 9.4** Winter Bird Survey
- **Appendix 9.5** Arboricultural Survey
- **Appendix 9.6** Invasive Species Management Plan
- **Appendix 10.1** Excavated Archaeological Sites
- **Appendix 10.2** Record of Monuments and Places Sites Within 100m
- **Appendix 10.3** Archaeological Monitoring Report
- **Appendix 11.1** Landscape and Visual Figures and Photomontages
- **Appendix 12.1** Geotechnical Factual Reports
- **Appendix 12.2** Land, Soils Geology and Hydrogeology Figures
- **Appendix 13.1** Flood Risk Assessment
- **Appendix 14.1** Resource and Waste Management Legal and Policy Review
- **Appendix 15.1** EMF Environmental Report
- **DRAFT Natura Impact Statement, comprising:**
  - Section 1 - Introduction
  - Section 2 - Regulatory Context and Appropriate Assessment Procedure
  - Section 3 - Description of the Development
  - Section 4 - Screening Assessment
  - Section 5 - NIS
  - Section 6 - Water Quality Data
  - Section 7 - Ecological Surveys
  - Section 8 - NIS Assessment of Potential Impacts
  - Section 9 - Mitigation Measures
  - Section 10 - Assessment of Significant Effects
  - Section 11 - Conclusions
  - Section 12 - Reference
- Appendices:**
  - **Appendix 1:** Chapter 4 Construction Strategy from the Environmental Impact Assessment Report
  - **Appendix 2:** Site synopses.
  - **Appendix 3:** Chapter 9 Biodiversity from the Environmental Impact Assessment Report
  - **Appendix 4:** Winter Bird Survey
  - **Appendix 5:** CEMP
  - **Appendix 6:** Chapter 8 Noise and Vibration from the Environmental Impact Assessment Report
  - **Appendix 7:** Chapter 7 Water and Hydrology from the Environmental Impact Assessment Report
  - **Appendix 8:** CVs of Authors
  - **Appendix 9:** Draft Invasive Species Management Plan

- Application Drawings
- Letters of Consent
- Shapefile of planning boundary
- Greenlink - Consent Applications Overview Report
- Copy of Greenlink Marine EIAR Ireland, for information only
- Copy of Greenlink Marine NIS, for information only

## 3.2 Foreshore Licence Application

Foreshore licence application was submitted on 1 August 2019 to Department of Housing, Planning and Local Government (Foreshore Unit).

The following documentation was included as part of the Foreshore Licence Application -

- Greenlink Foreshore Licence Application Form
- Greenlink Marine EIAR Ireland
  - EIAR Volume 1 - Non-technical Summary
  - EIAR Volume 2 - Main Chapters
    - Chapter 1 - Introduction
    - Chapter 2 - Policy and Legislative Framework
    - Chapter 3 - Development of the Project and Alternatives
    - Chapter 4 - Project Description
    - Chapter 5 - Impact Assessment Methodology
    - Chapter 6 - Physical Conditions and Marine Processes
    - Chapter 7 - Benthic and Intertidal Ecology
    - Chapter 8 - Fish and Shellfish
    - Chapter 9 - Birds
    - Chapter 10 - Marine Mammals and Reptiles
    - Chapter 11 - Protected Sites
    - Chapter 12 - Commercial Fisheries
    - Chapter 13 - Shipping and Navigations
    - Chapter 14 - Offshore Infrastructure and Other Marine Users
    - Chapter 15 - Marine Archaeology
    - Chapter 16 - Cumulative Effects Assessment (CEA)
    - Chapter 17 - Schedule of Mitigation
    - Chapter 18 - Conclusions
  - EIAR Volume 3A - Appendices A-G
    - Appendix A - Meetings held with Irish stakeholders to inform Proposed Development and EIAR
    - Appendix B - Competent Experts Table
    - Appendix C - Underwater Noise Assessment
    - Appendix D - Herring Spawning & Sandeel Assessment
    - Appendix E - Commercial Fisheries Assessment
    - Appendix F - Marine Archaeology Technical Report
    - Appendix G - Geophysical Survey Report
  - EIAR Volume 3B - Appendices H-L
    - Appendix H - Environmental Survey Report
    - Appendix I - Intertidal Habitat Survey Report
    - Appendix J - Marine Detailed UXO Risk Assessment
    - Appendix K - Magnetic Fields and Induced Voltages
    - Appendix L - Welsh and Irish Landfall Final Selection Report

- Greenlink Marine NIS
  - Introduction
  - Section 2 - Description of the Project
  - Section 3 - Description of Receiving Environment
  - Section 4 - Stage 1 Appropriate Assessment Screening
  - Section 5 - Stage 2 - Appropriate Assessment Natura Impact Statement
  - References
  - Appendix A - Greenlink Marine EIAR - Ireland, Chapter 3 Development of the Project and Alternatives
  - Appendix B - Greenlink Marine EIAR - Ireland, Chapter 7 Estuarine, Intertidal and Benthic Ecology
  - Appendix C - Underwater Noise Assessment
  - Appendix D - NPWS Meeting Minutes
- Greenlink Response to Consultation Responses - Foreshore Licence FS007050
- Greenlink Summary of Offshore & Onshore Environmental Effects

### 3.3 CRU Consent Applications

The following consent applications will be submitted to the Commission for Regulation of Utilities:

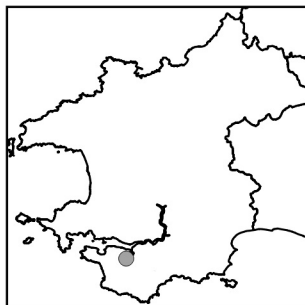
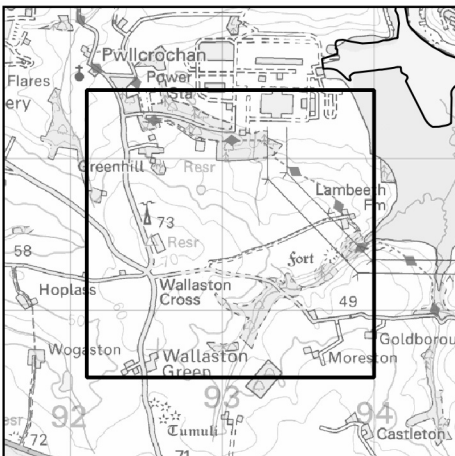
- Authorisation to Construct an Interconnector
- Consent to lay electric cables
  - Under Section 48 of the Electricity Regulation Act 1999 to lay electric cables under a road
  - Under Section 49 of the Electricity Regulation Act 1999 to lay electric cables under any land not being a road
- Licence to operate and maintain an interconnector
- Special Order

Note: All SID application documentation and Foreshore application documentation are also relevant to the CRU Authority authorisation

## Appendix A

### Converter Station - Planning Committee Report





Land to the south of Pembroke Power Station,  
Lambeeth Farm, Pembroke

**20/0041/PA**

 Application Site

Scale: 1:10,000

Map produced by:  
Development Department  
County Hall  
Haverfordwest  
Pembrokeshire SA61 1TP  
on 8 June 2020



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**Pembrokeshire County Council**  
**Cyngor Sir Penfro**



## **PLANNING COMMITTEE**

**Report of:** Director of Community Services

**Date:** 28 July 2020

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**Application No.:** 20/0041/PA

**Proposed Development:** Development of a converter station and upgraded permanent access road from Wallaston Cross to the converter station. Plus associated landscaping, drainage and other supporting infrastructure associated with the development.

**Location:** Land to the south of Pembroke Power Station, Lambeeth Farm, Pembroke

**Applicant:** Greenlink Interconnector Ltd.

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**THIS APPLICATION IS FOR CONSIDERATION BY THE PLANNING COMMITTEE BECAUSE THE APPLICATION:**

- **IS SUBJECT TO ENVIRONMENTAL IMPACT ASSESSMENT (PARAGRAPH 1(I) OF THE SCHEME OF DELEGATION)**

**1. Recommendation:**

1.1 It is recommended that the application be APPROVED subject to the following planning conditions:

- Time periods for implementation
- Reserved Matters
- Compliance with approved plans/documents
- Drainage details (to be approved as part of Reserved Matters)
- Lighting details (to be approved as part of Reserved Matters)
- Archaeological investigation
- Landscaping implementation
- Contamination mitigation
- Construction Traffic Management Plan
- Construction Environmental Method Plan
- Landscape Ecological Management plan
- Decommissioning Plan

- Interpretation boards

## **2. Main Issues:**

2.1 The main issues raised by this application are:

- Whether the principle can be supported (policies SP 1 and SP 16)
- Whether there are any unacceptable environmental effects primarily in relation to:
  - Transportation (policy GN.1)
  - Historic environment (policies GN.1 and GN.38)
  - Visual and landscape impact (policies GN.1 and GN.2)
  - Nature conservation (policies GN.1 and GN.37)

## **3. Description of site**

- 3.1 The application site comprises approximately 12 hectares of agricultural land situated 480 metres to the south of Pembroke Power Station. The main part of the application site is bounded by hedgerows and a small watercourse with a wooded corridor to the west. The Coastal Path runs to the north and east of the site whilst another footpath runs along the site's southern boundary. The site has sloping topography, descending south to north. The application site also includes a linear strip of land that leads to the junction with the highway at Wallaston Cross.
- 3.2 The nearest settlements are the villages of Wallaston Green approximately 1.5km to the south west, Rhoscrowther approximately 2.5km to the west and Hundleton situated approximately 3.5km to the south east. Lambeeth Farm is situated approximately 260 metres to the east.

## **4. Proposal**

- 4.1 The wider proposal to which this development relates is for an electricity interconnector linking the existing electricity grids in Great Britain and the Republic of Ireland (Greenlink). Greenlink would consist of two converter stations, one in Ireland and one close to the existing National Grid substation at Pembroke. The converter stations would be connected by underground cables (onshore) and subsea cables (offshore). Greenlink is configured so that electricity would be able to flow in either direction at different times, depending on supply and demand in each country. The operational life of the development is expected to exceed 40 years.
- 4.2 This application seeks outline planning permission with all matters reserved (appearance, landscaping, layout, access and scale) for the erection of a converter station and an upgraded permanent access road from Wallaston Cross to the converter station, plus associated landscaping, drainage and other supporting infrastructure.

- 4.3 The application also includes a temporary construction compound of approximately 100m x 100m. The temporary construction compound would include welfare facilities, vehicle parking, site offices, equipment storage, material containment and local power and water supplies.
- 4.4 The purpose of the converter station would be to convert between direct current and alternating current. It would be located within the footprint of a 100m wide by 185m long concrete pad and would consist of components including a converter hall, converter transformers, switchgear, filters, lightning towers, ancillary plant and a control building. The tallest components would be the lightning towers (maximum of 26 metres high) and the converter hall (maximum 21 metres high and maximum 127 x 46m footprint).
- 4.5 Additional land beyond the footprint of the converter station concrete pad would accommodate gated access, security call post, protective bollards, car parking for maintenance vehicles, utilities provision, turning areas, landscape screening, surface water drainage and permanent access road as well as the temporary construction compound.

## **5. Planning History**

- 5.1 An Environmental Impact Assessment (EIA) Screening Direction by the Welsh Government confirmed that the proposal did not constitute EIA development. The applicant nevertheless decided to undertake a single EIA covering this application, a concurrent application ref.20/0044/PA for a proposed cable route and an application to Pembrokeshire Coast National Park Authority (PCNPA) for that part of the proposed cable route, including landfall at Freshwater West, which is within their jurisdiction. A separate EIA has also been undertaken to support an application for a marine licence for the offshore elements of the development.
- 5.2 In accordance with the Town & Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 (as amended), an EIA Scoping Opinion was adopted on 23rd January 2019 (ref. 18/0899/SO). The purpose of the Scoping Opinion was to confirm the scope of the Environmental Statement (ES).
- 5.3 The following full planning application is also for consideration on this agenda:

Installation of underground electricity cables (including below ground jointing bays and three above ground link pillars) and underground fibre optic cables; temporary construction compound and construction haul roads; and permanent upgrade to existing Lambeeth Farm access road extending from land at Neath Farm, to the South of the existing National Grid Substation associated with Pembroke Power Station (ref.20/0044/PA)
- 5.4 The proposed underground cable route would extend from Freshwater West to the proposed converter station. A separate full application has been approved by the Pembrokeshire Coast National Park Authority (PCNPA) for

the approximate 3.2km of cable route between Freshwater West and Neath Farm that is within their jurisdiction.

## **6. Evaluation**

### **Principle of Development**

- 6.1 The European Union have adopted the Trans-European Networks – Energy (TEN-E) Regulation that establishes a process to deal with ‘Projects of Common Interest’ (PCI). The Regulation aims to implement a streamlined permitting procedure for such projects by requiring member states to appoint a competent authority responsible for collating and co-ordinating the issuing of all the consents and decisions required from all relevant authorities. The competent authority in this case is the Welsh Government. Greenlink has been awarded PCI status, making it one of Europe’s most important energy infrastructure projects and granting it the ‘highest national significance’.
- 6.2 The aim of Greenlink is to enhance energy security by providing a link between the European and British energy markets, thereby allowing the further integration of renewable and low carbon energy sources. Greenlink would also increase competition within the energy market and facilitate fuel diversity to the benefit of consumers in Great Britain, Ireland and continental Europe. It is therefore considered that the overarching principle of the development has been established through the PCI status of the project. The development would also be consistent with national planning policy including the objectives of Planning Policy Wales (Edition 10) (PPW) in relation to energy.
- 6.3 Policies SP 1 (Sustainable Development) and SP 16 (The Countryside) both aim to ensure that sustainable development is achieved whilst protecting the landscape, and natural and built environment of Pembrokeshire and adjoining areas. Policy SP 1 requires all development to demonstrate how positive economic, social and environmental impacts will be achieved and adverse impacts minimised. The development is likely to result in significant social and economic advantages particularly in relation to energy affordability, market integration/competition, supply and security. Investment in relation to the whole project (construction and operation) is anticipated at £250 million. This report will conclude that environmental effects would be minimised.
- 6.4 Policy GN.4 (Resource Efficiency and Renewable and Low-Carbon Energy Proposals) supports developments which enable the supply of renewable energy through environmentally acceptable solutions. The proposal would enable the supply of renewable energy between the two countries and improve the integration of their renewable technologies. The proposed location, within the countryside, is essential and thus is in accordance with policies SP 16 (The Countryside) and GN.6 (Employment Proposals) (albeit in respect of the latter, the proposal would not be considered employment as there would no ongoing employment at the premises).

### **Main Environmental Effects**

## Transportation

- 6.5 Policy GN.1 (General Development Policy) seeks to permit development where it would take place in an accessible location and would not result in a detrimental impact on highway safety or in traffic exceeding the capacity of the highway network; and it would incorporate sustainable transport and accessibility with necessary and appropriate service infrastructure, access and parking.
- 6.6 The application and EIA includes a traffic & transport study and a transport assessment (TA). In principle the TA demonstrates that the impacts of the scheme, including during construction, can be satisfactorily addressed subject to the provision of additional details by way of a Construction Traffic Management Plan (CTMP), to be informed by the Framework Construction Traffic Management Plan that has been submitted in support of the application. Specifically, traffic calming measures may be necessary to deter use of more minor roads during construction. Arrangements would also be needed for the delivery of abnormal loads, also to be addressed in the CTMP, as would matters relating to off-site signage strategy, hours of construction and deliveries, travel plans, wheel washing facilities and delivery routes.
- 6.7 Subject to such mitigation, the proposal would not give rise to significant environmental effects in relation to transportation and would be in accordance with policy GN.1. On site matters including relating to access, parking and turning, that will include the proposed upgraded permanent access road, would be subject to determination as part of the Reserved Matters application(s) albeit that sufficient land is available in order to secure such infrastructure.

## Historic Environment

- 6.8 Policy GN.38 (Protection and Enhancement of the Historic Environment) requires development that affects sites and landscapes of architectural and/or historical merit or archaeological importance, or their setting, to only be permitted where it can be demonstrated that it would protect or enhance their character and integrity. In the context of this application, the policy applies to listed buildings, scheduled ancient monuments and any associated archaeology. These objectives are reflected in PPW and TAN24 (The Historic Environment).
- 6.9 In addition to the objectives of policy GN.38, when assessing the effect of development on the historic environment, the Listed Buildings and Conservation Areas Act 1990 (as amended) places a duty, in respect of listed buildings, to “have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest it possesses”.
- 6.10 PPW states that there exists a presumption in favour of the protection of the setting of Scheduled Ancient Monuments (SAMs). The Ancient Monuments and

Archaeological Areas Act 1979 also seeks the protection of ancient monuments but only in terms of direct impacts on the monuments themselves. Whilst the Act is silent on the matter of the protection of the setting of SAMs, PPW nevertheless states “the desirability of preserving an ancient monument and its setting is a material consideration in determining a planning application”. The impact of a development on the setting of a SAM is a material consideration (as also reflected in LDP policy GN.38).

- 6.11 There are no listed buildings within close proximity of the application site although there are a number that afford some inter-visibility with the development. The impact on their setting from the proposed converter station is unlikely to be significant - existing views are of countryside interspersed with some large scale industrial and agricultural complexes. The EIA also concludes that the impact of the development on the settings of scheduled ancient monuments and a registered park/garden at Orierton would be no more than minor or slight, but not significant. Cadw concur with this view. There would be no wider adverse effects on the Milford Haven Waterway Historic Landscape that is a registered landscape of outstanding historic importance.
- 6.12 Preliminary archaeological investigation has been undertaken. The applicant has confirmed that an area of potential archaeological interest would be avoided and this is to the satisfaction of Dyfed Archaeological Trust. Subject to a planning condition requiring the implementation of a scheme of investigation, the proposal does not raise any adverse archaeological implications.
- 6.13 There would thus be no significant environmental effects in relation to the historic environment either during construction or from the development itself. However there would be a limited adverse effect on the historic environment resulting from the impact of the proposed converter station. Whilst limited, the proposal would nevertheless not be in accordance with policy GN.38 as the policy offers no tolerance in this respect (and, by implication, the proposal would not be compatible with its location having regard to policy GN.1). However, when considering the development in its entirety and the balance that needs to be struck between the objectives of all relevant LDP policies, this report will conclude that the proposal is considered to be in accordance with the development plan (as well as being consistent with the stated statutory protection).

#### Visual & Landscape Effects

- 6.14 Policy GN.1 (General Development Policy) provides a framework for the evaluation of potential development impacts. In respect of visual and landscape effects, policy GN.1 states that development would be permitted where the nature, location, siting and scale of the proposed development is compatible with the capacity and character of the site and the area within which it is located; and it would not adversely affect landscape character, quality or diversity; including the special qualities of the Pembrokeshire Coast National Park. Policy GN.2 (Sustainable Design) requires development to be appropriate to the local character context (with the policy describing the detailed requirements in this respect).

- 6.15 The principal issue is the scale of the converter station and its location that is visually divorced from the power station and any other structures. This, together with its elevation relative to the power station, would result in a significant presence within the landscape. Whilst appropriate landscaping and appearance would be critical matters to secure at Reserved Matters in order to minimise such effects, the conclusion of the ES is that there would be significant adverse visual effects due to the converter station that would be primarily be experienced by users of nearby footpaths (including the coastal path) and as well as from a limited number of identified viewpoints from the east and south. Due to existing land contours visual impact from the west is of much less magnitude. There would also be substantial negative landscape effects on the local landscape area as well as more moderate effects upon an adjacent area. The PCNPA raise no objection in respect of effects on the National Park and, subject to landscaping and design mitigation, there would be no unacceptable impact. Whilst there would be a number of significant adverse visual and landscape effects during the construction (and decommissioning) phases, these would be for a temporary period and can be satisfactorily mitigated.
- 6.16 Therefore there would be some significant environmental effects in relation to visual and landscape impacts that would result from the development of the proposed converter station that can only be partly mitigated by proposed landscaping and appropriate design (to be considered at the Reserved Matters stage). As such, the proposal would fail to accord with policies GN.1 and GN.2 in relation to criteria that address visual and landscape effects. It will be concluded in this report that the ES has appropriately addressed the feasibility of alternative locations for the converter station. Also, when considering the development in its entirety and the balance that needs to be struck between the objectives of all relevant LDP policies, this report will conclude that the proposal is considered to be in accordance with the development plan.

#### Nature Conservation

- 6.17 Policy GN.1 requires development to respect and protect “the natural environment including protected habitats and species”. Policy GN.37 (Protection & Enhancement of Biodiversity) states that development should demonstrate a positive approach to maintaining (and enhancing) biodiversity; “development that would disturb or otherwise harm protected species or their habitats ... will only be permitted in exceptional circumstances where the effects are minimised or mitigated through careful design, work scheduling or other appropriate measures”.
- 6.18 Relevant survey work has been undertaken and there will be no unacceptable effect on nature conservation interests subject to the delivery of appropriate mitigation that would be secured by planning conditions. This would include compliance with the recommendations of the submitted Ecological Impact Assessment, the prior approval and implementation of a Construction Environmental Method Plan and Landscape Ecological Management Plan, and lighting details to be included at Reserved Matters stage. These also address biodiversity enhancement in accordance with the duty under the

Environment (Wales) Act 2016 (and as reflected in revised PPW and clarified by recent Chief Planning Officer letter from the Welsh Government) that “planning authorities must seek to maintain and enhance biodiversity...”. Subject to such planning conditions, the proposal would accord with policies GN.1 and GN.37. A Habitats Regulations Assessment will be completed in accordance with The Conservation of Habitats and Species Regulations 2017.

### **Other Environmental Considerations**

- 6.19 Policy GN.1 requires development not to result “in a significant detrimental impact on local amenity in terms of visual impact, loss of light or privacy, odours, smoke, fumes, dust, air quality or an increase in noise or vibration levels” and “unacceptable harm to health and safety”. The ES includes a site investigation that confirms that no potential contaminants were encountered. A planning condition to deal with any unforeseen contamination is recommended. There would be no significant environmental effects in respect of air quality or noise during the operational phase. Potential environmental effects during the construction phase can be managed via the approval of a Construction Environmental Method Plan.
- 6.20 The EIA Regulations require a description of “reasonable alternatives” considered by the applicant. This has been undertaken in accordance with the Regulations. Of particular relevance are the potential alternatives considered for the location of the converter station. Two locations, both closer to the existing power station, were considered and a desk-based and site survey investigation undertaken. Whilst both these options would have resulted in a lesser degree of visual and landscape impact, they were discounted due to the existence of overhead and underground infrastructure and because the land in question is a potential key strategic area of land for the power station including future obligations in respect of carbon capture infrastructure. Potential contamination issues were also highlighted and the Head of Environmental Services and Public Protection concurs with the position taken. The Council’s Ecologist has also confirmed that the proposed location is the best location in terms of ecological effects when compared with the other two options. Thus the proposed location emerged from this assessment as the preferred option.
- 6.21 The ES satisfactorily addresses all other matters required to be included in an Environmental Statement as defined in the EIA Regulations. These include population and health, the water environment, climate, and major accidents and disasters. Cumulative effects have been satisfactorily considered including in relation to development at Valero Refinery of a Co-Generation facility and anticipated major development at Pembroke Dock associated with renewable energy research and manufacturing. No other significant environmental effects, including cumulative, have been identified.

### **Other Considerations**

Enterprise Zone



- 6.22 Whilst the application site is located within the Haven Waterway Enterprise Zone, this designation does not represent planning policy and provides no commitment to specific future development. As such, this designation is accorded very limited weight.

#### Existing Infrastructure

- 6.23 The applicant is currently in the process of finalising Asset Protection Agreements with National Grid, Dwr Cymru Welsh Water, Western Power Distribution and Valero. The Asset Protection Agreements will ensure that Greenlink and the Asset owner will agree installation methodology and designs prior to installation to ensure that existing infrastructure within the area remain protected.

#### Prior Extraction of Mineral Resource

- 6.24 The application site is situated within an area of mineral resource where the prior extraction of any economic reserves must be achieved, where appropriate, prior to commencement of development to accord with policy GN.22 (Prior Extraction of the Mineral Resource). The national significance of the proposed development takes precedence and thus prior extraction is not appropriate. As such, the proposal would not conflict with the objectives of policy GN.22.

#### Agricultural Land & Farm Diversification

- 6.25 The main part of the application site appears to be Grade 3 agricultural land as defined in the Land Classification Map (whether this is sub-grade 3a (of good quality) or sub-grade 3b (of moderate quality) is not defined). PPW states that grades 1, 2 and 3a agricultural land should be conserved for the future as it is a finite resource and in development management decisions considerable weight should be given to protecting such land from development. The national significance of the proposed development takes precedence in this case.

#### Well Being Act

- 6.26 This report takes account of the duty placed on Pembrokeshire County Council, as a public body, by the Well-Being of Future Generations Act 2015 to carry out sustainable development. The duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 has been considered. This report is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in the Act.

#### Community Safety

- 6.27 PPW states that local authorities are under a legal obligation to consider the need to prevent and reduce crime and disorder in all decisions that they take. The proposed development has satisfactorily and proportionately addressed matters of community safety.

#### Interpretation Boards

- 6.28 The application describes the potential provision of interpretation boards “to explain the development to member of the public and provide information about the landscape”. Having regard to the impacts described in this report, such provision would be of benefit in informing members of the public, most notably public footpath users, who will be readily viewing the converter station from the nearby footpaths. It is reasonable that this is subject to a planning condition.

#### Conclusion

- 6.29 The principle of the proposed development is supported, most notably in relation to policy SP 1 in terms of the development resulting in significant positive social and economic effects. The proposal is likely to result in significant visual and landscape effects as well as limited adverse effects on the historic environment, once mitigation is taken into account, and as such would be contrary to policies GN.1, GN.2 and GN.38. However, when considering the balance that needs to be struck between the objectives of all relevant LDP policies, policy SP 1 holds precedence in this case particularly having regard to the trans-national significance of the proposal and its associated benefits. As such the proposal is considered to be in accordance with the development plan.

#### Annex

##### A.1 The Development Plan/Other Material Considerations

###### A.1.1 The Local Development Plan:

<b>SP 1</b>	<b>Sustainable Development</b>
<b>SP 16</b>	<b>The Countryside</b>
<b>GN.1</b>	<b>General Development Policy</b>
<b>GN.2</b>	<b>Sustainable Design</b>
<b>GN.4</b>	<b>Resource Efficiency and Renewable and Low-Carbon Energy Proposals</b>
<b>GN.6</b>	<b>Employment Proposals</b>
<b>GN.22</b>	<b>Prior Extraction of the Mineral Resource</b>
<b>GN.37</b>	<b>Protection and Enhancement of Biodiversity</b>
<b>GN.38</b>	<b>Protection and Enhancement of the Historic Environment</b>

###### A.1.2 Other material considerations/weight attached.

Planning Policy Wales (Edition 10)  
Significant weight

TAN5 Nature Conservation and Planning  
Significant weight

TAN8 Renewable Energy  
Moderate weight

TAN11 Noise  
Significant weight

TAN23 Economic Development  
Significant weight

TAN24 The Historic Environment  
Significant weight

Biodiversity SPG  
Significant weight

## A.2 Consultation Responses

### A.2.1 Head of Infrastructure

Transportation

No objection subject to condition

Drainage

Advice in respect of watercourses. SAB approval required.

### A.2.2 Natural Resources Wales

Recommend planning conditions

### A.2.3 Pembrokeshire Coast National Park Authority

No objection. Detailed comments.

### A.2.4 Dyfed Archaeological Trust

No objection subject to condition requiring a Written Scheme of Investigation and avoidance of identified anomaly

### A.2.5 Cadw

No objection

#### A.2.6 Head of Environmental Services and Public Protection

No objection subject to condition

#### A.2.7 Dwr Cymru Welsh Water

No objection. Notification of infrastructure and guidelines.

#### A.2.8 Council Landscape Officer

- Location of converter station not the optimum from visual/landscape impact perspective – adverse impact.
- ES satisfactorily addresses relevant issues
- Proposed mitigation acceptable
- Final colour scheme important
- Significant effects during construction phase

#### A.2.9 Council Ecologist

No objection subject to conditions and completion of Habitat Regulations Assessment

#### A.2.10 Council Historic Buildings and Conservation Officer

No adverse comments

#### A.2.11 Council Rights of Way Officer

Would affect two public rights of way. Standard advice.

#### A.2.12 Angle Community Council

- Very few comments against the proposal
- Need reassurances regarding landfall at Freshwater West

### A.3 Representations

#### A.3.1 National Grid

No objection. Notification of apparatus including easements.

#### A.3.2 Western Power Distribution

Notification of apparatus and guidelines

#### A.3.3 Cadent Gas

Notification of apparatus, requirements and guidance

#### A.3.4 Pembrokeshire College

Support. Opportunities for local young people – work experience, apprenticeships & employment.

#### A.3.5 Two representations of support:

- Green renewable energy
- No unacceptable visual intrusion

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### **Background Documents:**

Copies of all the background documents referred to in this report are available on the planning application file for inspection by Members of the Planning Committee on request to the Planning Support Team.

- Consultation responses from Head of Infrastructure, Head of Environmental Services and Public Protection, Natural Resources Wales, Pembrokeshire Coast National Park Authority, Dyfed Archaeological Trust, Dwr Cymru Welsh Water, Cadw, Angle Community Council, Council Landscape Officer, Council Ecologist, Council Conservation Officer and Council Rights of Way Officer.
- Representations from National Grid, Western Power Distribution, Cadent Gas, Pembrokeshire College.

## Appendix B

### Converter Station - Decision Notice



# Outline Planning Permission

## Town and Country Planning Act 1990

### Name and address of Applicant

Mr Tom Brinicombe  
South Bank House  
Barrow Street  
Dublin  
D04 TR29

### Name and address of Agent (if any)

Ms Natalie Queffurus,  
Arup  
4, Pierhead Street  
CARDIFF  
CF10 4QP

### Part I - Particulars of application

Date of application: **18-May-2020**

Application Number: **20/0041/PA**

Particulars and location of development:

**Development of a converter station and upgraded permanent access road from Wallaston Cross to the converter station. Plus associated landscaping, drainage and other supporting infrastructure associated with the development. - Land to the south of Pembroke Power Station, Lambeeth Farm, Pembroke**

### 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 **outline planning 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 shall begin either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

*Reason: To comply with the requirements of Section 92 of the Town & Country Planning Act 1990 (as amended).*

2. Details of the access, appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

*Reason: This is an outline permission only and the reserved matters shall be made to the Local Planning Authority.*

3. Any application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.  
*Reason: This is an outline permission only and the reserved matters shall be made to the Local Planning Authority.*
4. The development shall be carried out in accordance with the mitigation recommendations within Chapter 6 - Biodiversity of the submitted Greenlink Environmental Statement - Onshore Wales.  
*Reason: To protect the wildlife and the ecological interests of the site including protected species, and in the interests of visual amenity; to accord with policies GN.1 and GN.37 of the Local Development Plan for Pembrokeshire (adopted 28th February 2013).*
5. Included as Reserved Matters in respect of layout shall be drainage details. Development shall be carried out in accordance with the approved details.  
*Reason: To ensure adequate disposal of foul and surface water, prevention of flooding and to reduce the impact on the natural environment; to accord with policies GN.1 and GN.2 of the Local Development Plan for Pembrokeshire (adopted 28th February 2013).*
6. Reserved Matters in respect of landscaping shall include external lighting details. External lighting shall accord entirely with the details so approved.  
*Reason: To protect the wildlife and the ecological interests of the site including protected species, and in the interests of visual amenity; to accord with policies GN.1, GN.37 and GN.38 of the Local Development Plan for Pembrokeshire (adopted 28th February 2013).*
7. 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 to and approved in writing by the Local Planning Authority.  
*Reason: To ensure the recording of any items of archaeological interest; to accord with Policy GN.38 of the Local Development Plan for Pembrokeshire (adopted 28 February 2013).*
8. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.  
*Reason: To protect the character and appearance of the area; to accord with policies GN.1 and GN.2 of the Local Development Plan for Pembrokeshire (adopted 28 February 2013).*



9. Prior to the first operation of the approved development, details shall be submitted to and approved in writing by the local planning authority of information/interpretation boards including their locations. The interpretation boards so approved shall be erected within 6 months of the first operation of the approved development and thereafter retained unless their replacement is first approved in writing by the local planning authority.

*Reason: To ensure the delivery of material that explains the context of a development that has, when viewed from some viewpoints, significant visual effects; having regard to policies GN.1 and GN.2 of the Local Development Plan for Pembrokeshire (adopted 28 February 2013).*

10. Prior to commencement of onsite works a Construction Traffic Management Plan (CTMP) shall be submitted to, and approved in writing by, the Local Planning Authority. All construction work, including off-site mitigation, shall be undertaken in accordance with the approved CTMP.

*Reason: In the interests of highway safety and amenity; to accord with policy GN.1 of the Local Development Plan for Pembrokeshire (adopted 28th February 2013).*

11. No development shall commence until a Landscape Ecological Management Plan (LEMP) for the provision, management and maintenance of the reinstated and newly created habitats has been submitted to, and approved in writing by, the Local Planning Authority. The LEMP shall include:

- Details of habitats, landscape, environmental and ecological features present or to be created at the site;
- Details of the desired conditions of features (present and to be created) at the site;
- Details of scheduling and timings of activities;
- Details of short and long-term management, monitoring and maintenance of new, re-instated and existing habitats, to deliver and maintain the desired condition;
- Details of management and maintenance responsibilities;
- Details of the method to review and update plans (informed by monitoring) at specific intervals as agreed.

The development shall be undertaken and operated entirely in accordance with the approved LEMP.

*Reason: To ensure the successful reinstatement and management of habitats and to ensure the success of enhancement measures; to accord with policies GN.1 and GN.37 of the Local Development Plan for Pembrokeshire (adopted 28th February 2013).*

12. Prior to the commencement of any works a Construction Environment Method Plan (CEMP) shall be submitted to, and approved in writing by, the Local Planning Authority. All works shall be undertaken in accordance with the approved CEMP.

*Reason: In the interests of highway safety, pollution prevention, amenity and protection of biodiversity; to accord with policies GN.1, GN.2 and GN.37 of the Local Development Plan for Pembrokeshire (adopted 28th February 2013).*

13. If evidence of contamination is found in or around the development area not previously identified, development must not proceed until a report on potential contamination of the site has been submitted to and approved in writing by the local planning authority. This report shall include a phased investigation approach, incorporating risk assessment, to identify the extent of contamination and any measures required to remediate the site, including post-development monitoring. Where remediation works are required, the development shall not be occupied/used until a Validation Report, to show that the works have been satisfactorily carried out, has been submitted to and approved in writing by the Local Planning Authority.

*Reason: To ensure that adequate measures have been taken to mitigate against contamination; to accord with policy GN.1 of the Local Development Plan for Pembrokeshire (adopted 28th February 2013).*

14. Within 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. The scheme shall include provision for:
- (a) removal of all above-ground elements of the authorised development;
  - (b) removal of HVDC and HVAC cables and associated communication cables; and
  - (c) restoration of the areas disturbed by the authorised project.
- 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.

*Reason: In order to be clear on the de-commissioning and site restoration scheme in the interests of protecting amenity and ecological interests; to accord with policies GN.1, GN.2, GN.37 and GN.38 of the Local Development Plan for Pembrokeshire (adopted 28th February 2013).*

**Date: 11-Aug-2020**



**County Hall  
Haverfordwest  
Pembrokeshire**

**DIRECTOR OF COMMUNITY SERVICES**

## 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.2, GN.37 and 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.

The application was accompanied by an Environmental Statement. Environmental impacts were fully considered and accorded due weight in the determination of the application.

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 outline consent relates to the principle of development only and not to the illustrative drawings submitted in support of the application. This consent does not imply any support by the Local Planning Authority for these illustrative plans. The applicant should discuss the detailed proposals to be submitted as Reserved Matters with the Local Planning Authority prior to formal application submission.
3. The site of this application is crossed by a public right of way, and development insofar as it affects the right of way should be kept open for public use, unless and until an Order under Section 257 of the Town & Country Planning Act 1990 for the diversion or extinguishment of the right of way has been made and confirmed.
4. Under the Wildlife and Countryside Act 1981 it is an offence to damage, destroy or obstruct access to any structure or place that bats, great crested newts or any other animal listed in Schedule 5 of the Act use for shelter or protection. Under this Act it is also an offence to disturb barn owls whilst building a nest or in the vicinity of a nest containing eggs or young.

You are advised to consult Natural Resources Wales on Telephone: 0300 065 3000 or email: [enquiries@naturalresourceswales.gov.uk](mailto:enquiries@naturalresourceswales.gov.uk), before proceeding with the development hereby authorised.

5. The Wildlife and Countryside Act 1981 makes it a criminal offence to damage or destroy the nest of any wild bird whilst that nest is in use or being built. Established working practice avoids works to any hedgerow, tree or other vegetation where birds may reasonably be expected to make their nest (such as scrub) between 1 March and 31 August in any year. Care should be taken outside of this exclusion period as variations in climate may extend the nesting season.
6. Under the provisions of the Badgers Act 1991 it is an offence to interfere with any badger sett. This includes the damaging, destruction or obstruction of any entrance. You are advised to consult Natural Resources Wales on Telephone: 0300 065 3000 or email: [enquiries@naturalresourceswales.gov.uk](mailto:enquiries@naturalresourceswales.gov.uk), before proceeding with the development hereby authorised.
7. Consultation responses at the time of the application include advice on the scope of the CEMP and CTMP required of conditions 10 and 12. Copies of these responses are available from the local planning authority. The applicant is advised to agree the scope of the CEMP and CTMP with the local planning authority prior to formal submission.
8. Pembrokeshire Council is a Land Drainage Authority. You are advised to consult the Council's Engineer (Drainage), County Hall, Haverfordwest with regards to the drainage issues of the development including for advice in relation to obtaining SAB approval and development within 20m of a watercourse.
9. The applicant is referred to consultation responses on the planning application from Dwr Cymru Welsh Water, Western Power Distribution, Natural Resources Wales, National Grid, Pembrokeshire Coast National Park Authority and Dyfed Archaeological Trust. Copies are available from the Local Planning Authority.

## **Notes**

If you are in receipt of a householder or minor commercial decision and are aggrieved by the decision of the local planning authority to refuse permission, or to grant permission or approval subject to condition, then you can appeal to the Welsh Ministers under Section 78 of the Town and Country Planning Act 1990 within 12 weeks of the date of the notice of the decision or determination giving rise to the appeal.

If you are in receipt of any other decision notice and are aggrieved by the decision of the local planning authority to refuse permission or, or to grant permission or approval subject to condition, then you can appeal to the Welsh Ministers under Section 78 of the Town and Country Planning Act 1990 within 6 months of the date of the notice of the decision or determination giving rise to the appeal. 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 its decision on a direction given by the Welsh Government.

### **How can you submit your appeal?**

You can download the appeal forms online through the planning portal website at; [www.planningportal.gov.uk/wales/public](http://www.planningportal.gov.uk/wales/public). Once you have downloaded the appeal forms you can complete them electronically and email them to us at [wales@pins.gsi.gov.uk](mailto:wales@pins.gsi.gov.uk).

You can also either print off the downloaded appeal forms or get a copy of the forms by contacting us on 029 2082 5670 and complete them by hand. They need to be sent into the address: The Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff. CF10 3NQ.

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.

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.**

**This planning permission shall not be construed as granting rights to carry out works on, or over, land not within the ownership, or control of the applicant, including Council owned land.**

**From 7th January 2019, all new developments of more than 1 property or where the construction area that has drainage implications is 100 square metres or more, will require sustainable drainage systems (SuDS) for surface water. The SuDS must be designed and built in accordance with Statutory SuDS Standards published by the Welsh Ministers and SuDS Schemes must be approved by the local authority acting in its SuDS Approving Body (SAB) role, before construction work begins.**

**For further advice in relation to this matter please contact Pembrokeshire County Council as SuDS Approving Body (SAB):**

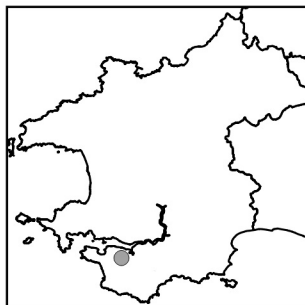
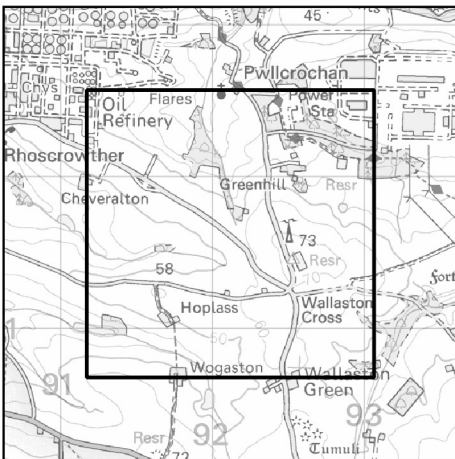
**SAB  
Community Services Directorate  
Infrastructure Division  
Pembrokeshire County Council  
County Hall  
Haverfordwest  
Pembrokeshire  
SA61 1TP**

**e-mail: [sab@pembrokeshire.gov.uk](mailto:sab@pembrokeshire.gov.uk)**

**The SAB team can be contacted by telephone as follows  
Paul Morgan 01437 776142 or Emyr Williams 01437 776143.**

## Appendix C

Cable Installation -  
Pembrokeshire County  
Council - Planning Committee  
Report



Linear route extending from land at Neath Farm, to the South of the existing National Grid Substation

**20/0044/PA**

 Application Site

Scale: 1:10,000

Map produced by:  
Development Department  
County Hall  
Haverfordwest  
Pembrokeshire SA61 1TP  
on 8 June 2020



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**Pembrokeshire County Council**  
**Cyngor Sir Penfro**



## **PLANNING COMMITTEE**

**Report of:** Director of Community Services

**Date:** 28 July 2020

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**Application No.:** 20/0044/PA

**Proposed Development:** Installation of underground electricity cables (including below ground jointing bays and three above ground link pillars) and underground fibre optic cables; temporary construction compound and construction haul roads; and permanent upgrade to existing Lambeeth Farm access road.

**Location:** Linear route extending from land at Neath Farm, to the South of the existing National Grid Substation associated with Pembroke Power Station

**Applicant:** Greenlink Interconnector Ltd.

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**THIS APPLICATION IS FOR CONSIDERATION BY THE PLANNING COMMITTEE BECAUSE THE APPLICATION:**

- **IS SUBJECT TO ENVIRONMENTAL IMPACT ASSESSMENT (PARAGRAPH 1(I) OF THE SCHEME OF DELEGATION)**

**1. Recommendation:**

1.1 It is recommended that the application be APPROVED subject to the following planning conditions:

- Time period for implementation
- Compliance with plans / documents
- Compliance with ecological mitigation measures
- Archaeological investigation
- Scheme for landscaping protection and re-instatement
- Contamination mitigation
- Construction Traffic Management Plan
- Construction Environmental Method Plan
- Landscape Ecological Management Plan
- Decommissioning Plan

- Prior approval of pillar/boxes and marker posts
- Prior approval of upgrade to Lambeeth Farm access road

## **2. Main Issues:**

2.1 The main issues raised by this application are:

- Whether the principle can be supported (policies SP 1 and SP 16)
- Whether there are any unacceptable environmental effects in relation to:
  - Transportation (policy GN.1)
  - Historic environment (policies GN.1 and GN.38)
  - Visual and landscape impact (policies GN.1 and GN.2)
  - Nature conservation (policies GN.1 and GN.37)

## **3. Description of site**

- 3.1 The application site is located in open countryside and comprises two parcels of land that are linear in form. The larger parcel extends to approximately 3.9km in length from the border with the National Park at Neath Farm travelling eastwards to land at Lambeeth Farm, south of Pembroke Power Station. The second parcel extends north from near Lambeeth Farm on to Pembroke Power Station. Allowing for local variations, the width of the application site is in the region of 30m.
- 3.2 From the land east at Neath Farm, the application site extends eastwards via a gap in woodland before continuing due east through agricultural fields, crossing the Rhoscrowther Road, before following a field boundary. The site then turns north between a short section of woodland before re-emerging onto agricultural land and merging with an unnamed road, west of Hoplass Farm. The site is then within the highway to Wallaston Cross before continuing eastwards to Lambeeth Farm along the route of an access track.
- 3.3 The second linear parcel of land extends from land at Lambeeth Farm to immediately south of the National Grid substation over a length of approximately 650m.

## **4. Proposal**

- 4.1 The wider proposal to which this development relates is for an electricity interconnector linking the existing electricity grids in Great Britain and the Republic of Ireland (Greenlink). Greenlink would consist of two converter stations, one in Ireland and one close to the existing National Grid substation at Pembroke. The converter stations would be connected by underground cables (onshore) and subsea cables (offshore). Greenlink is configured so that power would be able to flow in either direction at different times, depending on supply and demand in each country.

4.2 The application is for full planning permission to install High Voltage Direct Current (HVDC) and High Voltage Alternating Current (HVAC) electricity cables. The proposal includes:

- Permanent HVDC underground cables from Neath Farm to a proposed converter station (subject to separate application) to the south of Pembroke Power Station over a length of approximately 3.9km
- Three permanent above ground link pillars no greater than 1.3m in height and a limited number of marker posts.
- Permanent HVAC underground cables from the proposed converter station on land to the south of Pembroke Power Station to land immediately south of the National Grid substation at Pembroke Power Station over a length of approximately 650m.
- Permanent underground fibre optic cables with the HVDC and HVAC cables for operational telemetry and communication purposes.
- Temporary construction compound to the south of the proposed converter station
- Temporary construction haul roads along the cable route (where the local highway cannot be used) and permanent upgrade to the existing Lambeeth Farm access road from Wallaston Cross to the construction compound.

4.3 The proposed converter station is subject to a separate planning application ref.20/0041/PA also on this agenda.

## **5. Planning History**

5.1 An EIA Screening Direction by the Welsh Government confirmed that the proposal did not constitute Environmental Impact Assessment (EIA) development. The applicant nevertheless decided to undertake a single EIA covering this application, a concurrent application ref.20/0041/PA for the proposed converter station and an application to Pembrokeshire Coast National Park Authority (PCNPA) for that part of the proposed cable route, including landfall at Freshwater West, which is within their jurisdiction. A separate EIA has also been undertaken to support an application for a marine licence for the offshore element of the development.

5.2 In accordance with the Town & Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 (as amended), an EIA Scoping Opinion was adopted on 23rd January 2019 (ref. 18/0899/SO). The purpose of the Scoping Opinion was to confirm the scope of the Environmental Statement (ES).

5.3 The following outline planning application is also for consideration on this agenda:

Development of a converter station and upgraded permanent access road from Wallaston Cross to the converter station plus associated landscaping, drainage and other supporting infrastructure associated

with the development on land south of Pembroke Power Station, Lambeeth Farm (ref.20/0041/PA)

- 5.4 The proposed underground cable route would extend from Freshwater West to the proposed converter station. A separate full application has been approved by PCNPA for the approximate 3.2km of cable route between Freshwater West and Neath Farm that is within their jurisdiction.

## **6. Evaluation**

### **Principle of Development**

- 6.1 The European Union have adopted the Trans-European Networks – Energy (TEN-E) Regulation that establishes a process to deal with ‘Projects of Common Interest’ (PCI). The Regulation aims to implement a streamlined permitting procedure for such projects by requiring member states to appoint a competent authority responsible for collating and co-ordinating the issuing of all the consents and decisions required from all relevant authorities. The competent authority in this case is the Welsh Government. Greenlink has been awarded PCI status, making it one of Europe’s most important energy infrastructure projects and granting it the ‘highest national significance’.
- 6.2 The aim of Greenlink is to enhance energy security by providing a link between the European and British energy markets, thereby allowing the further integration of renewable and low carbon energy sources. Greenlink would also increase competition within the energy market and facilitate fuel diversity to the benefit of consumers in Great Britain, Ireland and continental Europe. It is therefore considered that the overarching principle of the development has been established through the PCI status of the project. The development would also be consistent with national planning policy including the objectives of Planning Policy Wales (Edition 10) (PPW) in relation to energy.
- 6.3 Policies SP 1 (Sustainable Development) and SP 16 (The Countryside) both aim to ensure that sustainable development is achieved whilst protecting the landscape, and natural and built environment of Pembrokeshire and adjoining areas. Policy SP 1 requires all development to demonstrate how positive economic, social and environmental impacts will be achieved and adverse impacts minimised. The development is likely to result in significant social and economic advantages particularly in relation to energy affordability, market integration/competition, supply and security. Investment in relation to the whole project (construction and operation) is anticipated at £250 million. This report will conclude that environmental effects would be minimised.
- 6.4 Policy GN.4 (Resource Efficiency and Renewable and Low-Carbon Energy Proposals) supports developments which enable the supply of renewable energy through environmentally acceptable solutions. The proposal would enable the supply of renewable energy between the two countries and improve the integration of their renewable technologies. The proposed

location, within the countryside, is essential and is thus in accordance with policy SP 16 (The Countryside).

## **Main Environmental Effects**

### **Transportation**

- 6.5 Policy GN.1 (General Development Policy) seeks to permit development where it would take place in an accessible location and would not result in a detrimental impact on highway safety or in traffic exceeding the capacity of the highway network; and it would incorporate sustainable transport and accessibility with necessary and appropriate service infrastructure, access and parking.
- 6.6 The application and ES include a traffic & transport study and a transport assessment (TA). In principle the TA demonstrates that the impacts of the scheme, including during construction, can be satisfactorily addressed subject to the provision of additional details by way of a Construction Traffic Management Plan (CTMP), to be informed by the Framework Construction Traffic Management Plan that has been submitted in support of the application. Specifically, traffic calming measures may be necessary to deter use of more minor roads during construction. Arrangements would also be needed for the delivery of abnormal loads, also to be addressed in the CTMP, as would matters relating to off-site signage strategy, hours of construction and deliveries, travel plans, wheel washing facilities and delivery routes.
- 6.7 Subject to such mitigation, the proposal would not give rise to significant environmental effects in relation to transportation (with effects in this case limited to the construction period) and would be in accordance with policy GN.1.

### **Historic Environment**

- 6.8 Policy GN.38 (Protection and Enhancement of the Historic Environment) requires development that affects sites and landscapes of architectural and/or historical merit or archaeological importance, or their setting, to only be permitted where it can be demonstrated that it would protect or enhance their character and integrity. In the context of this application, the policy applies to listed buildings, Scheduled Ancient Monuments (SAMs) and any associated archaeology. These objectives are reflected in PPW and TAN24 (The Historic Environment).
- 6.9 In addition to the objectives of policy GN.38, when assessing the effect of development on the historic environment, the Listed Buildings and Conservation Areas Act 1990 (as amended) places a duty, in respect of listed buildings, to “have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest it possesses”.

- 6.10 PPW states that there exists a presumption in favour of the protection of the setting of SAMs. The Ancient Monuments and Archaeological Areas Act 1979 also seeks the protection of ancient monuments but only in terms of direct impacts on the monuments themselves. Whilst the Act is silent on the matter of the protection of the setting of SAMs, PPW nevertheless states “the desirability of preserving an ancient monument and its setting is a material consideration in determining a planning application”. The impact of a development on the setting of a SAM is a material consideration (as also reflected in LDP policy GN.38).
- 6.11 There are no listed buildings or SAMs within close proximity of the application site although there are a number that would afford some inter-visibility with the development during the construction period. The impact on their setting would not be significant and would in any case only be for a temporary period during construction. Subject to a planning condition requiring the implementation of a scheme of archaeological investigation, the proposal does not raise any adverse archaeological implications.
- 6.12 There would thus be no significant environmental effects in relation to the historic environment either during construction or from the development itself. There would be a limited adverse effect on the historic environment resulting from impact during the construction period. Whilst limited, the proposal would nevertheless not be in accordance with policy GN.38 as the policy offers no tolerance in this respect (and, by implication, the proposal would not be compatible with its location having regard to policy GN.1). However, when considering the development in its entirety and the balance that needs to be struck between the objectives of all relevant LDP policies, this report will conclude that the proposal is in accordance with the development plan (as well as being consistent with the stated statutory protection).

#### Visual & Landscape Effects

- 6.13 Policy GN.1 (General Development Policy) provides a framework for the evaluation of potential development impacts. In respect of visual and landscape effects, policy GN.1 states that development will be permitted where the nature, location, siting and scale of the proposed development is compatible with the capacity and character of the site and the area within which it is located; and it would not adversely affect landscape character, quality or diversity; including the special qualities of the Pembrokeshire Coast National Park. Policy GN.2 (Sustainable Design) requires development to be appropriate to the local character context (with the policy describing the detailed requirements in this respect).
- 6.14 There would be significant visual and landscape effects during the construction phase (as well as the decommissioning phase) but this would only be for a temporary period expected to be up to three years. Whilst the majority of the cable route would follow existing highway, small sections would cross agricultural land, woodland and/or small watercourses. The ES satisfactorily addresses potential environmental effects in this respect and adherence to an approved Construction Environmental Method Plan (CEMP) as well as re-instatement of landscaping would ensure no unacceptable effects. Post

construction, visual and landscape effects would be limited to the above ground pillar/boxes and marker posts. As such, it is not considered that there would be any conflict with the detailed requirements of policy GN.1 other than in relation to the identified effects during the construction period.

#### Nature Conservation

- 6.15 Policy GN.1 requires development to respect and protect “the natural environment including protected habitats and species”. Policy GN.37 (Protection & Enhancement of Biodiversity) states that development should demonstrate a positive approach to maintaining (and enhancing) biodiversity; “development that would disturb or otherwise harm protected species or their habitats ... will only be permitted in exceptional circumstances where the effects are minimised or mitigated through careful design, work scheduling or other appropriate measures”.
- 6.16 Relevant survey work has been undertaken and there will be no unacceptable effect on nature conservation interests subject to the delivery of appropriate mitigation that would be secured by planning conditions. This would include compliance with the recommendations of the submitted Ecological Impact Assessment, the prior approval and implementation of a Construction Environmental Method Plan and Landscape Ecological Management Plan. These also address biodiversity enhancement in accordance with the duty under the Environment (Wales) Act 2016 (and as reflected in revised PPW and clarified by recent Chief Planning Officer letter from the Welsh Government) that “planning authorities must seek to maintain and enhance biodiversity...”. Subject to such planning conditions, the proposal would accord with policies GN.1 and GN.37. A Habitats Regulations Assessment will be completed in accordance with The Conservation of Habitats and Species Regulations 2017.

#### Other Environmental Considerations

- 6.17 Policy GN.1 requires development not to result “in a significant detrimental impact on local amenity in terms of visual impact, loss of light or privacy, odours, smoke, fumes, dust, air quality or an increase in noise or vibration levels” and “unacceptable harm to health and safety”. The ES includes a site investigation that confirms that no potential contaminants were encountered. A planning condition to deal with any unforeseen contamination is recommended. There would be no significant environmental effects in respect of air quality or noise during the operational phase. Potential environmental effects during the construction phase can be managed via the approval of a CEMP.
- 6.18 The ES satisfactorily addresses all matters required to be included in an Environmental Statement as defined in the EIA Regulations. These include population and health, the water environment, climate, and major accidents and disasters. Cumulative effects have been satisfactorily considered including in relation to development at Valero Refinery of a Co-Generation facility and anticipated major development at Pembroke Dock associated with renewable

energy research and manufacturing. No other significant environmental effects, including cumulative, have been identified.

## **Other Considerations**

### **Enterprise Zone**

- 6.19 Whilst the application site is located within the Haven Waterway Enterprise Zone, this designation does not represent planning policy and provides no commitment to specific future development. As such, this designation is accorded very limited weight.

### **Existing Infrastructure**

- 6.20 The applicant is currently in the process of finalising Asset Protection Agreements with National Grid, Dwr Cymru Welsh Water, Western Power Distribution and Valero. The Asset Protection Agreements will ensure that Greenlink and the Asset owner will agree installation methodology and designs prior to installation to ensure that existing infrastructure within the area remain protected. Furthermore, the applicant states that they are currently working with RWE to agree terms for the cable easement crossing the RWE landholding.
- 6.21 With regard to Valero, the cable route interacts in two ways. The first is via the cable route crossing land owned by Valero situated within PCNPA jurisdiction and subject to a Farm Business Tenancy Agreement. The second is by crossing the high pressure multi fuel pipeline situated within PCC jurisdiction. The former is a matter for PCNPA. Whilst ultimately a matter between the two parties, the latter would be subject to the Asset Protection Agreement to be accompanied by a Risk and Method Statement for the approval of Valero. All works within an agreed buffer would require the approval of Valero to ensure that the pipeline remains unaffected. The applicant states that the proposed cable route has been developed in consultation with Valero and has been routed to follow the perimeter of their landholding, away from operational assets, and furthermore states that the cable route has now been agreed between the parties.

### **Prior Extraction of Mineral Resource**

- 6.22 The application site is situated within an area of mineral resource where the prior extraction of any economic reserves must be achieved, where appropriate, prior to commencement of development to accord with policy GN.22 (Prior Extraction of the Mineral Resource). The national significance of the proposed development takes precedence and thus prior extraction is not appropriate. As such, the proposal would not conflict with the objectives of policy GN.22.

### **Agricultural Land & Farm Diversification**



- 6.23 The main part of the application site appears to be Grade 3 agricultural land as defined in the Land Classification Map (whether this is sub-grade 3a (of good quality) or sub-grade 3b (of moderate quality) is not defined). PPW states that grades 1, 2 and 3a agricultural land should be conserved for the future as it is a finite resource and in development management decisions considerable weight should be given to protecting such land from development. The national significance of the proposed development takes precedence in this case.

#### Well Being Act

- 6.24 This report takes account of the duty placed on Pembrokeshire County Council, as a public body, by the Well-Being of Future Generations Act 2015 to carry out sustainable development. The duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 has been considered. This report is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in the Act.

#### Community Safety

- 6.25 PPW states that local authorities are under a legal obligation to consider the need to prevent and reduce crime and disorder in all decisions that they take. The proposed development has satisfactorily and proportionately addressed matters of community safety.

#### Conclusion

- 6.26 The principle of the proposed development is supported, most notably in relation to policy SP 1 in terms of the development resulting in significant positive social and economic effects. Whilst the proposal would not result in significant environmental effects once operational, it would result in significant visual and landscape effects and limited effects on the historic environment during the construction phase (and as such would technically be contrary to policies GN.1 and GN.38). However, when considering the balance that needs to be struck between the objectives of all relevant LDP policies and the temporary nature of the effects that have been identified, policy SP 1 holds precedence in this case particularly having regard to the trans-national significance of the proposal and its associated benefits. As such the proposal is considered to be in accordance with the development plan.

#### Annex

##### A.1 The Development Plan/Other Material Considerations

##### A.1.1 The Local Development Plan:

<b>SP 1</b>	<b>Sustainable Development</b>
<b>SP 16</b>	<b>The Countryside</b>
<b>GN.1</b>	<b>General Development Policy</b>
<b>GN.2</b>	<b>Sustainable Design</b>
<b>GN.4</b>	<b>Resource Efficiency and Renewable and Low-Carbon Energy Proposals</b>
<b>GN.22</b>	<b>Prior Extraction of the Mineral Resource</b>
<b>GN.37</b>	<b>Protection and Enhancement of Biodiversity</b>
<b>GN.38</b>	<b>Protection and Enhancement of the Historic Environment</b>

#### A.1.2 Other material considerations/weight attached.

Planning Policy Wales (Edition 10)  
Significant weight

TAN5 Nature Conservation and Planning  
Significant weight

TAN8 Renewable Energy  
Moderate weight

TAN11 Noise  
Significant weight

TAN23 Economic Development  
Significant weight

TAN24 The Historic Environment  
Significant weight

Biodiversity SPG  
Significant weight

## A.2 Consultation Responses

### A.2.1 Head of Infrastructure

Transportation

No objection subject to condition

Drainage

Advice in respect of watercourses.

### A.2.2 Natural Resources Wales

Recommend planning conditions

A.2.3 Pembrokeshire Coast National Park Authority

No objection. Detailed comments.

A.2.4 Dyfed Archaeological Trust

No objection subject to condition requiring a Written Scheme of Investigation

A.2.5 Cadw

No objection

A.2.6 Head of Environmental Services and Public Protection

No objection subject to condition

A.2.7 Dwr Cymru Welsh Water

No objection. Notification of infrastructure and guidelines.

A.2.8 Council Landscape Officer

- ES satisfactorily addresses relevant issues
- Proposed mitigation acceptable
- Significant effects during construction phase

A.2.9 Council Ecologist

No objection subject to conditions and completion of Habitat Regulations Assessment

A.2.10 Council Historic Buildings and Conservation Officer

No adverse comments

A.2.11 Council Rights of Way Officer

Would affect two public rights of way. Standard advice.

A.2.12 Angle Community Council

- Very few comments against the proposal
- Need reassurances regarding landfall at Freshwater West

A.3 Representations

A.3.1 Western Power Distribution

## Notification of apparatus and guidelines

### A.3.2 RWE

- RWE in ongoing dialogue with Greenlink but remains concerned in relation to the disruption of its operation and its legal obligation to reserve land for carbon capture development.

### A.3.3 Cadent Gas

## Notification of apparatus, requirements and guidance

### A.3.4 Valero

- Potential, without mitigation and protection, for proposal to interfere with existing pipeline which is of national importance. Interference not justified
- Adverse effect on existing Valero land that is tenanted farmland with concerns regarding impact on soil and bio-security. Risk without mitigation.
- Whilst not forming part of operational refinery, Valero may require land in future which may be prejudiced by cable. Potential effect on job creation / economy.
- Lack of information re construction techniques / programme

### A.3.5 Pembrokeshire College

Support. Opportunities for local young people – work experience, apprenticeships & employment.

### A.3.6 One representation of support:

- No unacceptable visual intrusion

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## Background Documents:

**Copies of all the background documents referred to in this report are available on the planning application file for inspection by Members of the Planning Committee on request to the Planning Support Team.**

- Consultation responses from Head of Infrastructure, Natural Resources Wales, Pembrokeshire Coast National Park Authority, Dyfed Archaeological Trust, Dwr Cymru Welsh Water, Cadw, Angle Community Council, Head of Environmental Services and Public Protection, Council Landscape Officer, Council Ecologist, Council Historic Buildings and Conservation Officer, and Council Rights of Way Officer.

- Representations from Western Power Distribution, Cadent Gas, Pembrokeshire College, Valero, and RWE

## Appendix D

Cable Installation -  
Pembrokeshire County  
Council - Decision Notice



## Planning Permission

### Town and Country Planning Act 1990

#### Name and address of Applicant

Mr Tom Brinicombe,  
Greenlink Interconnector Ltd.  
South Bank House  
Barrow Street  
Dublin  
D04 TR29

#### Name and address of Agent (if any)

Ms Natalie Queffurus,  
Ove Arup & Partners Ltd.  
4, Pierhead Street  
CARDIFF  
CF10 4QP

### Part I - Particulars of application

Date of application: **18-May-2020**

Application Number: **20/0044/PA**

Particulars and location of development:

**Installation of underground electricity cables (including below ground jointing bays and three above ground link pillars) and underground fibre optic cables; temporary construction compound and construction haul roads; and permanent upgrade to existing Lambeeth Farm access road. - Linear route extending from land at Neath Farm to the South of the existing National Grid Substation associated with Pembroke Power Station**

### 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 shall begin no later than five years from the date of this decision.  
Reason: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 (as amended).
2. The development shall be carried out in accordance with the following approved plans and documents:

Dr.nos. 002, 004 (5 pages), PL011 Rev01, PL012 Rev01, PL013 Rev01, PL014 Rev01, PL015 Rev01, PL016 Rev01, PL017 Rev01 and PL018 Rev01.

Figures 9, 10, 12 and 13 included in the Design & Access Statement.

Mitigation recommendations within Chapter 6 (Biodiversity) of the submitted Greenlink Environmental Statement - Onshore Wales. Arboricultural Method Statement (190205-1.0-GLWW-AMS-MW dated 5.2.2019) (Appendix 6.10 of Greenlink Environmental Statement - Onshore Wales)

Outline Drainage Strategy (July 2019) (Appendix 2.2 of Greenlink Environmental Statement - Onshore Wales)

*Reason: In the interests of amenity and to comply with the requirements of policies GN.1 and GN.37 of the Local Development for Pembrokeshire (Adopted 28th February 2013).*

3. 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 to and approved in writing by the Local Planning Authority.

*Reason: To ensure the recording of any items of archaeological interest; to accord with policy GN.38 of the Local Development Plan for Pembrokeshire (adopted 28 February 2013).*

4. Prior to commencement of onsite works a Construction Traffic Management Plan (CTMP) shall be submitted to, and approved in writing by, the Local Planning Authority. All construction work, including off-site mitigation, shall be undertaken in accordance with the approved CTMP.

*Reason: In the interests of highway safety and amenity; to accord with policy GN.1 of the Local Development Plan for Pembrokeshire (adopted 28th February 2013).*

5. No development shall commence until a Landscape Ecological Management Plan (LEMP) for the provision, management and maintenance of the reinstated and newly created habitats has been submitted to, and approved in writing by, the Local Planning Authority. The LEMP shall include:

- Details of habitats, landscape, environmental and ecological features present or to be created at the site;
- Details of the desired conditions of features (present and to be created) at the site;
- Details of scheduling and timings of activities;
- Details of short and long-term management, monitoring and maintenance of new, re-instated and existing habitats, to deliver and maintain the desired condition;
- Details of the restoration of the soils and vegetation in the cabling route and of hedgerows/banks crossed by the proposal to be included within the detailed plans;
- Details of management and maintenance responsibilities;
- Details of the method to review and update plans (informed by monitoring) at specific intervals as agreed.

The development shall be undertaken and operated entirely in accordance with the approved LEMP.



*Reason: To ensure the successful reinstatement and management of habitats and to ensure the success of enhancement measures; to accord with policies GN.1 and GN.37 of the Local Development Plan for Pembrokeshire (adopted 28th February 2013).*

6. Prior to the commencement of any works a Construction Environmental Method Plan (CEMP) shall be submitted to, and approved in writing by, the Local Planning Authority. All works shall be undertaken in accordance with the approved CEMP.

*Reason: In the interests of highway safety, pollution prevention, amenity and protection of biodiversity; to accord with policies GN.1, GN.2 and GN.37 of the Local Development Plan for Pembrokeshire (adopted 28th February 2013).*

7. If evidence of contamination is found in or around the development area not previously identified, development must not proceed until a report on potential contamination of the site has been submitted to and approved in writing by, the local planning authority. This report shall include a phased investigation approach, incorporating risk assessment, to identify the extent of contamination and any measures required to remediate the site, including post-development monitoring. Where remediation works are required, the development shall not be occupied/used until a Validation Report, to show that the works have been satisfactorily carried out, has been submitted to and approved in writing by the Local Planning Authority.

*Reason: To ensure that adequate measures have been taken to mitigate against contamination; to accord with policy GN.1 of the Local Development Plan for Pembrokeshire (adopted 28th February 2013).*

8. Within 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. The scheme shall include provision for:

- (a) removal of all above-ground elements of the authorised development;
- (b) removal of HVDC and HVAC cables, and associated communication cables; and

- (c) restoration of the areas disturbed by the authorised project.

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.

*Reason: In order to be clear on the de-commissioning and site restoration scheme in the interests of protecting amenity and ecological interests; to accord with policies GN.1, GN.2, GN.37 and GN.38 of the Local Development Plan for Pembrokeshire (adopted 28th February 2013).*

9. No development, demolition or site clearance shall take place until there has been submitted to and approved in writing by the local planning authority a scheme relating to the post-construction re-instatement of landscaping. The scheme shall be implemented as approved.

*Reason: In the interests of maintaining suitable landscaping to protect visual amenities and biodiversity interests; to accord with policies GN.1, GN.2 and GN.37 of the Local Development Plan for Pembrokeshire (adopted 28th February 2013).*

10. Prior to their erection, details of the above-ground "Link Pillar/Boxes" and Marker Posts 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: In the interests of protecting visual amenity; to accord with policy GN.1 of the Local Development Plan for Pembrokeshire (adopted 28th February 2013).*

11. Prior to development commencing, details of the permanent upgrade to the existing Lambeeth Farm access road shall be submitted to, and approved in writing by, the local planning authority. The development shall accord with the details so approved.

*Reason: To ensure an appropriate form of development having regard to visual amenities and highway safety (including the relationship with the public footpath); to accord with policies GN.1 and GN.2 of the Local Development Plan for Pembrokeshire (adopted 28th February 2013).*

**Decision Date: 11-Aug-2020**



**Director of Community Services**

**County Hall  
Haverfordwest  
Pembrokeshire**

### **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.2, GN.37 and 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.

The application was accompanied by an Environmental Statement. Environmental impacts were fully considered and accorded due weight in the determination of the application.

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.

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. The site of this application is crossed by a public right of way, and development insofar as it affects the right of way should be kept open for public use, unless and until an Order under Section 257 of the Town & Country Planning Act 1990 for the diversion or extinguishment of the right of way has been made and confirmed.

3. Under the Wildlife and Countryside Act 1981 it is an offence to damage, destroy or obstruct access to any structure or place that bats, great crested newts or any other animal listed in Schedule 5 of the Act use for shelter or protection. Under this Act it is also an offence to disturb barn owls whilst building a nest or in the vicinity of a nest containing eggs or young.

You are advised to consult Natural Resources Wales on Telephone: 0300 065 3000 or email: [enquiries@naturalresourceswales.gov.uk](mailto:enquiries@naturalresourceswales.gov.uk), before proceeding with the development hereby authorised.

4. The Wildlife and Countryside Act 1981 makes it a criminal offence to damage or destroy the nest of any wild bird whilst that nest is in use or being built. Established working practice avoids works to any hedgerow, tree or other vegetation where birds may reasonably be expected to make their nest (such as scrub) between 1 March and 31 August in any year. Care should be taken outside of this exclusion period as variations in climate may extend the nesting season.

5. Under the provisions of the Badgers Act 1991 it is an offence to interfere with any badger sett. This includes the damaging, destruction or obstruction of any entrance. You are advised to consult Natural Resources Wales on Telephone: 0300 065 3000 or email: [enquiries@naturalresourceswales.gov.uk](mailto:enquiries@naturalresourceswales.gov.uk), before proceeding with the development hereby authorised.

6. Consultation responses at the time of the application include advice on the scope of the CEMP and CTMP required of conditions 4 and 6. Copies of these responses are available from the local planning authority. The applicant is advised to agree the scope of the CEMP and CTMP with the local planning authority prior to formal submission.

7. Pembrokeshire County Council is a Land Drainage Authority. You are advised to consult the Council's Engineer (Drainage), County Hall, Haverfordwest with regards to the drainage issues of the development including for advice in relation to obtaining any SAB approval that may be required and development within 20m of a watercourse.

8. The applicant is referred to consultation responses on the planning application from Dwr Cymru Welsh Water, Valero, Western Power Distribution, RWE, Natural Resources Wales, Cadent, Pembrokeshire Coast National Park Authority and Dyfed Archaeological Trust. Copies are available from the Local Planning Authority.

## Notes

If you are in receipt of a householder or minor commercial decision and are aggrieved by the decision of the local planning authority to refuse permission, or to grant permission or approval subject to condition, then you can appeal to the Welsh Ministers under Section 78 of the Town and Country Planning Act 1990 within 12 weeks of the date of the notice of the decision or determination giving rise to the appeal.

If you are in receipt of any other decision notice and are aggrieved by the decision of the local planning authority to refuse permission or, or to grant permission or approval subject to condition, then you can appeal to the Welsh Ministers under Section 78 of the Town and Country Planning Act 1990 within 6 months of the date of the notice of the decision or determination giving rise to the appeal. 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 its decision on a direction given by the Welsh Government.

### **How can you submit your appeal?**

You can download the appeal forms online through the planning portal website at; [www.planningportal.gov.uk/wales/public](http://www.planningportal.gov.uk/wales/public). Once you have downloaded the appeal forms you can complete them electronically and email them to us at [wales@planninginspectorate.gov.uk](mailto:wales@planninginspectorate.gov.uk). You can also either print off the downloaded appeal forms or get a copy of the forms by contacting us on 0303 444 5940 and complete them by hand. They need to be sent into the address: The Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff. CF10 3NQ.

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.

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.**

**This planning permission shall not be construed as granting rights to carry out works on, or over, land not within the ownership, or control of the applicant, including Council owned land.**

From 7th January 2019, all new developments of more than 1 property or where the construction area that has drainage implications is 100 square metres or more, will require sustainable drainage systems (SuDS) for surface water. The SuDS must be designed and built in accordance with Statutory SuDS Standards published by the Welsh Ministers and SuDS Schemes must be approved by the local authority acting in its SuDS Approving Body (SAB) role, before construction work begins.

For further advice in relation to this matter please contact Pembrokeshire County Council as SuDS Approving Body (SAB):

**SAB**  
**Community Services Directorate**  
**Infrastructure Division**  
**Pembrokeshire County Council**  
**County Hall**  
**Haverfordwest**  
**Pembrokeshire**  
**SA61 1TP**

**e-mail: [sab@pembrokeshire.gov.uk](mailto:sab@pembrokeshire.gov.uk)**

**The SAB team can be contacted by telephone as follows**  
**Paul Morgan 01437 776142 or Emyr Williams 01437 776143.**

Date • Dyddiad

Your ref. • Eich cyfeirnod

My ref. • Fy nghyfeirnod

Telephone • Ffôn

Email • Ebst

**[www.pembrokeshire.gov.uk](http://www.pembrokeshire.gov.uk)**  
**[www.sir-benfro.gov.uk](http://www.sir-benfro.gov.uk)**



## **Pembrokeshire County Council** **Cyngor Sir Penfro**

IAN WESTLEY, M.A. B.Eng.(Hons), C.Eng., M.I.Mech.E., M.C.I.B.S.E.  
*Chief Executive / Prif Weithredwr*

Dr: STEVEN JONES, B.A.(Hons), D.M.S., M.B.A., Ph.D., M.C.I.M.  
*Director of Community Services*  
*Cyfarwyddwr Gwasanaethau Cymunedol*

Pembrokeshire County Council,  
County Hall, HAVERFORDWEST,  
Pembrokeshire, SA61 1TP

Cyngor Sir Penfro,  
Neuadd y Sir, HWLFFORDD,  
Sir Benfro, SA61 1TP

Telephone / Ffôn 01437 764551

**Please ask for**  
**Os gwelwch yn dda gofynnwch am**

11/08/2020

20/0044/PA  
01437 764551

Ms Natalie Queffurus,  
Ove Arup & Partners Ltd.  
4, Pierhead Street  
CARDIFF  
CF10 4QP

Mike Simmons

Dear Sir/Madam

**Proposal:** Installation of underground electricity cables (including below ground jointing bays and three above ground link pillars) and underground fibre optic cables; temporary construction compound and construction haul roads; and permanent upgrade to existing Lambeeth Farm access road.

**Site Address:** Linear route extending from land at Neath Farm to the South of the existing National Grid Substation associated with Pembroke Power Station

Permission has been approved for the above proposal which you/your client intend(s) carrying out. The permission has been granted subject to at least one condition and you are requested to read the details of the condition or conditions carefully. It is important that in carrying out the development all conditions of the permission are observed. If you have any problems understanding these conditions or have difficulty in complying with any aspect, please contact this office and ask to discuss the matter with the Officer whose name appears at the top of this letter. You should also ensure the completed structure (if your permission is for building work, extensions or alterations) complies with the approved plans in every respect together with any conditions of the consent which deal with such aspects as external materials, landscaping, or retaining existing trees etc. In some cases it may be possible to agree minor changes as a Non Material Amendment Application if the need arises. Any significant changes to the approved plans will probably mean having to start the whole planning process again. However, please discuss any proposed amendments with a planning officer as soon as possible. Please remember the following:-

- if erecting a building or extension, ensure that it is positioned within the site and built exactly as shown on the approved plans;
- give a copy of the permission notice to the builder so that he is aware of the conditions and the approved plans;
- **complete and return the attached Intention of Commencement of Work** so that we can make contact as soon as possible to advise you on implementing the permission (i.e. regarding pre-commencement conditions

- etc).
- (If you are an Agent, please forward this letter to your client for information/completion).
- Yours faithfully

**DEVELOPMENT MANAGEMENT SECTION**

**INTENTION OF  
COMMENCEMENT OF WORK**

<b>Application Reference : 20/0044/PA</b>
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**Proposal:** Installation of underground electricity cables (including below ground jointing bays and three above ground link pillars) and underground fibre optic cables; temporary construction compound and construction haul roads; and permanent upgrade to existing Lambeeth Farm access road.

**Site Address:** Linear route extending from land at Neath Farm to the South of the existing National Grid Substation associated with Pembroke Power Station

I confirm that I am/We are aware of the conditions attached to consent number **20/0044/PA** and that commencement of work on this development is subject to all pre-commencement conditions of the above planning consent notice being fully discharged first by the Local Planning Authority.

I/We hereby give notice that I/We intend to commence work on the above development on

--	--	--

*Enter date*

Signed:
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<b>NB: Separate notification of commencement of work is required under Building Regulations.</b>
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*Please reply to:*

*Development Management Section, Pembrokeshire County Council  
County Hall, Haverfordwest, Pembrokeshire, SA61 1TP or  
planning.support.team@pembrokeshire.gov.uk*



## Appendix E

Cable Installation -  
Pembrokeshire Coast  
National Park Authority -  
Planning Committee Report

**Application Ref: NP/20/0222/FUL**

<b>Case Officer</b>	Andrew Richards		
<b>Applicant</b>	Mr T Brinicombe		
<b>Agent</b>	Ms N Queffurus, ARUP		
<b>Proposal</b>	Installation of underground electricity cables (including below ground jointing bays and one above ground link pillar) and underground fibre optic cables; temporary construction compound and construction haul roads.		
<b>Site Location</b>	Linear site extending from the intertidal sand flats at Freshwater West to Neath Farm, Rhoscrowther, Pembroke, Pembrokeshire		
<b>Grid Ref</b>	SM88860080		
<b>Date Valid</b>	24-Apr-2020	<b>Target Date</b>	13-Aug-2020

**Consultee Response**

**Angle Community Council:** No response received to date  
**PCNPA Tree and Landscape Officer:** Conditional consent  
**PCNPA Planning Ecologist:** Conditional consent  
**PCNPA Access Manager:** No objection subject to informative  
**PCC Transportation and Environment:** Conditional consent  
**PCC Planning Authority:** No comment  
**PCC Drainage Engineers:** SAB approval required  
**PCC Public Protection:** Conditional consent  
**Natural Resources Wales:** Conditional consent  
**Cadw:** No response received to date  
**Dyfed Archaeological Trust:** Conditional consent

**Public Response**

A site notice and neighbour notification letters were posted in accordance with requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Correspondence from Valero Energy Ltd has been received which indicates that the proposed application crosses an operational high pressure multi fuel pipeline and ancillary apparatus. There is potential for interference of ongoing use of this pipeline without mitigation and protection. In addition concerns have been raised with the potential for bio-security, soil temperatures and top soil compaction.

The above concerns have been passed over to the agent to address and the Authority is currently awaiting a formal response on these aspects and a verbal report will be given at the committee meeting.

### **Policies considered**

Please note that these policies can be viewed on the Policies page Pembrokeshire Coast National Park website -

<http://www.pembrokeshirecoast.org.uk/default.asp?PID=549>

LDP Policy 01 - National Park Purposes and Duty

LDP Policy 07 - Countryside

LDP Policy 08 - Special Qualities

LDP Policy 09 - Light Pollution

LDP Policy 10 - Local Sites of Nature Conservation or Geological Interest

LDP Policy 11 - Protection of Biodiversity

LDP Policy 13 - Historic Landscapes Parks and Gardens

LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park

LDP Policy 21 - Minerals Safeguarding

LDP Policy 29 - Sustainable Design

LDP Policy 30 - Amenity

LDP Policy 31 - Minimising Waste

LDP Policy 32 - Surface Water Drainage

LDP Policy 34 - Flooding and Coastal Inundation

LDP Policy 53 - Impacts on traffic

LDP Policy 55 - Powerlines and Pipelines

PPW10

SPG05 - Sustainable Design

SPG06 - Landscape

SPG10 - Safeguarding Mineral Zones

SPG12 - Parking

SPG13 - Archaeology

SPG21 - Recreational and Leisure Activities

SPG22 - Seascape Character

SPG23 - Enabling Sustainable Development in Welsh NPAs

TAN 05 - Nature Conservation and Planning

TAN 06 - Planning for Sustainable Rural Communities

TAN 11 - Noise

TAN 12 - Design

TAN 14 - Coastal Planning

TAN 15 - Development and Flood Risk

TAN 18 - Transport

TAN 24 - The Historic Environment

LDP2 Inspector's Report

### **Constraints**

Special Area of Conservation - within 500m  
Special Protection Area - within 500m  
Site of Special Scientific Interest - within 50m  
Heritage Coast - within 100m  
LDP Mineral Safeguard  
Historic Landscape  
Rights of Way Inland - within 50m  
Ancient Monument - within 500m  
ROW Coast Path - within 10m  
NPA Foreshore - within 25m  
Potential for surface water flooding  
Milford Haven Enterprise Zone  
Recreation Character Areas  
Proposed SAC or SPA - Consult Planning Ecologist  
Affordable Housing Submarkets  
Seascape Character Areas  
Within Site of Special Scientific Interest consult NRW / Planning Ecologist\_20m

### **Officer's Appraisal**

#### **Background**

Greenlink Interconnector Limited (GIL) is proposing to develop an electricity interconnector (Greenlink) linking the existing electricity grids in Great Britain (GB) and Republic of Ireland. The overall development will consist of two converter stations, one close to the existing EirGrid substation at Great Island in County Wexford (Ireland) and one close to the existing National Grid substation at Pembroke in Pembrokeshire (Wales). The converter stations will be connected by underground cables (onshore) and subsea cables (offshore). The proposed scheme is configured so that power will be able to flow in either direction at different times, depending on supply and demand in each country. The project is designated as a European Union Project of Common Interest.

The development will be of key strategic importance providing significant additional interconnection between Ireland, GB and onwards to mainland Europe. It will provide additional transmission network capacity, reinforcing the existing electricity grids in Ireland (EirGrid) and GB (National Grid), whilst contributing to each country's strategic interconnection objectives.

Pre-application discussions have been extensive over a number of years

#### **Current Proposal**

Planning permission is sought for the installation of underground electricity cables (including below ground jointing bays and one above ground link pillar) and underground fibre optic cables; temporary construction compound and construction haul roads.

## Item 5 - Report on Planning Applications

The application in detail includes two permanent high voltage direct current (HVDC) electricity cables to be installed underground from the landfall site at Freshwater West to the boundary with PCC at Neath Farm over an area of approximately 3.2km. The laying of these cables below ground incorporate joint bays at intervals along the route. In addition to the two HVDC cables permanent fibre optic cables for communication and control purposes, laid underground alongside the HVDC from the landfall site at Freshwater West to the boundary with PCC at Neath Farm.

A temporary landfall compound at Freshwater West, from which the HVDC cables would be installed below the beach and sand dunes at Freshwater West by Horizontal Directional Drilling (HDD). The compound would act as the primary construction compound for cable installation within PCNPA. A link pillar no greater than 1.3m in height to be located where the marine cable links with the landfall cable. A series of temporary haul roads would be installed along the HVDC cable route from temporary landfall compound at Freshwater West to Neath Farm.

Pembrokeshire County Council also have two applications to cover the proposed route from Neath Farm to the Proposed converter station site and also for the new converter station structure which is to be linked to the National Grid connections near to the existing RWE Power Station. A separate application has been made for a marine licence for the off shore works which will be administered by Natural Resources Wales.

### **Key Issues**

The application raises the following planning matters:-

- Policy and Principle of Development
- Visual Amenity and Special Qualities of the National Park
- Impact on Scheduled Ancient Monuments
- Impact on Listed Buildings
- Siting and Sustainable Design
- Amenity and Privacy
- Highway Safety and Access
- Landscaping
- Biodiversity
- Land Drainage and Flooding
- Other Material Considerations

#### *Policy and Principle of Development:*

The site lies within a countryside location as defined by the Pembrokeshire Coast National Park Local Development Plan (LDP) with the relevant key policies in relation to the principle of the development being LDP Policies 8, 15 and 55.

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan (LDP) is a strategy policy which refers to the special qualities of the National Park and lists priorities to ensure that these special qualities will be protected and enhanced.

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Policy 15 of the LDP seeks the conservation of the Pembrokeshire Coast National Park with criteria 'a', 'b' and 'd' resisting development that would cause significant visual intrusion, be insensitively and unsympathetically sited within the landscape, and/or fail to harmonise with, or enhance the landform and landscape character of the National Park.

Policy 55 of the LDP seeks to ensure that the least obtrusive and damaging location, route or means of provision is chosen. Proposals will be rigorously examined with regard to siting and design and will be permitted only where there are no unacceptably adverse effects on the special qualities of the National Park. Where it can be demonstrated that proposal are of national significance, applications should be accompanied by technical and financial feasibility studies.

The on-shore works which form the current application have been carefully designed to have a limited visual impact through careful siting and limiting the scale and size of these features as part of the temporary works associated with the laying of the cabling. Based on this approach the current proposal for a national energy scheme is considered to be acceptable in principle and will comply with the aims of the relevant LDP1 policies and is supported.

### LDP2 Inspectors report

The Inspectors Report on the soundness of LDP2 was received by this Authority on the 13<sup>th</sup> May 2020. The requirements are that the Plan should be adopted within 8 weeks of its receipt. However, due to the persisting exceptional circumstances relating to the Covid-19 restrictions limiting public access to documents, the Plan will be reported to a future National Park Authority meeting for Adoption. In the interim the inspector's report has been made available on the National Park Authority website to help provide a context for Development Management Committees and applications determined through the delegated powers process. The findings in the Inspector's Report are binding on the Authority and although not yet formally adopted by the Authority, the policies in LDP2 now become a material consideration of significant weight.

Having considered the current application in respect of LDP2 it is considered that the development complies with the relevant policies of the post examination LDP2 documentation and matters arising changes received from the inspector.

### *Visual Amenity and Special Qualities of the National Park:*

In considering the application the impact of the proposal on the National Park landscape is a key consideration and therefore Policies 8 and 15 are particularly relevant. Policy 15 aims to control development causing a significant visual intrusion. In addition to these policies the Authority has adopted a Landscape Character Assessment (LCA) and Seascape (SCA) Supplementary Planning Guidance (SPG) of which the current site straddles the boundary of LCA 7 (Angle Peninsula) and SCA 34 (Freshwater West).

Effects from the development on LCA 7 (Angle Peninsula) landscape character will be restricted to within this character area where the introduction of the on-shore works which will result in an increased awareness of manmade features within the

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landscape. These proposed works will require several large vehicles to lay the cables within open cut trenches and undertake the HDD, together with the associated storage of excavated materials and creation of haul roads which will all be made good once the work is completed. Landscape impacts will be limited to areas close to the application site area and will be temporary in duration with the only permanent above ground feature being a link pillar which will be located within the corner of an agricultural field and will measure a maximum of 1.3 metres high and is coloured green to ensure that it will not stand out within its landscape context.

From the majority of the landscape character area there will be no perceptible change in landscape character following the laying of the proposed HVDC cables and associated communication cables.

Any effects on SCA 34 (Freshwater West) seascape character will also be restricted to this area. Within this area the movement of vessels undertaking the laying of the marine cable and HDD work will be visible, although the movement of vessels is already a common feature within this part of the seascape. The introduction of the temporary compound where the marine cable will reach landfall and connect with the land cable may result in a very minor temporary change in character to the foreshore, although any effects will be limited to a small proportion of the seascape character area as a whole and will be temporary in duration.

Natural Resources Wales (NRW) have also considered the impact of the application on landscape impact and agree with the findings of the Environment Statement (ES), that the landscape and visual effects on the National Park would not be significant. The effects of the construction of the landfall and installation of cabling within the National Park would be localised and significant, however once restored and operational the effects should be minimal and not significant.

Construction stage impacts including lighting and equipment are considered to be of relatively short duration and these impacts can be mitigated to an acceptable level by the recommended conditions.

As such, it is considered that the current proposal will only have a very limited visual impact and this will be temporary in duration and it is considered that the mitigation will be sufficient in the longer term. The overall impact is not considered to result in a significant adverse impact on the special qualities of this area of the National Park and also the character and identity of the landscape and seascape character areas as identified above.

### *Impact on Scheduled Ancient Monuments:*

A Scheduled Ancient Monument (SAM) known as Gravel Bay Anti-Aircraft Battery (PE494) is located approximately 200 metres away from the HDD route and some 430 metres away from the proposed above ground link pillar.

Officers consider that given the nature of the current proposal with a significant proportion being underground with only temporary disturbance within the vicinity of the SAM and a very small green link pillar structure to be located within an agricultural field some 430 metres it is considered that there is unlikely to be any

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significant impact on the setting of this monument. Cadw have not responded on the application to date and if a response is received before the committee meeting a further verbal response will be given on this aspect.

### *Impact on Listed Buildings:*

There are several listed buildings within the surrounding landscape which include War Memorial at Broomhill Burrows (26/D/18(2)), Rocket Cart House (26/D/22(2)), Lookout Tower (26/D/23(2)), Seaweed Hut on foreshore (42/E/7 (1)), Corse Bridge and attached Walled Channel (42/E/8 (1)).

Most of these listed structures are in excess of 750 metres away from the route of the development but the War Memorial will be around 130 metres away from the nearest route of the development however this part of the route will be delivered via HDD and therefore there will be no impact on the setting from this aspect.

The proposed above ground link pillar will be around 300 metres away from the War Memorial and the proposed temporary landfall compound and the start of the cut and fill trench laying route. There will be a degree of impact on the setting of the War Memorial from these parts of the development. However, the landfall compound and cut and fill trenching will be very temporary and therefore there will be no significant impact on the setting of the War Memorial in the long term. In respect of the proposed above ground link pillar this structure will not be of any significant scale and will be coloured to assist with screening views of the structure within the surrounding landscape and therefore it is considered that this proposed structure will not have any significant adverse impact on the setting of the listed War Memorial feature.

### *Siting and Sustainable Design:*

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan (LDP) is a strategy policy which refers to the special qualities of the National Park and lists priorities to ensure that these special qualities will be protected and enhanced. Policy 15 of the LDP seeks the conservation of the Pembrokeshire Coast National Park with criteria 'a', 'b' and 'd' resisting development that would cause significant visual intrusion, be insensitively and unsympathetically sited within the landscape, and/or fail to harmonise with, or enhance the landform and landscape character of the National Park. Policy 29 of the LDP requires all development proposals to be well designed in terms of place and local distinctiveness (criterion 'a').

The siting of the proposed HVDC cables, communication cabling, link pillar and temporary works are considered to be appropriate for this development without having any adverse impact on the surrounding landscape. The nature of the proposal is to import and export electricity (including from renewable sources) and the proposal will utilise materials and structures which can be re-used on several projects therefore limiting any waste and embracing sustainable design principles which can be supported.

### *Amenity and Privacy:*



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The siting of the proposed works will be located away from residential properties and therefore there will be no impact on privacy. In respect of amenity impact from the construction/de-commission works and the running of a generator to power lighting during the temporary construction/de-commission periods have been carefully considered in respect of amenity to residential properties. It is noted that these features will be used over a very limited period of several days during the dusk until dawn period there will be very limited impact due to the location and distance away from sensitive receptors. In addition, the location and orientation of the associated lighting will be such that it limits any potential impact to such receptors. As such, the proposal is considered to be acceptable in respect of impact on amenity and privacy.

### *Highway Safety and Access:*

Pembrokeshire County Council Transportation and Environment section have indicated that a Traffic and Transport Study and a Transport Assessment (TA) has been submitted as part of this application and covers all the separate aspects of this scheme. In principle the TA has demonstrated that the impacts of the scheme can be satisfactorily addressed. However, there are some details which will need to be clarified once a contractor has been appointed and therefore subject to condition to provide a Construction Traffic Management Plan (CTMP), developed from the Framework provided as part of this application, and Travel Plan shall be agreed with the Local Planning Authority.

The PCNPA Access manager has indicated that the proposed development will not affect any public rights of way. It is noted that the cable duct will be constructed by horizontal direct drilling in order to bring it onshore to the landfall compound. It will not therefore affect public footpath SP2/13 (part of the Pembrokeshire Coast Path National Trail) at Freshwater West (Grid reference SM8820 0060) and there will be no construction activity on the public footpath. Therefore, no highway safety or access objections are raised on the current application.

### *Landscaping:*

The application has provided information to detail the landscape impacts and there are no landscape objection raised to the proposed works. However, a condition is required relating to Arboricultural observation and adherence for the duration of the project. In addition to this no details have been provided to confirm the proposed planting of the areas disturbed from the development, a further condition will be imposed to confirm these details.

### *Biodiversity:*

PPW, TAN5 and LDP policy 11 requires biodiversity and landscape considerations to be taken into account in determining individual applications. The presence of a species protected under UK or European legislation is a material consideration when dealing with applications that are likely to result in disturbance or harm to the species or its habitat.

NRW have indicated that there should not be a detriment to the maintenance of the favourable conservation status of the bat species and dormice present, providing

## Item 5 - Report on Planning Applications

that the Dormice Method Statement, and mitigation measures set out in section 6.10 of the ES are implemented.

The PCNPA Ecologist has considered the proposal and supports the application subject to conditions relating to the management and maintenance of reinstated habitat, construction environmental management plan (CEMP), external lighting and all works to be undertaken in accordance with the mitigation / enhancement recommendations which will conform with relevant requirements of PPW, TAN5 and LDP policy 11.

### *Land Drainage and Flooding:*

Pembrokeshire County Council Drainage Engineers have indicated that the application states that surface water will be disposed of via sustainable drainage systems. Given the scale of the development it is noted that the development will require consent from the SuDS Approval Body (SAB) and an informative will be added to any consent granted to cover this aspect. In addition the drainage engineers have advised on ordinary water courses which would fall within 20 metres of the development site and the restrictions of any works to these features. A further informative note will be added to also cover this aspect.

### *Other Material Considerations:*

Pembrokeshire County Council Planning Section have no comments to make in relation to PCNPA application ref. NP/20/0222/FUL, but will continue to liaise with PCNPA on this cross-boundary development.

Pembrokeshire County Council Pollution Control Team indicate that no contaminants of concern were identified within the reports submitted with the application (based on a commercial end use) and no significant Made Ground was encountered in the proposed location of the landing area or pipeline route within the National Park.

However, there is the potential given the scale of the overall project for previously unidentified contamination to be identified during excavation and construction of the underground bays and cable route. Although standard good working practices during the construction phase are likely to mitigate risks posed to construction workers it is essential that any contamination encountered is investigated to ensure there are no residual risks posed and that the impacts identified within Chapter 13 are not adversely altered and a condition can be imposed to address this.. Therefore, subject to a condition covering contamination the Pollution Control Team do not raise any objections.

Dyfed Archaeological Trust advised that it has considered the archaeological evaluation report and it is clear that important surviving archaeological deposits have been revealed, along the line of the proposed route. These include several funerary features such as those identified within area's 8 and 14 within the report. Consequently, there is a possibility that the ground works for the proposed development could reveal and destroy archaeological features, including human remains.

## Item 5 - Report on Planning Applications

Therefore, in order to protect potential archaeological interests they indicate that should consent be granted, a Written Scheme of Investigation (WSI) condition should be attached to protect the historic environment interests whilst enabling development.

### **Conclusion**

Following consideration of the policies contained within the Local Development Plan and National Planning Policy in the form of Planning Policy Wales (Edition 10, December 2018) and having regard to all material considerations it is considered that the development will be in keeping with the aims of the LDP in that the development is considered to provide an energy scheme whilst maintaining the special qualities of the National Park and not impacting on privacy or amenity of neighbours. As such, and subject to a schedule of suitable conditions, the development is considered to be acceptable and complies with the requirements of policies within the adopted Local Development Plan and LDP2 which is now a material consideration of significant weight.

### **Recommendation**

Subject to no material objections arising from those outstanding consultations, the recommendation is that the application be delegated to the Chief Executive / Director of Planning / Team Leader to grant planning permission subject to the conditions as outlined within the report.

### **Conditions**

1. The development shall begin not later than five years from the date of this decision.  
**Reason:** Required to be imposed pursuant to Section 91 (1) of the Town and Country Planning Act 1990 (as amended).
2. The development shall be carried out in accordance with the following approved plans and documents:  
Drawing Reference: 001/P6  
Drawing Reference: 002/P6  
Drawing Reference: 003/P7  
Drawing Reference: 004/P7 - Sheet 1 of 4  
Drawing Reference: 004/P7 - Sheet 2 of 4  
Drawing Reference: 004/P7 - Sheet 3 of 4  
Drawing Reference: 004/P7 - Sheet 4 of 4  
Drawing Reference: 011 (Received 22.05.2020)  
Drawing Reference: PL011/01  
Drawing Reference: PL012/01  
Drawing Reference: PL014/01  
Drawing Reference: PL015/01  
Drawing Reference: PL017/01  
Design and Access Statement  
Pre-Application Consultation Report  
Arboricultural Method Statement

Drainage Strategy

Transport Assessment

Environmental Statement – Non Technical Summary

**Reason:** In order to be clear on the approved scheme of development in the interests of protecting visual amenity and the special qualities of the National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).

3. Prior to commencement of onsite works the Construction Traffic Management Plan (CTMP) shall be agreed in writing with the Local Planning Authority and the details agreed in this plan shall be implemented for the duration of the works unless otherwise agreed in writing with the LPA. An informative has been attached to provide further guidance on the exact information required for the subsequent discharge of the CTMP.

**Reason:** In order to mitigate the impact of the development on the local highway network in the interests of highway safety and ensure the development is carried out in a sustainable manner. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park), 29 (Sustainable Design), 30 (Amenity) and 53 (Impacts of Traffic).

4. No development shall commence until a Landscape Ecological Management Plan (LEMP) for the provision, management and maintenance of the reinstated and newly created habitats has been submitted to and approved by the Local Planning Authority. The LEMP should include:

- Details of habitats, landscape, environmental and ecological features present or to be created at the site;
- Details of the desired conditions of features (present and to be created) at the site;
- Details of scheduling and timings of activities
- Details of short and long-term management, monitoring and maintenance of new, re-instated and existing habitats, to deliver and maintain the desired condition;
- Details of the restoration of the soils and vegetation in the cabling route and of hedgerows/banks crossed by the proposal to be included within the detailed plans.
- Details of management and maintenance responsibilities
- Details of the method to review and update plans (informed by monitoring) at specific intervals as agreed.

The LEMP shall be carried out in accordance with the approved details.

**Reason:** To ensure the successful reinstatement and management of habitats and to ensure the success of new enhancement habitats. Policy: Local Development Plan - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the Pembrokeshire Coast National Park), 30 (Amenity).

5. Prior to its installation, full details of lighting shall be submitted to and agreed in writing by the Local Planning Authority. The Lighting Plan should include:

## Item 5 - Report on Planning Applications

- Details of the siting and type of lighting to be used
- Drawings setting out light spillage in key sensitive areas including in the vicinity of sensitive habitats retained or provided for nature conservation mitigation
- Details of lighting to be used both during construction

**Reason:** In order to maintain dark areas for foraging and commuting protected wildlife and habitats. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 9 (Light Pollution), 11 (Protection of Biodiversity) and 15 (Conservation of the Pembrokeshire Coast National Park).

6. Prior to the commencement of works a full Construction Environment Method Plan (CEMP) must be submitted to and approved by the Local Planning Authority and the details agreed in this plan shall be implemented for the duration of the works..

**Reason:** To ensure construction activities do not result in an adverse impact on designated landscapes and to prevent pollution of controlled waters and the environment. Policy: Local Development Plan – Policy 11 (Protection of Biodiversity).

7. Works must be undertaken in strict accordance with the mitigation recommendations made within Chapter 6 of the submitted Greenlink Environmental Statement.

**Reason:** To ensure that animal and plant species and habitats listed under the Conservation of Habitats and Species Regulations 2010 are adequately protected, and to protect and enhance the character and appearance of the site and its setting within the Pembrokeshire Coast National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity) and 15 (Conservation of the Pembrokeshire Coast National Park).

8. No development, demolition or site clearance shall take place until there has been submitted to and approved in writing by the local planning authority a scheme relating to the immediate landscape. The approved scheme shall include the following details:

- Arboricultural observation and adherence confirmation
  - Full details of the proposed landscaping to the re-instated areas within the site
- The scheme must be implemented as approved.

**Reason:** In the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value. Policy: Local Development Plan - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the Pembrokeshire Coast National Park), 30 (Amenity), Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009) and Technical Advice Note (TAN) 10: Tree Preservation Orders (1997).

## Item 5 - Report on Planning Applications

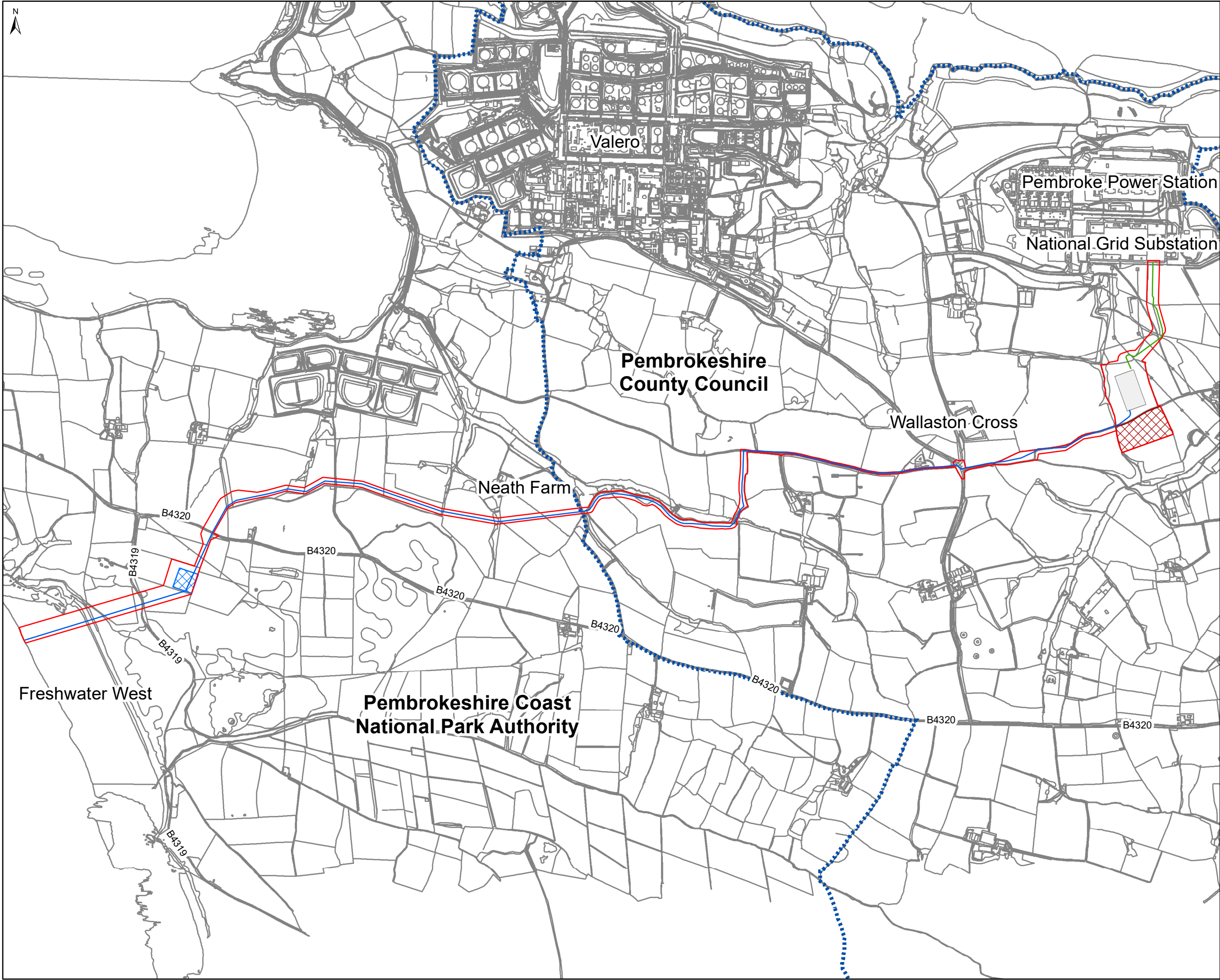
9. If evidence of contamination is found in or around the development area not previously identified, development must not proceed until a report on potential contamination of the site has been prepared by an appropriately qualified person and submitted to and approved by the local planning authority. This report shall include a phased investigation approach, incorporating risk assessment, to identify the extent of contamination and any measures required to remediate the site, including post-development monitoring. Where remediation works are required, the development shall not be occupied/used until a Validation Report, to show that the works have been satisfactorily carried out, has been submitted and approved in writing by the Local Planning Authority.

**Reason:** To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. Policy: Local Development Plan – Policy 30 (Amenity) and Planning Policy Wales (Edition 10, December 2018) – Chapter 6 (Distinctive and Natural Places).

10. Within 6 months of the cables 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. The scheme shall include provision for:
- (a) removal of all above-ground elements of the authorised development;
  - (b) removal of HVDC cables and associated communication cables; and
  - (c) restoration of the areas disturbed by the authorised project.

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.

**Reason:** In order to be clear on the de-commissioning and site restoration scheme in the interests of protecting visual amenity and the special qualities of the National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).



**Legend**

- HVAC Cable Route
- HVDC Cable Route
- Red Line Boundary
- Converter Station Pad
- PCNPA Construction Compound
- PCC Construction Compound
- PCC/PCNPA Boundary

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**Greenlink**  
INTERCONNECTOR

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P7	02/04/2020	DC	XX	XX
Issue	Date	By	Chkd	Appd

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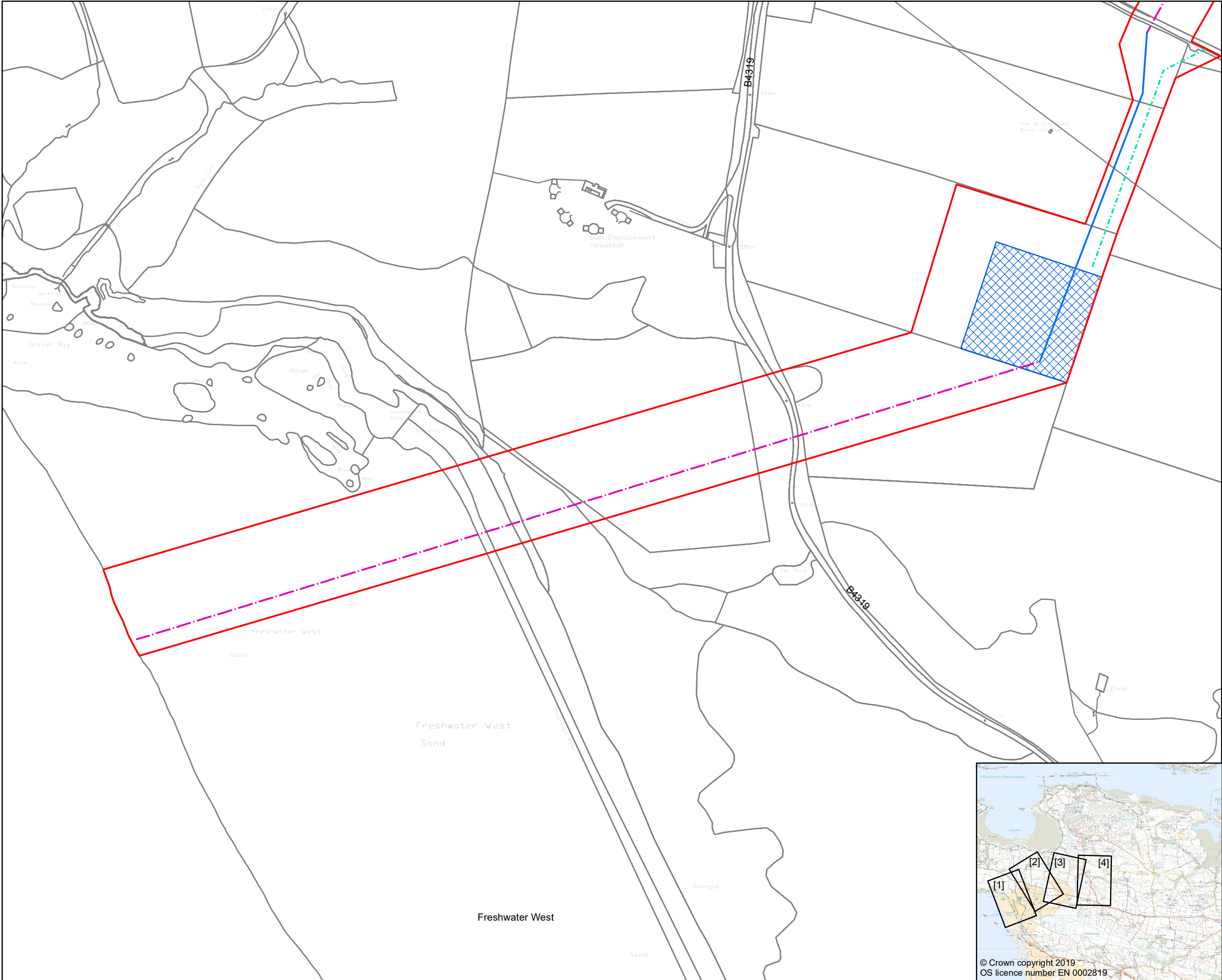
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**PCNPA - Cable Route Overview Plan**

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Job No <b>246369-00</b>	Drawing Status <b>In Progress</b>
Drawing No <b>003</b>	Issue <b>P7</b>





**Legend**

HVDC Cable Route (Cut and Fill)

HVDC Cable Route (Directional Drill)

HVAC Cable Route


Haul Road

Red Line Planning Boundary

PCC/PCNPA Boundary

PCNPA Construction Compound

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Issue	Date	By	Chkd	Appd

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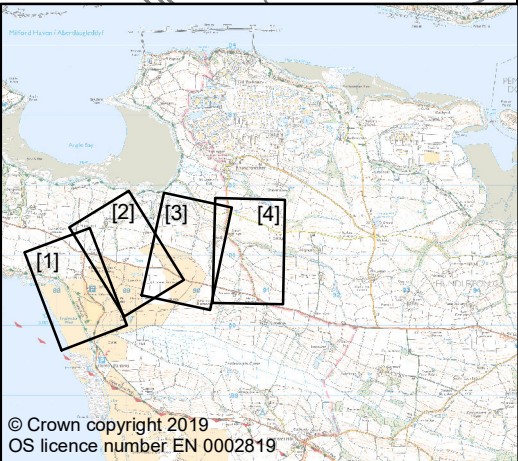
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**Greenlink Interconnector**

**PCNPA Cable Route Sections**  
Sheet 1 of 4

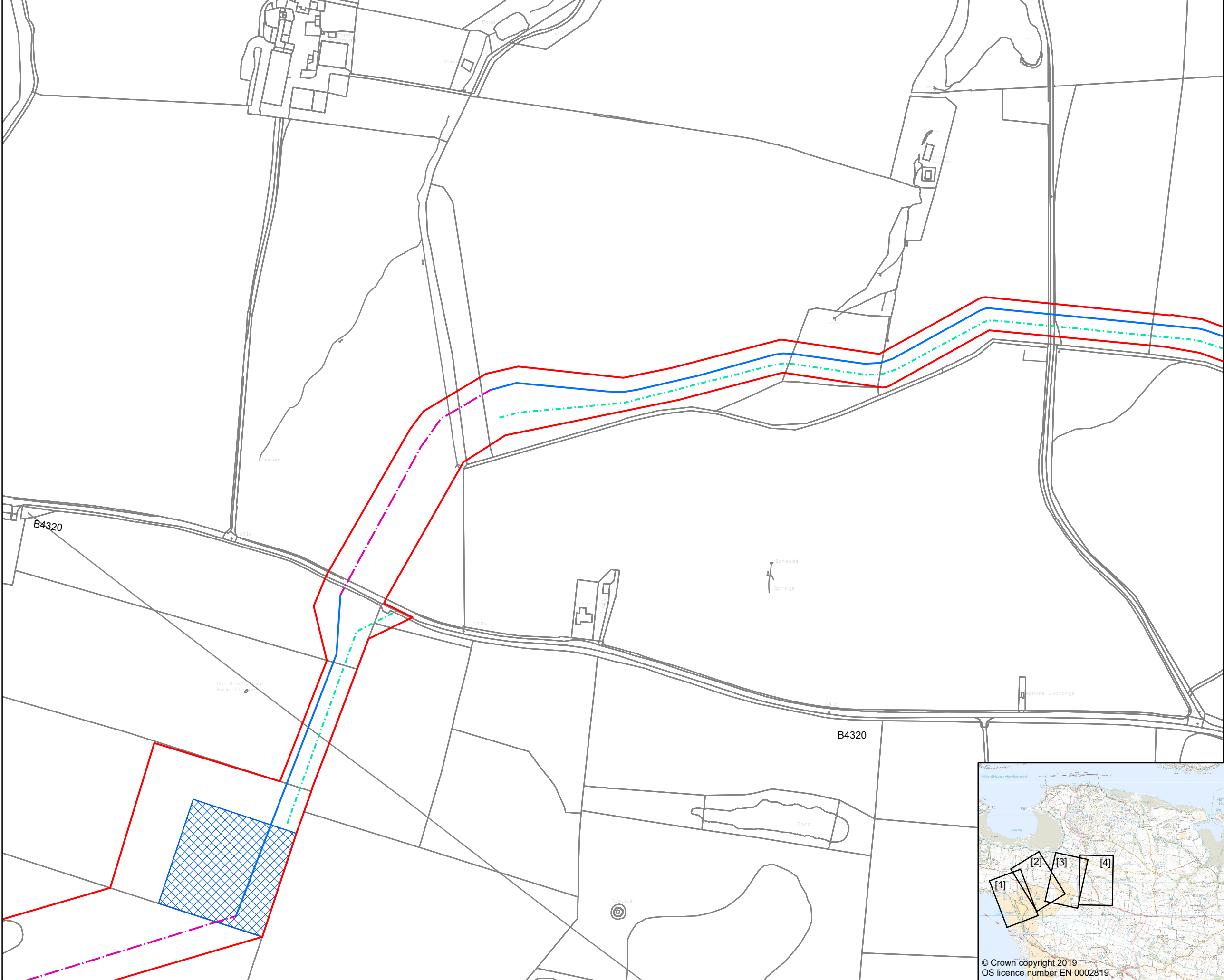
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Job No <b>246369-00</b>	Drawing Status <b>In Progress</b>
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Drawing No <b>004</b>	Issue <b>P07</b>
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**Legend**

HVDC Cable Route (Cut and Fill)

HVDC Cable Route (Directional Drill)

HVAC Cable Route

Haul Road

Red Line Planning Boundary

PCC/PCNPA Boundary

PCNPA Construction Compound

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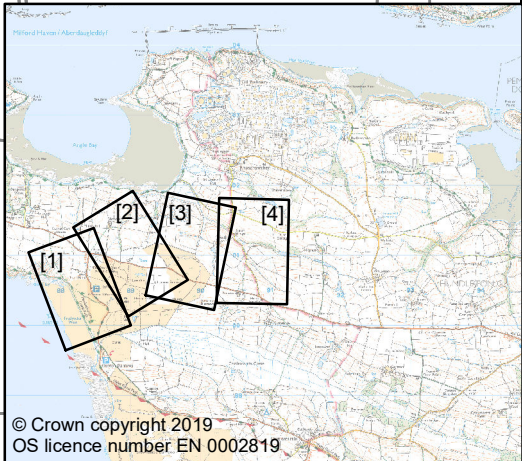
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**Greenlink Interconnector**

**PCNPA Cable Route Sections**  
Sheet 2 of 4

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Job No <b>246369-00</b>	Drawing Status <b>In Progress</b>
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Drawing No <b>004</b>	Issue <b>P07</b>
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Legend:

- HVDC Cable Route (Cut and Fill)
- HVAC Cable Route
- Haul Road
- Red Line Planning Boundary
- PCC/PCNPA Boundary
- PCNPA Construction Compound



P07	02/04/2020	GM	ER	GMc
Issue	Date	By	Chkd	Appd



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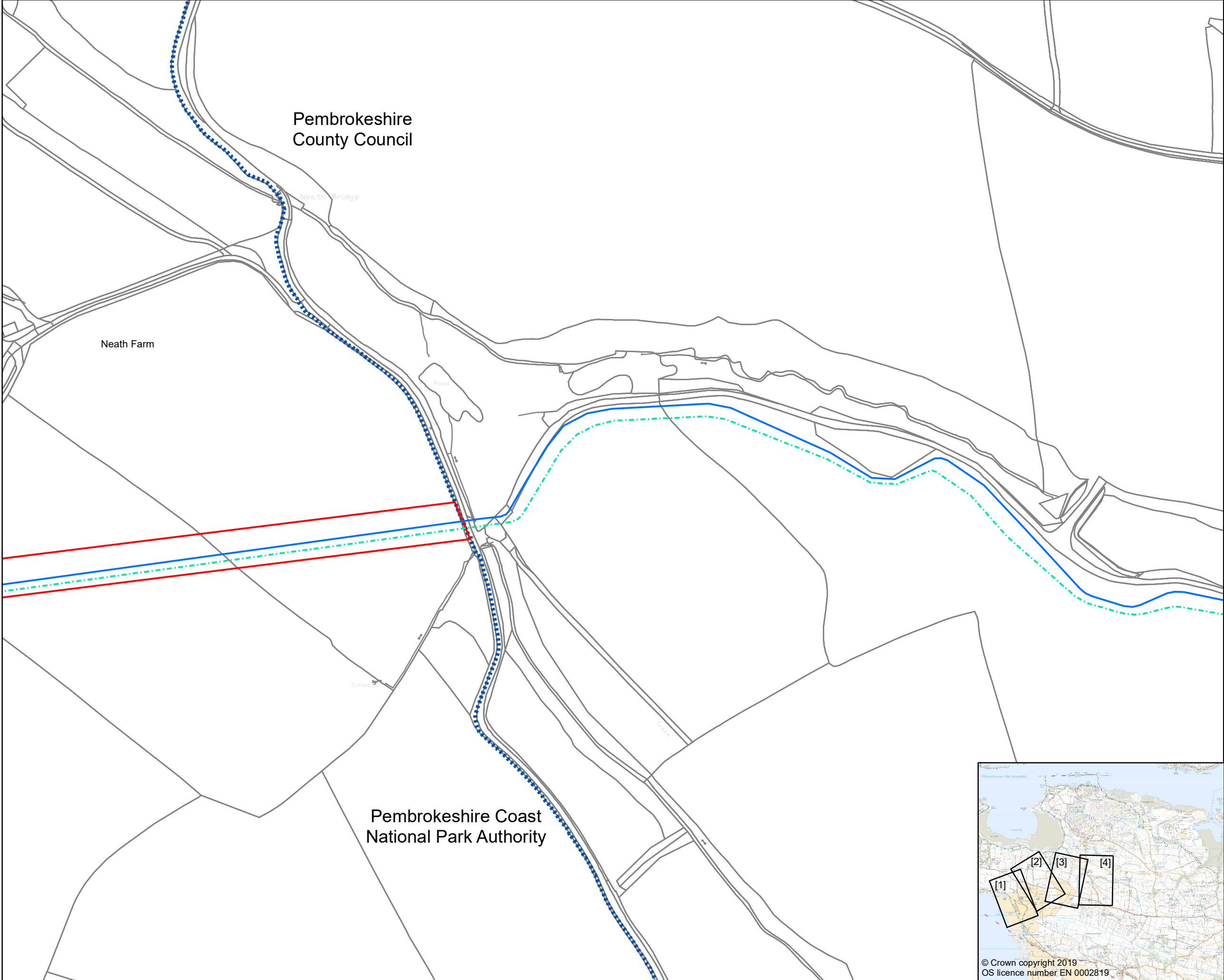
**Greenlink Interconnector Ltd**

## Greenlink Interconnector

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Drawing No	Issue
<b>004</b>	<b>P07</b>





**Legend**

- HVDC Cable Route (Cut and Fill)
- HVAC Cable Route
- Haul Road
- Red Line Planning Boundary
- PCC/PCNPA Boundary
- PCNPA Construction Compound

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Job Title  
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**PCNPA Cable Route Sections**  
Sheet 4 of 4

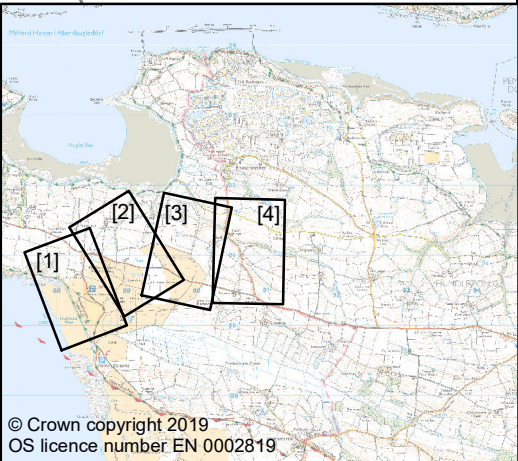
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Job No  
**246369-00**

Drawing Status  
**In Progress**

Drawing No  
**004**

Issue  
**P07**



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## Appendix F

Cable Installation -  
Pembrokeshire Coast  
National Park Authority -  
Decision Notice



## **Delegated Report**

**Ref No:** NP/NP/20/0222/FUL  
**Proposal:** Installation of underground electricity cables (including below ground jointing bays and one above ground link pillar) and underground fibre optic cables; temporary construction compound and construction haul roads.  
**Site Location:** Linear site extending from the intertidal sand flats at Freshwater West to Neath Farm, Rhoscrowther, Pembroke, Pembrokeshire

## **Consultee Response**

**Angle Community Council:** No response received to date  
**PCNPA Tree and Landscape Officer:** Conditional consent  
**PCNPA Planning Ecologist:** Conditional consent  
**PCNPA Access Manager:** No objection subject to informative  
**PCC Transportation and Environment:** Conditional consent  
**PCC Planning Authority:** No comment  
**PCC Drainage Engineers:** SAB approval required  
**PCC Public Protection:** Conditional consent  
**Natural Resources Wales:** Conditional consent  
**Cadw:** No response received to date  
**Dyfed Archaeological Trust:** Conditional consent

## **Public Response**

A site notice and neighbour notification letters were posted in accordance with requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Correspondence from Valero Energy Ltd has been received which indicates that the proposed application crosses an operational high pressure multi fuel pipeline and ancillary apparatus. There is potential for interference of ongoing use of this pipeline without mitigation and protection. In addition concerns have been raised with the potential for bio-security, soil temperatures and top soil compaction.

The above concerns have been passed over to the agent to address and the Authority is currently awaiting a formal response on these aspects and a verbal report will be given at the committee meeting.

## **Policies Considered**

LDP Policy's – 1, 7, 8, 9, 10, 11, 13, 15, 21, 29, 30, 31, 32, 34, 53 and 55  
PPW10  
SPG's – 5, 6, 10, 12, 13, 21, 22 and 23  
TAN's – 5, 6, 11, 12, 14, 15, 18 and 24  
LDP2 - Inspectors Report

## **Officer's Appraisal:** **Background**

Greenlink Interconnector Limited (GIL) is proposing to develop an electricity interconnector (Greenlink) linking the existing electricity grids in Great Britain (GB) and Republic of Ireland. The overall development will consist of two converter stations, one close to the existing EirGrid substation at Great Island in County Wexford (Ireland) and one close to the existing National Grid substation at Pembroke

in Pembrokeshire (Wales). The converter stations will be connected by underground cables (onshore) and subsea cables (offshore). The proposed scheme is configured so that power will be able to flow in either direction at different times, depending on supply and demand in each country. The project is designated as a European Union Project of Common Interest.

The development will be of key strategic importance providing significant additional interconnection between Ireland, GB and onwards to mainland Europe. It will provide additional transmission network capacity, reinforcing the existing electricity grids in Ireland (EirGrid) and GB (National Grid), whilst contributing to each country's strategic interconnection objectives.

Pre-application discussions have been extensive over a number of years

## **Current Proposal**

Planning permission is sought for the installation of underground electricity cables (including below ground jointing bays and one above ground link pillar) and underground fibre optic cables; temporary construction compound and construction haul roads.

The application in detail includes two permanent high voltage direct current (HVDC) electricity cables to be installed underground from the landfall site at Freshwater West to the boundary with PCC at Neath Farm over an area of approximately 3.2km. The laying of these cables below ground incorporate joint bays at intervals along the route. In addition to the two HVDC cables permanent fibre optic cables for communication and control purposes, laid underground alongside the HVDC from the landfall site at Freshwater West to the boundary with PCC at Neath Farm.

A temporary landfall compound at Freshwater West, from which the HVDC cables would be installed below the beach and sand dunes at Freshwater West by Horizontal Directional Drilling (HDD). The compound would act as the primary construction compound for cable installation within PCNPA. A link pillar no greater than 1.3m in height to be located where the marine cable links with the landfall cable. A series of temporary haul roads would be installed along the HVDC cable route from temporary landfall compound at Freshwater West to Neath Farm.

Pembrokeshire County Council also have two applications to cover the proposed route from Neath Farm to the Proposed converter station site and also for the new converter station structure which is to be linked to the National Grid connections near to the existing RWE Power Station. A separate application has been made for a marine licence for the off shore works which will be administered by Natural Resources Wales.

## **Key Issues**

The application raises the following planning matters:-

- Policy and Principle of Development
- Visual Amenity and Special Qualities of the National Park
- Impact on Scheduled Ancient Monuments
- Impact on Listed Buildings
- Siting and Sustainable Design
- Amenity and Privacy
- Highway Safety and Access
- Landscaping
- Biodiversity

- Land Drainage and Flooding
- Other Material Considerations

*Policy and Principle of Development:*

The site lies within a countryside location as defined by the Pembrokeshire Coast National Park Local Development Plan (LDP) with the relevant key policies in relation to the principle of the development being LDP Policies 8, 15 and 55.

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan (LDP) is a strategy policy which refers to the special qualities of the National Park and lists priorities to ensure that these special qualities will be protected and enhanced.

Policy 15 of the LDP seeks the conservation of the Pembrokeshire Coast National Park with criteria 'a', 'b' and 'd' resisting development that would cause significant visual intrusion, be insensitively and unsympathetically sited within the landscape, and/or fail to harmonise with, or enhance the landform and landscape character of the National Park.

Policy 55 of the LDP seeks to ensure that the least obtrusive and damaging location, route or means of provision is chosen. Proposals will be rigorously examined with regard to siting and design and will be permitted only where there are no unacceptably adverse effects on the special qualities of the National Park. Where it can be demonstrated that proposal are of national significance, applications should be accompanied by technical and financial feasibility studies.

The on-shore works which form the current application have been carefully designed to have a limited visual impact through careful siting and limiting the scale and size of these features as part of the temporary works associated with the laying of the cabling. Based on this approach the current proposal for a national energy scheme is considered to be acceptable in principle and will comply with the aims of the relevant LDP1 policies and is supported.

**LDP2 Inspectors report**

The Inspectors Report on the soundness of LDP2 was received by this Authority on the 13<sup>th</sup> May 2020. The requirements are that the Plan should be adopted within 8 weeks of its receipt. However, due to the persisting exceptional circumstances relating to the Corvid-19 restrictions limiting public access to documents, the Plan will be reported to a future National Park Authority meeting for Adoption. In the interim the inspector's report has been made available on the National Park Authority website to help provide a context for Development Management Committees and applications determined through the delegated powers process. The findings in the Inspector's Report are binding on the Authority and although not yet formally adopted by the Authority, the policies in LDP2 now become a material consideration of significant weight.

Having considered the current application in respect of LDP2 it is considered that the development complies with the relevant policies of the post examination LDP2 documentation and matters arising changes received from the inspector.

*Visual Amenity and Special Qualities of the National Park:*

In considering the application the impact of the proposal on the National Park landscape is a key consideration and therefore Policies 8 and 15 are particularly relevant. Policy 15 aims to control development causing a significant visual intrusion. In addition to these policies the Authority has adopted a Landscape Character Assessment (LCA) and Seascape (SCA) Supplementary Planning Guidance (SPG)

of which the current site straddles the boundary of LCA 7 (Angle Peninsula) and SCA 34 (Freshwater West).

Effects from the development on LCA 7 (Angle Peninsula) landscape character will be restricted to within this character area where the introduction of the on-shore works which will result in an increased awareness of manmade features within the landscape. These proposed works will require several large vehicles to lay the cables within open cut trenches and undertake the HDD, together with the associated storage of excavated materials and creation of haul roads which will all be made good once the work is completed. Landscape impacts will be limited to areas close to the application site area and will be temporary in duration with the only permanent above ground feature being a link pillar which will be located within the corner of an agricultural field and will measure a maximum of 1.3 metres high and is coloured green to ensure that it will not stand out within its landscape context.

From the majority of the landscape character area there will be no perceptible change in landscape character following the laying of the proposed HVDC cables and associated communication cables.

Any effects on SCA 34 (Freshwater West) seascape character will also be restricted to this area. Within this area the movement of vessels undertaking the laying of the marine cable and HDD work will be visible, although the movement of vessels is already a common feature within this part of the seascape. The introduction of the temporary compound where the marine cable will reach landfall and connect with the land cable may result in a very minor temporary change in character to the foreshore, although any effects will be limited to a small proportion of the seascape character area as a whole and will be temporary in duration.

Natural Resources Wales (NRW) have also considered the impact of the application on landscape impact and agree with the findings of the Environment Statement (ES), that the landscape and visual effects on the National Park would not be significant. The effects of the construction of the landfall and installation of cabling within the National Park would be localised and significant, however once restored and operational the effects should be minimal and not significant.

Construction stage impacts including lighting and equipment are considered to be of relatively short duration and these impacts can be mitigated to an acceptable level by the recommended conditions.

As such, it is considered that the current proposal will only have a very limited visual impact and this will temporary in duration and it is considered that the mitigation will be sufficient in the longer term. The overall impact is not considered to result in a significant adverse impact on the special qualities of this area of the National Park and also the character and identity of the landscape and seascape character areas as identified above.

#### *Impact on Scheduled Ancient Monuments:*

A Scheduled Ancient Monument (SAM) known as Gravel Bay Anti-Aircraft Battery (PE494) is located approximately 200 metres away from the HDD route and some 430 metres away from the proposed above ground link pillar.

Officers consider that given the nature of the current proposal with a significant proportion being underground with only temporary disturbance within the vicinity of the SAM and a very small green link pillar structure to be located within an agricultural field some 430 metres it is considered that there is unlikely to be any significant impact on the setting of this monument. Cadw have not responded on the



application to date and if a response is received before the committee meeting a further verbal response will be given on this aspect.

#### *Impact on Listed Buildings:*

There are several listed buildings within the surrounding landscape which include War Memorial at Broomhill Burrows (26/D/18(2)), Rocket Cart House (26/D/22(2)), Lookout Tower (26/D/23(2)), Seaweed Hut on foreshore (42/E/7 (1)), Corse Bridge and attached Walled Channel (42/E/8 (1)).

Most of these listed structures are in excess of 750 metres away from the route of the development but the War Memorial will be around 130 metres away from the nearest route of the development however this part of the route will be delivered via HDD and therefore there will be no impact on the setting from this aspect.

The proposed above ground link pillar will be around 300 metres away from the War Memorial and the proposed temporary landfall compound and the start of the cut and fill trench laying route. There will be a degree of impact on the setting of the War Memorial from these parts of the development. However, the landfall compound and cut and fill trenching will be very temporary and therefore there will be no significant impact on the setting of the War Memorial in the long term. In respect of the proposed above ground link pillar this structure will not be of any significant scale and will be coloured to assist with screening views of the structure within the surrounding landscape and therefore it is considered that this proposed structure will not have any significant adverse impact on the setting of the listed War Memorial feature.

#### *Siting and Sustainable Design:*

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan (LDP) is a strategy policy which refers to the special qualities of the National Park and lists priorities to ensure that these special qualities will be protected and enhanced. Policy 15 of the LDP seeks the conservation of the Pembrokeshire Coast National Park with criteria 'a', 'b' and 'd' resisting development that would cause significant visual intrusion, be insensitively and unsympathetically sited within the landscape, and/or fail to harmonise with, or enhance the landform and landscape character of the National Park. Policy 29 of the LDP requires all development proposals to be well designed in terms of place and local distinctiveness (criterion 'a').

The siting of the proposed HVDC cables, communication cabling, link pillar and temporary works are considered to be appropriate for this development without having any adverse impact on the surrounding landscape. The nature of the proposal is to import and export electricity (including from renewable sources) and the proposal will utilise materials and structures which can be re-used on several projects therefore limiting any waste and embracing sustainable design principles which can be supported.

#### *Amenity and Privacy:*

The siting of the proposed works will be located away from residential properties and therefore there will be no impact on privacy. In respect of amenity impact from the construction/de-commission works and the running of a generator to power lighting during the temporary construction/de-commission periods have been carefully considered in respect of amenity to residential properties. It is noted that these features will be used over a very limited period of several days during the dusk until dawn period there will be very limited impact due to the location and distance away from sensitive receptors. In addition the location and orientation of the associated

lighting will be such that it limits any potential impact to such receptors. As such, the proposal is considered to be acceptable in respect of impact on amenity and privacy.

#### *Highway Safety and Access:*

Pembrokeshire County Council Transportation and Environment section have indicated that a Traffic and Transport Study and a Transport Assessment (TA) has been submitted as part of this application and covers all the separate aspects of this scheme. In principle the TA has demonstrated that the impacts of the scheme can be satisfactorily addressed. However, there are some details which will need to be clarified once a contractor has been appointed and therefore subject to condition to provide a Construction Traffic Management Plan (CTMP), developed from the Framework provided as part of this application, and Travel Plan shall be agreed with the Local Planning Authority.

The PCNPA Access manager has indicated that the proposed development will not affect any public rights of way. It is noted that the cable duct will be constructed by horizontal direct drilling in order to bring it onshore to the landfall compound. It will not therefore affect public footpath SP2/13 (part of the Pembrokeshire Coast Path National Trail) at Freshwater West (Grid reference SM8820 0060) and there will be no construction activity on the public footpath. Therefore, no highway safety or access objections are raised on the current application.

#### *Landscaping:*

The application has provided information to detail the landscape impacts and there are no landscape objection raised to the proposed works. However, a condition is required relating to Arboricultural observation and adherence for the duration of the project. In addition to this no details have been provided to confirm the proposed planting of the areas disturbed from the development, a further condition will be imposed to confirm these details.

#### *Biodiversity:*

PPW, TAN5 and LDP policy 11 requires biodiversity and landscape considerations to be taken into account in determining individual applications. The presence of a species protected under UK or European legislation is a material consideration when dealing with applications that are likely to result in disturbance or harm to the species or its habitat.

NRW have indicated that there should not be a detriment to the maintenance of the favourable conservation status of the bat species and dormice present, providing that the Dormice Method Statement, and mitigation measures set out in section 6.10 of the ES are implemented.

The PCNPA Ecologist has considered the proposal and supports the application subject to conditions relating to the management and maintenance of reinstated habitat, construction environmental management plan (CEMP), external lighting and all works to be undertaken in accordance with the mitigation / enhancement recommendations which will conform with relevant requirements of PPW, TAN5 and LDP policy 11.

#### *Land Drainage and Flooding:*

Pembrokeshire County Council Drainage Engineers have indicated that the application states that surface water will be disposed of via sustainable drainage systems. Given the scale of the development it is noted that the development will

require consent from the SuDS Approval Body (SAB) and an informative will be added to any consent granted to cover this aspect. In addition the drainage engineers have advised on ordinary water courses which would fall within 20 metres of the development site and the restrictions of any works to these features. A further informative note will be added to also cover this aspect.

#### *Other Material Considerations:*

Pembrokeshire County Council Planning Section have no comments to make in relation to PCNPA application ref. NP/20/0222/FUL, but will continue to liaise with PCNPA on this cross-boundary development.

Pembrokeshire County Council Pollution Control Team indicate that no contaminants of concern were identified within the reports submitted with the application (based on a commercial end use) and no significant Made Ground was encountered in the proposed location of the landing area or pipeline route within the National Park.

However, there is the potential given the scale of the overall project for previously unidentified contamination to be identified during excavation and construction of the underground bays and cable route. Although standard good working practices during the construction phase are likely to mitigate risks posed to construction workers it is essential that any contamination encountered is investigated to ensure there are no residual risks posed and that the impacts identified within Chapter 13 are not adversely altered and a condition can be imposed to address this.. Therefore, subject to a condition covering contamination the Pollution Control Team do not raise any objections.

Dyfed Archaeological Trust advised that it has considered the archaeological evaluation report and it is clear that important surviving archaeological deposits have been revealed, along the line of the proposed route. These include several funerary features such as those identified within area's 8 and 14 within the report. Consequently there is a possibility that the ground works for the proposed development could reveal and destroy archaeological features, including human remains.

Therefore, in order to protect potential archaeological interests they indicate that should consent be granted, a Written Scheme of Investigation (WSI) condition should be attached to protect the historic environment interests whilst enabling development.

#### **Conclusion**

Following consideration of the policies contained within the Local Development Plan and National Planning Policy in the form of Planning Policy Wales (Edition 10, December 2018) and having regard to all material considerations it is considered that the development will be in keeping with the aims of the LDP in that the development is considered to provide an energy scheme whilst maintaining the special qualities of the National Park and not impacting on privacy or amenity of neighbours. As such, and subject to a schedule of suitable conditions, the development is considered to be acceptable and complies with the requirements of policies within the adopted Local Development Plan and LDP2 which is now a material consideration of significant weight.

#### **Recommendation**

Subject to no material objections arising from those outstanding consultations, the recommendation is that the application be delegated to the Chief Executive / Director

of Planning / Team Leader to grant planning permission subject to the conditions as outlined within the report.

### **Conditions**

1. The development shall begin not later than five years from the date of this decision.  
**Reason:** Required to be imposed pursuant to Section 91 (1) of the Town and Country Planning Act 1990 (as amended).
2. The development shall be carried out in accordance with the following approved plans and documents:  
Drawing Reference: 001/P6  
Drawing Reference: 002/P6  
Drawing Reference: 003/P7  
Drawing Reference: 004/P7 - Sheet 1 of 4  
Drawing Reference: 004/P7 - Sheet 2 of 4  
Drawing Reference: 004/P7 - Sheet 3 of 4  
Drawing Reference: 004/P7 - Sheet 4 of 4  
Drawing Reference: 005/P6 (Received 08.07.2020)  
Drawing Reference: 011 (Received 22.05.2020)  
Drawing Reference: PL011/01  
Drawing Reference: PL012/01  
Drawing Reference: PL014/01  
Drawing Reference: PL015/01  
Drawing Reference: PL017/01  
Drawing Reference: PL022/01 (Received 08.07.2020)  
Design and Access Statement  
Pre-Application Consultation Report  
Arboricultural Method Statement  
Drainage Strategy  
Transport Assessment  
Environmental Statement – Non Technical Summary  
The above plans and documents were received on 21.04.2020 unless otherwise stated.  
**Reason:** In order to be clear on the approved scheme of development in the interests of protecting visual amenity and the special qualities of the National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).
3. Prior to commencement of onsite works the Construction Traffic Management Plan (CTMP) shall be agreed in writing with the Local Planning Authority and the details agreed in this plan shall be implemented for the duration of the works unless otherwise agreed in writing with the LPA. An informative has been attached to provide further guidance on the exact information required for the subsequent discharge of the CTMP.  
**Reason:** In order to mitigate the impact of the development on the local highway network in the interests of highway safety and ensure the development is carried out in a sustainable manner. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park), 29 (Sustainable Design), 30 (Amenity) and 53 (Impacts of Traffic).
4. No development shall commence until a Landscape Ecological Management Plan (LEMP) for the provision, management and maintenance of the reinstated

and newly created habitats has been submitted to and approved by the Local Planning Authority. The LEMP should include:

- Details of habitats, landscape, environmental and ecological features present or to be created at the site;
- Details of the desired conditions of features (present and to be created) at the site;
- Details of scheduling and timings of activities;
- Details of short and long-term management, monitoring and maintenance of new, re-instated and existing habitats, to deliver and maintain the desired condition;
- Details of the restoration of the soils and vegetation in the cabling route and of hedgerows/banks crossed by the proposal to be included within the detailed plans;
- Details of management and maintenance responsibilities;
- Details of the method to review and update plans (informed by monitoring) at specific intervals as agreed.

The LEMP shall be carried out in accordance with the approved details.

**Reason:** To ensure the successful reinstatement and management of habitats and to ensure the success of new enhancement habitats. Policy: Local Development Plan - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the Pembrokeshire Coast National Park), 30 (Amenity).

5. Prior to the commencement of works a full Construction Environment Method Plan (CEMP) must be submitted to and approved by the Local Planning Authority and the details agreed in this plan shall be implemented for the duration of the works. The plan will include full details of temporary construction lighting. The CEMP shall be carried out in accordance with the approved details.

**Reason:** To ensure construction activities do not result in an adverse impact on designated landscapes and to prevent pollution of controlled waters and the environment. Policy: Local Development Plan – Policy 11 (Protection of Biodiversity).

6. Works must be undertaken in strict accordance with the mitigation recommendations made within Chapter 6 of the submitted Greenlink Environmental Statement.

**Reason:** To ensure that animal and plant species and habitats listed under the Conservation of Habitats and Species Regulations 2010 are adequately protected, and to protect and enhance the character and appearance of the site and its setting within the Pembrokeshire Coast National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity) and 15 (Conservation of the Pembrokeshire Coast National Park).

7. No development, demolition or site clearance shall take place until there has been submitted to and approved in writing by the local planning authority a scheme relating to the immediate landscape. The approved scheme shall include the following details:

- Arboricultural observation and adherence confirmation;
  - Full details of the proposed landscaping to the re-instated areas within the site
- The scheme must be implemented as approved.

**Reason:** In the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity

value. Policy: Local Development Plan - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the Pembrokeshire Coast National Park), 30 (Amenity), Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009) and Technical Advice Note (TAN) 10: Tree Preservation Orders (1997).

8. If evidence of contamination is found in or around the development area not previously identified, development must not proceed until a report on potential contamination of the site has been prepared by an appropriately qualified person and submitted to and approved by the local planning authority. This report shall include a phased investigation approach, incorporating risk assessment, to identify the extent of contamination and any measures required to remediate the site, including post-development monitoring. Where remediation works are required, the development shall not be occupied/used until a Validation Report, to show that the works have been satisfactorily carried out, has been submitted and approved in writing by the Local Planning Authority.

**Reason:** To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. Policy: Local Development Plan – Policy 30 (Amenity) and Planning Policy Wales (Edition 10, December 2018) – Chapter 6 (Distinctive and Natural Places).

9. Within 6 months of the cables 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. The scheme shall include provision for:
- (a) removal of all above-ground elements of the authorised development;
  - (b) removal of HVDC cables and associated communication cables; and
  - (c) restoration of the areas disturbed by the authorised project.

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.

**Reason:** In order to be clear on the de-commissioning and site restoration scheme in the interests of protecting visual amenity and the special qualities of the National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).

10. 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. Policy: Local Development Plan - Policy 8 (Special Qualities) and PPW10 Chapter 6.

11. Notwithstanding the details approved under this application no development or site clearance shall take place until there has been submitted to and approved in writing by the local planning authority a scheme relating to Link Pillar/Box and Marker Posts. The approved scheme shall include the following details:

- Link Pillar or Link Box details including location;
- Marker Post details including location locations.

**Reason:** In order to be clear on the approved scheme of development in the interests of protecting visual amenity and the special qualities of the National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).