Discharge of Planning Conditions

Decoy Farm, Crowland

15.5MW Solar Farm



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1. Introduction

This document relates to the planning conditions set out within the approved planning decision, reference H02-0454-14 for the erection of a 15.5MW solar farm and associated infrastructure at Decoy Farm, Spalding Road, Crowland, Peterborough.

2. Planning Conditions

2.1 Condition 1

The development must be begun not later than the expiration of three years beginning with the date of this permission.

This condition is noted.

2.2 Condition 2

The development hereby permitted shall be carried out in accordance with the following approved plans:

Dwg. nos. 1118-01-LP01; 1118-01-BP01D; 15/PA003; 15PA004; 15/PA005; 15/PA006; 15/PA007 and Flood Risk Assessment Reference: 1310 FRA dated October 2013.

This condition is noted.

2.3 Condition 3

The planning permission is for a period not exceeding 25 years from the date that the development is first connected to electricity grid. The date of first connection to the grid shall be notified in writing to the Local Planning Authority within 28 days of this event occurring.

This condition is noted.

2.4 Condition 4

On cessation of the use of the land (or any part of the land) as a solar park for electricity production through use of solar panels as approved by this permission all buildings, structures, fences, gates, posts, solar panels and fixings shall be removed from the site (or the relevant part of the solar park that has ceased operation) within 6 months of the cessation of use and the land shall revert back to agriculture.

This condition is noted.

2.5 Condition 5

Prior to work commencing a detailed Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include the following details:

- A traffic management plan for construction and delivery vehicles entering and leaving the site, including times of movement so as to

protect the amenity of nearby residents;

- Start and finish time of construction activity (including any pile driving) and methods to minimise disturbance during the construction period;

- Phasing of the development;· Measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway;

- Floodlighting and security lighting (note: this must be directed in such a way as not to cause nuisance to nearby properties or public highways.

The Construction Management Plan shall be adhered to throughout the duration of the construction period.

Please see Appendix 1.

2.6 Condition 6

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no buildings, structures, fences, gates, posts, solar panels, hardstandings, footings, platforms, pavements, bunding, berms, earthworks or other engineering operations shall be constructed, installed or carried out on site other than in accordance with the approved details of this planning permission.

This condition is noted.

2.7 Condition 7

Before construction of the substation is commenced a schedule of external materials of the substation, shall be submitted to and approved in writing by the Local Planning Authority. The substation shall thereafter be constructed in accordance with the approved details.

The substation will be all one colour (walls, roof and Doors) – Holly Green 14 C 39, an example of the colour and finish are detailed in the image overleaf;



2.8 Condition 8

No external lighting shall be provided on the site at any time once the site is operational.

This condition is noted.

2.9 Condition 9

Before development is commenced a detailed scheme for hedge planting and boundary treatment (including the location of fences, fence opening details for wildlife movement and measures for their protection) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify species, density, planting size and layout. Fence opening details shall be incorporated within the fencing at the stage of fence construction in accordance with the approved details and thereafter retained.

Please refer to Appendix 2.

2.10 Condition 10

The new hedge planting shall be allowed to reach a height of at least 3 metres and shall thereafter be retained at that height. The hedging shall be maintained by the owner(s) of the land and in the event that plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season.

This condition is noted.

2.11 Condition 11

Prior to work commencing on site a detailed landscape, habitat and site management plan, including long term design objectives, management responsibilities, maintenance schedules for all landscape areas and details for habitat enhancement and protection (and including a monitoring programme) shall be submitted to and approved in writing by the Local Planning Authority. The landscape and site management plan shall thereafter be carried out in full accordance with the approved details.

Please refer to Appendix 3.

2.12 Condition 12

No development shall take place until a written scheme of archaeological investigation has been submitted to and approved in writing by the Local Planning Authority. This scheme should include the following and should be in accordance with the archaeological brief supplied by the Lincolnshire County Council Historic Environment advisor on behalf of the Local Planning Authority:

1. *An assessment of significance and proposed mitigation strategy (ie, preservation by record, preservation in situ or a mix of these elements);*
2. *A methodology and timetable of site investigation and recording;*
3. *Provision for site analysis;*
4. *Provision for publication and dissemination of analysis and records;*
5. *Provision for archive deposition;*
6. *Nomination of a competent person/organisation to undertake the work;*
7. *The scheme to be in accordance with the Lincolnshire Archaeological Handbook.*

The archaeological site work shall only be undertaken in accordance with the approved written scheme.

Please refer to Appendix 4.

2.13 Condition 13

The applicant shall notify the Lincolnshire County Council Historic Environment Department in writing of the intention to commence at least fourteen days before the start of archaeological work required in connection with Condition 12 above in order to facilitate adequate monitoring arrangements.

This condition is noted.

2.14 Condition 14

A copy of the final report required in connection with Condition 12 above shall be submitted within three months of the work being carried out to the Local Planning Authority and the Lincolnshire Historic Environment Record. The material and paper archive required as part of the written scheme of investigation shall be deposited with an appropriate archive in accordance with guidelines published in The Lincolnshire Archaeological Handbook.

Please refer to Appendix 4.

2.15 Condition 15

Noise from fixed plant and machinery shall not exceed the background noise level by more than 5dB(A) when measured as a 15 minute LA(eq) at any residential boundary not within the applicant's ownership.

This condition is noted.

2.16 Condition 16

Within 28 days from the receipt of a written request from the Local Planning Authority following a complaint to it concerning glint/glare, the solar farm operator shall submit details of proposed mitigation measures and timescale for their implementation. Such information shall be provided within 3 months of the date of the written request of the Local Planning Authority. The proposed mitigation measures shall be carried out in accordance with the approved details.

This condition is noted.

2.17 Condition 17

All cabling shall be installed underground.

This condition is noted.

3. Summary and Conclusion

In overall summary and conclusion all information relating to each condition as set out within the planning approval notice issued by South Holland District Council have been addressed within this document and corresponding appendices. As such the conditions can be discharged and the development commenced.