

Glyn Rhonwy Pumped Storage Development Consent Order

Statement of Common Ground
between Snowdonia Pumped Hydro Ltd and The Crown Estate



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 Pumped Hydro Ltd and The Crown Estate

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1 PURPOSE OF THIS DOCUMENT

1.1 Introduction

1.1.1 This document comprises the Statement of Common Ground (“SOCG”) between The Crown Estate (“TCE”) and Snowdonia Pumped Hydro Ltd (“SPH”) relating to the application (“the Application”) for a Development Consent Order (“DCO”) submitted to the Planning Inspectorate (“PINS”) on 21st October 2015 for development of the Glyn Rhonwy Pumped Storage scheme (“the Project”). The Application was accepted for examination by the Secretary of State on 17th November 2015.

1.1.2 For the purpose of this SOCG, SPH and TCE are jointly referred to as “the Parties”.

1.1.3 SPH has applied to the Secretary of State under the Planning Act 2008 (“the Act”) for a Development Consent Order to construct, operate and maintain:

- a pumped storage hydroelectric power plant and electrical connections on land at Glyn Rhonwy, Llanberis, Gwynedd, Wales;
- a headpond at Chwarel Fawr together with associated dam and spillway infrastructure; an underground penstock;
- a tailpond at Glyn Rhonwy together with associated dam and spillway infrastructure to Llyn Padarn;
- powerhouse and ancillary buildings including underground turbine hall and access shaft, and underground tailrace to the tailpond;
- an underground pumping station together with surface level control box; and
- associated engineering, remediation and landscaping works, together with the diversion of public roads and rights of way and ancillary works.

1.1.4 The above elements are collectively referred to as “the Development”. The site within which the Development is located is entirely within the administrative boundary of GCC.

1.1.5 The purpose of this SOCG is to set out agreed factual information between the Parties about the application. Preparation of this SOCG has been informed by discussions between the Parties.

- 1.1.6 Throughout this SOCG the phrase "It is AGREED" or "the Parties AGREE" is used as a precursor to any point that has been specifically agreed between the Applicant and TCE. The phrase "It is not agreed...." "or the Parties do not agree" is used as a precursor to any point that the Applicant and TCE wish to clearly state as not yet agreed. Points that are "not agreed" will be the subject of on-going discussion wherever possible to resolve or refine the extent of disagreement between the parties.
- 1.1.7 This SOCG relates to the matters agreed between the Parties on the content of the Environmental Statement submitted as part of the Application ("the ES") and other supporting documents.
- 1.1.8 Overall this SOCG is intended to give a clear position of the state and extent of agreement between the Parties as at the date on which this SOCG is signed and submitted to the Secretary of State.

1.2 Structure of this SOCG

- 1.2.1 The SoCG is structured to identify the matters of agreement between the parties in relation to the history of the application site and the pre-application and post-submission consultation that has occurred between the parties.
- 1.2.2 Following this, the SoCG is structured in accordance with the topics identified in the examiners Rule 6 Letter:
- K. Compulsory Acquisition and Common Land (only Common Land is applicable to TCE)
 - Draft Development Consent Order

2 MATTERS AGREED BETWEEN THE PARTIES

2.1 The Site & its Planning History

2.1.1 The Parties AGREE that the following section of this SoCG is an accurate account of the site and its planning history.

2.1.2 The Development is located approximately 1.5km north west of Llanberis.

2.1.3 Quarry Battery Company Ltd (“QBC”) was granted planning permission (Ref: C12/1451/LL) by GC on the 19th February 2014 for the construction and operation of a 600MWh (megawatt hours) pumped storage scheme, with a capacity of 49.9MW, at the Glyn Rhonwy and Chwarel Fawr quarries, near Llanberis. The permission was granted under the Town & Country Planning Act 1990 (T&CPA).

2.1.4 An Environmental Impact Assessment (EIA) was undertaken of the approved scheme and the T&CPA application was accompanied by an ES.

2.1.5 The quarry system within which the Project will be constructed and operated comprise the following: :

- Quarry 1 (Q1) – Chwarel Fawr;
- Quarry 2 (Q2) – Chwarel Cefn Du;
- Quarry 3 (Q3) – Cook;
- Quarry 4 (Q4) – Ddol;
- Quarry 5 (Q5) – unnamed (known locally as “Film Set Quarry”);
- Quarry 6 (Q6) – Glyn Rhonwy;
- Quarry 7 (Q7) – unnamed; and
- Quarry 8 (Q8) – former WWII munitions store (known locally as “the bombstore”).

2.1.6 The Project utilises Q1 and Q6 and has seven main elements:

- A headpond - upper reservoir;
- A tailpond - lower reservoir;
- A power house - containing the combined pump/turbines;
- A penstock - the pipe connecting the headpond to the power house;
- A tailrace - the pipe connecting the power house to the tailpond;
- Pumping station; and

- Spillway infrastructure – a discharge point from the headpond and a joint discharge/abstraction point from the tailpond.

	Statement on which SPH seek agreement	SPH	TCE
K. Common Land			
K.1	The Crown Estate are supportive of the of the Land Swap as proposed in the Common Land Consent application (and as detailed in the Common, Access Land and ProW Strategy doc ref 4.04) in order to facilitate the scheme and have offered wherever possible to facilitate in the exchange scheme where required.	Agree	Agree
K.2	TCE have stated that they have no concerns that the Development will cause any lasting harm to the Common and the expansion of pasture and improved access should provide a net benefit for both grazers and public access.	Agree	Agree

3 THE DRAFT DEVELOPMENT CONSENT ORDER

- 3.1.1 Part of the Glyn Rhonwy Development is situated on Crown Estate land. Article 40 – Crown Rights provides that nothing in the DCO authorises SPH to enter on or interfere with Crown Estate land without consent. The article also makes it clear that any power of compulsory acquisition does not apply to interests or rights in Crown Land unless TCE consent to such application. It is AGREED that SPH will have the necessary consents for the area required for the works under the lease to be completed in due course and that there is accordingly no need for the Order to grant any rights over Crown Land. It is further AGREED that Article 40, therefore, acts to protect the interests of the Crown.
- 3.1.2 The draft DCO seeks to include within the order a provision to protect the interests of the Crown. It is AGREED that the Crown has been consulted upon and consents to this provision. (Art 40).

4 Matters unresolved

4.1.1 There are currently no matters unresolved.

5 Confirmation of Agreement

Signed for and on behalf of Snowdonia Pumped Hydro Ltd

Signed: 

Name: Dave Holmes

Position: Managing Director

Date: 4th May 2016

Signed for and on Behalf of The Crown Estate

Signed:

Name:

Position:

Date:

5 Confirmation of Agreement

Signed for and on behalf of Snowdonia Pumped Hydro Ltd

Signed: 

Name: Dave Holmes

Position: Managing Director

Date: 4th May 2016

Signed for and on Behalf of The Crown Estate

Signed:  on behalf of The Crown Estate

Name: CHRISTOPHER SMITH

Position: AGENT TO OWNER

Date: 25.5.2016.