

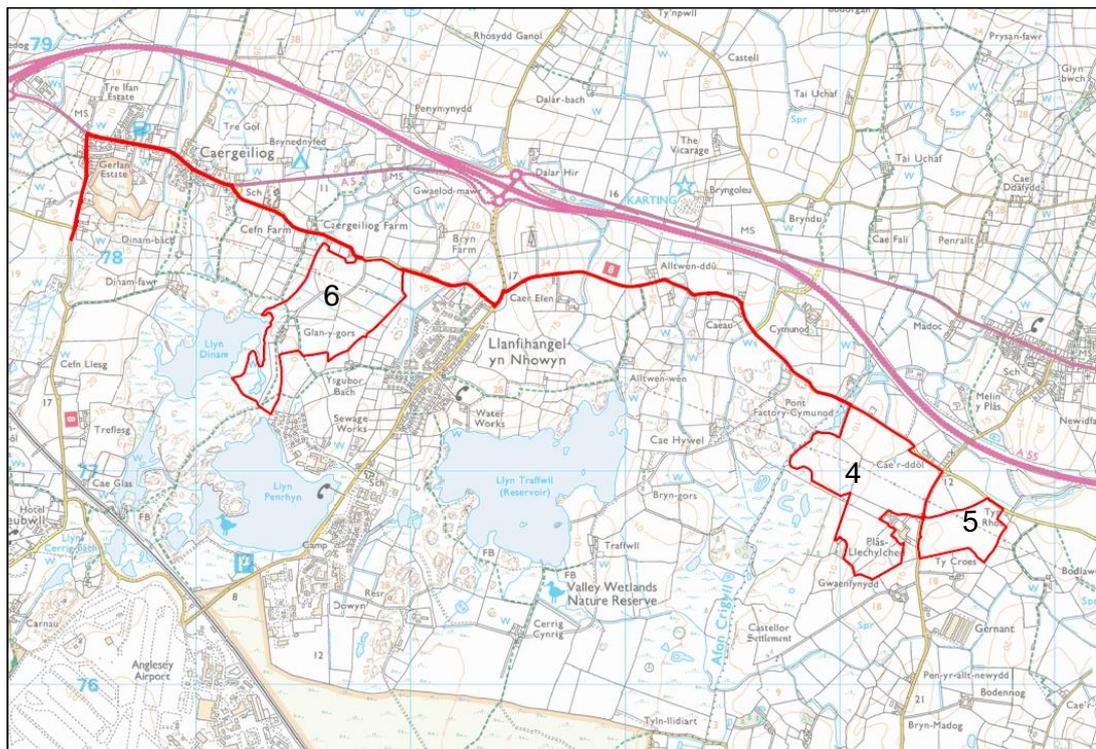


2. THE SITE AND SURROUNDINGS

2.1 INTRODUCTION

- 2.1.1 This chapter provides a description of the site in terms of its location, history, and surrounding land uses. It also sets the development within the context of surrounding land uses.
- 2.1.2 This Environmental Statement (ES) has been prepared on behalf of Parc Solar Traffwll Ltd (the “Applicant”) to accompany a planning application for the construction, operation and decommissioning of a solar farm across a total area of approximately 63ha. The Application Site comprises three parcels of land (known as Development Areas (DA)) connected by below ground cabling that will link the site to the existing substation at Caergeiliog. The Application Site is located to the west and south-east of the village Llanfihangel yn Nhowyn and to the south and south-east of the village Bryngwran. RAF Valley is situated to the south and the A55 Expressway lies to the north. The Application Site is situated within the administrative area of the Isle of Anglesey County Council.
- 2.1.3 The site location and extent of site boundaries are shown in **Drawing LOC1001/01/01** and below in **Figure 2.1**. The redline site boundary for the planning application extends to a total area of approximately 63ha.

Figure 2.1: Site Location



2.2 SITE OVERVIEW

- 2.2.1 The Application Site and surrounding areas are rural in nature, characterised by farmland, rough scrubland, dunes, wetlands and waterbodies. RAF Valley to the south-west and the villages of Llanfihangel yn Nhowyn, Bryngwran and Caergeiliog are the principal developed areas. Llanfihangel yn Nhowyn is approximately 250m east of DA6 (the western most parcel of land). Bryngwran is approximately 100m

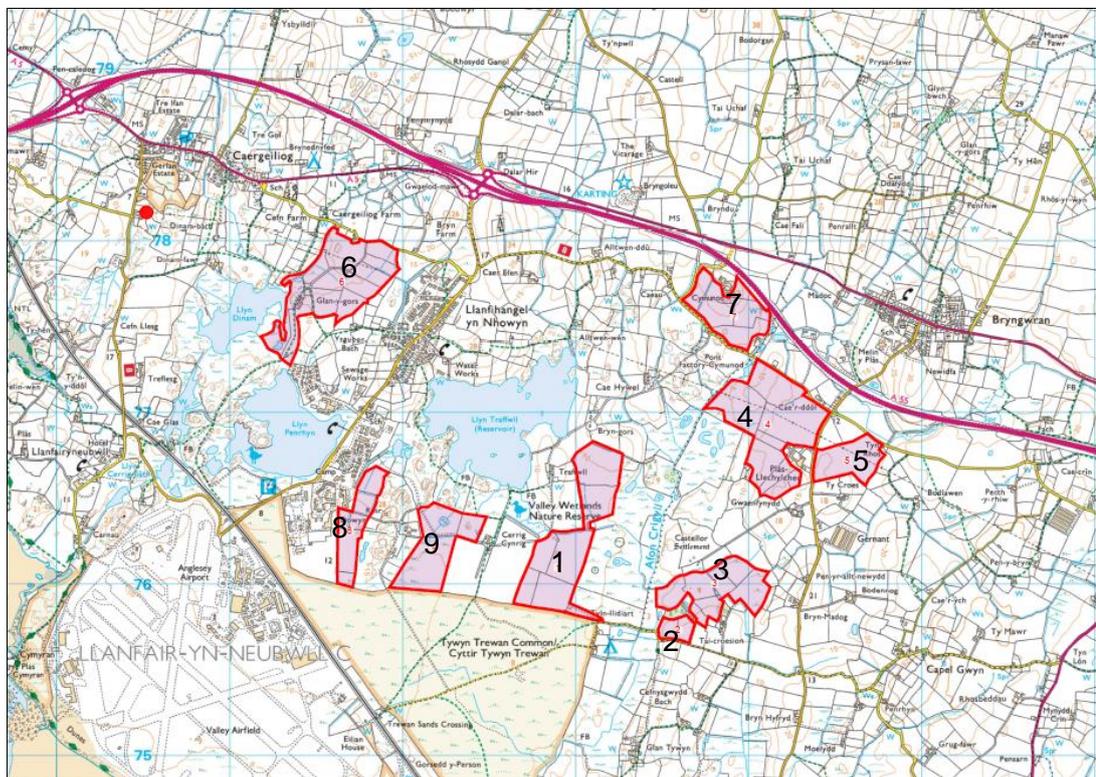
north of DAs 4 and 5 (the eastern parcels).

- 2.2.2 The development areas will be connected to the substation (point of connection to the grid) by underground cabling in the highway. The cable routes are outlined in **drawing LOC1001/01/23 and 24** and **Figure 2.1** above.

2.3 EVOLUTION OF PROPOSED DEVELOPMENT

- 2.3.1 Prior to undertaking the EIA, the Parc Solar Traffwll proposal comprised nine individual development areas, numbered 1 to 9. As baseline surveys and assessments were undertaken it became clear that some development areas had the potential to create significantly adverse environmental effects that could not be effectively mitigated. These development areas were subsequently removed from the proposed development. The removed development areas are 1, 2, 3, 7, 8 and 9. **Figure 2.2** below identifies the development areas originally proposed.

Figure 2.2: Outline of All Initial Development Areas



- 2.3.2 Below is a description of the retained development areas considered for the Parc Solar Traffwll proposal. A description of the development areas removed from the proposal prior to submission of the application is provided in chapter 5 of this ES. For ease of reference, the original numbering of the development areas has been retained for the application.

- 2.3.3 **Drawing LOC1001/01/02** identifies the environmental designations and constraints of land in and around the application site. According to NRW's flood maps approximately 60% of DA4 and c. 50% of DA5 have a higher risk of flooding. Development in these two development areas will accommodate flood resilient infrastructure.

2.4 RETAINED DEVELOPMENT AREAS

Development Area 4

- 2.4.1 Development Area 4 (DA4) comprises 4 grazing fields and measures c. 23ha. The perimeter field boundaries have mature hedgerows, but internal fields boundaries are largely post and wire stock fencing. The highest part is towards the eastern boundary at 14m AOD. The western boundary, adjacent to the Afon Crigyll is the low point of the application site at 3.5m AOD. Overhead power lines run across the land in an east to west alignment. There is a barn (50m by 11m by 4m high) and foundations (21m by 10m) associated with a residential development that was consented in 2011 (ref. no. 16c132D) located in the northern most field of DA4. The ground adjacent to the Afon Crigyll is marshy/boggy.
- 2.4.2 Access is from an un-named road via an existing field gate on the northern boundary that provides access to the existing barn. There is also access via a small triangular shaped parcel of land located along the northern boundary which has been historically used for the storage of sileage bales.

Surrounding Development Area 4

- 2.4.3 The nearest residential properties are Plas-Llechylched and Plas Farm located adjacent to the eastern boundary, Cae'r-ddol and Pen Bont on the opposite side of the highway that runs along the northern boundary. There are two properties (Ty Capel Hebron and Dolafon) located to the immediate north of the crossroads at the north-eastern corner.
- 2.4.4 Afon Crigyll runs along the western boundary, where a pond is also located. The western boundary of DA4 abuts the RSPB Valley Wetlands Nature Reserve which is also Cors Plas Local Wildlife Site.
- 2.4.5 Castellor Hut Group is the closest Scheduled Ancient Monument, located circa 45m south-west of the boundary. The nearest Listed Buildings include Pandy Cymunod (a Grade II former woollen mill and workshop built in the late 18th and early 19th centuries located approximately 100m to the north) and Pont Factory Cymunod (a Grade II listed bridge over the Afon Crigyll which is the earliest of two associated bridges located approximately 20m to the west).

Development Area 5

- 2.4.6 Development Area 5 (DA5) comprises a grazing field measuring approximately 7ha. The perimeter is bounded by mature hedgerows. Its highest part is located towards the western boundary at approximately 16m AOD. The lowest point is located centrally at 12m AOD. Two overhead power lines cross DA5 and intersect towards its northern boundary.
- 2.4.7 Access is from an un-named road via the existing field gate located on the western boundary.

Surrounding Development Area 5

- 2.4.8 The nearest residential properties to DA5 include Tyn Rhos located adjacent to the north-eastern boundary, Ty Croes approximately 100m to the south, Y Ddol

approximately 165m to the south and Plas-Llechylched 50m to the west.

- 2.4.9 The nearest watercourse is located approximately 25m from the boundary on the opposite side of the road that forms the northern boundary of the site.
- 2.4.10 Castellor Hut Group is the closest Scheduled Ancient Monument to DA5, located approximately 700m southwest. The nearest Listed Buildings include Pandy Cymunod, a Grade II former woollen mill and workshop built in the late 18th and early 19th centuries, located approximately 700m to the north-west; and a Grade II milestone that was part of the road improvements associated with Thomas Telford following the Act of Union 1801, which is located approximately 800m north of the boundary.

Development Area 6

- 2.4.11 Development Area 6 (DA6) comprises 15 grazing fields that measure approximately 25ha in total. Field sizes range from 0.8ha to 3.5ha. A private surfaced road runs through it to access Glan-y-gors Farm which comprises several buildings. Two fields are located to the west of the private road, a rock outcrop is located in the northern most field. Most the fields to the east and south of the private road are bound by drainage ditches. A small rock outcrop is located in the south eastern most field. Mature vegetation bounds the perimeter. It has a low point of 7m AOD at the southern boundary and a highpoint of 12m AOD on the northern boundary. Four overhead power cables cross DA6.
- 2.4.12 The Llynnau y Fali Site of Special Scientific Interest (SSSI) is located partially within DA6 as is the Lyn Dinam Special Area of Conservation (SAC). The designated areas of DA6 will not be subject to development and a biodiversity management plan will be implemented.
- 2.4.13 Access is from an un-named road via a private road from the north, there are numerous field gates that allow access to the fields. Two public rights of way pass through the southern extent of Area 6, the paths are referenced as 32/017/1 and 32/014/2.

Surrounding Development Area 6

- 2.4.14 The nearest residential properties to DA6 include Ysgubor Bach located approximately 60 from the south-eastern boundary, Arfryn approximately 90m to the north east, and Cae'r-pwll adjacent to the north.
- 2.4.15 A drain enters the land on the eastern boundary that originates from Llanfihangel yn Nhowyn and discharges into Llyn Dinam which is adjacent to the western boundary of the development area. Llyn Dinam is located approximately 40m to the south.
- 2.4.16 The closest SAMs are Felin Carnau Tide Mill, Felin Wen Tide Mill and Bodior Tide Mill. The former is located 1.9km southwest. Felin Wen Tide Mill is located 1.5km west southwest and the latter is located 2.7km. The closest listed building is the Church of St. Mihangel located 390m southeast, and Ceargeiliog Chapel house with stables and cart shed built in the early 19th century, the chapel house is a two-storey range with a lofted cart shed appended. The chapel is located 523m northwest of DA6.

2.5 SITE ACCESS

- 2.5.1 Access to the DAs is achieved from junction 4 (Caergeiliog and Bodedern) of the A55 Expressway and through the local highway network. The principal set down area is proposed within DA4 close to its northern boundary and will be accessed from junction 4, then the A5 to Bryngwran, then south, under the A55 and turning west at Hebron crossroads.
- 2.5.2 A 7.5t weight restriction is in the place on the bridge over Afon Crigyll adjacent to Pont Factory Cymunod, to the north-west of DA4. This bridge is particularly narrow measuring 2.4m in width.
- 2.5.3 Further details on highway baseline conditions are presented in the Transport Statement and accompanying Construction Traffic Management Statement submitted as a standalone document with the application.

2.6 PLANNING HISTORY

- 2.6.1 The relevant planning history for the development areas is set out in **Table 2.1** below.

Table 2.1: Site Planning History

Planning Reference	Planning Description	Decision Date
Development Area 4		
EL/974/E	Erection of electricity lines on land near Plas Llechylched, Bryngwran.	18/01/80
16C132A	Erection of an agricultural shed on O.S 1815, Bryngwran.	19/04/2007
16C132B	Construction of track to gain access to the agricultural shed approved under planning application ref: 16C132A on land at Plas Llechylched, Bryngwran.	08/10/2007
16C132D	Full application for the erection of an agricultural dwelling on land adjacent to Plas Llechylched, Bryngwran.	04/04/2011
16C132E	Application to determine whether prior approval is required for the erection of an extension to the agricultural shed to store agricultural equipment and machinery on land forming part of O.S. enclosure SH 3477 1815, Bryngwran.	02/08/2011
16C187	Erection of an agricultural shed together with the construction of a new access to the field opposite Plas Llechylched, Bryngwran.	13/12/2010
16C145G	Application to determine whether prior approval is required for the construction of a hardstanding area on land at Plas Llechylched Farm, Bryngwran.	12/07/2012
16C151	Alterations and extensions including the erection of a private double garage at Plas Llechylched Farm, Bryngwran.	22/08/2003
16C151A	Full application for the re-siting of the garage previously approved under planning permission 16C151 together with alterations to the existing dwelling at Plas Llechylched, Bryngwran.	10/10/2014
16C204	Full application for conversion of outbuildings into 5 dwellings and 2 holiday letting units together with the installation of a package treatment plant at Plas Llechylched, Bryngwran.	07/06/2016
16C204A/DIS	Application to discharge conditions (06) (management and maintenance for the communal foul and surface water system), (07)(full photographic record) and (11) (copy of an European Protected Species Licence) of planning permission 16C204 at Plas Llechylched, Bryngwran.	10/01/2017
16EL/1361/E	Erection of overhead electricity lines at Plas Farm, Bryngwran.	19/08/92
16/C/71	Formation of an 18 hole golf course with a hotel and club house at Llechylched Farm, Bryngwran.	06/04/1992
Development Area 5		
N/A		
Development Area 6		
N/A		