



GLYN PERIS



GUEST HOUSE

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Our registration identification number: 10031932

Dear Mr Cowperthwaite,

We are writing in response to the email and Appendix 12.1 (attached) received from Dave Holmes on Friday 27th May.

Firstly, I would like to correct the Background section of Appendix 12.1; we only have 7 guest bedrooms all on the first floor, not 14 as stated, and as the floor plans (attached) sent to Dave Holmes on the 22nd September 2015 clearly show.

Our general thoughts are that we are pleased that by offering noise mitigation the Applicant has finally acknowledged publicly that we will have major problems once construction for this scheme begins. They have been aware of our situation from an early stage of the consultation process, having had initial discussions with us over a year ago, when as mentioned before, at the public consultation Dave Holmes and Peter Taylor asked us to come aside and sit down to discuss our issues showing apparent concern for our situation and sincerity about compensation options. They assured us 'we are not in the business of ruining people's lives'.

We have attached the emails that were exchanged following that both discussion and a further meeting held with Dave Holmes at our property in June 2015. We discussed various options to resolve our situation. The options were:

- 1 To buy us out completely
- 2 To pay us to close for the duration of the construction process (the payment would need to include an allowance for us to spend time rebuilding the business from scratch on re-opening)
- 3 To rent the house for the duration of the construction process whilst we live elsewhere (the rent would need to take into account the fact that we would need to spend time rebuilding the business from scratch on re-opening). The house would have to be returned to our specification by the Applicant on moving out.
- 4 The possible long term rental of the house by SPH with us providing bed and breakfast for construction workers

We were happy to look at the first three, the fourth we were not, as it would mean a major change of our core business to such a different customer base that we are not prepared to do it. We will not be forced into changing our business at their whim.

The last of the subsequent emails concluded; *'In short there does not appear to be much more certainty that I can bring to this discussion at this point, however much I would like to have reached a solution.'*

On the current timescale it does not look likely that we could start construction before early 2017, so I suggest we stay in touch.

To help us better consider if it might be possible to find a commercial use for your building, could you easily provide us with floor plans? Also what is your estimate of the value of the freehold of the building, business name etc. excluded, or what price are you seeking?'

Since then we have had no further correspondence and have been left in limbo, living in fear as to what will happen in the future. We can make no long term plans neither for the business nor for the property itself; we do not know if it is worth investing money in improvements or repairs.

The Appendix 12.1 lists various mitigation measures that may be applied to us, both as a business and private home, as well as to fellow local residents who will also suffer from this project and they perhaps go a little way to potentially helping deal with the noise problems but it does not allay our fears for reasons I will explain.

Appointment of Environmental Liaison Officer (ELO)

This is of course essential, to ensure that there is good communication between the contractor and the local community, but as mentioned in my submission of deadline 4, who will appoint this ELO and where will their loyalties lie? Will they be under pressure to protect the contractor and essentially just try to placate any local residents who have issues? It is not in the interest of SPH, the contractor or the council to have many problems to sort out.

Giving us advance warnings of different activities will not help us. We take bookings a year in advance so it is impossible to run a business like hours based on information supplied days, weeks or even months in advance

The same thoughts arise in regard to the Environmental Liaison Group (ELG).

As you can see, we are sceptical and distrusting of this whole process.

Heavy Goods Vehicles (HGVs) - travelling hour restrictions

We appreciate this is a gesture of mitigation but for accommodation-providing businesses such as ours, Lake View Hotel and the Galt y Glyn, these hours will still have a detrimental effect on our business so do not go far enough. Both Lake View and ourselves have our dining rooms at the front of the house, just metres away from the A4086 so our guests will be subjected to HGVs passing by from 8.30am onwards whilst trying to have a relaxing breakfast. I would like to ask who will police this - how do we know the drivers will stick to these times?

Our guests are often back in the house by 3.30pm, ready for a wash and rest after climbing Snowdon. They will be disturbed by the HGVs still using the road at that time until 4.30pm.

The HGVs are just a part of the increase in the traffic that will be passing the house as a result of the scheme. On studying the traffic management statistics, there will be hundreds of cars, vans and smaller lorries that will be a constant presence throughout the four long years of the the construction process, many before 8.30am as the construction workers etc will be travelling to the site for a 7.00am start.

Blasting

'Blasting will only occur during daylight hours' seems helpful at first sight. However all of the specified construction working hours (7.00am - 7.00pm), can be classed as during 'daylight hours' during our busiest season during the summer months so this gives no reassurance at all. The blasts would have to be after 10.00am and before 3.00pm for the best chance of avoiding any potential disturbance to our guests. Is this something the contractor could work with?

'Timings will be agreed with Gwynedd Council'; surely they should also be discussed at a meeting of the ELG with local residents present before any decision is made?

Noise monitoring location at Glyn Peris

We welcome this of course and I reiterate what I mentioned in my earlier submission; that monitoring needs to take place both at the front and the rear of the house. We still find it hard to believe that it was not thought necessary to have any at our location from the start and demonstrates why we have little faith in SPH or for that matter, Gwynedd Council, who should know better, especially as we had put in a strong opposition to the scheme when it was at the stage of application for Planning permission.

We assume that we will have access to the results of this monitoring.

Noise barrier

Anything that can be done to stop the noise is of course welcomed. It must be built before the start of the main construction process but where is the information about its construction, where exactly will it be located? What will it look like? What will its height be? Will it be visible from our property and will it be visible from the surrounding mountains where people walk and enjoy the views?

Again I have to mention our lack of faith in this as we know how much sound bounces and reverberates around the valley.

Location of noisy activities

Yes, keeping them as far away from the site boundary as possible would of course help. However, with a dam of at least 15m high and who knows how long (I cannot find a plan showing the dimensions of Q6 dam) being built just metres from us we cannot see how noisy activities can be avoided in our vicinity. It will be impossible to keep all noisy activities away from the north eastern vicinity of Work Area 4B.

Natural foliage

There is little natural foliage on the edge of the site nearest us. The foliage that is at the edge of our property is not within the site boundary so should not therefore be under threat anyway.

Exceeding noise levels

Whilst we are glad to have noise monitoring at our location, if it is established that noise levels are being exceeded, this is then too late for us as the damage will have been done.

Guests will have suffered, complained and written poor reviews.

'Installation of double or triple glazing': we would insist on triple glazing, on choosing the supplier, and on the sound proofing of our attic. However installation after 'it is established that agreed levels are being exceeded' would be too late at this stage; it would need to be installed before construction work begins. This should be done as standard, for both us and our neighbour Mr Hughes as the closest residential properties to this construction site. However, the installation of new windows in itself will cause disruption, rendering rooms unusable whilst the windows are replaced. Will there be recompense for the disruption to our business at that stage? It would have to be installed during the quieter winter months to avoid too much disruption and cost.

Installing the new windows would of course help with noise levels in the house. However, on hot sunny days guests will want to have their windows open as trickle vents would not allow enough ventilation and we often have the windows in the dining room open at breakfast time, which will render any type of glazing irrelevant.

Establishment of acceptable noise levels - what say will residents have in deciding what is an 'acceptable noise level'? There may be statistics and formulae that the Applicant may refer to but do they take into account having to live with **four years** of construction noise?

Who will be policing/deciding when noise levels are exceeded?

How will we be able to contest the 'agreed noise levels' when they prove to be causing us problems?

Speaking of noise issues, I want to mention at this point that on Sunday this week there was a concert, 'Snowdon Rocks' with the music going on until 10.00pm down in Llanberis High Street at The Heights Pub. I was speaking to someone living across on the other side of Llyn Padarn in Dinorwig who asked me what had been going on. From there they look straight across the lake to DMM and they could clearly hear all the music. I asked them if they knew about the Glyn Rhonwy scheme and although they knew something was being planned they had no idea planning permission had been granted for the original proposed scheme let alone there was even talk of this version. It calls into doubt how well the scheme has been advertised and is a concern for those across the lake who will also be in direct 'line of fire' for construction noise.

Structural survey and vibration study

We have concerns that the increase not only in normal traffic but the large number of HGVs that will be passing the front of the house will cause vibration-related damage to our property. What will the effects of blasting and tunnelling near by be on our property? We are also very worried that once the scheme is operating, there may be issues with vibration.

Yes, we would be happy for there to be a structural survey and vibration study to be carried out prior to construction with advance notice. We will of course have access to those reports.

Meetings with the ELO

This would be essential. However, as I have said several times before, having advance notice of the construction programme does not help us. We receive bookings well in advance throughout the year and for example, guests staying with us this year for the Snowdon Race in July and Snowdonia Marathon in October will be booking their rooms for the same events next year, as they have done for many years now. We have guests who come back every year looking on their trip as their annual holiday.

Being told perhaps a month in advance that there will be specific activities happening on a certain date will be too late for us. We will have three 'choices':

- 1 How can we tell the guests who have already booked to stay 'sorry, when you arrive you will hear blasting/drilling/crushing/HGVs etc'? We will be at risk of them deciding to stay elsewhere.
- 2 Or do we say nothing so that when they do arrive and hear the noise, they will be complaining, cutting short their stays, asking for refunds, giving bad reviews.
- 3 Or do we cancel their bookings, close down for the duration of that particular activity?

None of the above are viable options so whichever way we turn, we and our guests will suffer.

Dust monitoring point

This will be helpful but I wonder what actions SPH/Gwynedd Council/the contractor will take when dust levels are shown to be an issue for us? We need to be told what can be done before the construction starts, what further mitigation is possible if their existing plans are not enough? What are the health implications for us as residents if there are high dust levels?

Flood risk??

There is no mention of looking at the potential flood risk that we may suffer

- (a) as a result of run off from the compacted construction area, as we have suffered once before and
- (b) as a result of the unknown effects water finding new channels following the

disruption to the ground, the underground wells, the pits and tunnels.

We talked to Dave Holmes at our meeting about the water pouring out through the walls in our garden from underground sources. This had never happened before the council compacted the area to the back of our property in readiness for this project. We did tell the council about this problem in our letter opposing the scheme but never received any response about it. What measures will be taken to allow for proper drainage on the site and what investigations will be done to discover the routes underground water will take?

May I also point out that our neighbour Mr Selwyn Hughes, at Glyn Peris Cottage is equally close to the development, in his 70's and had a major heart attack two years ago. Whilst we will suffer not only as residents but also as a business, the disruption and noise will undoubtedly cause Mr Hughes a good deal of distress and anxiety, especially about the risk of the water table changing and subsequent flooding. He is already stressed (as are we) by the risks of movement of the surrounding slate waste tips which have been moving towards his house in the past and have been stabilised for the moment; and of flooding, especially as he had four feet of water running through his home in November 2012.

Working out of hours??

The recent Second Written Questions raised the issue of working out of hours. There is no mention in Appendix 12.1 of the potential out of hours operation of the concrete batching plant in this document, or indeed of any other reason for working out of hours - why is this? What mitigation can be put in place for this? The working hours of 12 hours a day during the week and six hours on Saturdays are bad enough for us to cope with. How often will there be a need for working out of hours and what will those hours be?

Low Frequency Noise (LFN) and Ground Borne Vibration and Noise (GBVN)??

There is no mention of any mitigation from the effects of LFN or GBVN present both during construction and operation - why is this?

The Environmental Statement fails to give any information about the effect the turbines will have on the surrounding area despite the fact that it is not impossible to calculate any potential LFN or GBVN as surely the Applicant already knows the spec of the turbines to be used. There is also no mention of the effect of the operation of transformers and fans that will have to be used for the underground turbine house. What mitigation is there to prevent potential LFN or GBVN caused by them? (Double or triple glazing will not help with this sort of noise.)

As stated by Rupert Taylor in his review on Groundbourne and Low Frequency Noise submitted by Mike Vitkovitch, in the Applicant's ES, *'Reliance is placed on BS4142 although that standard expressly states that it is not intended for the assessment of indoor sound levels, and groundborne noise by its nature can only be assessed as an indoor sound level. The ES explains (13.8.13) also that LFN can be amplified by the geometry of receptor buildings, again meaning that indoor sound levels need to be assessed for which BS 4142 cannot be applied.'* If this is the case, how can we have confidence in what the Applicant says or does?

Conclusion

In conclusion, whilst we acknowledge these attempts to try and help address the problems that will arise for us and our business as a result of the construction process for this scheme, they will never be enough to keep our business safe. By offering us this mitigation it proves that the Applicant acknowledges the fact that we will suffer.

It also feels too little too late. SPH were aware of our situation a long time ago, they had positive sounding discussions with us about options that we were happy to think about. Now, hiding behind their legal team they have completely back-tracked on the conversations we had about compensation, dismissively claiming in their draft DCO/ Environmental Statement that effects on us will be 'minor' or 'insignificant'. After your highlighting of our written representation at the meeting on the 17th May, they now begrudgingly seem to accept again that yes, we do have a point. However, it is disheartening that instead of an open, transparent and honest attitude, we are having to deal with a company who do not care about those of us who will be caught in the fall out of this whole scheme and who now try to soften us with platitudes which we personally find to be patronising and insulting.

Whereas before, they appeared understanding and amenable to what we were telling them, they now seem to refuse to accept how a business such as ours works. We are not a 9.00 - 5.00 operation in a normal working environment. Our business is providing a residential service, an experience, a break from the norm. Such a huge construction project will without doubt stop us from being able to provide that. This business alone provides an income for six people at the moment and all of us will suffer as a result of this scheme.

And of course this is just the building phase. Once operational there is no guarantee that we will not be affected by vibration and the subsequent low frequency noise from the working of the turbines, transformers and cooling fans. The Environmental Statement gives no satisfactory information. Will we have to go through a whole new rigmarole of trying to get some sort of satisfaction then?

We hope we have shown that no matter what SPH offer as mitigation there is no doubt that our business will be economically impacted by this scheme and the obvious solution is to look once again at the original options discussed last year. As mentioned earlier, they suggested at one point that we would benefit from the custom of visiting construction workers; if they considered one of the options discussed, we would suggest that the commercial use for our property that they would be looking for and benefiting from, would be to run it themselves as accommodation for their employees. There are many possibilities for them to make good commercial use of Glyn Peris. All these issues would so easily be resolved by SPH making the professional choice of facing the facts and accepting the responsibility for their actions in destroying local businesses. After all, 'they are not in the business of ruining people's lives'.

We just hope that you as the Inspector will surely see that SPH's attitude towards the future of any of the businesses and residents that will be affected is unjust; that they cannot be allowed to hide behind an immunity from compensation and that you have the authority to ensure we are all protected if this scheme goes ahead.

Yours sincerely,

Ceris Meredith and Paul Haydock

Glyn Rhonwy Pumped Storage Development Consent Order Appendix 12.1 – Glyn Peris Property Management Plan

Deadline 4 – Written Summary of Oral Case and Applicant's
Response to ExA's Agenda and Action Points for Issue Specific
Hearing on 17th May 2016



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Glyn Peris Property Management Plan

Introduction

Snowdonia Pumped Hydro (SPH) (“the Applicant”) has prepared this “property management plan” for the Glyn Peris Guest House.

Background

The Glyn Peris Guest House is currently run by Ceris Meredith and Paul Haydock. It is situated between the Glyn Rhonwy Industrial Estate and the A4086. The Glyn Rhonwy Industrial Estate was created by Gwynedd Council to attract light industry to the area and boost employment, however it remains currently unoccupied. The A4086 is the main road for accessing Llanberis from North Wales, its attractions and one of the main routes into Snowdonia National Park. Glyn Peris is an operational, long-standing business with 14 bedrooms for visitors to Llanberis, Snowdon and the Snowdonia National Park.

The owners of Glyn Peris are concerned that the Development may have a negative impact on their business. This property management plan has been specifically prepared for Glyn Peris to set out the measures which could be implemented, if required, to mitigate any demonstrable impact on the property and its business during the construction period of the Development.

Objective of the Property Management Plan

This property management plan outlines a range of proposed mitigation measures specific to the individual property of Glyn Peris Guest House in addition to the overall Development wide mitigation measures to be implemented during construction of the Development.

This property management plan has been prepared on the basis that the Glyn Peris Guest House is the closest receptor to the Development (approximately 60m from the Order Limits) with the potential to experience temporary, construction related impacts as a result of the Development. These impacts are predominantly from construction noise, dust, vibration and construction traffic.

Property Management Plan

The following Development-wide mitigation measures are applicable to the Glyn Peris Guest House and will also be implemented as required for all receptors potentially affected by the Development during the construction phase:

- Once the Principal Contractor is appointed and the construction programme confirmed, the Environmental Liaison Officer (ELO) will communicate this to all interested parties and local communities, including the likely time in the

programme for critical path activities such as abnormal load movements and blasting.

- The ELO will also set up the Environmental Liaison Group (ELG) and invite representatives of the relevant local communities to attend regular meetings. Glyn Peris Guest House will be invited to be part of the ELG.
- Heavy Goods Vehicles (HGVs) movements are restricted on the A4086 between the hours of 8.30am and 4.30pm;
- Blasting will only occur during daylight hours and will be restricted to set time periods in any one day, most likely one in the morning and one in the afternoon although as the Development progress a third blast may be introduced where noise limits allow. The timings will be agreed with Gwynedd Council through the Construction Noise Management Plan (as required by DCO Requirement 6) for the Development and the information will be communicated via the ELO.

The following mitigation measures are to be specifically implemented for Glyn Peris:

- A noise monitoring location will be located at Glyn Peris Guest House – the specification, duration and type of monitoring will be agreed as part of the Construction Noise Management Plan (as required by DCO Requirement 6);
- A noise barrier will be installed on the north eastern edge of Work Area 4B and potentially 4C if required. The specification, height and materials will be agreed as part of the Construction Noise Management Plan (as required by DCO Requirement 6).
- The location of potentially noisy activities within Works Area 4B will be located as far as reasonably possible from the north eastern edge of that Works Area.
- As much natural foliage and tree coverage as possible will be retained as part of the establishment of Work Area 4B to maintain a natural sound barrier, in addition to the noise barrier on the north eastern edge of Work Area 4B as proposed.
- If, through the construction noise monitoring, it is established that agreed levels are being exceeded, the Applicant will, in discussion with the owner investigate other mitigation measures such as the installation of double or triple glazing to the property at the cost of the Applicant, with potential for trickle vents to allow the windows to remain shut whilst allowing sufficient ventilation into the rooms;
- A structural survey and vibration study will, where agreed to by the owner, and at the cost of the Applicant, be undertaken prior to construction and will inform whether or not further monitoring of this type is required.
- Outside the remit of the ELG, the Applicant would arrange one to one meetings as required between Glyn Peris Guest House and the ELO during the construction phase, and that a dedicated communication protocol is implemented prior to construction commencing. This would provide

information on the construction programme so that Glyn Peris Guest House is able to notify their guests as required;

- A dust monitoring point will also be set up at Glyn Peris Guest House – the specification, duration and type of monitoring will be agreed as part of the Dust Management Plan (as required by DCO Requirement 6); and
- Any monitoring will be subject to regular reporting (at intervals to be agreed) with the results submitted to Gwynedd Council as required by Requirement 6 or as appropriate, and through the ELG.