



PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990 TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2010

DC/14/0689/FUL

Agent

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Applicant

Parish

Leiston

Date Valid

11th March 2014

Proposal: Construction of the eastern supergrid transformer substation compound at the gallopier wind farm onshore site and associated underground electrical cabling works.

Site: Sub Station And Part Adjacent Land, Sizewell Gap Road, Leiston

PERMISSION IS HEREBY GRANTED by **SUFFOLK COASTAL DISTRICT COUNCIL** as Local Planning Authority for the purposes of the **TOWN AND COUNTRY PLANNING ACT 1990**, for development in complete accordance with the application shown above, the plan(s) and information contained in the application, and subject to compliance with the following conditions as set out below. Your further attention is drawn to any informatives that may have been included.

In determining the application, the Council has given due weight to all material planning considerations including policies within the development plan as follows:

Conditions:

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.

2. No development under this permission shall commence until a notice of intention to commence works has been submitted to the local planning authority which states that it is intended to construct the grid connection works under this permission and not the grid connection works consented under The Gallopier Wind Farm Order 2013 (as corrected). From the date of submission of such notice, no development shall be carried out under The Gallopier Wind Farm Order 2013 (as corrected) for the relevant grid connection works under such Order. No notice under this condition shall be valid if any part of the relevant grid connection works under The Gallopier Wind Farm Order 2013 (as corrected) has been commenced at the date of the notice.

For the avoidance of doubt, this condition binds the land edged red shown on plan 001630703-02 rev 02 received 29.04.2014 and the land edged blue on the same plan.

Reason: For the avoidance of doubt as to what has been considered and approved, to ensure that only one of the grid connection works consented under The Galloper Wind Farm Order 2013 (as corrected) and the alternative grid connection works consented under this permission is constructed in the interests of amenity and the landscape of the Suffolk Coasts and Heaths AONB.

3. No work (including site clearance and preliminary earthworks) shall commence until in relation to the works a written scheme of archaeological investigation has been submitted to and approved by the local planning authority, in consultation with Suffolk County Council. The scheme shall include an assessment of significance and research questions and
 - (a) the programme and methodology of site investigation and recording;
 - (b) the programme for post investigation assessment;
 - (c) provision to be made for analysis of the site investigation and recording;
 - (d) provision to be made for publication and dissemination of the analysis and records of the site investigation;
 - (e) nomination of a competent person or organisation to undertake the works set out within the written scheme of investigation.

No work shall commence until the relevant site investigation has been completed in accordance with the programme and methodology included in the approved scheme, and such completion has been approved by the relevant planning authority.

No development under this permission shall be brought into commercial operation (excluding commissioning) until the site investigation and post investigation assessment have been completed in accordance with the programme in the approved scheme and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

The written scheme in relation to the relevant works shall be carried out as approved, unless otherwise agreed with the relevant planning authority.

Reason: To ensure the proper recording of archaeological artefacts.

4. No part of the work shall commence until written details of all proposed permanent and temporary fences, walls or other means of enclosure for the ESGT development have been submitted to and approved by the relevant planning authority. All permanent and temporary fences, walls or other means of enclosure must be constructed in accordance with the approved details, unless otherwise agreed by the relevant planning authority. All construction sites must remain securely fenced at all times during construction of the relevant works. Any temporary fencing must be removed on completion of the relevant works.
Reason: in the interests of visual amenity/impact upon the AONB and public safety.

5. No work shall commence in relation to the relevant works until written details of the surface and (if any) foul water drainage system (including means of pollution control) have, after consultation with the relevant sewerage and drainage authorities, been submitted to and approved by the relevant planning authority. The surface and foul water drainage system must be constructed in accordance with the approved details unless agreed otherwise by the relevant planning authority.
Reason: To prevent the increased risk of flooding and pollution by providing a satisfactory means of surface and foul water disposal.

6. No work (including site clearance and preliminary earthworks) shall commence until a written ecological management plan (which shall include landscape management and include

proposals for management throughout the operational life of the relevant works reflecting the survey results and ecological mitigation and enhancement measures included in the environmental statement has been submitted to and approved by the relevant planning authority, in consultation with Natural England. The ecological management plan shall include an implementation timetable and must be carried out as approved, unless otherwise agreed by the relevant planning authority.

Reason: In order to protect important flora and fauna during the construction phase of the development and mitigate impact of habitat loss.

7. No part of the works shall be commenced until a construction code of practice relating to the relevant part of the relevant works has been submitted to and approved by the local planning authority. The code shall cover all the subject areas set out in the final draft code submitted as part of the examination and as certified by the Secretary of State and any other matters the relevant planning authority reasonably requires. The code approved in relation to the relevant part of the relevant works shall be followed in relation to those works, unless otherwise agreed by the relevant planning authority.

Reason: In the interests of residential amenity and highway safety.

8. Construction work and any construction-related traffic movements to or from the site of the relevant works shall not take place other than between 0700 hours and 1900 hours Monday to Saturday, with no activity on Sundays or bank holidays, save:
- (a) where continuous periods of operation are required, such as concrete pouring and drilling;
 - (b) for the delivery of abnormal loads to the relevant works, which may cause congestion on the local road network;
 - (c) where connection works to the overhead power lines are being carried out;
 - (d) as otherwise agreed in writing with the relevant planning authority.

All construction operations which are to be undertaken outside the hours specified above shall be agreed with the relevant planning authority in advance, and shall be carried out within the agreed times, unless otherwise agreed with the relevant planning authority.

Reason: In the interests of residential amenity of local residents and those along the highway route.

9. The noise emanating from the operation of the ESGT (including transformers, cooling fans, switch gear and power lines) shall each not exceed the following levels by reference to the specified points marked on the works plan:
- (a) 40 dB(A) when measured at Point X (Rosery Cottage);
 - (b) 33 dB(A) when measured at Point Y (Home Farm);
 - (c) 33 dB(A) at Point Z (Halfway Cottages).

Noise measurements shall be expressed as 5 minute L(A)eq values.

In the event that the noise emanating from the ESGT has a distinguishable tone, is impulsive or is otherwise irregular in character so as to attract attention, then the 5 minute L(A)eq value from the relevant Work at the points marked on the works plan shall not exceed:

- (a) 35 dB(A) when measured at Point X (Rosery Cottage);
- (b) 28 dB(A) when measured at Point Y (Home Farm);
- (c) 28 dB(A) at Point Z (Halfway Cottages).

All standby generator testing in relation to the works shall be undertaken during the hours of 0900 to 1700 on Mondays to Saturdays, and not at all on Sundays or bank holidays, unless otherwise agreed with the relevant planning authority.

Reason: In the interests of residential amenity

10. No part of the connection works or the transmission works shall commence until an emergency response plan relating to the construction and operation of that the ESGT has been submitted for approval by the local planning authority (after consultation with the Emergency Planning Consultative Committee for the nuclear site licences at Sizewell A and B and/or Emergency Planning Team of the local authority). The emergency plan shall be carried out as approved in relation to the relevant part of the relevant works, unless otherwise agreed by the relevant

planning authority after consultation with the Emergency Planning Consultative Committee and/or Emergency Planning Team of the local authority.

Reason: in the interests of safety of construction workers and site operatives in close proximity of licenced nuclear sites.

11. Any land which is used temporarily for construction of the ESGT and not ultimately forming part of connection works or the transmission works or approved landscaping, must be reinstated to its former condition, or such condition as the relevant planning authority may approve, within six months of completion of the onshore works, or such other period as the relevant planning authority may approve.

Reason: In the interest of the character of the Suffolk Coasts and Heaths AONB.

12. In the event that the operation of the connection works or the transmission works gives rise to interference with telecommunications or television equipment at nearby residential properties, a scheme to rectify the situation in relation to the relevant works shall be submitted to the relevant planning authority for approval. The scheme shall be carried out in accordance with the approved details, unless otherwise agreed by the relevant planning authority.

Reason: in the interest of amenity of local residents.

13. Upon the cessation of commercial operation of the connection works or the transmission works, a scheme for the demolition and removal of the relevant works (in whole or in part), and the final proposed condition of the relevant land, including a proposed timetable, shall be submitted to and approved by the relevant planning authority, in consultation with Natural England. The proposed scheme shall be based on the onshore decommissioning statement submitted with the application. The scheme shall be carried out in accordance with the approved details, unless otherwise agreed by the relevant planning authority.

Reason: In the interests of the character of the landscape of the Suffolk Coasts and Heaths AONB.

Informatives:

There are no informatives.



Head of Planning Services

Date: 21st May 2014

PLEASE READ NOTES BELOW

Note

Most work, including change of use, has to comply with Building Regulations. Have you made an application or given notice before work is commenced?

Note

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or consent, or to grant permission or consent subject to conditions, he may appeal to the First Secretary of State. The applicant's right to appeal is in accordance with the appropriate statutory provisions which follow:

Planning applications: Sections 78 and 79 Town & Country Planning Act 1990

Listed Building applications: Section 20, 21 and 22 Planning (Listed Buildings and Conservation Areas) Act 1990.

Advertisement applications: Section 220 and 221, Town and Country Planning Act 1990 Regulation 15 Town & Country Planning (Control of Advertisements) Regulations 1989.

2. **Notice of appeal** in the case of applications for advertisement consent must be served within **two months** of the date of this notice. Householder planning applications must be served within **twelve weeks** of the date of this notice. In all other cases, notice of appeal must be served within **six months** of the date of this notice. Appeals must be made on a form which is obtainable from The Planning Inspectorate, Registry/Scanning Room, 3/05 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN; or online at <http://www.planningportal.gov.uk/planning/appeals/>. The Planning Inspectorate website can be viewed at <http://www.planning-inspectorate.gov.uk/>.

3. The First Secretary of State has power to allow a longer period for the giving of notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The First Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the Development Order, and to any directions given under the Order. He does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

4. If permission or consent to develop land or carry out works is refused or granted subject to conditions, whether by the Local Planning Authority or by the First Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any development or works which has been or would be permitted, he may serve on the Council of the district in which the land is situated a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

5. In certain circumstances, a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the First Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Sections 114 and 116 of the Town and Country Planning Act 1990.