



Cyngor Sir Powys County Council

www.powys.gov.uk

Application for Planning Permission

Town and Country Planning Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number Suffix

Property Name

Ty Mawr

Address Line 1

Mallwyd

Address Line 2

Town/city

Machynlleth

Postcode

SY20 9HS

Description of site location (must be completed if postcode is not known)

Easting (x)

289393

Northing (y)

311369

Description

Applicant Details

Name/Company

Title

Mr

First name

Ifan

Surname

Jones

Company Name

IW & OM Jones

Address

Address line 1

Ty Mawr

Address line 2

Mallwyd

Address line 3

Town/City

Machynlleth

Country

Postcode

SY20 9HS

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Liam

Surname

Brown

Company Name

Greenearth Hydro Limited

Address

Address line 1

Siop Newydd

Address line 2

Rhiw

Address line 3

Town/City

Pwllheli

Country

United Kingdom

Postcode

LL53 8AE

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Site Area

What is the site area?

0.60

Scale

Hectares

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

- Yes
 No

Description of the Proposal

Description

Please describe the proposed development including any change of use

The proposal is to build a 34 kilowatt micro-hydro scheme. It will produce an estimated 124,000 kWh (units) of electricity per year sufficient for 43 average UK homes and a 26 tonne reduction of carbon dioxide emissions annually. This planning application seeks permission for:

- The construction of a new intake weir across the full width of the watercourse
- A building to house the turbine and generator (power house)
- A pipe (penstock) from the intake weir to the power house. This pipe is approximately 775 metres in length, High Performance Polyethylene (HPPE) black plastic in construction with an outside diameter of 355mm. The majority of the penstock will be buried with the exception of 165m which will be laid overground through woodland to minimise the impact on tree roots.
- A tailrace (pipe) buried from the power house to the watercourse and a head-wall arrangement (outfall) to return the water to the watercourse.
- A buried, armoured, low voltage power cable from the power house to the farm buildings. This cable is approximately 535 metres in length.
- Two girder bridges to take the power cable, mentioned above, across two watercourses.

Has the work or change of use already started?

- Yes
 No

Existing Use

Please describe the current use of the site

Grazing.

Is the site currently vacant?

- Yes
 No

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

- Yes
 No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes
 No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

Yes

No

If Yes, please complete the following information regarding the element of the site area which is in previously developed land or greenfield land

Area of previously developed land proposed for new development

0.00	hectares
------	----------

Area of greenfield land proposed for new development

0.60	hectares
------	----------

Materials

Does the proposed development require any materials to be used in the build?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Proposed materials and finishes:

Steel frame construction with slate-blue coloured, box-profile, metal external cladding. 50mm thick polyurethane insulation will be included between the box-profile cladding and the interior plywood lining.

Type:

Roof

Existing materials and finishes:

Proposed materials and finishes:

Steel frame construction with slate-blue coloured, box-profile, metal roofing sheets. 50mm thick polyurethane insulation will be included between the box-profile roofing sheets and the interior plywood lining.

Type:

Doors

Existing materials and finishes:

Proposed materials and finishes:

Wooden door.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

230209LB01-v3 Site Layout (A1).pdf
230215LB01-v1 Site layout with archaeology, mineral safeguarding & ancient woodland.pdf
230215LB02-v1 Site Location.pdf
231208LB01-v1 Aerial imagery for planning statement.pdf
231208PS-v1 Planning Statement.pdf
22123001-v5 Dylan Jones Intake Front Elevation, Levels and Take Calcs.pdf
22123002-v3 Dylan Jones Intake Long Section.pdf
22123003-v5 Dylan Jones Intake GA and Nomenclature.pdf
22123004-v4 Dylan Jones Intake Overall Dimensions.pdf
22123005-v4 Dylan Jones Intake Additional Details.pdf
22123006-v4 Dylan Jones Intake Additional Levels.pdf
23011601 Dylan Jones Powerhouse and Outfall levels and Outfall detail.pdf
23011602 Dylan Jones Powerhouse - Cable Bridge and Survey Control Points.pdf
23011603 Dylan Jones Powerhouse - Section and Nomenclature.pdf
23011604 Dylan Jones Powerhouse Plan View.pdf
23011605 Dylan Jones Powerhouse Detail 1.pdf
23011606 Dylan Jones Powerhouse Detail 2.pdf
23011607 Dylan Jones Powerhouse Detail 3.pdf
23011608 Dylan Jones Powerhouse Elevations.pdf
23051701 Dylan Jones Cable Bridge.pdf
23070601-v3 Dylan Jones Intake - Detailed plan view of fish and eel passes.pdf
23070602-v3 Dylan Jones Intake - Eel pass ramp construction detail.pdf
23072701-v1 Dylan Jones Intake Long Section Through Residual Flow.pdf

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

- Yes
 No

Are there any new public roads to be provided within the site?

- Yes
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes
 No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

Vehicle Parking

Is vehicle parking relevant to this proposal?

- Yes
 No

Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes
 No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

Assessment of Flood Risk

Is the site within an area at risk of flooding?

- Yes
 No

[Refer to the Welsh Government's Development Advice Maps website.](#)

If Yes, and you are proposing a new building or a change of use, please add details of the proposal in the following table

Type	Residential (number of units)	Non-residential (Area of land)
<input checked="" type="checkbox"/> Floodplain C1	<input type="text" value="0"/>	<input type="text" value="0.00"/> Hectares
<input checked="" type="checkbox"/> Floodplain C2	<input type="text" value="0"/>	<input type="text" value="0.00"/> Hectares

If the proposed development is within an area at risk of flooding you will need to consider whether it is appropriate to submit a flood consequences assessment.

Refer to Section 6 and 7 and Appendix 1 of [Technical Advice Note 15: Development and Flood Risk](#)

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
 No

Will the proposal increase the flood risk elsewhere?

- Yes
 No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' [Statutory SuDS Standards](#). SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

- Sustainable drainage system
 Existing water course
 Soakaway
 Main sewer
 Pond/lake

Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
 Septic tank
 Package treatment plant
 Cess pit
 Other
 Unknown

Other

N/A - The proposal does not involve sewage

Are you proposing to connect to the existing drainage system?

- Yes
 No
 Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
 No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
 No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
 No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

- Yes
 No

If you have answered Yes to the question above please add details in the following table:

Use Class:

Other

Existing gross internal floorspace (square metres):

0

Gross internal floorspace to be lost by change of use or demolition (square metres):

0

Total gross internal floorspace proposed (including change of use) (square metres):

16

Net additional gross internal floorspace following development (square metres):

16

Totals	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="16"/>	<input type="text" value="16"/>

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

Employment

Will the proposed development require the employment of any staff?

- Yes
 No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes
 No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes
 No

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

The purpose of the development is to produce renewable electricity for Ty Mawr farm and to export to the national grid. A micro-hydro turbine (two jet turgo type, stainless steel housing with stainless steel runner) will be housed in the power house and be direct coupled to a 34kW eight pole induction generator. A grid connect controller will be housed inside the power house on the wall with switch gear and a total generation meter for monitoring the energy output from the generator.
The turbine will have two water jets which will be connected to a steel manifold which in turn will be coupled to the plastic penstock where it enters the power house.

Is the proposal for a waste management development?

- Yes
 No

Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

- Yes
 No

If you have answered 'Yes' to the question above please state the proposed energy output capacity in Megawatts (MW):

Renewable energy type:

Hydropower

Energy capacity:

0.03 Megawatts

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes
 No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- Yes
 No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- The agent
 The applicant
 Other person

Pre-application Advice



Conclusion:

The principle of the proposed development as a renewable energy scheme is supported by LDP Policy RE1 and the benefits of the scheme in contributing towards the Welsh Government's targets of increasing renewable energy production and tackling climate change are acknowledged. Subject to the other material considerations discussed above being adequately addressed, the proposed development would receive support and a favourable recommendation.

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

- Yes
 No

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- Yes
 No

Certificate of Ownership - Certificate A

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person Role

- The Applicant
 The Agent

Title

Mr

First Name

Liam

Surname

Brown

Declaration Date

09/12/2023

Declaration made

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- (A) None of the land to which the application relates is, or is part of an agricultural holding
- (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

The Applicant

The Agent

Title

Mr

First Name

Liam

Surname

Brown

Declaration Date

09/12/2023

Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Liam Brown

Date

18/12/2023