CHAPTER 16 – CUMULATIVE IMPACTS AND MITIGIATION SUMMARY

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List of Acronyms

ADMS	Air Dispersion Modelling Study
BAT	Best Available Techniques
CEA	Cumulative Effects Assessment
CEMP	Construction Environmental Management Plan
DEMP	Decommissioning Environmental Management Plan
Development Site	The physical site on which the Development is to be located as defined by the red line planning boundary (see Drawing ECL-BQ-000 in Technical Appendix TA1-1)
Development	All activities within the red line planning boundary (see Drawing ECL-BQ-000 in Technical Appendix TA1-1)
DNS	Development of National Significance
EIA	Environmental Impact Assessment
ELV	Emission Limit Values
EPSM	European Protected Species Mitigation
ERF	Energy Recovery Facility
FCA	Flood Consequence Assessment
GCN	Great Crested Newt
HGV	Heavy Goods Vehicle
HIA	Health Impact Assessment
HZI	Hitachi Zosen Inova
IED	Industrial Emissions Directive
IMS	Integrated Management System
IPC	Infrastructure Planning Commission
KEA	Key Environmental Aspects
LDP	Local Development Plan
LHA	Local Highway Authority
NRW	Natural Resources Wales
NMA	Non Material Amendment
NO	Nitrogen Monoxide
OMH	Open Mosaic Habitat
Other Developments	Developments in the surrounding area which have the potential in combination with the ERF to result in cumulative effects
PAWS	Plantations on Ancient Woodland Sites
PCC	Powys County Council
PINS	Planning Inspectorate
SNCR	Select Non Catalytic Reduction
SuDS	Sustainable Drainage System
SWMP	Surface Water Management Plan
TIA	Transport Impact Assessment
ZOI	Zone of Interest

List of Amendments

- Table 16-3 Updated following cumulative assessment of Poultry Farm

16. CUMULATIVE IMPACT AND MITIGATION SUMMARY

16.1. Cumulative Impact – Introduction

16.1.1. This Chapter provides an assessment of the likely significant cumulative effects of the Development during its construction and operation.

16.1.2. The Environmental Impact Assessment ("EIA") Regulations require that a description of the likely significant effects of the development on the environment should be included in the ES, including cumulative effects with other existing and/ or approved development.

16.1.3. There is no set definition of a cumulative effect, however, a commonly accepted definition is: "Impacts that result from incremental changes caused by other past, present or reasonably foreseeable actions together with this project"

16.1.4. The type of developments to be considered in the cumulative assessment are those that are "existing and/ or approved". This includes those have been granted planning permission, are not yet operational, have yet to be constructed or are submitted applications which are yet to be determined (Tier 1). The cumulative assessment also includes Tier 2 and Tier 3 developments.

16.1.5. The assessment will only consider major developments. Powys County Council ("PCC") have been provided with a list of identified 'Other Developments' prior to shortlisting and at time of writing no other Developments were specifically requested to be considered in the assessment.

16.1.6. The cumulative effects of existing developments comprise the existing baseline for the EIA and are assessed within each Key Environmental Aspects ("KEA") chapter.

16.1.7. The Development Site is allocated in the Powys LDP for further employment uses. The Scoping Direction states that "*best practice suggests that an allowance should be made for reasonably foreseeable traffic movements arising from future development. However, this is only likely to be possible where some degree of certainty exists and it is acknowledged that the applicant will need to apply professional judgement when establishing criteria for assessment*".

16.1.8. There is currently no certainty over end users of the remaining areas of the wider Buttington Quarry Site as no end users have been identified or contracted with and no planning applications have been submitted. Pursuant to the allocation there is a wide range of potential end users which could give rise to varying impacts depending on the use which ultimately comes forward. These include developments that would be able to make use of the waste heat, which could include large scale green houses, anaerobic digestion plants, data storage centres, or heating/cooling of large agricultural sheds or storage and distribution centres.

16.1.9. It was also considered that despite the advantages of the availability of heating/cooling from the ERF, other uses such as call centres, offices or even retail units could potentially be located within the quarry (albeit they could still make use of some of the waste heat).

16.1.10. These varying potential end users would have varying potential impacts associated with them. Consequently, there is no degree of certainty to assess effects. For example, an anaerobic digestion plant would require the assessment of emissions to air from flare and energy generation stacks, assessment of odour, assessment of noise, assessment of traffic. Whereas an office/call centre type development would only be likely to require an assessment of traffic impacts, however, the traffic impacts associated with a call centre would be significantly different to an anaerobic digestion plant.

16.1.11. As noted above, at time of writing, no future end users have been identified or contracted with and no planning application has been submitted, so in view of the wide potential range of uses there is no reasonably foreseeable development which can be assessed with any degree of certainty.

16.1.12. The Transport Impact Assessment did however, incorporate modelled traffic data growth for future traffic flows and therefore, whilst the assessment does not consider a specific end use, the assessment is considered to be comprehensive within the defined assessment parameters.

16.1.13. It should also be noted that whilst it is very much intended that the ERF will be a catalyst to attract other employment uses to the wider Buttington Quarry site in the future, Broad Energy would have no influence/control over any future planning applications. Should a planning application come forward in the future for the wider development then this will need to assess impacts having regard to the ERF and so impacts will be fully assessed at that time.

16.1.14. A 5km search area will be used to identify projects to be included in the cumulative effects assessment. For some KEAs, the effects are more localised, such as socio-economic impacts, consequently, it may be necessary to exclude some developments as part of the cumulative assessment in the individual KEA chapters where appropriate. Where developments have been excluded, the reasons for exclusion, or inclusion will be provided.

16.2. Cumulative Impact - Methodology

16.2.1. A range of public sector and industry-led guidance is available on cumulative effects assessment ("CEA") but at present there is no single, agreed industry standard method. In assessing any potential cumulative effects, reference has been made to the following guidance:

- Cumulative Effects Assessment – Advice Note 17: Cumulative Effects Assessment Relevant to Nationally Significant Infrastructure Projects[ii]. Although the guidance is intended for larger projects, consideration to this guidance note has been given when preparing this chapter as advised in the EIA Scoping Direction[iii];
- Guidelines for the Assessment of Indirect and Cumulative Impacts, as well as Impact Interactions[iv];
- Cumulative Effects Assessment Practitioners Guide[v];
- Guidelines for Environmental Impact Assessment and supplementary guidance[vi]; and

- Environmental Impact Assessment: A guide to good practice and procedures – a consultation paper[vii].

16.2.2. The assessment of cumulative effects has been based upon a multi-stage approach which comprised:

- **Stage 1**: identification of 'Other Developments' which together with the Development could give rise to cumulative or in-combination effects;
- **Stage 2**: preparation of a shortlist of relevant 'Other Developments' for CEA using inclusion/exclusion threshold criteria to assess whether the 'other developments' has any potential to give rise to significant cumulative effects. Where the qualitative assessment identifies that there is no potential for likely significant cumulative environmental effects to occur, no further assessment is required. Where it concludes there could be a likely significant cumulative environmental effect, the project (or more specifically the topic area for the project) is carried forward for more detailed assessment;
- **Stage 3**: information gathering. Obtain detailed information on each shortlisted 'relevant' project; and
- **Stage 4:** assessment of each of the 'Other Developments' in turn to assess whether cumulative effects may arise by virtue of overlaps in temporal scope, due to the scale and nature of the 'Other Developments' or any other relevant factors. A qualitative assessment was undertaken for the following topics areas; landscape and visual effects, ecology and nature conservation, water quality and flood risk, air quality, noise and vibration, traffic and transportation, archaeology and heritage and socio-economics. Mitigation measures will be identified in relation to adverse cumulative effects where appropriate. The apportionment of effect between the Development and the 'Other Developments' has also been considered.

Cumulative Impact - Approach to Identifying Relevant 'Other Developments'

16.2.3. 'Other Developments' that have been considered in the cumulative assessment are major projects that have been granted planning permission or are pending consideration within the last three years. Major projects are considered to be developments of 0.5ha in area size or greater, 1,000m^2 floor space or greater, waste developments, winning and working of minerals or the use of land for mineral-working deposits, projects that have been subject to EIA or projects that involve tall buildings or structures.

16.2.4. The cumulative effect of operational projects are considered to already form part of the baseline and as such, would be assessed within each of the KEA chapters. Consequently, the focus of the cumulative effects assessment is the appraisal of potential significant environmental effects in the context of reasonably foreseeable future major development proposals. As discussed in Sections 16.1.7. – 16.1.13. of this Chapter, a future end-user for the remaining areas within the wider Buttington Quarry areas has not been identified and should a planning application come forward in the future then this will need to assess impacts having regard to the ERF. Consequently impacts will be fully assessed at that time.

16.2.5. A search area of 5km has been adopted to identify 'Other Developments' to be included in the cumulative effects assessment and it is considered that projects beyond this distance are unlikely to give rise to significant cumulative effects, indeed for many KEAs, the effects of the development are more localised than 5km, such as for socio-economic effects, water and geotechnical and materials management. The different ZOI selected in the KEA Chapters are summarised in Table 16.1.

Table 16-1: Summary of KEA Chapter ZOI

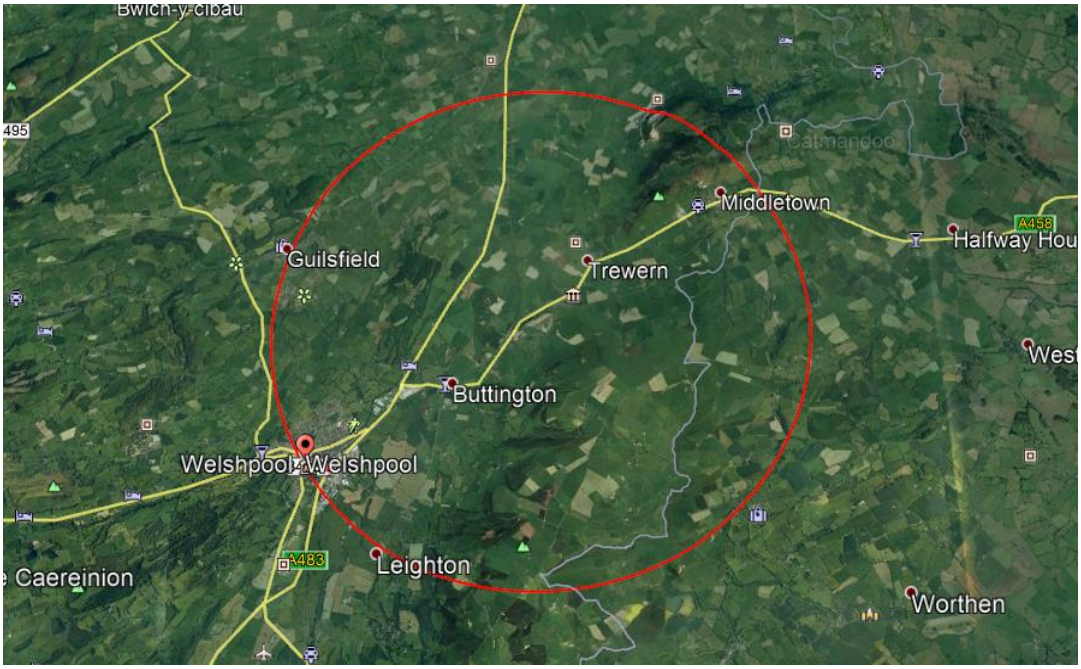
KEA Chapter	Selected ZOI
Air Quality	• human receptors – 15km from proposed discharge stack, including noise sensitive receptors and view points • International and European designated ecological receptors – 10km from proposed discharge stack; • Nationally designated ecological sites, ancient woodland and local natures sites - 2km from the proposed discharge stack; • road traffic on human health – 13km from Development Site.
Socio-economic	• 5km from Development Site for Local Study Area; and • cumulative assessment based on SY21 8S partial postcode to ensure residential as well as commercial properties were included in the cumulative assessment process in keeping with a socio-economic perspective. The use of the postcode SY21 8S ensures that the postcode area, district, sub-district and sector have been used as a screening tool.
Transport	• the A458 from a point 500m north of the proposed site access junction to and including the roundabout junction of the A458 / A483 in the south west; • the A483 between and inclusive of its roundabout junctions with the A458 and the B4381 / Smithfield Road; • Junction 1: A483 / A458 Roundabout Junction; • Junction 2: A483 / Salop Road Priority Junction; and • Junction 3: A483 / B4381 / Smithfield Road Roundabout Junction.
Landscape	• key effects within 10km of Development Site.
Ecology	• International/European Designated Sites – 10km from Development Site; • Nationally Designated Sites & Ancient Woodland – 2km from Development Site; • Protected and Notable Species - the Development area and surrounding areas of semi-natural habitat (for context) were the Study Area for survey work; and • Habitats of Principal Importance for the conservation of biodiversity in Wales - all habitats within, directly adjacent to and / or connected to the Development Site.
Water	• 1km from Development Site and any water bodies and extractions outside of this study area based on professional judgement of their value and connectivity to the Development Site.
Archaeological and Cultural Heritage	• all non-designated archaeological assets - 2km radius from the perimeter of the Development Site; and • all designated heritage assets – 5km from perimeter of Development Site.

Table 16-1: Summary of KEA Chapter ZOI (cont)

KEA Chapter	Selected ZOI
Geotechnical and Materials Management	• geo-environmental assessment of the Development Site has been performed using environmental data sourced from this area. Assessment also considers the impact of the current Development Site on the wider surrounding area, such as neighbouring residents within 250m of the Development area; and • geotechnical assessment is focused on the area of the proposed Buttington ERF only.
Noise	• Noise sensitive receptors - 450m from Development Site boundary and 8 road junctions.
Overall Health Impact	• Health Impact Assessment("HIA") covered Powys Lower Super Output Area

16.2.6. Due to the variance in ZOI for the individual technical assessments and applying professional judgement, a search area of 5km has been adopted to identify 'Other Developments' to be included in the cumulative effects assessment as it is considered that projects beyond this distance are unlikely to give rise to significant cumulative effects. This approach has been discussed with PCC. Figure 16-1 illustrates the geographical extent of the 5km radius.

Figure 16-1: Geographical Extent of the 5km Radius



16.2.7. Information on the scale, type and nature of the projects included within the cumulative assessment has been obtained from records held by Powys County Council ("PCC")[viii]. Where available, this information has been sourced from technical supporting documents. If environmental information is not available, reasonable assumptions have been made on the likely significant environmental effects of the project. Each KEA Chapter has considered

the likelihood of significant cumulative effects initially through a qualitative assessment and if necessary, through quantitative modelling.

16.2.8. As PCC's geographical based search facility on their public access planning portal is limited to a 1km search area, there cannot be absolute certainty that the identified list of 'Other Developments' is complete. The 'Other Developments' were firstly identified using the 'ward' search on the planning portal and then the distance from the 'Other Development' site to the proposed Energy Recovery Facility ("ERF") Development Site was determined and any falling outside of the 5km search radius were excluded. The development status of the 'Other Development' sites is not known and therefore, it is not known whether the planning permissions have been implemented.

16.2.9. A search of Natural Resources Wales ("NRW") Environmental Permit applications, consultations and decision database was undertaken to identify any proposed developments for which an Environmental Permit application is currently being determined by NRW and therefore, should be considered in the CEA.

16.2.10. Additionally, a search to identify any Developments of National Significance ("DNS") applications within Powys was undertaken to identify Tier 2 and 3 developments.

16.3. Cumulative Impact - Baseline

16.3.1. For the avoidance of doubt, it should be recognised that the baseline position against which this EIA has been undertaken is shown in Drawing ECL-BQ-000 Rev 3 contained in Technical Appendix 1-1. and also shown in the satellite image in Figure 16-2 below.

Figure 16-2: Satellite View of the Baseline Conditions at the Development Site

16.3.2. The baseline conditions are considered to be the existing site access, existing quarry void and on-going quarry operations which produce only small amounts of clay for low grade construction purposes.

16.3.3. Access and highway improvements will be made to the A458 to facilitate access to the Development approximately 170m to the north of the existing access currently serving Buttington Quarry. During the construction phase, the existing quarry access would be used until the new site access is constructed. The existing access would then be closed off, allowing access to the property known as Brookside only. These works have been included within this planning application and have been assessed as impacts arising from the Development applied for, rather than as cumulative impacts.

16.3.4. In light of the above, this Chapter has not taken these developments into consideration.

16.3.4.1. Additionally, the cumulative effect of operational projects is considered to already form part of the baseline.

16.4. Cumulative Impact - Stage 1: Identification of Potential 'Other Developments'

16.4.1. The first stage in the data collection process involved establishing the zone of interest ("ZOI") and the identification of 'relevant' schemes which together with the Development could potentially give rise to cumulative or in-combination effects. This involved a comprehensive review of the planning application records held by PCC falling within the 5km radius, determined as the ZOI, as described in Section 16.3.3.

16.4.2. A list of the potentially relevant 'Other Developments' are provided in Technical Appendix 16-1. The list excludes all discharge of conditions applications, outline applications where no full planning application has been submitted, Non Material Amendments ("NMAs"), reserve matters applications, householder applications, single dwelling houses and other minor development or minor alterations to non-residential properties as there is limited potential of these types of developments giving rise to significant cumulative effects.

16.4.3. Additionally, a review of the Planning Inspectorate's ("PINS") Applications database[ix] was undertaken to identify any DNS applications within Powys. Two such developments were identified:

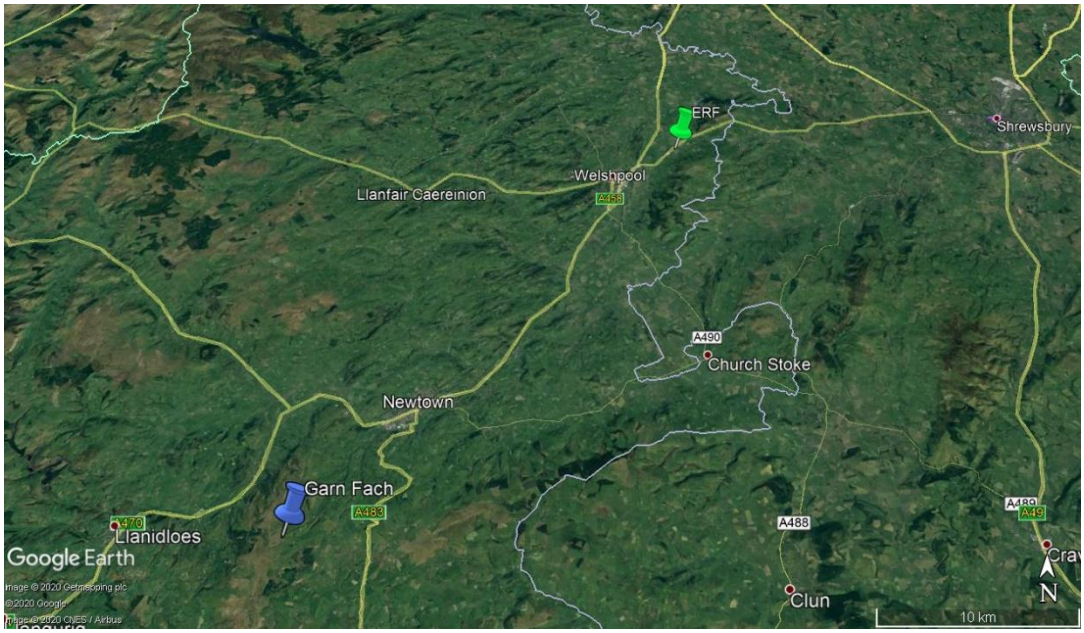
- Vattenfall – renewable energy - Generating Stations (Reference: DNS/3213154); and
- Garn Fach Wind Farm – Generating Stations (Reference DNS/3244499).

16.4.4. Very limited information concerning the Vattenfall development is provided on the PINS website other than an Inception Meeting Note (dated October 2018) in which the site is being considered for a mix of renewable energy. Consequently, due to the limited information available, no further assessment can be made.

16.4.5. EDF Renewables is developing a proposal for a new wind farm named Garn Fach to be built to the south of Newtown, Powys. However, at the time of writing, only a scoping report[x] has been submitted to PINS and no formal planning permission has been sought.

16.4.6. The wind farm is proposed to be located 34.6km to the south west of the ERF. The location of the windfarm with respect to the EFR is shown on Figure 16-1.

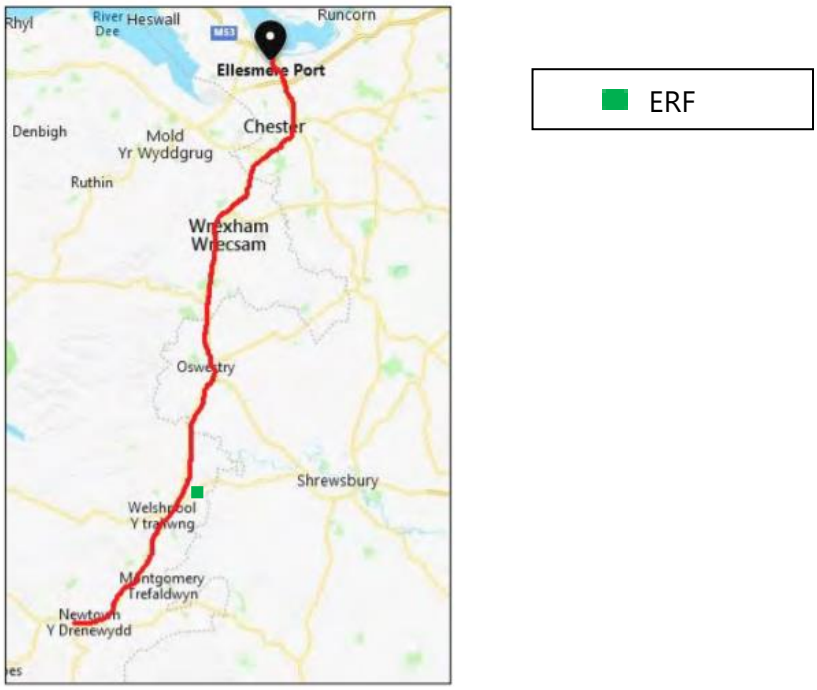
Figure 16-3: Location of Garn Fach



16.4.7. There are two potential cumulative impacts identified between the windfarm and ERF, namely impact from construction phase traffic for the windfarm in combination with the ERF and also the potential for visual impact.

16.4.8. In accordance with Figure 10-1 contained within ED Renewables Scoping Report, reproduced as Figure 16-2 (with the location of the ERF shown in green), the likely Garn Fach windfarm construction phase traffic route is shown as M53 from Ellesmere Port, to the A483 from Chester to the A458 to Newtown. The approximate location of the Development Site is shown as a green square on Figure 16-2.

Figure 16-4: Garn Fach Wind Farm Traffic Route



16.4.9. The construction phase of the Garn Fach windfarm could coincide with the construction phase of the of the Buttington ERF given that information on the project website[xi] indicates that a planning application will be submitted before the end of 2020. It is understood that the construction traffic from the windfarm will not make use of the A458 off which the ERF is accessed, however, no further details are available with regard to traffic generation at this time. It is anticipated that the developers of Garn Fach will take due regard of the information contained within this ES to inform their cumulative assessment. As no further detail is available, no further assessment can be made.

16.4.10. In regard to visual impact, given the distance and topography, there will be no intervisibility between the ERF and Garn Fach. It should also be noted that there is an existing wind farm adjacent to the proposed Garn Fach site which cannot be seen from the ERF.

16.4.11. Consequently, due to limited information and no intervisibility, this application has been excluded from the CEA.

16.4.12. In regards to the NRW Environmental Permit application review[xii], three new Environmental Permit applications were identified in the surrounding area, however, all related to effluent discharge. Two applications involve the installation of a package treatment plant whilst the third application proposes the installation of a septic tank and conversation unit. Therefore, due to the type and nature of the applications, they have been excluded from the assessment.

16.5. Cumulative Impact - Step 2: Shortlist of Relevant 'Other Developments' for CEA

16.5.1. A review process was undertaken in which the identified 'Other Developments' were shortlisted excluding all planning permissions which did not fall within the defined criteria detailed in Section 16.3.3. It became apparent that the vast majority of the applications were minor developments. Therefore, the number of potentially relevant 'Other Developments' was significantly reduced.

16.5.2. The remaining potentially 'relevant' 'Other Developments' are provided in Table 16-2.

Table 16-2: 'Other Developments' Evaluated in Terms of Cumulative Effect

'Other Development' Details				Stage 1				Stage 2
Application Ref	**Applicant for 'Other Development' and Brief Description**	**Distance from Development (km)**	**Status**	**Within Zone of Interest?**	**Progress to Stage 2?**	**Overlap in Temporal Scope**	**Scale and Nature of development likely to have a significant effect?**	**Progress to Stage 3/4?**
P/2017/0501	Erection of 8 no. bungalows and 1 no. staff accommodation unit together with formation of vehicular access and roadway, parking and all associated works, Land at Foundry Lane, Welshpool, Powys, SY21 7TR	3.72	Approved 29/01/2018	Y	Y	Y	Major Development - 4,105m^2 floor space	Y
P/2018/0225	Erection of 2 dwellings and all associated works, Land at Bryn Tirion, Sale Lane, Trewern, Welshpool, Powys, SY21 8SY	0.26	Approved 07/06/2018	Y	Y	Y	Major Development – over 1,000m^2 floor space	Y
P/2018/0272	Erection of 54 dwellings, formation of access roads and all associated works, Land adj Gallowstree Bank, Gungrog Farm, Welshpool, Powys, SY21 7HF	3.00	Approved 17/09/2018	Y	Y	Y	Major Development – 2.11ha in area	Y
P/2018/0330	Erection of 3 no. dwelling houses, formation of new vehicular access including partial demolition / alterations of existing stone wall together with construction of new 1.8m high boundary wall and all associated works, Land Adjoining Ivy House, Middletown, Welshpool, Powys, SY21 8EL	3.89	Approved 06/07/2018	Y	Y	Y	Major Development – 1,339.70 floor space	Y
P/2018/0337	Construction of 360 place English Medium Primary School and 55 place Early Years Nursery with new dedicated vehicular access works, ancillary car parking, landscaping, recreational space and associated infrastructure works, Land at Salop Road, Welshpool, Powys	2.79	Approved 06/07/2018	Y	Y	Y	Major Development – 3.85 ha in area	Y

Table 16-2: 'Other Developments' Evaluated in Terms of Cumulative Effect (Cont.)

'Other Development' Details				Stage 1				Stage 2
Application Ref	**Applicant for 'Other Development' and Brief Description**	**Distance from Development (km)**	**Status**	**Within Zone of Interest?**	**Progress to Stage 2?**	**Overlap in Temporal Scope**	**Scale and Nature of development likely to have a significant effect?**	**Progress to Stage 3/4?**
P/2018/0474	Erection of a free-range egg production unit including silos and all associated works, Land Near Mulsop Farm, Trelystan, Leighton, Welshpool, Powys, SY21 8JA	3.88	Approved 07/01/2020	Y	Y	Y	Major Development – 2,730m^2 in floor space	Y
18/0599/FUL	Erection of 9 dwelling houses (1 no. detached and 8 no. semi-detached), formation of vehicular access road and all associated works, Land East of Golfa Close, Middletown, Welshpool, Powys, SY21 8EZ	3.70	Pending	Y	Y	Y	Major Development – 5,465m^2 in floor space	Y
19/0065/FUL	Erection of an extension to an existing workshop and for the construction of modular buildings. Kenton Jones Welshpool Powys SY21 7BE	3.50	Approved 15/02/2019	Y	Y	Y	Major Development – 2,092m^2	Y
19/0099/FUL	Demolition of Lansdowne House and garage and part of the existing adjacent William Ainge Court development; redevelopment and reconfiguration of site to provide for the erection of a new 3-storey addition comprising 16 additional apartments, single-storey plantroom, buggy store and dayroom extensions, car parking, internal and external alterations, and all associated works. Land At Lansdowne House And William Ainge Court Chapel Street, Powys SY21 7LB	4.52	Approved 14/06/2019	Y	Y	Y	Major Development – 6,850m^2 floors pace	Y

Table 16-2: 'Other Developments' Evaluated in Terms of Cumulative Effect (Cont.)

'Other Development' Details			Stage 1				Stage 2	
Application Ref	**Applicant for 'Other Development' and Brief Description**	**Distance from Development (km)**	**Status**	**Within Zone of Interest?**	**Progress to Stage 2?**	**Overlap in Temporal Scope**	**Scale and Nature of development likely to have a significant effect?**	**Progress to Stage 3/4?**
20/0045/FUL	Erection of a building for use as storage and distribution centre, Buttington Quarry, SY21 8SZ	Within Planning Boundary	Approved 09/04/2020	Y	Y	Y	Major Development – 2,160m^2 in floor space	
20/0660/CAC	Redevelopment of former office building and site to provide an extra care facility, which will include 66 no. self-contained 1 & 2 bedroom apartments with supporting facilities. Demolition of Chalfont building and a single storey outbuildings. Neuadd Maldwyn, Welshpool SY21 7AS	4.15	Refused	Y	N	N	Major Development – 1.06ha in area	N
DNS/3244499	Garn Fach Wind Farm - a wind energy scheme including an energy storage facility	34.6	Pre-Application (Tier 2)	Y DNS Within Powys	Y	Y	See Section 16.4.	N
DNS/3213154	Vattenfall – renewable energy	26.57	Pre Application (Tier 3)	Y DNS Within Powys	Y	Unknown	Unknown See Section 16.4	N

16.6. Cumulative Impact - Stage 3 and 4: Information Gathering and Assessment

16.6.1. Additional information was obtained through a desk based assessment process. This entailed reviewing the planning history and making reasonable assumptions on likely significant environmental effects based upon the supporting documentation for each scheme.

16.6.2. A review of the shortlisted 'Other Developments' in turn to assess whether cumulative effects may arise was undertaken and the findings are provided in Table 16-3.

Table 16-3: 'Other Developments' Cumulative Effects Assessment

Application Ref	Applicant for 'Other Development' and Brief Description	Assessment of Cumulative Effect with Development	Proposed Mitigation Measures (if necessary)	Residual Cumulative Effect
P/2017/0501	Erection of 8 no. bungalows and 1 no. staff accommodation unit together with formation of vehicular access and roadway, parking and all associated works, Land at Foundry Lane, Welshpool, Powys, SY21 7TR	Landscape and Visual Effects – n/a Ecology and Nature Conservation – n/a Water Quality and Flood Risk – n/a Air Quality – n/a Noise and Vibration – n/a Traffic and Transportation – applicable Within Chapter 8, Highways and Transportations, Section 8.3.7. states: "only developments that have planning permission and have been implemented (regardless of the state of completion) are considered to form the baseline (i.e. committed developments). Other developments that are being determined (at time the Transport Impact Assessment ("TIA") was undertaken, February 2019), or that have planning permission, but are not yet implemented, are considered to form the part of cumulative assessment. However, given that the NTM/TEMPRO derived traffic growth have been applied within the assessments, then it is considered that the transport assessment investigations should be regarded as robust. Therefore, no further cumulative assessment is required." Archaeology and Heritage – n/a Socio-Economics – n/a	No mitigation required	No residual cumulative effect anticipated
P/2018/0225	Erection of 2 dwellings and all associated works, Land at Bryn Tirion, Sale Lane, Trewern, Welshpool, Powys, SY21 8SY	Landscape and Visual Effects – n/a Ecology and Nature Conservation – n/a Water Quality and Flood Risk – n/a Air Quality – n/a Noise and Vibration – n/a Traffic and Transportation – applicable –see Application P/2017/0501 in Row 1 of Table 16-2. Archaeology and Heritage – n/a Socio-Economics – n/a	No mitigation required	No residual cumulative effect anticipated

Table 16-3: 'Other Developments' Cumulative Effects Assessment (cont)

Application Ref	Applicant for 'Other Development' and Brief Description	Assessment of Cumulative Effect with Development	Proposed Mitigation Measures (if necessary)	Residual Cumulative Effect
P/2018/0272	Erection of 54 dwellings, formation of access roads and all associated works, Land adj Gallowstree Bank, Gungrog Farm, Welshpool, Powys, SY21 7HF	Landscape and Visual Effects – n/a Ecology and Nature Conservation – n/a Water Quality and Flood Risk – n/a Air Quality – n/a Noise and Vibration – n/a Traffic and Transportation – applicable – see P/2017/0501 in Row 1 of Table 16-2 Archaeology and Heritage – n/a Socio-Economics – n/a	No mitigation required	No residual cumulative effect anticipated
P/2018/0330	Erection of 3 no. dwelling houses, formation of new vehicular access including partial demolition / alterations of existing stone wall together with construction of new 1.8m high boundary wall and all associated works, Land Adjoining Ivy House, Middletown, Welshpool, Powys, SY21 8EL	Landscape and Visual Effects – n/a Ecology and Nature Conservation – n/a Water Quality and Flood Risk – n/a Air Quality – n/a Noise and Vibration – n/a Traffic and Transportation – applicable –see P/2017/0501 in Row 1 of Table 16-2 Archaeology and Heritage – n/a Socio-Economics – n/a	No mitigation required	No residual cumulative effect anticipated
P/2018/0337	Construction of 360 place English Medium Primary School and 55 place Early Years Nursery with new dedicated vehicular access works, ancillary car parking, landscaping, recreational space and associated infrastructure works, Land at Salop Road, Welshpool, Powys	Landscape and Visual Effects – n/a Ecology and Nature Conservation – n/a Water Quality and Flood Risk – n/a Air Quality – n/a Noise and Vibration – n/a Traffic and Transportation – applicable –see P/2017/0501 in Row 1 of Table 16-2 Archaeology and Heritage – n/a	No mitigation required	No residual cumulative effect anticipated

Table 16-3: 'Other Developments' Cumulative Effects Assessment (cont)

Application Ref	Applicant for 'Other Development' and Brief Description	Assessment of Cumulative Effect with Development	Proposed Mitigation Measures (if necessary)	Residual Cumulative Effect
P/2018/0337 (Cont.)	Construction of 360 place English Medium Primary School and 55 place Early Years Nursery with new dedicated vehicular access works, ancillary car parking, landscaping, recreational space and associated infrastructure works, Land at Salop Road, Welshpool, Powys	Socio-Economics – n/a	No mitigation required	No residual cumulative effect anticipated
P/2018/0474	Erection of a free-range egg production unit including silos and all associated works, Land Near Mulsop Farm, Trelystan, Leighton, Welshpool, Powys, SY21 8JA	Landscape and Visual Effects – n/a Ecology and Nature Conservation – n/a Water Quality and Flood Risk – n/a Air Quality – see Chapter 6 – Section 6.4, however in summary an assessment of ammonia emissions from the egg production unit, in combination with the ERF was undertaken and concluded that the impact of the ILU and the ERF at the maximum point of impact of the ERF would be 0.096% of the AQS for ammonia. Ecological sites were also considered and the results showed that the impact for ammonia is less than 1% of the critical level, however nitrogen deposition rates are greater than 1% at the Montgomery Canal. However as the critical should only be applied to oligotrophic waters, the critical load should not be applied in this case. The cumulative assessment also considered the impact at Moel Y Golfa SSSI. The cumulative impact was 1.5% of the critical level for ammonia with the plant operating at the maximum ELV, however, in reality the process concentration would be significantly less than 1% as emissions from the ERF will be substantially lower than the ELV Noise and Vibration – n/a Traffic and Transportation – applicable –see P/2017/0501 in Row 1 of Table 16-2 Archaeology and Heritage – n/a Socio-Economics – n/a	No mitigation required	No residual cumulative effect anticipated

Table 16-3: 'Other Developments' Cumulative Effects Assessment (cont)

Application Ref	Applicant for 'Other Development' and Brief Description	Assessment of Cumulative Effect with Development	Proposed Mitigation Measures (if necessary)	Residual Cumulative Effect
18/0599/FUL	Erection of 9 dwelling houses (1 no. detached and 8 no. semi-detached), formation of vehicular access road and all associated works, Land East of Golfa Close, Middletown, Welshpool, Powys, SY21 8EZ	Landscape and Visual Effects – n/a Ecology and Nature Conservation – n/a Water Quality and Flood Risk – n/a Air Quality – n/a Noise and Vibration – n/a Traffic and Transportation – applicable –see P/2017/0501 in Row 1 of Table 16-2 Archaeology and Heritage – n/a Socio-Economics – n/a	No mitigation required	No residual cumulative effect anticipated
19/0065/FUL	Erection of an extension to an existing workshop and for the construction of modular buildings. Kenton Jones Welshpool Powys SY21 7BE	Landscape and Visual Effects – n/a Ecology and Nature Conservation – n/a Water Quality and Flood Risk – n/a Air Quality – n/a Noise and Vibration – n/a Traffic and Transportation – applicable –see P/2017/0501 in Row 1 of Table 16-2 Archaeology and Heritage – n/a Socio-Economics – n/a	No mitigation required	No residual cumulative effect anticipated
19/0099/FUL	Demolition of Lansdowne House and garage and part of the existing adjacent William Ainge Court development; redevelopment and reconfiguration of site to provide for the erection of a new 3-storey addition comprising 16 additional apartments, single-storey plantroom, buggy store and dayroom extensions, car parking, internal and external alterations, and all associated works. Land At Lansdowne House And William Ainge Court Chapel Street, Powys SY21 7LB	Landscape and Visual Effects – n/a Ecology and Nature Conservation – n/a Water Quality and Flood Risk – n/a Air Quality – n/a Noise and Vibration – n/a Traffic and Transportation – applicable –see P/2017/0501 in Row 1 of Table 16-2 Archaeology and Heritage – n/a Socio-Economics – n/a	No mitigation required	No residual cumulative effect anticipated

Table 16-3: 'Other Developments' Cumulative Effects Assessment (cont)

Application Ref	Applicant for 'Other Development' and Brief Description	Assessment of Cumulative Effect with Development	Proposed Mitigation Measures (if necessary)	Residual Cumulative Effect
20/0045/FUL	Erection of a building for use as storage and distribution centre, Buttington Quarry, SY21 8SZ	Landscape and Visual Effects – n/a Ecology and Nature Conservation – n/a Water Quality and Flood Risk – n/a Air Quality – n/a	No mitigation required	No residual cumulative effect anticipated
20/0045/FUL (Cont.)	Erection of a building for use as storage and distribution centre, Buttington Quarry, SY21 8SZ	Noise and Vibration – as discussed in Chapter 14, Section 14.4, there are no concerns given by the EHO in relation to noise and no information provided in terms of generated noise levels. The site is circa 90m from the nearest receptor at Brookside and circa 250m from the ERF site entrance. It was determined that there are no likely significant cumulative effects expected from this development. Traffic and Transportation – applicable – P/2017/0501 in Row 1 of Table 16-2 Archaeology and Heritage – n/a Socio-Economics – although it is a local business, it is not expected to be affected by the ERF. Therefore, from a socio-economic perspective there are no cumulative effects at this time.	No mitigation required	No residual cumulative effect anticipated

16.7. Cumulative Impact - Conclusions

16.7.1. An assessment of the likely significant cumulative effects of the Development in relation to identified 'Other Developments' has been undertaken. The type of 'Other Developments' considered in the CEA include Tier 1 developments, such as those that have been granted planning permission, are not yet operational, have yet to be constructed or are submitted applications which are yet to be determined. Only major developments within 5km of the Development Site have been considered as these have the greatest potential to result in cumulative impact in the surrounding area of the Development.

16.7.2. The assessment methodology was based on the CEA Advice Note 17 which was referenced in the EIA Scoping Direction. The methodology consisted of a multi-stage approach comprising four main stages.

16.7.3. Stage 1 included the identification of 'Other Developments' which together with the Development could give risk to cumulative or in-combination effects. This involved a comprehensive review of the PCC planning application records within the last three years falling within 5km radius of the Development Site. Additionally, a review of the PINS website to identify any DNS applications within Powys was undertaken to ensure any Tier 2 and 3 developments were included in the CEA.

16.7.4. Stage 2 involved the shortlisting of the relevant 'Other Developments'. It became apparent during the shortlisting that the vast majority identified were minor developments and could be discounted from the assessment. Only major developments, those subject to an EIA, waste developments, winning and working of minerals or the use of land for mineral working deposits and those which involved the construction of tall structures or buildings were shortlisted.

16.7.5. Once the shortlisted 'Other Developments' had been determined, stage 3 and 4 involved information gathering and the cumulative assessment. Information was obtained through reviewing the planning history and making reasonable assumptions on the likely significant environmental effects based on the supporting documentation available.

16.7.6. It has been established that the cumulative effect from the 'Other Developments' and the proposed ERF relates to traffic and transportation. However, the TIA, contained in Technical Appendix 8-1, is inherently a cumulative assessment.

16.7.7. The TIA incorporated modelled traffic data growth for future traffic flows and therefore, the assessment is considered to be comprehensive and worst case within the defined assessment parameters. As such, no additional cumulative assessment is required. This approach corresponds to the PINS Scoping Direction which stated that *"as the proposed development would be located on an operational quarry site with other businesses, the applicant will need to establish a 'worst case scenario' for the assessment which takes account of existing and consented development at the site. Given that the site is allocated in the Powys Local Development Plan ("LDP") for further employment uses, best practice suggests that an allowance should be made for 'reasonably foreseeable' traffic movements arising from further development.*

16.7.8. It has been concluded that no significant cumulative impacts have been identified as a result of the Proposed Development or as a result of the Proposed Development in combination with the identified shortlisted 'Other Developments'.

16.7.9. No additional mitigation measures other than those proposed within the technical assessments of this ES and which are summarised in Section 16.9 below are required in order to mitigate against any adverse cumulative impacts.

16.8. Summary of Mitigation

16.8.1. Table 16-4 summaries all of the environmental effects identified by the KEA chapters, the mitigation measures required and how the Development will be managed in an environmental responsible manner.

16.8.2. As a result of robust mitigation measures proposed, all residual environmental effects anticipated have been assessed as not significant and therefore, further mitigation measures are not deemed necessary.

Table 16-4: Summary of Mitigation Measures

Environmental Effect	Mitigation Proposed	Means of Securing Delivery
Likely effect on air quality from the construction phase will be dust (particulates) during construction and site clearance operations. Dust deposition on Plantations on Ancient Woodland Sites ("PAWS") and restored ancient woodland Also linked to living and environmental conditions affecting health	The mitigation measures specific to air quality during the construction phase will form part of the construction environmental management plan ("CEMP"). • the Buttington Brickworks SSSI will be fenced off and construction activities will be set back from the area; • site access roads will be watered as necessary using a water bowser and surfaces kept in good order and cleaned as required; • all vehicles carrying loose aggregate and workings will be sheeted at all times; • dampening of exposed soil and loose material stock piles will be carried out as necessary; • observation of wind speed and direction will be carried out to determine the potential for dust nuisance to occur at sensitive receptors to the east of the proposed facility prior to conducting potential dust-generating activities; potential dust-generating activities will be avoided during periods of high winds; • stockpiles of soils and materials will be located in sheltered areas of the site, where practicable; • windbreak netting will be placed around stockpiles of material sensitive to wind disturbance; • the use of construction equipment designed to minimise dust generation; • establishment and enforcement of an appropriate speed limits on roads carrying construction vehicles to minimise dust emissions; • frequent washdown of roads and made surfaces; • regular inspection of local highways will take place to monitor the deposition of dust leaving the site; • wheel washing facilities for vehicles leaving the site if required; • drop-heights for friable materials will be minimised; • completed earthworks will be vegetated as soon as practicable.	Planning Condition requiring CEMP. A detailed CEMP will be produced by the Engineering, Procurement and Construction Contractor. Details of the proposed methodologies for the above measures will be set out in the CEMP and held on site. These provisions will ensure that risks to human health are managed and minimised for construction related activities.
Operation of ERF - emission of pollutants from the main stack at the maximum point of impact	There are many measures that are incorporated into the design of the ERF to ensure that there are no unacceptable impacts on air quality during its operational phase. These are a combination of design measures and management and operational procedures.	The Installation will be required to obtain an Environmental Permit.

Table 16-4: Summary of Mitigation Measures (Cont.)

Environmental Effect	Mitigation Proposed	Means of Securing Delivery
Operation of Incinerator - emission of pollutants from the main stack at the maximum point of impact (Cont.) Also linked to living and environmental conditions affecting health	Management and Staffing Arrangements - an integrated management system ("IMS") would be developed which will be based on the requirements of: • international quality management standard ISO9001; • international environmental management standard ISO14001; and • international occupational health and safety standard ISO 45001. Process Control Measures - The ERF will be subject to strict controls under the Environmental Permit that will be required for the Installation to operate and will be regulated by Natural Resources Wales. All aspects of the ERF would be controlled by a series of sophisticated computer control systems which would provide feedback to the plant operators on the operational status of the plant at all times. All elements of the ERF meet the requirements of the Industrial Emissions Directive ("IED"). The Installation will incorporate a selective non-catalytic reduction ("SNCR") system to ensure that NO_x emissions are reduced to a level that ensure that the emissions meet the requirements of the IED; A flue gas treatment stage will be installed to remove acid gases and particulate matter from the gas stream before discharge to atmosphere; this comprises a lime and activated carbon injection system and a high specification bag filtration system; again, these arrangements would ensure that IED requirements would be met in relation to emissions of particulate matter, sulphur dioxide, hydrogen chloride and hydrogen fluoride. A comprehensive range of continuous monitoring devices will be installed to ensure that the plant operators are fully aware of the status of the emissions from the plant at all times. These systems would monitor: particulate matter, carbon monoxide, oxides of nitrogen (nitrogen monoxide ("NO") and nitrogen dioxide ("NO_2") expressed as NO_2), ammonia, sulphur dioxide, volatile organic compounds, hydrogen chloride, oxygen, moisture, temperature, pressure and velocity and flow. The continuous emissions monitoring data generated by these devices would enable the operators to adjust and / or shut down the ERF if necessary. The Installation would be equipped with a comprehensive series of alarms and interlock systems throughout; these would provide an indication of any potential or actual system faults and would, if necessary, automatically close the Installation down.	The EP contains a list of conditions which the Installation will have to comply with, for example implementation of a management system and compliance with emission limit values ("ELVs"). The Installation will comply with all permit conditions and will operate to Best Available Techniques ("BAT"). Measures including the design features such as the 70m high stack will ensure that the ERF is managed and operated to the highest standards at all times. All operational procedures will be documented and staff highly trained to ensure that the plant is operated in an appropriate manner at all times. No additional mitigation is required beyond that incorporated into the design of the installation and as required to meet BAT.

Table 16-4: Summary of Mitigation Measures (Cont.)

Environmental Effect	Mitigation Proposed	Means of Securing Delivery
The main effects on air quality will be from dust (particulates) which may be generated during any demolition of buildings and site clearance operations. Also linked to living and environmental conditions affecting health	A Decommissioning Environmental Management Plan ("DEMP") will be written for the Installation and will be required to maintained and updated regularly in accordance with the Installation's Environmental Permit. The DEMP will encompass 10 key steps: • staged shut down of all processes; • maintenance of safe waste and chemical storage conditions; • confirm inventory of all materials held on site; • transfer of documentation to management team supervising decommissioning/demolition process; • sale and transport of any remaining raw materials off site; • emptying of all storage tanks and cleaning of all tanks, pipework and process equipment; • dismantling of process equipment and sale or scrap; • survey of site structures and buildings; • demolition of buildings; and • geo-environmental investigation of ground to ensure the site is in a satisfactory state to surrender Environmental Permit.	The DEMP will include mitigation measures identical to those proposed in the CEMP. These provisions will ensure that risks to human health are managed and minimised for decommissioning and demolition related activities. The DEMP will form part of the Decommissioning plan that will be submitted to NRW as part of an Environmental Permit condition.
Construction Traffic, including construction of new access from a traffic delay perspective	It is considered that the mitigation measures required during the construction phase will consist of the following: • wheel wash facilities at the site • use of a road sweeper; • a construction / heavy goods vehicle ("HGV") management plan; and • a traffic management plan during the construction of the new access junction in order to ensure that temporary road works accord with guidelines and minimise delays for passing traffic.	These measures will also be contained within the CEMP secured by planning condition.
Construction/Operational/ Decommissioning Traffic	HGVs will be routed to only use Main Trunk Roads. HZI will ensure that HGV's etc follow a set route. This will be enforced via supply contracts with contractors/ suppliers etc. A vehicle routing scheme will be submitted to and approved by the LPA prior to any construction/operation of the ERF.	A routing scheme will be required as part of a Planning Condition or Section 106 agreement

Table 16-4: Summary of Mitigation Measures (Cont.)

Environmental Effect	Mitigation Proposed	Means of Securing Delivery
Operational Traffic Linked to living and environmental conditions affecting health.	HGVs would be operated and maintained to the highest standards in order to minimise any impacts on the environment and road safety. In addition, in order to reduce the level of car traffic associated with the operation of the development, the operators propose to implement a Travel Plan, which will include measures such as car sharing.	This will form part of the Planned Preventative Maintenance Programme contained within the Installations Integrated Management System. The Travel Plan can be secured by either planning condition or section 106 obligation
Decommissioning Traffic	It is considered that the mitigation measures required during the decommissioning phase will consist of the following: • if required by the Local Highway Authority ("LHA"), the provision of wheel wash facilities in order to ensure that dust and dirt is not transferred to the public highway; • use of a road sweeper; and • implementation of HGV routing strategy to be agreed with the LHA although it should be noted that the environmental impact of traffic congestion is considered not significant.	It should, however, be recognised that at that decommissioning stage of the development the site would be served by the new access road which would have a metalled surface and thus would reduce the likelihood of dust and dirt being transferred to the public highway.
Ecology – Construction Phase - Ancient Woodland	Detailed CEMP to include standard mitigation measures including damping down and careful positioning of stockpiles (see section 6.4 of the air quality assessment).	Planning Condition requiring CEMP.
Ecology – Construction Phase – Open Mosaic Habitats ("OMH")	During construction, machinery will be used to create areas of disturbance and variation in the topography of the retained OMH resource around the edges of the development. This will encourage flash pooling, early successional plant communities and associated invertebrate species typical of OMH habitats, improving the quality of the existing resource. To ensure no net loss and an overall increase in habitat quality once established, approximately 2 ha of new OMH has been incorporated into the landscape plan. This includes creation of suitable conditions for the re-establishment of OMH following alteration of the landform and new OMH in several locations around the Development.	Planning Condition requiring Habitat Management Plan ("HMP")

Table 166-4: Summary of Mitigation Measures (Cont.)

Environmental Effect	Mitigation Proposed	Means of Securing Delivery
Ecology – Construction Phase - Ponds (settlement lagoons) Living and environmental conditions affecting health.	The two existing settlement lagoons will be replaced with a single, larger attenuation feature within the site. Whilst this feature will be part of the Sustainable Urban Drainage System ("SUDs") for the site, opportunities to incorporate biodiversity value are limited within the available space given the storage capacity required. To offset this loss a series of new dedicated wildlife ponds suitable for great crested newts and other species will be created in the south-eastern part of the Site. This measure will be in accordance with the recommendations of the Environment Act Wales (2016) and Policy DM2 of the Powys Local Development Plan regarding biodiversity enhancement, and TAN 5 with regard to priority habitat (creation).in order to maintain and enhance biodiversity and promoting the resilience of ecosystems, Local habitat connectivity will be maintained and there will be an overall increase in the quality of priority habitats	Planning Condition requiring HMP. European Protected Species Mitigation ("EPSM") licence.
Ecology – Construction Phase - Stream	Detailed CEMP to include a pollution incident response plan, traffic management plan and protocols for adverse weather conditions.	Planning Condition requiring CEMP.
Ecology – Construction Phase - Breeding Birds	Any semi-natural vegetation within the Development site footprint that has the potential to support breeding birds will be removed outside the breeding season (the breeding season can be considered to span the period March to August inclusive). If this is not possible, a site check by a professional ecologist to confirm the absence of nesting birds within the development footprint should be undertaken ahead of any habitat clearance work.	Planning Condition requiring method statement in CEMP
Ecology – Construction Phase - Badgers/hedgehogs	A site check will be undertaken by an ecologist in advance of re-profiling and clearance works to ensure that there has been no change to the baseline situation (i.e. setts are no closer to the site). If there has been a change in the baseline, appropriate measures to mitigate the likely impact will be defined. Any open excavations / voids within the site will either be covered overnight, or a means of escape provided for badgers, hedgehogs and other mammals.	Planning Condition requiring method statement in CEMP.
Ecology – Construction Phase Great crested newts	EPSM Licence and associated method statement will be required for removal of the existing settlement lagoons and surrounding terrestrial habitat. The method statement will set out measures to mitigate the risk of harm to individual newts during construction and operation of the ERF. This is likely to include ecological supervision during pond and terrestrial habitat removal, appropriate fencing to exclude newts from the construction area, creation of new ponds and an appropriate HMP to ensure no net loss of habitat quantity or quality.	EPSM licence, Planning Condition requiring CEMP and HMP.

Table 16-4: Summary of Mitigation Measures (Cont.)

Environmental Effect	Mitigation Proposed	Means of Securing Delivery
Ecology – Construction Phase - Reptiles	A check should be undertaken prior to site clearance to identify any features with the potential to provide refugia for reptiles within the Development footprint. These should be removed by hand by an ecologist or by a contractor working under the supervision of an ecologist.	Planning Condition requiring CEMP.
Ecology – Operational Phase - OMH	A management plan for the new and retained areas of OMH should be implemented for the operational life of the plant. This will involve relatively small-scale measures such as periodic re-survey potentially leading to scrub removal and localised disturbance of the substrate to encourage the re-establishment of early successional communities. Additionally, areas of OMH should not be cleared, planted with trees or shrubs or used for the lay down of materials or additional parking during the operational phase of the development.	Planning Condition
Ecology – Operational Phase - Bats	Details of how light levels around the development will be designed to minimise impacts on bats during the operational phase of the Development are set out in the Lighting Plan (see Technical Appendix 4-2). This includes selection and shielding of luminaires and use of a motion activated system at sensitive points along the access road will ensure lighting will be directed away from sensitive areas, such that light levels will not exceed 1 lux at woodland edge within the western part of the Development or along the hedgerow to the north east.	Planning Condition requiring implementation of Lighting Plan
Ecology – Operational Phase - Badgers / hedgehogs	Suitable road safety measures e.g. low speed limit should be incorporated into the road design at key points where mammals are likely to cross to minimise the risk of road mortality.	n/a
Ecology – Operational Phase - Great crested newts	The EPSML will require a management plan for the ponds and terrestrial habitat for the operational life of the ERF. Suitable road design in the vicinity of the new attenuation feature e.g. low speed limit, drop kerbs and the avoidance of gully pots should be incorporated into the road design to minimise the risk of road mortality or great crested newts becoming trapped in drainage infrastructure.	Planning Condition & EPSML

Table 16-4: Summary of Mitigation Measures (Cont.)

Environmental Effect	Mitigation Proposed	Means of Securing Delivery
Ecology – Decommissioning Phase	Decommissioning effects are likely to be limited to impacts on the species and habitats that have become established within and around the plant during its operational life. Mitigation will need to be informed by a suite of surveys to update the baseline position and inform measures to ensure legislative compliance. It is recommended that the production of a decommissioning phase method statement is a condition of planning.	Planning Condition requiring decommissioning phase method statement
Water Quality – Construction Phase including slope stabilisation works during the site preparation phase has the potential to impact surface water quality due to the generation of suspended solids, as well as dewatering associated with below ground development and also discharge of abstracted groundwater to surface water.	The CEMP will be prepared and adopted on site to minimise adverse environmental impacts which will include: • pollution incident response plan detailing actions to be followed in the event of a spill or leak of a potentially polluting substance. Appropriate spill response equipment would be securely stored on site. • traffic management plan aimed at preventing site vehicle incidents, which could result in the release of potentially polluting fuel/oils. The traffic management plan would include measures to minimise vehicle movements on site, ensure adequate visibility and appropriate signs and instructions, with induction training for all relevant personnel. • protocols for adverse weather conditions. It is acknowledged that temporary measures might be required in prolonged or intense rainfall events to minimise the generation of suspended solids in surface water runoff, such as the use of silt fences. Further details are presented on the Surface Water Management Plan ("SWMP") which may be found in Technical Appendix 11-2. The SWMP has been prepared to ensure surface water runoff (clean and potentially contaminated) is managed to prevent unacceptable flood risk to the development, to prevent any increase in flood risk off site and to ensure protection of local surface water and groundwater quality.	Planning Condition requiring CEMP and implementation of SWMP.

Table 166-4: Summary of Mitigation Measures (Cont.)

Environmental Effect	Mitigation Proposed	Means of Securing Delivery
Water Quality – Construction Phase (cont.)	The mitigation measures contained in the SWMP can be summarised as follows: • surface water runoff will gravity drain to the tributary watercourse which flows through the development. During the site preparation and construction phase, the key issue with regards to surface water management would be the control of suspended solids in runoff; • during the site preparation phase, the suspended solids loading in site runoff would be carefully managed via the use of temporary settlement ponds, silt fences and settlement tanks (e.g. siltbuster units) as required; • temporary measures for the management of suspended solids would be implemented as required across the site, as the construction phase progresses and dependent on weather conditions; and • elements of the final proposed SWMP would be constructed at the earliest opportunity, with runoff from final constructed surfaces routed through the proposed SuDS elements which include: filter drains at the toe of quarry slopes, permeable paving with sub-base storage beneath the carpark and an attenuation pond. Additionally, all new slopes created within the main quarry void to be hydra seeded with an annual Westerwold grass mix to rapidly establish vegetation cover and minimise suspended solids loading in runoff, prior to final planting schemes establishing. Dewatering trials would be undertaken if considered appropriate, to establish an appropriate method of construction to minimise groundwater ingress. Abstracted groundwater would be discharged via the site's surface water drainage system.	Planning Condition requiring CEMP and implementation of SWMP.
Water Quality – Operational Phase	The Development will be operated, monitored and regulated in accordance with a relevant Environmental Permit. The Environmental Permit would include provision for the discharge of site drainage (surface water) to the receiving tributary watercourse at the current discharge location. Permanent site vehicles during the operational phase will be limited to a front-loading shovel and a fork-lift. These will be maintained and serviced (off-site whenever feasible) in accordance with the manufacturer's recommendations. In the event of any on-site servicing or refuelling, appropriate drip trays will be used.	The Installation will be required to obtain and comply with an Environmental Permit.

Table 16-4: Summary of Mitigation Measures (Cont.)

Environmental Effect	Mitigation Proposed	Means of Securing Delivery
Water Quality – Operational Phase (Cont.) Linked to ecology - the potential impact of site drainage (runoff) on the ecology of the receiving watercourse Linked to health - living and environmental conditions In particular, presence of sub-water table, below ground development, if required.	The impermeable development platform would prevent direct infiltration to ground with all runoff managed via the proposed SWMP (see Technical Appendix 11-2). All incoming wastes will be unloaded and handled only within the fully sealed bunker which is designed to be water retaining. The Contractor will obtain approval of a sample panel, demonstrating the proposed finish prior to the works commencing to ensure ingress of groundwater, seepage or damp patches are not permitted. The comprehensive SWMP presented as Technical Appendix 11-2 will ensure appropriate management of surface water runoff quality and rates throughout the life of the Development. In summary, during the operational phase of the Development, surface water runoff will be managed as follows: • runoff from the re-profiled quarry walls will be intercepted by filter drains at the toe of the slopes. Additional proposed measures to minimise suspended solids in runoff from the quarry walls include appropriate planting and the use of silt fences, as required; • the area of car parking would be developed as permeable paving with sub-base storage; • all site runoff would ultimately discharge to a final settlement/attenuation pond, with controlled discharge, at the pre-development Greenfield rate, to the tributary watercourse; • all elements of the SWMP for the ERF have been designed to accommodate the 1:100 year rainfall event, with a 20% allowance for long-term climate change; • appropriate SuDS design is also provided within the SWMP for the site access road (see Technical Appendix TA11-2). The extent of any sub-water table development (if required) would be limited and would be installed within relatively low permeability bedrock geology comprising mudstones classified as a Secondary B aquifer. A groundwater drainage system would be installed around any sub-water table structures, as required by geotechnical engineering design, to maintain connectivity between any aquifer discontinuities and to facilitate groundwater flow around the structure.	Planning Condition requiring CEMP and implementation of SWMP.

Table 16-4: Summary of Mitigation Measures (Cont.)

Environmental Effect	Mitigation Proposed	Means of Securing Delivery
Water Quality – Decommissioning Phase	The DEMP would include appropriate measures for protection of the water environment including a pollution incident response plan and a traffic management plan, as outlined for the CEMP. Temporary measures for the management of suspended solids in surface water runoff, such as silt fences or siltbuster settlement tanks, would be introduced as required. The frequency of monitoring and maintenance of the site's surface water drainage system would be reviewed within the DEMP, to reduce the risk of clogging of SuDS elements. Any waste residues and chemicals would be tankered off site and deposited at an appropriate facility.	The DEMP will form part of the Decommissioning plan that will be submitted to NRW as part of an Environmental Permit condition.
Water quality, geotechnical– and health all phases accidental spillage of potentially contaminative liquids (fuels/oils) or construction materials	CEMP and DEMP prepared and adopted on site with appropriate induction training for relevant site personnel. CEMP and DEMP to include a pollution incident response plan and appropriate spill response equipment will be stored securely on site. There will be appropriate storage of potentially polluting liquids in bunded tanks with secondary spill containment. Traffic management plan will be adopted on site including measures to minimise vehicle movements on site, ensure adequate visibility and appropriate signage. Concrete delivered to site as required will be in ready-mixed form (no on-site batching plant). Servicing and refuelling of vehicles on site will be minimised through the CEMP/DEMP. Any servicing or refuelling to be undertaken over proprietary absorbent spill mat or tray. Use settlement ponds to remove silty water. Sample, test and assess site soils and groundwater to confirm no contamination has occurred in an event of accidental spillage. Treat/remove any contamination found to exist.	The DEMP will form part of the Decommissioning plan that will be submitted to NRW as part of an Environmental Permit condition.

Table 16-4: Summary of Mitigation Measures (Cont.)

Environmental Effect	Mitigation Proposed	Means of Securing Delivery
Water Quality – Construction and Decommissioning - bank collapse / partial or total blockage of tributary watercourse	CEMP and DEMP will be prepared and adopted on site. Routine visual inspection of the open sections of watercourse to be incorporated within the CEMP & DEMP, with any required remedial works undertaken promptly. Temporary fencing installed along the banks of the sections of open watercourse. Culverted sections of the watercourse to be surveyed and any remedial works (i.e. removal of blockages or repairs) undertaken prior to construction works commencing. Powys County Council ordinary watercourse consent to be obtained for all works in or over the watercourse.	Planning Condition requiring CEMP. The DEMP will form part of the Decommissioning plan that will be submitted to NRW as part of an Environmental Permit condition. Obtaining Powys County Council Ordinary Watercourse Consent
Protection of Non-Designated Archaeological Assets – Construction Phase	Programme of archaeological works may be required by the archaeological advisor to the Local Planning Authority to determine their extent and level of preservation, with an archaeological watching brief on groundworks which have not been subject to previous modern disturbance.	Planning condition requiring a programmed of archaeological works to be submitted to the LPA and approved before the commencement of construction.
Geotechnical Construction Phase – import of soils and aggregates	Pre-import assessment of chemical test data for materials and post-import sampling, testing and quantitative assessment of import materials to confirm suitable for use. Any materials found to be unsuitable to be removed from site	Planning Condition requiring CEMP
Encountering unexpected potentially contaminated soils	Inspection, sampling and testing to determine whether unexpected soils are contaminated. If unacceptable contamination is identified affected soils can be treated or removed from site	
Chemical attack of construction concrete	Use of correct class of concrete in construction	

Table 16-4: Summary of Mitigation Measures (Cont.)

Environmental Effect	Mitigation Proposed	Means of Securing Delivery
Geotechnical - Radon Gas Fire and fire suppression water may mobilise potentially polluting materials into the underlying soils /groundwater	Installation of Radon Gas Protection On site material storage will be kept to a minimum and sensitive materials will be located securely above anticipated flood water levels. Fire water will be contained within emergency tanks.	Radon Gas protection will be incorporated into the design of the Installation. A Fire Prevention Plan will be submitted with the Environmental Permit Application for approval by NRW.
Noise – construction and decommissioning Also linked to living and environmental conditions affecting health	In consideration of the likely highest levels of construction noise, the following approach would be considered as part of the CEMP: • restriction of construction/decommissioning hours to non-sensitive times of day would normally form part of the planning consent conditions; • sensible routing of the construction/decommissioning plant to avoid the nearest residential properties (where practicable); • careful choice of piling rigs to minimise noise as practicable (e.g. use of continuous flight auger piling); • careful choice of road breaker and compressor during grid and water connection works to minimise noise; • avoid un-necessary plant operation and revving of plant or vehicles; • locate plant away from nearest sensitive receptors or in locations which provide good screening in the direction of sensitive receptors; • installation of the acoustic screen along the entrance relative to Brookside property via a 2.1m high close-boarded fence or solid screen of minimum mass of 12kg/m2 (the location of this is shown on ECL Drawing ECL-BQ1001 – Proposed Site Plan in Technical Appendix 1-1 ; and • use of broadband noise reverse alarms (where practicable) on mobile plant.	Planning Condition containing noise limits

Table 16-4: Summary of Mitigation Measures (Cont.)

Environmental Effect	Mitigation Proposed	Means of Securing Delivery
Noise – construction/decommissioning traffic Also linked to living and environmental conditions affecting health	The introduction of a temporary acoustic screen at site entrance along boundary with Brookfield House for the construction/decommissioning phase of the development. Application of best practice in accordance with BS5228 and where appropriate/practicable a route agreement to and from site and implementation of the CEMP.	Planning Condition containing noise limits
Noise – operation Also linked to living and environmental conditions affecting health	Noise mitigation strategy has been incorporated into the design of the Installation to control noise, such as: • buildings constructed from double skin insulated cladding (Rw=40dB to 42dB e.g. Corus double skinned insulated cladding 19/1000 liner, 180mm mineral wool (15-23kg/m3), 32/1000 outer); • air cooled condenser fans operating at an overall sound power level of 98dB(A) (e.g. 6 fans at 90dB(A) sound power each fan); • fan stack designed to a sound power level of 01dBW at flue exit point of stack; • turbine air cooler fans – overall sound power level with all fans operating designed to a level of 85dB(A). This to be acoustically screened locally (3 sided – northeast to southwest directions) and circa 1m higher than the top of the unit); • boiler vent - silencers (roof top) operating a maximum level of 80dB(A) sound power level at end of silencer; • turbine vent - silencer (roof top) operating a maximum level of 80dB(A) sound power level.; • turbine door acoustic type insulated to Rw = 29dB; • other doors facing north-west to be acoustically insulated to a minimum Rw = 24dB; • doors to Tipping Hall closed except for access to vehicles for offloading and collection unless for maintenance or emergency (Rw= 12dB); • all other doors minimum Rw = 18dB; • ventilation louvres fitted with acoustic louvres (minimum Rw = 17dB) except ventilation louvres to Turbine Hall or western side of buildings or any ventilation openings higher than 10m above ground fitted with attenuators to Rw = 25dB; • sound power levels of other plant as detailed in Appendix 14-5;	Planning Condition containing noise limits

Table 16-4: Summary of Mitigation Measures –Mitigation (Cont.)

Environmental Effect	Mitigation Proposed	Means of Securing Delivery
Noise – operation (Cont.)	• vehicles fitted with non-tonal reversing alarms (i.e. broadband type noise alarms); • all plant designed to prevent any perceptible noise character at residential receptors; and • screen along the entrance road with the boundary with Brookside dwelling to a height of 2.1m, this can be formed by brickwork, stonework, close-boarded fencing or any solid screen having a minimum mass of 12kg/m2. Several different ways in which the criteria can be achieved, for example, the use of noise control at source, latest plant design and/or the selection of different plant equipment, which may be quieter, can be investigated. The chosen method(s) of mitigation should be appropriate to meet the noise criteria and the application of BAT. The above measures are just one combination that would be effective in achieving the requisite noise levels during the daytime and night-time periods.	Planning Condition containing noise limits
Health – Lifestyles	Implement safe operational procedures during construction and operation and assess ways to improve safe access to the footpath and surrounding natural environment for the local community to enjoy.	n/a
Health - Social and Community Influences on Health and Mental Health and Well-Being	Create strong communication links with relevant stakeholders, such as through a Liaison Group, to ensure those members with concerns regarding the proposed development are voiced in a formal manner and can be addressed in order to reduce the division in the community and to also allow effective communication of the various assessments undertaken as part of the EIA.	n/a
Health - living and environmental conditions affecting health: Odour Safety	The waste reception hall is an enclosed building under negative pressure to ensure odours do not escape. Access is via fast acing roller shutter doors that remain closed, except for access. The waste bunker will store waste for up to 4 days and is fitted with a fine spray dust suppression system which can also deliver de-odouriser is required. Extending security measures/infrastructure, such as fencing, to prevent unauthorised access onto the site, particularly during construction, which may now be deemed dangerous. Site safety briefings and 'tool box' talks for construction workers and contractors is standard practice, as is ensuring risk assessments have been undertaken and safe working practices adopted.	The Installation will be required to obtain and comply with an Environmental Permit.
Landscape	A screening bund will be formed around the quarry rim which will be planted with broadleaved woodland, with further areas being restored to open mosaic habitat and grassland.	The landscape management plan will form part of the approved drawings.

16.9. Major Accidents and Disasters

16.9.1. The Development has the potential to be affected, by the risk of major accidents or disasters, and consequently there is the potential for the Development to impact the environment. Accidents are considered to result from an uncontrolled event during the construction or operational phase of the Development. A Disaster is considered to be a naturally occurring event which is beyond human control e.g. an extreme weather event.

16.9.2. Table 16-5 provides a list of the potential major accidents and disasters which are relevant to the Development and describes how each potential risk has been addressed.

Table 16-5: Summary of Potential Accidents and Disasters

Major Accidents and Disaster	Further Description of Risk	Assessment Methodology
Severe weather – storms and floods	Potential risk of flooding (fluvial and surface water) High winds placing excess loading on buildings	The Development is not at significant risk of flooding and therefore a Flood Consequences Assessment ("FCA") is not required to support the planning application. However, a SWMP has been prepared which details all elements of the surface water drainage scheme for the Development which has been designed to accommodate the 1:100 year plus 20% climate change rainfall event with no on site flooding for this design event. An outline drainage design has also been presented for the site access road with Sustainable Drainage System ("SuDS") proposed to accommodate the 1:30 year plus 20% climate change rainfall event with no surface flooding for this design event. A Ground Investigations has been undertaken and the findings are presented in Technical Appendix 13-1 of Chapter13 of the ES. This included geotechnical testing of ground conditions to inform suitable foundation design that would withstand high winds and distribute loadings.
Poor air quality events	Rise in levels of pollution in the vicinity of the Development which could lead to human health issues	An Air Dispersion Modelling Study ("ADMS") has been undertaken and is presented in Technical Appendix 6-1 of Chapter 6 of this ES. The site is in a rural area which has good air quality.
Transport incidents – road, rail and air	Risk of major incidents/accidents on the transport network	A TIA has been undertaken and is presented in Technical Appendix 8-1 of Chapter 8 of the ES.

Table 16-5: Summary of Potential Accidents and Disasters (Cont.)

Major Accidents and Disaster	Further Description of Risk	Assessment Methodology
Terrorist incidents	ERF could be targeted by terrorist organisations resulting in explosion/fire risk	Security procedures and control measures of fire and explosion risk are briefly described in Chapter 4 of this ES. In addition, a Fire Prevention Plan will be submitted to NRW for approval as part of the Environmental Permit Application.
Fires/explosions	Fire/explosion from plant malfunction	Well established and proven energy generation technology that has extremely good safety record is proposed. The ERF can be shut down automatically or manually in event of malfunction in accordance with set operational protocols which would be set out at the time of commissioning by Hitachi Zosen Inova ("HZI") and detailed in the Environmental Permit application to be submitted.
Landslide	Loss of integrity of quarry faces and slopes causing complete collapse	A Slope Stability Report has been prepared and is contained in Technical Appendix TA 13-2 of Chapter 13 of this ES.
Contamination	Existing contamination posing a threat to construction workers Spillages of potentially polluting materials posing threat to operational works/sensitive receptors	A Geoenvironmental Investigation has been undertaken and the findings presented in Technical Appendix 13-1 of Chapter 13 of this ES. A spill response procedure is detailed in the Outline CEMP which has been submitted as part of the planning application.
Volcanic eruptions	Nearby volcanic eruption causing disruption and potential	Breidden Hills was formed as a result of volcanic activity approximately 450 million years ago. Therefore, the risk of volcanic eruption is considered to be very low and no further assessment is required.
Biological epidemic/outbreaks	Waste services become a key service with guidance provided by Welsh Government on measures put in place to minimise the impact from disruption to waste services	A set of emergency procedures will be prepared detailing emergency protocols which will be implemented to ensure the paramount safety of all employees and contractors whilst enabling the ERF to continue to provide vital waste services.

Table 16-5: Summary of Potential Accidents and Disasters (Cont.)

Major Accidents and Disaster	Further Description of Risk	Assessment Methodology
Utilities failure	Complete failure of utilities, such as water supply, telecommunications and electricity	Broad Energy will liaise with all utility suppliers during pre-construction and construction to agree mitigation measures and construction methodology to reduce the risk of complete failure and provide alternative supplies where possible.

16.9.3. It is anticipated that the majority of emergency response plans and contingency measures will be prepared as part of the Environmental Permit application which will be assessed and determined by NRW.

16.9.4. In addition, it is considered that the health and safety risks arising from accidents and disasters will be dealt with through relevant industry controls. Appropriate legislative procedures will be prepared and implemented during design, construction and operation to adhere to the Construction (Design and Management) Regulations 2015, the Health and Safety at Work Act 1974 and other relevant Health and Safety regulations and guidance.

16.10. References

[ii] 'Advice Note 17: Cumulative Effects Assessment Relevant to Nationally Significant Infrastructure Projects'. The Planning Inspectorate, 2015. Available online at: https://infrastructure.planninginspectorate.gov.uk/wp-content/uploads/2015/12/Advice-note-17V4.pdf.

[iii] DNS Scoping Direction, Planning Inspectorate, October 2018, Page 6.

[iv] 'Guidelines for the Assessment of Indirect and Cumulative Impacts as well as Impact Interactions', European Commission, 1999. Available online at: http://ec.europa.eu/environment/archives/eia/eia-studies-and-reports/pdf/guidel.pdf.

[v] 'Cumulative Effects Assessment Practitioners Guide', Canadian Environmental Assessment Agency, 1999. Available online at: www.ceaa.gc.ca.

[vi]'Guidelines for Environmental Impact Assessment', Institute of Environmental Management and Assessment 2004. Lincoln: Seraph Print Management.

[vii]'Environmental Impact Assessment: A guide to good practice and procedures – a consultation paper', Department for Communities and Local Government, 2006. West Yorkshire: DCLG Publications.

[viii]Planning Portal, Powys County Council, available at: https://pa.powys.gov.uk/online-applications/?lang=EN, accessed August 2020.

[ix] Developments of National Significance Applications database, Planning Inspectorate, available at: https://dns.planninginspectorate.gov.uk/projects/, accessed September 2020

x Garn Fach Wind Farm Scoping Report, Developments of National Significance Applications database, Planning Inspectorate, available at: https://dns.planninginspectorate.gov.uk/projects/ , accessed September 2020, report published January 2020, accessed September 2020.

xi Garn Fach Wind Farm, EDF Renewables website, available at: https://www.edf-re.uk/our-sites/garn-fach, accessed September 2020

[xii] Current consultations – Environmental Permit applications, Natural Resources Wales, available at: https://naturalresources.wales/permits-and-permissions/permit-applications-consultations-and-decisions/current-consultations-environmental-permit-applications/?lang=en , September 2020.

Technical Appendix 16-1
Stage 1 - Identified 'Other Developments'

Technical Appendix 16-1

Buttington - Cumulative Effects Assessment – Potentially Relevant Planning Permissions as of 22.02.2021

Notes:

1. Includes permissions going back three years within 5km of the Development Site;
2. Includes all Developments of National Significance within Powys available on the Planning Inspectorate website;
3. The following excludes all outline applications where no full application has been submitted, discharge of conditions applications, NMAs, reserve matters applications, householder applications, single dwelling houses and other minor development or minor alterations to non-residential properties;
4. As PCC have no geographical based search facility on their public access greater than 1km there cannot be absolute certainty that the following list is complete;
5. The development status of the sites listed below is not known, i.e. whether the planning permissions have been implemented.

Reference	Details	Approval Date	Meets Shortlisting Criteria (Y/N?)
P/2017/0161	Erection of a building for warehouse use (class B8), Technocover Ltd Unit C Henfaes Lane, Welshpool, Powys, SY21 7BE	30/03/2017	N
P/2017/0324	Erection of an extension to factory, D Sidoli & Sons Ltd Henfaes Lane, Welshpool, Powys, SY21 7BE	10/05/2017	N
P/2017/0501	**Erection of 8 no. bungalows and 1 no. staff accommodation unit together with formation of vehicular access and roadway, parking and all associated works, Land at Foundry Lane, Welshpool, Powys, SY21 7TR**	**29/01/2018**	**Y Major Development**
P/2017/1008	Full: Erection of a solar photovoltaic array, The Dingle Old, Mills Hill, Trewern, Welshpool, Powys, SY21 8ET	30/11/2017	N
P/2017/1158	Demolition of building and erection of 33 lock up self-storage units and 36 car parking spaces, Former Wynnstay, Store Station Yard, Severn Road, Welshpool, SY21 7AZ	14/12/2017	N
P/2017/1348	Demolition of existing building and erection of 17 no. flats, Welshpool Social Club, Bronybuckley, Welshpool, Powys, SY21 7NJ	13/03/2018	N
P/2018/0225	**Erection of 2 dwellings and all associated works, Land at Bryn Tirion, Sale Lane, Trewern, Welshpool, Powys, SY21 8SY**	**07/06/2018**	**Y Major**

Reference	Details	Approval Date	Meets Shortlisting Criteria (Y/N?)
			Development
P/2018/0272	**Erection of 54 dwellings, formation of access roads and all associated works, Land adj Gallowstree Bank, Gungrog Farm, Welshpool, Powys, SY21 7HF**	**17/09/2018**	**Y Major Development**
P/2018/0330	**Erection of 3 no. dwellinghouses, formation of new vehicular access including partial demolition / alterations of existing stone wall together with construction of new 1.8m high boundary wall and all associated works, Land Adjoining Ivy House, Middletown, Welshpool, Powys, SY21 8EL**	**06/07/2018**	**Y Major Development**
P/2018/0337	**Construction of 360 place English Medium Primary School and 55 place Early Years Nursery with new dedicated vehicular access works, ancillary car parking, landscaping, recreational space and associated infrastructure works, Land at Salop Road, Welshpool, Powys**	**06/07/2018**	**Y Major Development**
P/2018/0474	**Erection of a free-range egg production unit including silos and all associated works, Land Near Mulsop Farm, Trelystan, Leighton, Welshpool, Powys, SY21 8JA**	**07/01/2020**	**Y Major Development**
P/2018/0486	Change of use of agricultural building to a lunch shoot building and installation of a septic tank, Agricultural Building Leighton House Estate, Leighton, Welshpool, Powys, SY21 8HX	15/03/2019	N
18/0599/FUL	**Erection of 9 dwelling houses (1 no. detached and 8 no. semi-detached), formation of vehicular access road and all associated works, Land East of Golfa Close, Middletown, Welshpool, Powys, SY21 8EZ**	**Pending Consideration**	**Y Major Development**
18/0837/FUL	Change of use from residential (C3) to veterinary practice and creation of new hardstanding, Nant Y Coed Buttington Welshpool Powys SY21 8HH	25/04/2019	N
19/0065/FUL	**Erection of an extension to an existing workshop and for the construction of modular buildings. Kenton Jones Welshpool Powys SY21 7BE**	**15/02/2019**	**Y Major Development**

Reference	Details	Approval Date	Meets Shortlisting Criteria (Y/N?)
19/0099/FUL	**Demolition of Lansdowne House and garage and part of the existing adjacent William Ainge Court development; redevelopment and reconfiguration of site to provide for the erection of a new 3-storey addition comprising 16 additional apartments, single-storey plantroom, buggy store and dayroom extensions, car parking, internal and external alterations, and all associated works. | Land At Lansdowne House And William Ainge Court Chapel Street / Bowling Green Lane Welshpool Powys SY21 7LB / 7PA**	**14/06/2019**	**Y** **Major Development**
19/0558/FUL	Change of use from Library (D1) to Offices (B1) Library Brook Street Welshpool SY21 7PH	24/10/2019	N
19/1611/FUL	Erection of a restaurant with drive thru facility, car parking, customer order displays and all associated works. Land Adjoining Unit 11 Buttington Cross Enterprise Park Buttington Welshpool Powys SY21 8SL	22/06/2020	N
19/1799/FUL	Alterations to existing public house and conversion of upper floors to 4 no. residential units (revised proposal). The Pinewood Tavern Broad Street Welshpool SY21 7RZ	Pending Consideration	N
20/0045/FUL	**Erection of a building for use as storage and distribution centre, Buttington Quarry, Buttington, SY21 8SZ**	**09/04/2020**	**Y** **Major Development**
20/0274/FUL	Erection of 1 no. pair of two storey flats 34 High Street Welshpool SY21 7JL	18/02/2021	N
20/0302/FUL	Erection of new research and office facility with associated car parking and secure compound. Land At Offas Dyke Business Park Fisher Road Buttington Welshpool Powys SY21 8JF	08/10/2020	N
20/0445/REM	**Section 73 application to vary condition 1 attached to planning permission P/2014/1318 to extend the time limit for extraction of material to 31st May 2025** **Buttington Quarry, Buttington, Welshpool SY21 8SZ**	**23/07/2020**	Note – this is not considered to be cumulative as it is an existing activity.
20/0399/FUL	Erection of an extension to existing industrial unit STA Ltd Henfaes Lane Welshpool Powys SY21 7BE	06/10/2020	N

Reference	Details	Approval Date	Meets Shortlisting Criteria (Y/N?)
20/0554/FUL	Erection of 4 holiday chalets, formation of new access roadway, improvements to access U2475, installation of sewage treatment plant and all associated works Land At Rhos Farm Trelystan Leighton SY21 8JB	Refused 01/12/20	N
20/0575/REM	Section 73 application to vary condition 1 of permission P/2015/0439 in relation to an extension of time Buttington Quarry Buttington Welshpool SY21 8SZ	24/09/2020	Note – this is not considered to be cumulative as the application includes construction of this new access road.
20/0660/CAC	**Redevelopment of former office building and site to provide an extra care facility, which will include 66 no. self-contained 1 & 2 bedroom apartments with supporting facilities. Demolition of Chalfont building and a number of smaller single storey outbuildings. Neuadd Maldwyn Severn Road Welshpool SY21 7AS**	**Withdrawn**	**Y** **Major Development**
DNS/3244499	**Garn Fach Wind Farm - a wind energy scheme including an energy storage facility**	**Pre-Application (Tier 2)**	**Y** **DNS Within Powys**
DNS/3213154	**Vattenfall – renewable energy**	**Pre Application (Tier 3)**	**Y** **DNS Within Powys**