

Planning Services
Powys County Council
The Gwalia
Llandrindod Wells

Date: 07 May, 2024

Dear Sir/Madam

Re: Application for section 73 TCPA 1990 variation of approved details, Bro Dyfi Community Renewables

Planning Permission Reference: 19/0541/FUL

Following award of planning permission for this community energy scheme and the discharge of condition 3, finance has been secured and construction has commenced on Mynydd Glandulas. However, following preliminary site investigations difficult ground conditions and unexpected topography were encountered, and BDCR has been forced to alter the arrangement of the scheme. This is so that a better designed system can be installed that avoids significant drops in ground levels, which better conforms to the landform, and increases the likely generation output of the scheme. At the time of planning, we had used topographical digital data for the design and layout of the scheme, but the reality on the ground was different and we have had to make several retrospective changes.

The key changes that have been made are as follows:

- Removal of 20 solar PV tables from areas of steep ground unsuitable for development
- Rearrangement of the remaining solar PV tables to ground more accommodating to the PV tables
- Alteration to the angle of the PV tables so that the panels will better capture solar irradiation and hence increase potential output
- Change to the location and size of the on-site transformer, following discussion of the requirements with Scottish Power Energy Network.

This retrospective s73 application for variation to condition 2 of the planning permission seeks your Authority's approval of the revised details. Please note also that an additional new (retrospective) planning application for PV tables that have been repositioned outside the approved planning boundary will be submitted at the same time as this s73 application so that all the changes to the scheme can be, in combination, consulted upon and determined by your

Authority. Accordingly, we submit the revised details associated with Figure 2: Site Layout, Figure 3: Indicative PV Table and Figure 4: Indicative GRP transformer, and include a further Figure 5 showing details of an additional electrical transformer required by Scottish Power Energy Networks for the grid connection. All other changes are incorporated into the corollary planning application for new PV tables on the eastern edge of the development boundary.

Although there has been a slight change to the table configuration and transformer within the red line boundary, such changes are very minor overall and will be barely visible to visual receptors in the area. As such, we are of the opinion that the potential environmental effects of these minor changes are well addressed in the original planning submission documents (LVA, ecology, archaeology etc), which are included in the application documents, and there should be no further effects arising that are a concern to your Authority. An Environmental Report Addendum is submitted, that addresses any key issues associated with the additional elements of the solar park.

As a community energy organisation, we have limited resources based primarily on volunteer time, which is why we have been unable to process these applications until this time. We apologise therefore for the retrospective nature of this s73 application to vary the approved details, but hope that your Authority understand the limitations we face and will consider the applications in a favourable light given that permission has already been awarded for a very similar scheme.

We look forward to liaising with your Authority on this application.

Yours sincerely,



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