

Town and Country Planning Act 1990 - Section 77 Call in Denbighshire County Council Proposed Windfarm at Tir Mostyn/Foel Goch, Nantglyn near Denbigh by Windjen Power Ltd

File ref: App/R6830/X/01/514033

Inspector's Reasoning

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The paragraph numbers and document numbers of the sources of my comments are contained in brackets.

107. It should be borne in mind that these 25 wind turbines at 75m are very tall structures. Plan 4 at the end of the Planning Officer's report (Doc 3) gives a very helpful diagram of the comparative heights of different features in the landscape. The Sky Tower at Rhyl is 62m, Bodelwyddan church spire 61.5m, pylons vary from 50m to 29m and a mature oak tree is 30m in height. The turbines would be on prominent high ground in a rolling upland landscape and would therefore be visible over considerable distances. Despite the presence of the adjoining forest plantations these turbines would be much taller than the nearest trees. In preparing her blade tip ZVI taking into account Clocaenog forest (Doc 27, fig 5) Mrs Guthrie confirmed that she had taken an average height of the trees as 15m.
108. The planning policy framework applicable to a windfarm is set out in PGW at paragraph 13.1. This reaffirms Government policy to stimulate the exploitation and development of renewable energy sources. PGW also states that the development of renewable energy resources should be stimulated wherever they have a prospect of being economically attractive and environmentally acceptable. The economic viability of the scheme and its contribution to the overall supply of electricity from renewable sources is already established by the fact that it has a NFFO contract. Therefore I do not attach significant weight to arguments concerning the merit of Government policy or the comparative advantage of other forms of energy generation, whether they be from renewable or other sources. I am satisfied from the evidence of Mr Bellis (Doc 25, sec 4) that the site selection in this case has been carried out in an objective manner to identify a location where a windfarm would be economically attractive.

109. Other possible renewable proposals such as off shore windfarms and wave power are not detailed matters before me in this case. This is not an inquiry into the relative merits of several similar but competing proposals serving the same need. Such alternatives may have a bearing on future developments of renewable energy but they carry little weight in my considerations of this specific proposal. Whilst I have noted the evidence of Dr Mason on the experience in Denmark and Germany (100) I do not consider that the situation here is in any way directly comparable and therefore I attach little weight to that element of his evidence. Evidence on the benefits of the economic spin-off to upland farmers similarly, in my view, justifies little weight in the consideration of the planning merits of this case (103 & Doc 65). No doubt such matters are very important to the individual land owner, but it is more of a private matter than one which is of wider public concern.
110. Public opinion is potentially a material consideration. In this case there is a wide body of opinion expressed against the proposal. Unusually in my experience there is also a significant amount of support expressed for the proposal (50, 102, Doc 67 & 68). However the decision should not rest on the number of persons expressing support or objection to the proposal. It must lie in the balancing exercise of the weight to be placed on the evidence before the inquiry.
111. The first matter to be determined is whether the proposal is in accord with the Development Plan. However in reaching a conclusion on that point I must consider the various detailed issues to ascertain the appropriate weight to attach to potentially conflicting policy considerations. I shall therefore return to the Development Plan in my overall conclusions.
112. Turning now to the more specific material considerations which have been raised in the evidence, I shall deal with them on a topic by topic basis before reaching my overall conclusions.

Landscape character and landscape designations (37, 38, 58-61)

113. There was much discussion about what area exactly was covered by the name Denbigh Moors. Similarly different weight was attached by the parties to the different landscape studies of the area. What is clear to me, from the evidence and from my observations of the area, is that the upland area generally north of the A5 and between the Conwy Valley and the Vale of Clwyd is an attractive area of upland rural landscape.
114. It is designation as a SLA in the current Development Plan. However that is the only designation in planning policy terms which relates to the quality of the landscape. That definition is not repeated in the emerging UDP. The application site is about equal distance from the Clwydian Range AONB to the east and the Snowdonia National Park to the west.

115. This wide upland area contains many different variations in its detailed character. However in the area nearest to the site I identify four main types of landscape. Mainly to the west is an extensive area of open heather moorland, most of which is included within the Moel Hiraethog SSSI. This extends up to the western boundary of the southern parcel of the site.
116. Mainly to the north and east is an area of upland farms and small hamlets. This area is more broken by a pattern of small valleys as the land generally extends down the slopes of the upland area towards Denbigh and Ruthin in the Vale of Clwyd below. The pattern of human habitation is related to the traditional agricultural landscape of small fields separated by native trees and hedgerows and an intricate network of local lanes and tracks. On the higher slopes the vegetation reduces as one approaches the higher upland landscapes to the west.
117. To the south and south east is the extensive area of conifer plantations dominated by Clocaenog Forest. This area was formerly typical of the two former areas but has changed its visual character as a result of the impact of the large areas of forest. Within the forest areas there still remain some isolated farm units which give some impression of the former character of the landscape.
118. Finally there is the area immediately to the south west of the site. This is the area around Llyn Brenig. This area is dominated by the modern lake and the forestry plantations around its shores. However there remain significant areas of heather moorland around parts of the lake which are in effect part of the first area I identified. It is in this pattern of landscape that the proposal would be seen.
119. The application site is in three distinct parcels. All three are improved upland pasture in agricultural use predominantly for grazing. The northern parcel appears more as an extension of the traditional agricultural landscape to the north. The central and southern parcels are largely surrounded by forest plantations and have more of the character of the forest area although the southern parcel is also seen in relation to the adjoining heather moorland and Llyn Brenig below.

Photography (39-42)

120. I do not attach significant weight to the rather academic arguments about the accuracy of different photographic techniques, the focal length of lens etc. In my view all the photographic evidence and the wire frames and photomontages are only an aide memoir to the decision maker. They are no substitute for visiting the area and assessing the likely impact of a proposal on any particular view.

121. The suggestions that specific viewpoints have been selected to produce a distorted impression are not convincing. For my own part I find the inclusion of say a telegraph pole in the foreground useful to identify the exact location of the viewpoint on the ground. But I am not just looking blindly from that one viewpoint. The selected viewpoints are merely representative of the whole area. Again there is no substitute for extensive visits throughout the affected area to build up an overall picture. As an example Mr Champion introduced further photographs (Doc 32 app JWC1 photos 2, 8 & 9) taken from the west bank of Llyn Brenig suggesting that Mrs Guthrie's views were too far to the south on the approach to the lake and its visitor centre. That may be so but, with the exception of views screened by trees in the foreground, it is perfectly obvious that turbines will be visible from the whole of the west bank of Llyn Brenig (Doc 27 fig 5).

Landscape and visual effects (49-51, 62-65, 89-92)

122. From the ZVIs (Doc 27 fig 4 & 5) it is clear that the turbines will be visible over an extensive area. However in those areas closer to the site the topography of the ground and the presence of intervening vegetation will reduce the impact of the turbines in many views. Where they will have an inescapable impact is in the immediate vicinity and from the areas around Llyn Brenig. However it must be borne in mind that whilst the landscape in these areas has a natural appearance it is very heavily influenced by mans' recent activities in the construction of the Llyn Brenig reservoir and the creation of the extensive forest plantations. It is in this immediate context that the windfarm would have its most obvious impact.
123. When viewed from further afield the impact would be less obvious. Whilst the proposal would be visible from some parts of the open heather moorland to the west, there would still remain extensive areas where the differences in level would screen views of the turbines. Views from within the Clocaenog Forest area would generally be screened by the trees. Mr Champion produced two viewpoints (Doc 32 app JWC1 photos 10 & 11) from which the turbines would be visible. The view from Craig Bron-banog would be affected, but it should be borne in mind that to reach that viewpoint one is stood with one's back to a fenced compound containing telecommunications equipment and a weather monitoring station. The view from Pincyn Llys which most people would appreciate is the extensive view over the Vale of Clwyd in the opposite direction to that shown. The view of the turbines would be distant and framed by the forest. In any event, changes in the growth of the trees and future forest management could have a significant effect on either improving or obstructing this distant view.

124. Much was made by objectors of the impact of the proposal on views from the Offa's Dyke footpath as it passes through the Clwydian Range AONB. It is clear that the turbines would be visible in this view. Mrs Guthrie's Viewpoint 11 (Doc 27, fig 18) is taken from the Jubilee Tower on Moel Famau and the associated wireframe identifies the scale of the turbines in that view. It should be borne in mind that the wireframe shows the turbines on an artificial horizon because of the scale of the study area. In fact on the ground on a clear day the turbines would be seen against the backdrop of the high ground of Snowdonia further to the west.
125. Mr Champion produced comparable photographs (Doc 32, app JWC1 photos 6 & 7). He identified the site on photo 7 but not on photo 6, explaining that this was because the two photographs were taken at different times of the same day and the light conditions had changed. However in my view there is no obvious difference between the quality of the two photographs in terms of the clarity at the distance of the site from the viewpoint.
126. What is clear to me is that within the scale of that panoramic view the turbines will appear relatively small. Whilst it is correct to say that there are no large scale moving objects currently existing in that view this does not take into account the existing planning permission for 3 turbines at Moel Maelogen (11). Whilst about twice as far away they will be potentially visible in this view. There are other distant views from which the turbines will be visible but generally the further away from the site the potential impact is reduced or screened by intervening obstructions (Doc 27 fig 21).
127. The future programme of tree felling in the forest plantations (Doc 17) whilst having a significant effect in such areas as the banks of Llyn Brenig, will not, in my view, significantly alter the areas from which the proposal will be visible in the wider landscape.
128. The site is sufficiently far from both the Clwydian Range AONB and the Snowdonia National Park for the proposal not to have any significant harmful effects on these nationally designated areas.
129. In my view the scale and nature of the landscape, particularly that in closest proximity to the site, is on a scale that can accommodate the proposal without undue harm.

Cumulative effects

130. There will be some areas where more than one site can be seen. However the distance between this site and those at Moel Maelogan and at Hafotty Uchaf (11) and the much smaller number of turbines at the other sites is such that in this extensive open landscape the cumulative impact of these three sites would not be significant.

Historic landscape

131. Turning now to the effect of the proposal on the historic landscape. Obviously there would be the visual effects discussed above but in this context I am considering the landscape in respect of its more specific historical value.
132. From the landscape description in the Register entry (Doc 34 app RSK2) it appears to me that the dominant historical feature of this landscape as it now exists is that of a managed moorland which was used in the early part of the 20th century for grouse shooting. It exhibits many other features and examples of man's influence up to and including the large water reservoirs. Clearly it is a landscape that is an example of historic diversity/multi-period (69).
133. However it should be noted that the application site is outside the boundary of the historic landscape and therefore would not have any direct physical effect on it. The impact of the turbines would not be significant on those parts of the historic landscape further to the west, such as the area around the site of the shooting lodge at Gwyfla Hiraethog. In my view the effect on the main part of the former grouse moor would be acceptable.
134. There would be a much greater impact on that part around Llyn Brenig. For people visiting the Archaeological Trail most of the routes would be screened from the turbines and the impact would therefore be reduced. The general view of the landscape would be dominated by the turbines on the skyline above the lake. To what extent this would be harmful to the historic character of the landscape is debatable given that such large scale features as Llyn Brenig and the forest plantations are accepted as part of the landscape. In my view the turbines would be seen as one further example of man's influence on this landscape.
135. I do not consider that the effect on the historic landscape would be sufficiently harmful to justify withholding consent.

Ornithology

136. The main concern by CCW was the potential effect on the black grouse. This is largely catered for in the S106 undertaking and on that basis CCW made no objection. Provided that the signed undertaking is completed before any permission is granted then I consider that reasonable steps have been taken to overcome any problem.
137. No detailed evidence was submitted to suggest that the proposal would be unacceptably harmful to nightjars. Mr Marfleet raised concerns about hen harriers. In my view the evidence of Dr Percival that the site is unsuitable hunting or nesting ground for hen harriers is convincing. No doubt hen harriers are in the area and may well fly over the site but the proposal is unlikely to have any significant effect on that species of bird.

138. Martyn Jones MP raised concerns about the effect on birds (Doc 66). However this site is not at all comparable to those where large numbers of turbines have been erected across known migration routes of birds. Similarly this proposal does not suggest turbines with lattice towers which provide tempting roosting and nesting sites for birds which are then in danger from the moving blades.
139. I do not consider that this proposal would have any unacceptable effect on the interests of birds.

Residential amenity (52, 53, 90-93)

140. Residential amenity is normally affected by wind farms in respect of visual impact and noise. I deal with noise separately below. I accept that the visual impact of the turbines is not just at the dwellings. Residents will be able to see turbines from within their gardens or paddocks and while travelling to and from their homes through the local network of roads and tracks. All these visual impacts have a bearing on the residential amenity of the local residents. The area to the north and east of the site has a scattered pattern of residential properties with concentrations in and around Nantglyn and Saron. There would be a significant number of local residents who would have constant views of the turbines on the high ground above their homes.
141. However the turbines, despite their height, are a reasonable distance from most of the nearest dwellings (26). The turbines will be there to see but would not appear excessively overbearing at any specific property. I appreciate that some people would find any new intrusion into the present rural landscape unacceptable but this is a matter of subjective judgement. I observed the application site from all possible directions and from the immediate proximity of most of the dwellings identified as being within 3km of the site (Doc 27, fig22). In my view the impact of the proposal on the amenities of the occupiers of any of those dwellings would not be so unacceptably harmful to justify refusing planning permission.

Noise (9)

142. The detailed evidence supplied in support of the ES and its subsequent addenda makes it clear that this proposal would not result in any significant degree of noise nuisance at neighbouring dwellings. That is not to say that it will not be possible to hear the turbines. No doubt in certain conditions of wind direction and background noise the turbines will be audible at some local residential properties. However with the imposition of the noise conditions suggested there would be a reasonable method of ensuring that any noise is kept to a reasonably low level.

143. Mr Williams, the resident of Isgaerwen (Doc 57), had a particular concern because of the use of part of his property for musical events. Having observed the position of his property, and taking account of the fact that the nearest turbines have been moved further away from his property to avoid the area used by the black grouse, I see no reason to believe that the noise of turbines would cause unreasonable disturbance at that property.

Television interference (103)

144. This is an accepted possible problem with this type of proposal however it is one which is regularly overcome by the imposition of appropriate conditions.

Shadow flicker (53)

145. Shadow flicker occurs inside dwellings when there is a specific relationship between the turbines, the distance to the dwelling and the width of any windows. In this case no dwellings are close enough to a turbine for this problem to occur. Shadow flicker should not be confused with the passage of a shadow across the ground which may occur in certain conditions of low sunlight.

Footpaths (51, 71-73, 96)

146. The proposal would have an impact on a number of footpaths in the area because they would be visible to walkers as they enjoy the area. The level of impact will vary, dependent on the direction of travel, whether there are clear uninterrupted views of the turbines or whether intervening ground or vegetation screens the turbines. In most cases I do not consider that the visual impact of the turbines would be sufficient to spoil most people's enjoyment of the footpath network.
147. The possible exception is footpath 67 which passes along the edge of the northern and central parcels of land. There is little evidence on the ground that this footpath is used. However, that may be because it is partly obstructed or it may be as a result of the foot and mouth restrictions. In any event there is a legal footpath. Any user of that footpath would pass very close to several turbines. They would tower above the walker. However the general siting of the turbines is such that a walker would see them in the relative distance as one approached the site. They would not be a surprise. Whilst many walkers may find turbines an intrusion I am sure that many others would find them a point of interest. If the footpath were improved then the windfarm could well become a possible destination for walks from the car park at the start of the archaeological trails.

148. The imposition of a condition setting a minimum distance between any turbine and the public footpath was discussed. However there is some doubt that the line of the footpath on the ground along the boundary between the forest plantation and the open grazing land is the correct alignment. From the definitive map (Doc 40, app H) the footpath appears several metres further north passing through part of the plantation. In any event, whether the turbines are 30, 40, 50 or 60m from the footpath would make little difference to the apparent height of the structures. In my view such a condition would serve no reasonable purpose. The proposal would not prevent the use of the footpath.

Horses (97)

149. The proposal to make footpath 67 a bridleway is at a very early stage and may well not be achieved. I therefore attach little weight to that suggestion. Most of the written representations concerning horse riding were in the form of a proforma letter. There is no direct evidence of any significant use of routes near to this site by horse riders. In cross examination Ms Groves could provide no details of the nearest riding schools or of local numbers of horse riders. She confirmed that the bridleway through the woodland between the central and southern parcels of land comprised in the application is impassable to horses because of deep mud. Her only direct knowledge of horse riders using the area are of those who bring their horses to the area in horse boxes and then ride along the minor road passed the site to gain access to the forest tracks. That would involve passing two turbines at a distance of less than the British Horse Society's recommended minimum of 200m. However if that presented an insurmountable problem to any horse rider the alternative is simply to tow the horse box a little further along the minor road and gain access to the forest tracks without passing any turbines. In my view the evidence concerning the use of the area for horse riding should be afforded little weight in this case.

Public safety

150. There is evidence that wind turbines have failed in the past but only in extreme weather conditions. Similarly the suggestion that ice may be thrown by the blades does not take into account the way in which the movement of the blades is automatically controlled. However, this site is in a relatively remote location. There are no dwellings in close proximity to the site. People are unlikely to be using the footpaths or minor road passed the site in the sort of extreme weather conditions likely to result in any significant failure of the equipment. In my view this proposal does not represent any significant danger to the general public.

Water supplies

151. There is no evidence to suggest the proposal would have any direct effect on the water supplies to neighbouring dwellings. However this is a matter which can be safeguarded by an appropriate condition.

Tourism (95, 96)

152. There is conflicting evidence regarding the likely effect of windfarm on tourists. This is hardly surprising given that people have such varying reasons for visiting an area. If you are attracted by the unspoilt vision of vast open heather moorlands then the presence of a windfarm may well detract from your wish to visit an area. If on the other hand you visit Llyn Brenig for the fishing then the obvious presence of the windfarm is unlikely to have any significant effect.
153. Given the very nature of Llyn Brenig and Clocaenog forest as relatively large scale and recent man made features I consider that the proposed windfarm would represent one more large scale feature in this area. It is a feature which may well attract visitors in its own right just as much as it might discourage others.
154. The windfarm would be visible from a large number of footpaths used by recreational walkers. However there is no firm evidence to suggest that it would seriously discourage or prevent walkers enjoying the current walking opportunities. It may well provide an additional destination for local recreational walks.
155. Concerns expressed by Mr Mervyn Wynne (Doc 48) about the effect on his caravan site are understandable but his site is sufficiently far from the application site not to be directly affected by any serious impact from the proposal.

Vehicular access (103)

156. The proposals for access to the site appear reasonable and overcome the fears of Conwy CBC. This is a matter which can be covered by conditions.

Grid connection (103)

157. The detailed route of any connection between the site and the grid will be the subject of a separate proposal by the electricity board. It is anticipated that it would take the form of an overhead line from the control building to the substation just outside Denbigh. The type of connection would typically be three wires and insulators supported on wooden poles. The scale of any connection would be likely to be similar to that of the local distribution network. There is an extensive network of such overhead lines in the area and I do not consider that the connection necessary for this development would significantly change the character of the area likely to be affected.

Conditions and obligations

158. The Council's list of suggested conditions (Doc 13) was used as the basis for the discussion on appropriate conditions. Generally these are necessary for this proposal and I will only comment in detail on those which were not considered necessary or where alternative wording or conditions were suggested. A significant number of the conditions relate to the further approval of matters of detail which is appropriate in this case given that the only fully detailed plan is the layout plan Figure 2B (Doc 19).
- (i) Document 13 conditions 1, 5, 7, 8, 10, 15, 16, 17, 19, 20, 26, 29, 33, 34 and 35 were agreed by the parties and should be imposed.
 - (ii) Condition 2 should be amended to read in the second line "in accordance with the details shown on site layout plan Figure 213" (Doc 19).
 - (iii) Condition 3 should be amended to read "...at the grid references detailed in the table attached to Figure 213, with a maximum deviation of 10 metres from these locations,...".
 - (iv) Condition 4 should be amended to read "... the erection of 3 bladed wind turbines with a tower height of 49 metres".
 - (v) Condition 6 should be amended to read "The turbines, towers, nacelles and blades shall have a semi matt finish at all times. The colour shall be as may be approved...".
 - (vi) I do not consider that condition 9 is appropriate for the reasons I gave in considering the question of footpaths and horses above.
 - (vii) I do not consider that condition 11 is necessary in the circumstances of this case. Similarly condition 12 is not necessary since a separate approval is required for the grid connection through MANWEB and the applicant would not build the windfarm if no connection was likely to be available.
 - (viii) Condition 13 should be amended in the first line to read "If any wind turbine hereby permitted fails to generate electricity to the grid for a continuous period of six months,...".
 - (ix) Condition 14 should be amended to read "on the control building until the written approval of the Local Planning Authority has been obtained to the detailed design of the building, to the stone...".
 - (x) Condition 18 should be amended by the addition of the word "precise" before "location" in line 2.

- (xi) Conditions 21- 24 should not be imposed. In their place should be imposed the noise conditions shown in Doc 14 with their numbers appropriately amended. CPRW queried the level of 40dB in condition 4 but there was no detailed evidence to suggest any other figure was more appropriate.
- (xii) Condition 25 is not necessary. There is no detailed evidence to suggest that shadow flicker may affect the interior of any dwellings in this case.
- (xiii) Condition 27 should be amended by the addition of the words " ... or excavations for the turbine bases."
- (xiv) Condition 28 should be amended by the deletion of the words "commissioning of the windfarm" in both the last 2 lines and the substitution therefor of the words "the date of the first generation of electricity to the grid from the windfarm".
- (xv) Condition 30 should not be imposed. The model condition 54 in circular 11/95 should be imposed instead, as shown in document 15 under the heading archaeology.
- (xvi) Condition 31 should be amended in the second and third lines to read "...no later than 25 years from the date of the first generation of electricity to the grid, and the application site shall be reinstated..." and in line 6 to read ". submitted no later than 24 years from the above date, or such date...". CPRW queried whether a bond should be provided to cover the eventual reinstatement of the site. The applicants objected to any bond being required. In my view a bond is not necessary.
- (xvii) Condition 32 is intended to ensure no works are carried out on the southern parcel of land during the bird breeding season and is in my view necessary. It should be amended to read "No works shall be permitted to take place on the Foel Goch (southernmost) section of the site containing 10 turbines between March 15th and June 30th in any year."
- (xviii) Condition 36 is not necessary since it covers matters normally covered by a S278 Highways Agreement. The Council accepted that conditions 37 and 38 were not necessary since the matters were covered by condition 19.
- (xix) Conditions 39 and 40 are intended to cover possible problems of television interference etc. There was some debate about the precise wording and whether a total figure of liability should be imposed. An alternative wording is shown in document 15 under the heading EMI but that was criticised as being too vague. In the absence of a more suitable wording I consider that conditions 39 and 40 should be imposed as suggested by the Council.

- (xx) I do not consider that condition 41 should be imposed since the proposal does not directly affect any part of the sites where unimproved wet grassland currently exists.
- (xxi) It was agreed that the type of anemometer masts should be amended to tubular steel, rather than guyed supported masts, to avoid the possible danger of black grouse or other birds flying into the guy wires. Condition 42 should be amended to the wording shown in document 15 under the heading mast location.
159. The S106 Planning Obligation is intended to cover the mitigation measures associated with the black grouse. It was welcomed and supported by CCW and CPRW. At the time of the inquiry a draft version (Doc 16) was available. The final version must be signed by the applicants, Forest Enterprise, Denbighshire CC and Conwy CBC. It was anticipated that this would be complete by the end of February 2002. In my view the undertaking is necessary to accommodate the needs of the black grouse and my recommendation is on the basis that the final signed version is available before the final decision is made.
160. If no agreement is signed then the detailed views of the various experts would need to be considered on the basis of the written evidence and any updated views. However without a satisfactory agreement the improvements to the black grouse habitat and its management could not be guaranteed. In those circumstances serious consideration would need to be given to the refusal of planning permission.

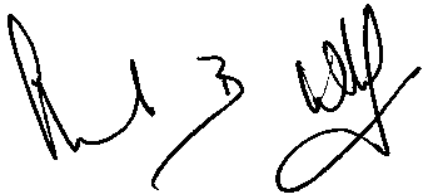
Overall conclusions

161. Returning now to consideration of the Development Plan situation. In the current plan the site lies within a designated SLA. That policy definition is not repeated in the emerging UDP. However the appropriate policies in the UDP make it clear that protection of the countryside and its landscape from inappropriate development is an important policy objective. Therefore I consider that it is appropriate to consider this proposal against the UDP policies. The most directly relevant are GEN7 (6 in Doc70), CON13 (12 in Doc70) and MEW 10. The general development control criteria covered by GEN7 which are applicable are embodied in the criteria in MEW 10 as is the thrust of CON 13.
162. In document 70 MEW 10 states that wind turbines or windfarms, including any ancillary associated developments, will be permitted provided that criteria i)- vii) and ix)-xi) are met. Whilst it is accepted that there will be an impact on virtually all these criteria I do not consider that the level of harm would be unacceptable in any particular case.
163. On balance I consider that the degree of conflict with aspects of the Development Plan and UDP policies that exists is significantly outweighed by the benefits that would accrue from this proposal in terms of contributing towards the Government's policy objectives for the generation of renewable energy.

164. In reaching my conclusions I have taken into account the Environmental Statement and its various addenda and updates. The main mitigation measures proposed are the S 106 undertaking in respect of the effects on black grouse. Other matters are covered by the range of planning conditions referred to above or in the design and layout of the proposal and its access routes.

Recommendation

165. I recommend that planning permission be granted subject to the conditions referred to above and subject to the S106 undertaking being signed by the appropriate parties.

A handwritten signature in black ink, consisting of several stylized, cursive letters and a long horizontal stroke at the end.

Inspector