

Mid Wales (Powys) Conjoined Windfarm Inquiry

Powys County Council

SSA "B" Conditions

Note on Need for Cellar Surveys in Severn Road, Welshpool

1. Concerns with regard to the movement of Abnormal Indivisible Loads (AIL's) along Severn Road in Welshpool were raised with PCC by members of the public during the ongoing consultation for the proposed wind farms west of Welshpool in SSA B. These concerns included the possible damage to private property and who would be responsible for any repairs if damage were to occur.
2. Since the majority of buildings along Severn Road between the Canal Bridge and The Cross were constructed in the 18th or 19th century, landowners were concerned that the foundations of their cellars/basements may suffer damage from the high number of heavy AIL's that would travel past their properties with turbine components if the wind farm applications were given consent. They were also enquiring that if any damage were to occur would the local authority pay for the repairs.
3. At the same time as these consultations were occurring, Tesco plc had been granted planning consent to construct a new food store on the old Smithfield site in Welshpool. As part of the planning consent Tesco were obliged to undertake significant highway works within Welshpool which included the upgrade of the traffic signals at The Cross and provide presence loops in the surface of the carriageway. During these works the contractors for Tesco ran a cable down the footway along Severn Road to connect the loops to the signal controller and encountered the roofs of several basements/cellars. They notified the Highway Authority of their findings but did not detail the locations of the cellars on a plan.
4. In order to address the concerns of the local residents and landowners and to minimise/remove any potential costs to the local authority, PCC raised concerns during the negotiations for the sTMP about the potential structural stability issues that could arise if repeated AIL movements were to cause damage to the walls of the basements/cellars. PCC indicated that if consent were to be granted for any wind farm west of Welshpool and they were to use Severn Road as the route for their turbine components then they would require that the developers undertake structural assessments of all basement/cellars and monitor for damage throughout the delivery process for all wind farms. If damage were to occur the developers would be responsible for repairs.

6th May 2014