

From: SHONED GRIFFITH [REDACTED]
Sent: 18 April 2016 22:46
To: Glyn Rhonwy Pumped Storage Scheme
Cc: Cadi Jones; [REDACTED]
Subject: Glyn Rhonwy Pumped Storage EN010072

Annwyl Steffan

Gweler ymateb pellach y Cyngor Cymuned ynlgyn a'r datlygiad uchod.

Mae'r llythyr yn saesneg gan fod rhai o'r trigolion sy'n byw yn yr ardal yn uniaith saesneg, ac wedi eu copio I mewn i'r e-bost yma er gwybodaeth.

Diolch am eich cyd weithrediad.

Yn gywir

Shoned Rees Griffith
Clerc Cyngor Cymuned Waunfawr.

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CYNGOR CYMUNED WAUNFAWR

Ty Awelog, Waunfawr, CAERNARFON, Gwynedd. LL55 4AZ.
Clerc: Shoned Rees Griffith 

18 April 2016

The Planning Inspectorate
3/18 Eagle Wing
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dear Sir/Madam,

Glyn Rhonwy Pumped Storage EN010072

This is an additional submission by Waunfawr Community Council due to the outcome of important discussions which took place during an emergency village meeting on 14.04.2016.

Having had more time to digest the recent DCO application documentation and the results of our village surveys we believe the 2015 upscaled scheme is likely to have a major negative impact on the landscape, residents, recreation users, tourism and local businesses. It appears the more rigorous examination process required by the UK Planning Inspectorate has forced SPH to provide more realistic figures for construction traffic and more detailed information on the spatial extent of the scheme. The impacts of the new scheme are vastly greater than the ones described by David Holmes in 2012. In sympathy with the residents present at the above mentioned meeting we are concerned about the means and methods SPH have used to navigate their way towards planning consent. Whilst we appreciate David Holmes' offer to meet with us earlier this year (unfortunately a mutually convenient time could not be arranged), there are other occasions from 2012 onwards when concerns stated or voiced to him/SPH by Waunfawr Community Council or individual councillors were not adequately addressed or not responded to at all. In light of the aforementioned points, Waunfawr Community Council wishes to state that we object to the new, expanded and revised scheme.

We believe the impact on our village and the environment, which is important to residents and tourists alike, is too big a sacrifice. The new 2015 plans far exceed the 2012 scheme in terms of landscape impact, resident safety and levels of nuisance. In retrospect we feel that the construction traffic predictions provided at the community meetings in 2012 were vastly underestimated and gave a false impression of the scale of the development. We would like to bring to the attention of the ExA that the 2012 daily construction traffic forecast for Ffordd Cefn Du during a typical construction month was 41 PCUs whilst the forecast in the 2015 DCO is 195 PCUs, despite written assurances from David Holmes/QBC/SPH that nothing above ground would change in the larger scheme. We therefore suspect documents and assurances provided by the developer are misleading and we are extremely worried about what will happen to our village, should this development go ahead.

We object to the whole scheme as set out in the 2015 DCO application because of its overall

landscape and community impacts relative to the overall importance of the scheme. We strongly object to the routing of construction traffic through Caernarfon, Ceunant and Waunfawr. We urge the developer and the ExA to make alternative access plans, the most straightforward of which would be a temporary track directly between Q6 and Q1 making use of existing slate piles for landscaping. We are aware that SPH claims that a number of organisations have suggested that they would not favour an access route through the existing Glyn Rhonwy development site to Q1. We question the validity of these claims and stress the far greater nuisance level of construction traffic routed through villages a few metres from people's houses compared to an access track within an industrial compound. We would like to see evidence of the communications and the decision by each organisation as it would be a shame if a decision to route heavy construction through Caernarfon and Waunfawr was based on a fallacy.

We would therefore strongly suggest SPH provides an assessment of alternative routes. If the access through Waunfawr is still to be considered, in the interests of our village we would have to specify a number of conditions which should be met that would go some way towards mitigating the suffering of the residents located directly along the access route, recreational hill users and those who use the road network in and surrounding the village.

With a scheme of this magnitude there is considerable concern over the depreciation of properties and whether residents will have to relocate for the duration of the scheme. SPH's mitigation measures are so far vague and leave residents concerned about their safety and blight of their homes. We ask that the ExA stipulates that a fund is set aside by the developer to cover blight. We have been informed that local estate agents suggest that during the construction period depreciation of homes in the vicinity could be at least 25%. Assuming the 56 houses along the access route have an average value of £200,000 that would require a retention fund of approx. £3M in addition to a fund for any damage to property. This fund could then be accessed to cover the depreciation should residents feel the need to leave the area during this time. Alternatively this could be utilised by residents if they wish to rent elsewhere during the construction phase. There is also concern that if the road is allowed to be widened this may set a precedent for further applications for potentially unsuitable or unsympathetic developments along the Cefn Du road. A widening of the road is also likely to bring additional fast traffic on to a road where the speed limit is already being observed by residents as being breached – thereby causing hazards to pedestrian and road user safety and adding to the depreciation of residences along the access track. Any of the funds remaining after any residents' claims will be given to the community of Waunfawr.

Proper mitigation of these affects would thus be extremely costly to the developer and we strongly suggest they investigate more thoroughly alternative routes to Q1 to avoid unnecessary nuisance to local communities.

Yours sincerely

Shoned Rees Griffith
Waunfawr Community Council Clerk