

23rd September 2021



Planning Inspectorate
Crown Buildings
Cathays Park
Cardiff
CF10 3NQ
(By email: dns.wales@planninginspectorate.gov.uk)

Nick Beddoe

Kingston House
Blackbrook Business Park
Taunton
TA1 2PX

www.savills.co.uk

Ref DNS 3261558

FAO Planning Inspector,

**Further Information provided in relation to Inspector's Request
Michaelston-le-Pit & Leckwith Community Council Comments**

I write in relation to the above DNS planning application and the suite of information which has today been provided to the Planning Inspector in response to the request made for further information on 12th August 2021. This letter seeks to confirm that the information provided also addresses the concerns raised by Michaelston-le-Pit & Leckwith Community Council through their formal consultation response (Ref: DNS-3261558-000102-REP002). These concerns are summarised below, alongside an explanation of the response made through the submissions.

- i) Visual Impacts
 - a. The submitted information includes robust ZTV analysis and photomontages from key views, which serve to support the findings that the overall impacts of the scheme would be contained and limited to relatively close range views with no major impacts identified.
- ii) Noise pollution
 - a. The noise impacts of the battery storage units have been fully assessed through a robust Noise Impact Assessment, using baseline data taken alongside Beggan Farm. The assessment has shown that the noise impacts would not be significant and that appropriate controls can be put to ensure that no such impacts would arise. These would be secured by the proposed planning condition which should provide the necessary assurances to the Community Council and Beggan Farm residents
- iii) Access to the site
 - a. A draft Construction Traffic Management Plan (CTMP) has been agreed in-principle with the LPA and this proposes a number of prospective passing bays, which would ensure that the construction of the site could proceed without road closures. The road would be subject to a pre-condition survey and any damage caused would be reinstated following construction of the development. If necessary the current condition of the road would be improved in order to improve access to the site.
- iv) Due diligence
 - The Community Council have requested that the Inspector consider the credentials of the developer making the planning application. On this point we would note that this is not a material planning consideration requiring consideration in the determination of the application. Nevertheless, it is noted that the developer is experienced in the solar energy sector and that any stipulations of the planning consent would in apply equally to any party implementing the development consent.



I trust that the above points are useful in confirming in how these concerns have been addressed and it is therefore considered that the concerns raised by the community council can be allayed as a result of this information.

Yours sincerely,



Nick Beddoe BA (Hons), MSc, MRTPI
Associate
Planning