



Complete Agenda

Democratic Service
Swyddfa'r Cyngor
CAERNARFON
Gwynedd
LL55 1SH

Meeting

PLANNING COMMITTEE

Date and Time

1.00 pm, MONDAY, 13TH JUNE, 2022

NOTE

This meeting will be webcast

https://gwynedd.public-i.tv/core/l/en_GB/portal/home

Location

Hybrid

**Siambr Dafydd Orwig, Council Offices, Caernarfon LL55 1SH /
Virtually via Zoom**

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(DISTRIBUTED 01/06/22)

PLANNING COMMITTEE

MEMBERSHIP (15)

Plaid Cymru (9)

Councillors

Elwyn Edwards
Elin Hywel
Huw Wyn Jones
Edgar Wyn Owen
Huw Rowlands

Delyth Lloyd Griffiths
Gareth Tudor Jones
Olaf Cai Larsen
Gareth A Roberts

Independent (5)

Councillors

Elwyn Jones
John Pughe Roberts

Anne Lloyd-Jones
Louise Hughes
Gruffydd Williams

Individual Member (1)

Councillor Gareth Coj Parry

PROCEDURE FOR SPEAKING ON PLANNING APPLICATIONS IN THE PLANNING COMMITTEE

The Council has decided that third parties have the right to speak on planning applications at the Planning Committee. This leaflet outlines the normal operational arrangements for speaking at the committee.

1.	Report of the Planning Service on the planning application including a recommendation.	
2.	If an application has been received from a 3 rd party to speak the Chairman will invite the speaker to come forwards.	
3.	Objector or a representative of the objectors to address the committee.	3 minutes
4.	Applicant or a representative of the applicant(s) to address the committee.	3 minutes
5.	Local Member(s) to address the committee	10 minutes
6.	Committee Chairman to ask for a proposer and seconder for the planning application.	
7.	The committee to discuss the planning application	

AGENDA

1. ELECT CHAIR

To elect Chair for 2022/23

2. ELECT VICE CHAIR

To elect Vice Chair for 2022/23

3. APOLOGIES

To accept any apologies for absence.

4. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

To receive any declaration of personal interest and to note protocol matters.

5. URGENT ITEMS

To note any items that are a matter of urgency in the view of the Chairman for consideration.

6. MINUTES

7 - 29

The Chairman shall propose that the minutes of the previous meeting of this committee, held on the 11th of April 2022, be signed as a true record.

7. PLANNING APPLICATIONS

To submit the report of the Head of Environment Department.

5.1. APPLICATION NO C22/0251/11/DA 23 FFORDD BELMONT, 30 - 34 BANGOR, GWYNEDD, LL57 2HY

Non-material amendment to the plans approved by planning permission C19/0224/11/LL to allow the use of *pvc-u* cladding on the rear elevation of the extension in lieu of the spardash render.

LOCAL MEMBER: Councillor Elin Walker Jones

[Link to relevant background documents](#)

5.2. APPLICATION NO C22/0134/16/LL PLOT C1, PARC BRYN CEGIN, 35 - 59 LLANDEGAI , BANGOR, LL57 4BG

Development of Bio-compressed natural gas vehicle fuelling station comprising fuel pumps, plant compound, landscaping, creation of new

accesses and associated development

LOCAL MEMBER: Councillor Dafydd Meurig

[Link to relevant background documents](#)

**5.3 APPLICATION NO C21/0734/46/LL TYDDYN ISAF, TUDWEILIOG, 60 - 92
PWLLHELI, GWYNEDD, LL53 8PB**

A full planning application for change of use of agricultural land to form a caravan site for 32 pitches, construction of a new amenity building and all associated hardstanding, re-surfacing and access

LOCAL MEMBER: Councillor Gareth Morris Jones

[Link to relevant background documents](#)

**5.4 APPLICATION NO C20/0870/45/LL LAND AT YSGUBOR WEN, 93 - 128
PWLLHELI, LL53 5UB**

Erection of five dwellings with associated access, parking and landscaping.

LOCAL MEMBER: Councillor Elin Hywel

[Link to relevant background documents](#)

**5.5 APPLICATION NO C21/1183/09/LL LAND BY MOR AWELON, 129 - 158
TYWYN, LL36 9HG**

Construction of one dwelling

LOCAL MEMBER: Councillor Anne Lloyd-Jones

[Link to relevant background documents](#)

**5.6 APPLICATION NO C22/0038/22/LL FFERM TALDRWST LÔN 159 - 174
DDWR, LLANLLYFNI, CAERNARFON, GWYNEDD, LL54 6RR**

Extend track under application reference number C21/1155/22/YA for a distance of 15 metres to the north of the existing entrance together with the construction of a bridge to cross a watercourse - Lôn Tyddyn Agnes, Llanllyfni.

LOCAL MEMBER: Councillor Peter Thomas

[Link to relevant background documents](#)

**5.7 APPLICATION NO C21/1174/11/LL BAE HIRAEI, BANGOR, LL57 175 - 204
1AD**

Construction of flood defence in the Hirael area of Bangor to include:-

1. Improvements to the cycle path.
2. Construction of a new concrete wall to displace the existing gabions following the footprint of the existing sea wall.
3. Re-construct slipway.
4. Construction of earth bund.
5. Install 2 flood gates.
6. Raise height of part of Glandwr Road together with erecting a new concrete wall.

LOCAL MEMBERS: Councillor Medwyn Hughes and Councillor Huw Wyn Jones

[Link to relevant background documents](#)

5.8 APPLICATION NO C22/0239/15/LL ELECTRIC MOUNTAIN VISITOR CENTRE, ORIEL ERYRI, LLANBERIS, CAERNARFON, GWYNEDD, LL55 4UR 205 - 223

Substantial demolition of the existing Electric Mountain Visitor Centre (bar the existing electricity sub-station), change of use of the site to form a car park, replacement lighting, provision of electric vehicle charging points and associated landscaping.

LOCAL MEMBER: Councillor Kim Jones

[Link to relevant background documents](#)

5.9 APPLICATION NO C21/1206/25/LL LAND ADJACENT TO BRO INFRYN, GLASINFRYN, LL57 4UR 224 - 250

Residential development comprising of 6 two storey and one single storey affordable dwellings, associated works and creation of additional car parking (amended plans).

LOCAL MEMBER: Councillor Dafydd Meurig

[Link to relevant background documents](#)

PLANNING COMMITTEE 11-04-22

Present: Chair: Councillor Eric M Jones
Vice-chair: Councillor Gareth A Roberts

Councillors: Stephen Churchman, Elwyn Edwards, Louise Hughes, Anne Lloyd Jones, Berwyn Parry Jones, Gareth T Jones, Huw Wyn Jones, Cai Larsen, Edgar Owen, Eirwyn Williams and Owain Williams

Officers: Gareth Jones (Assistant Head of Department - Planning and the Environment), Iwan Evans (Head of Legal Services), Keira Sweenie (Planning Manager), Idwal Williams (Senior Development Control Officer) and Lowri Haf Evans (Democracy Services Officer)

Others invited:

Local Members: Councillors Elfed Williams, Glyn Daniels, Aled Wyn Jones, Keith Jones (on behalf of Steve Collings) and Dafydd Meurig

1. APOLOGIES

Apologies were received from Councillor Dilwyn Lloyd; Councillor Steve Collings (Local Member)

2. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

- a) Councillor Eirwyn Williams in item 5.2 (C21/1051/35/DT) on the agenda as he was the applicant.

The Member was of the opinion that it was a prejudicial interest, and he withdrew from the meeting during the discussion on the application.

- b) The following members declared that they were local members in relation to the items noted:

- Councillor Eirwyn Williams (a member of this Planning Committee), in item 5.1 (C21/1136/35/LL) on the agenda.
- Councillor Elfed Williams (not a member of this Planning Committee), in relation to item 5.3 (C19/1194/18/LL) on the agenda.
- Councillor Glyn Daniels (not a member of this Planning Committee), in relation to item 5.4 (C21/0922/03/LL) on the agenda.
- Councillor Aled Wyn Jones (not a member of this Planning Committee), in relation to item 5.5 (C22/0078/37/LL) on the agenda.
- Councillor Keith Jones (not a member of this Planning Committee), in item 5.6 (C21/0959/11/LL) on the agenda, on behalf of the Local Member, Councillor Steve Collings.
- Councillor Simon Glyn (a member of this Planning Committee), in relation to item 5.7 (C21/0734/46/LL) on the agenda.
- Councillor Berwyn Parry Jones (a member of this Planning Committee), in relation to item 5.8 (C21/0931/23/LL) on the agenda.

- Councillor Dafydd Meurig (not a member of this Planning Committee), in relation to item 5.9 (C22/0134/16/LL) on the agenda.

3. URGENT ITEMS

None to note

4. MINUTES

The Chair accepted the minutes of the previous meeting of this committee, held on 21 March 2022, as a true record.

5. PLANNING APPLICATIONS

The Committee considered the following applications for development. Details of the applications were expanded upon and questions were answered in relation to the plans and policy aspects.

RESOLVED

5.1. APPLICATION NUMBER C21/1136/35/LL Land near North Terrace, Cricieth, LL52 0BA

Construction of 23 dwellings, creation of new access road from Caernarfon Road, internal estate road, surface water attenuation pond and associated work

- a) The Planning Manager highlighted that this was an application for 16 open market dwelling houses and seven affordable homes. The houses on the site would be a mix of two-storey and three-storey houses and they would be of various types: -

Types A and B - four-bedroom houses with a garage

Type C - three-bedroom houses with a garage - the houses vary in terms of their interior plans and exterior aspects.

Type D - two-storey, 2 and 3 bedroom houses with (and without) a nearby garage

Types E and F - 7 affordable units providing a mix of two and three bedroom houses.

It was noted that the site was partly located within and outside the development boundary and the land where it was intended to locate the houses was located within the development boundary of Cricieth, with the landscaping zone area and surface water attenuation pond located outside the boundary. It was reiterated that part of the site within the development boundary had been designated specifically for housing in the Local Development Plan (LDP) - site T41. The principle of developing the residential units had been considered against the requirements of Policy TAI 2 of the LDP. It was stated that the site had been identified as a site for 34 units, but the application sought to build 23 houses on the site (which was lower than the estimated units for the site in Policy TAI 2).

It was highlighted that the Planning, Design and Access Statement submitted with the application noted that site T41 had been the subject of a detailed assessment of restrictions, which included the need to retain a seven metre clearing on either side of the watercourse of Afon Cwrt, which ran across the site. In addition, it was noted that a part of the site could not be developed due to the presence of a culvert that ran along and parallel to the rear gardens of North Terrace houses. There was also a need to obtain clearing

space on either side of the surface water drain from Afon Cwrt to the proposed attenuation pond between Bryn Cleddau and Plot 3.

According to Policy ISA 5, new housing proposals for 10 or more dwellings, in areas where existing open space cannot meet the needs of the proposed housing development, should provide suitable provision of open spaces in accordance with the Fields in Trust (FiT) benchmark standards. It was explained that the current information received from the Joint Planning Policy Unit showed that there was a lack of play areas with equipment for children locally and as part of the proposal and to this end, therefore, a financial contribution would need to be made in order to meet this lack of provision. Confirmation was received from the applicant stating that he would be willing to make a contribution of £4848.66 and this could be ensured via a legal 106 agreement.

In the context of transport and access matters, it was noted that the proposal would involve the creation of a housing estate on an agricultural field and access could currently be gained to the field from a track that ran past the northern end of North Terrace. As part of the application, a new access would be created directly to the B4411. It was reported that the Transportation Unit had submitted observations stating that additional information received in relation to the application, along with a full assessment on the visibility splay of the junction with the B4411, satisfied the requirements of TAN 18. It was reiterated that minor changes had been made to the plan to improve the provision for pedestrians and the Transportation Unit did not have any further observations to make.

It was reported that general and residential amenity matters, biodiversity, land drainage, heritage and archaeological matters were acceptable and, as a result of the full assessment, it was considered that the proposal was acceptable to be approved subject to appropriate conditions and to a 106 agreement to bind seven of the houses as affordable and make a financial contribution towards play areas.

- b) Taking advantage of the right to speak, the agent noted the following observations:
- An application from a local housing developer (Rhys Efans Cyf Company) to construct 23 houses with seven affordable homes, on a site specifically designated in the LDP for housing construction.
 - Recommendation to approve from Officers following a discussion, consultation and thorough assessment before and during the period of the application.
 - There was some objection to the development from local residents - many highlighted a concern about the housing designation. However, the development would not have a detrimental effect on the area or local residents.
 - The designation was for the provision of 34 houses, but the application sought to build 23 houses - this reflected restrictions on the site and left land near Caernarfon Road as a significant open space between neighbouring houses and the new development.
 - Some residents had concerns about the access to Caernarfon Road, but the access had been assessed many times (including an application for 18 houses that had been approved by the Planning Committee in 2005 for the same access). When considering the housing designation when preparing the LDP and as part of this application, it was considered that the site plan clearly showed that access could only be created from Caernarfon Road.
 - In terms of marketing the houses, it was noted that the local builder would adopt the same strategy used for his recent development at Gerddi Madryn, Chwilog where 15 houses had been sold to local Welsh-speakers.

- The developer had already received a number of enquiries about the houses from people from the Cricieth and Porthmadog area, without any marketing. It was anticipated that at least 18, or 80%, of the houses would be sold to people from the local area.
- There was no objection to the development by the Town Council or any other consultee, including the Transportation Department that had thoroughly examined the impact of the development on transport and pedestrians who used Caernarfon Road.

- c) Taking advantage of the right to speak, the local member made the following points:
- That the proposal divided opinion locally.
 - Suggested that the Committee visited the site.

- d) A site visit was proposed and seconded due to the impact on the area and on neighbours.

In response to the proposal, the Head of Legal Services noted that the site had been designated for housing: that the density was lower than what had been designated in T41 and that the transport and water elements had been addressed. With the principle established as a result of its designation, he highlighted that the Committee would have to consider matters that could be influenced or added to.

- e) A vote was taken on the proposal to carry out a site visit - the proposal fell.

- f) It was proposed and seconded to approve the application.

- g) During the ensuing discussion, the following observations were made by members:
- The plan responded to local demand.
 - An ideal scheme.

In response to an observation regarding the road within the estate ending on the boundary and the suggestion that housing could be constructed beyond the boundary in future, it was noted that this area was outside the development boundary, but an agricultural access needed to be created along with access to the draining ponds. It did not suggest a further development for the future.

RESOLVED: Approve subject to a 106 agreement binding seven of the houses as affordable houses and making a financial contribution towards play areas and to conditions:

1. **Five years**
2. **In accordance with the documents/plans submitted with the application.**
3. **Natural slate.**
4. **Samples of materials and colours for the houses to be agreed with the LPA.**
5. **Highway conditions - visibility splays, completion of an estate road, completion of parking spaces.**
6. **Landscaping to be completed in accordance with the details submitted.**
7. **Removal of permitted development rights for classes A-E for the affordable housing.**
8. **Condition to secure Welsh signs and names for the houses.**
9. **Maintenance strip to be secured near Afon Cwrt.**
10. **Compliance with the ecological report.**
11. **In accordance with the trees assessment.**

12. **Archaeological condition.**
13. **Work hours of construction period.**
14. **Submission and agreement of a construction method statement.**
15. **Obscured glass in the first-floor window on the south-eastern gable-end of plot 3.**

Welsh Water/Natural Resources Wales Notes, SuDS, Major Development

5.2 APPLICATION NUMBER C21/1051/35/DT Cil y Castell, Lôn Parc, Cricieth, Gwynedd, LL52 0EG

Raise roof height of dwelling to provide first floor rooms in roof space

- a) The Planning Manager highlighted that this was an application to raise the height of the bungalow's roof in order to provide first floor bedrooms in the roof space in the property known as Cil y Castell, Cricieth. It was explained that the proposed first floor would include three bedrooms, an en-suite and a cupboard - 1.5 metres higher than the original.

The application had been submitted to the committee as the property's owner was the Local Member for Cricieth and his daughter occupied the property.

The single property was located in a built-up residential area in Cricieth. It was noted that the front of the house overlooked a public road and a toilet block, and there would be no implications on amenities from installing two first floor windows and one window on the roof of the main elevation. Similarly, it was not considered that there would be any impact on amenities as a result of installing first floor windows on the rear, as there was a garden directly to the rear of the plot. In a built-up, high density situation such as this, it had to be accepted that over-looking was inevitable, but due to the distance, the location of footpaths and high boundary hedges, it was not considered that the proposed additions would exacerbate or have a detrimental impact on any of the neighbouring residential houses.

- b) It was proposed and seconded to approve the application.
- c) During the ensuing discussion, the following observation by a Member was noted:
 - That an additional height of 1.5m was acceptable.

RESOLVED to delegate powers to the Senior Planning Manager to approve the application, subject to the following conditions:

1. **Commence within five years.**
2. **In accordance with the plans.**
3. **Slates to match.**
4. **Finish**
5. **Biodiversity - In accordance with the recommendations of the Protected Species Report.**

Note: Draw attention to Welsh Water's conditions and observations.

5.3 APPLICATION NUMBER C19/1194/18/LL Capel Ebeneser, High Street, Deiniolen, Caernarfon, Gwynedd LL55 3HU

Conversion of chapel to seven residential units to include an affordable unit together with a new access and parking spaces

Attention was drawn to the late observations form.

- a) The Development Control Officer highlighted that this was a full application to convert the redundant chapel and school-room into seven residential flats, creating a new vehicular access and providing parking spaces within the site's curtilage, that was opposite the High Street in Deiniolen.

It was reported that the application had been originally submitted to the Planning Committee on 01.11.21 and the recommendation of that Committee was to defer the application in order to receive additional information regarding the following:

- Confirmation that the cemetery would be protected.
- More land drainage details and assurance that the culvert would not cause problems on the site or locally.
- Confirmation of the need for flats in Deiniolen e.g. how many names were on the waiting list?
- How the applicant would ensure that the development would be occupied by local people?

In response to the above concerns, the following information had been submitted by the applicant.

The cemetery - the applicant's agent had confirmed that the cemetery would be protected by installing a Harris type security fence during the construction work. Once the work was completed the fence would be taken down and a management plan would be provided to cut the grass and for general maintenance including cleaning the memorial stones.

Drainage details - plans had been submitted showing the location and setting of the culvert. Considering the location and setting of the culvert in relation to the existing construction, this current proposal would not affect the culvert in any way. Attention was drawn to the latest observations of the Water and Environment Unit that stated that there would be no likely impact on the watercourse which ran through the site following the receipt of additional information from the applicant.

The need for flats in Deiniolen - further information had been received from a qualified local estate agent company stating that there was a real need for this type of residential units in Deiniolen with 30 enquiries on average for each affordable rental unit that had been applied for affordability. It was noted that they also had 62 applicants on their list looking for property in the Deiniolen catchment area who were a mix of first-time buyers and those looking for smaller units. It was reiterated that the estate agent company had undertaken an assessment of the current condition of the local housing market in Deiniolen and the catchment area and had submitted figures that continued to confirm (following consultation with the Joint Planning Policy Unit) that rental prices and residential owners/owner occupier prices of the units were affordable according to the formula in the Supplementary Planning Guidance: Affordable Housing.

Occupancy of the flats for local people - the estate agents had confirmed that they would advertise the flats by using bilingual brochures and advertisements together with setting a time-scale for local people to give them the first opportunity to rent/buy the flats before they went on the open market. However, Members were reminded that only one of the flats needed to be affordable and it could be ensured that the unit was affordable initially and in perpetuity to those who could prove the need for an affordable house by including an appropriate condition.

It was noted that the principle of providing residential units on the site of a former chapel and school-room in Deiniolen, based on Policies PCYFF 1, TAI 3, TAI 15, PS 17 and ISA 2, continued to be acceptable. After assessing the application, it was considered that the proposal to provide seven residential units including an affordable unit was a positive response to the need for small residential units in Deiniolen and it was not considered that the proposal was contrary to local or national policies and there was no material planning matter that outweighed these policy considerations.

- b) Taking advantage of the right to speak, the Local Member made the following points:
- The application had been deferred in November with four reasons for refusal.
 - He hoped that the fence would sufficiently alleviate the land drainage concerns.
 - In 10 years as a Local Member, he had not received an enquiry about a flat.
 - It was important to prove the need in the Deiniolen ward only - not the catchment area.
 - If the flats became empty, who would be housed in them (given the location of the Noddfa Hostel)?
 - Was it possible to include a condition for employed individuals / young couples only?
 - Accepted the need for something instead of the Chapel.
 - Local discussions had not been held since August 2021.
 - Assurance was needed in terms of the location of the new access.
 - A petition signed by 100 individuals highlighted concerns regarding the development.

In response to the observations, it was noted that the figures used for the housing need had been figures for the catchment area not figures for the Deiniolen ward; that the new access would be located in the south-west of the site and had been agreed with the Transportation Unit; it was not possible to impose a condition for 'the type' of residents for the flats.

- c) It was proposed and seconded to approve the application.
- d) During the ensuing discussion, the following observations were made by members:
- Assurance was needed about the number of Deiniolen residents who needed a house in Deiniolen - local figures, and not catchment area figures, were needed.
 - The application should be welcomed - the chapel was empty and suitable for first-time buyer flats.
 - The fence for the cemetery was acceptable.
 - Confirmation of the pebble dash finish was needed in accordance with CADW observations.
 - The condition of the building would deteriorate if the application would not be approved.

RESOLVED to delegate powers to the Senior Planning Manager to approve the application, subject to the following conditions:

- 1. Five years.**
- 2. In accordance with the plans and documents submitted with the application.**
- 3. Highway conditions.**
- 4. Submitting a landscaping/tree planting scheme.**
- 5. Biodiversity mitigation measures and enhancing biodiversity conditions.**
- 6. Agreeing on details regarding a Welsh name for the development together with advertising signage informing of and promoting the development within and outside the site.**
- 7. Ensuring a plan/arrangement for the affordable unit.**
- 8. A photographic survey of the building is required in accordance with the requirements of the Gwynedd Archaeological Planning Service.**
- 9. Materials in accordance with CADW's observations.**

5.4 APPLICATION NUMBER C21/0922/03/LL Former Woolworths building, 30 High Street, Blaenau Ffestiniog, LL41 3AE

Application to demolish existing shop and erect one shop, three open market houses and one affordable house together with new vehicular access and parking provision (Re-submission)

Attention was drawn to the late observations form.

Some Members had visited the site on 04/04/22 to see the nature and restrictions of the site.

- a) The Planning Manager highlighted that the development would be split into two parts, namely one building facing the High Street and the other building facing Glynllifon Street. The front building would be split into the shop area (A1) with a flat (2 bedrooms) above the shop and a two-storey house (1 bedroom) adjacent to the back of the shop with a garden. The second building would include two residential units (1 bedroom) that would extend over three storeys each with amenity gardens and parking provision.

The application had been submitted to the Planning Committee at the Local Member's request.

It was explained that the site was located within the development boundary of the Blaenau Ffestiniog Urban Service Centre and within a Town Centre designation. It was noted that the vacant retail unit (of significant size) had been marketed for a long period without much interest shown. It was added that there was reasonable demand for small units and it was considered that the proposal would not lose a retail unit and the proposal met with the principles of policies MAN 1 and PS 15 of the Local Development Plan.

It was reported that Blaenau Ffestiniog had been identified as an Urban Service Centre and the site was within the centre's development boundary. It was added that there was a need for more new houses and the proposal offered one affordable unit that met policy TAI 15 and policy TAI 8 Appropriate Mix of Housing.

In the context of visual matters, it was considered that the development was likely to blend into its urban context retaining the traditional development forms and patterns and using suitable materials for the location. The proposal would make positive use of the site of an extensive previously used building that had stood vacant for a long period. It was considered that the proposal met with the requirements of policies PS 5 and PCYFF 3 in the LDP.

It was highlighted that the proposal would include two parking areas for two units on Glynllifon Street. Although the proposal did not offer an individual parking provision for each unit, this was deemed reasonable for a town centre location, with parking opportunities on nearby streets and in public car parks. It was noted that the site was an accessible location to the High Street where there was convenient access to public transport and priority should be given to develop accessible and sustainable sites as not everyone owned a vehicle. With regards to concerns received about highway matters and parking in the vicinity, it was considered that the density of traffic related to the previous shop, such as delivery lorries and staff parking, had generated heavy traffic movements. It could be argued that the traffic movements of two cars would cause much less disruption than the delivery lorries and staff and customer movements of the previous use.

It was reported that priority would be given to the development of sites that had been previously developed, and it was considered that the proposal would achieve this and improve the visual quality of a prominent site on the High Street with a design and scale of the development in-keeping with the vicinity.

Taking advantage of the right to speak, the Local Member made the following points:

- The Community Council and neighbours of the site highlighted a concern that the proposal was an over-development.
- Concerns about the safety of the foundations of nearby buildings.
- The fire exit of an adjacent building was located on the building that was to be demolished.
- The wall along the boundary (between the two buildings and the neighbour's house) would not be high enough - it would affect the privacy of neighbours.
- Concern regarding overlooking of neighbours' properties and gardens - a suggestion to increase the wall height from 1.8m to 2.4m.

b) It was proposed to refuse the application - it was not seconded.

c) It was proposed and seconded to approve the application.

d) During the ensuing discussion, the following observations were made by members:

- The proposal would be an improvement to the site, which was on the High Street.
- That the proposal was positive.
- The site had been empty for 14 years.
- A suggestion to increase the boundary wall height to 2.1m in response to neighbours' concerns.

RESOLVED to delegate powers to the Planning Manager to approve the application, subject to receiving an amended plan showing the rooflight in the kitchen of unit 1 at a higher level as discussed in paragraph 5.13 and in accordance with the following conditions:

1. **Five years**
2. **In accordance with the plans**
3. **Slate**
4. **Agree on external finish**
5. **First floor window on the eastern side of Unit 1 to be of opaque glass and a top hung design to prevent visibility.**
6. **The rooflights on the eastern elevation of the units shall be fitted no lower than 1.7 metres from the level of the internal floor.**
7. **Submit and agree upon an affordable housing scheme and an arrangement to manage affordability for the future.**
8. **Prior to the commencement of any work on the site, a Method Statement of the work proposed to be undertaken on the A470 trunk road shall be submitted to and approved by the LPA in consultation with the Welsh Government.**
9. **Prior to the commencement of any work on the site, a Traffic Management Plan shall be submitted to and approved by the LPA in consultation with the Welsh Government.**
10. **The access to the county highway and the parking locations shall be completed prior to the occupation of the residential units.**
11. **House sparrow bird boxes shall be installed in accordance with the recommendations of part 8 of the Initial Ecological assessment, Cambrian Ecology.**
12. **Sustainable Drainage System (SUDS)**
13. **Welsh names to be given to the units that form part of the development.**
14. **Erection of 2.1m high boundary wall, instead of 1.8m.**
 - i. **Notes:**
 - ii. **Draw attention to the Assembly Government's Transportation notes**
 - iii. **Need relevant Highway licences, traffic control plan and Welsh signage**
 - iv. **Highway Notes**
 - v. **Welsh Water Note**
 - vi. **Party Wall Note**

5.5 APPLICATION NUMBER C21/0668/43/LL Land near Uwch y Don, Bwlch Gwynt, Pistyll, Pwllheli, LL53 6LP

Construction of affordable dwelling

- a) The Assistant Head of Environment Department submitted his report after referring the Committee's decision on 21-03-22 to a cooling-off period. A decision on the application had been deferred to enable the applicant to prove that he was in need and eligible for an affordable home. The purpose of reporting back to the Committee was to highlight the planning policy issues, the possible risks and the possible options for the Committee before it reached a final decision on the application.

It was highlighted that the applicants had been re-assessed based on new comprehensive financial information that had been received, that included a Red Book Valuation, valuation of their current house and information regarding their mortgage and likely equity. A copy of Tai Teg's response was received from the applicant, confirming that they had assessed the application against their criteria.

Their application was refused as it was considered that their current property was suitable for the family's size, affordable and that they did not have any specific needs. As a result, the need for an affordable house had not been fully proven and that the LPA's reason for refusal, *'The applicants have not proven a need for affordable housing local need, therefore the proposal is contrary to criteria 1 and 7 of Policies TAI 6, Tai 15 and PS 17 of the Anglesey and Gwynedd Joint Local Development Plan and the requirements of the Supplementary Planning Guidance: Affordable Housing (2019)'* remained.

It was appreciated that the applicant was experiencing anti-social issues at their existing property and wished to move, however, in accordance with Tai Teg's assessment, the applicants' existing house was of an affordable size and price and was fit-for-purpose. This was deemed the applicants' 'wish' rather than a 'need' and that personal matters between neighbours were not relevant planning matters. The committee should not give weight to this when considering the application.

In the context of the affordability of the proposed house, it was noted that £315,000 was the open market price of the house. It was reported that the Strategic Housing Unit had not responded to confirm the affordability element or the likely discount percentage that would be reasonable for a new single intermediate property, but it was suggested that a discount of approximately 50% would be needed to make the price affordable for an intermediate property to £157,000. Reference was made to increasing house prices and a concern that the price of the property / land could increase significantly in the future to a level where it could be argued that the property would not be affordable whatever the discount, and that an application may be submitted to lift the 106 Agreement. It was reiterated that the LDP only supported proposals for affordable units where it could be ensured that they remained affordable in perpetuity, but with the proposal in question, in such a location with coastal views that could influence the price of the house in future, no guarantees could be given that the house would remain affordable in future.

The risks to the Council of approving the application, along with the options available to the Committee, were highlighted. The officers noted clearly that the features of the application had been thoroughly assessed by the Council's officers, who firmly recommended that the application be refused as the proposal did not comply with the requirements of the Gwynedd and Anglesey Joint Local Development Plan's adopted policies, local and national guidance and national planning policies.

- b) Taking advantage of the right to speak, the Local Member made the following points:
- That the application was unique.
 - That the family currently lived in Nefyn under very difficult circumstances, and suffered from anti-social attacks.
 - That their current house was unsuitable - it did not meet their needs anymore - no parking space, kitchen was too small.
 - The applicant had responded and complied with the Officers' requests by submitting additional reports and information.
 - The Committee had supported the application at committee meetings in December 2021 and March 2022.
 - Reference was made to e-mails received from Tai Teg where it was noted that the affordability of each application would be considered on a case by case basis.

- Their current home was a former Council House with a 157 condition - this restricted who could live there.
- The Housing Department had made an offer on the house and the applicant had accepted the offer - the house would therefore be released for another local family.
- Gwynedd's Housing Strategy noted the need for Gwynedd residents to have access to suitable homes of a high standard that would improve their quality of life - the application addressed this.
- Many had taken the time to write in to support the application - no objections.
- We had to respond positively to local residents - local people must be supported.

b) It was proposed and seconded to approve the application with a 106 agreement.

c) During the ensuing discussion, the following observations were made by a member:

- That the application was unique.
- A house in Nefyn would be released for local people.

RESOLVED: To approve the application with a 106 agreement.

Conditions:

Five years, in accordance with the plans, land drainage, landscaping, materials and finishes, Welsh name.

5.6 APPLICATION NUMBER C21/0959/11/LL 290 - 294 High Street, Bangor, Gwynedd, LL57 1UL

Erection of new building to accommodate six residential apartments, change of use of building to flexible commercial space on ground floor Use Class A1, A2, A3 and/or B1 and conversion of above floors to 18 flats with associated extensions and alterations.

Attention was drawn to the late observations form.

a) The Planning Manager highlighted that the application included the following elements:

- Construction of new three-storey building to the rear of the site to provide six 2 bedroom residential flats.
- Change of use of ground floor of former shop to flexible uses as a shop and hub.
- Minor changes to the shop front elevations.
- Provision of 18 flats above existing shop across two floors to include 16 1 bedroom units and two 2 bedroom units.
- Extension and alterations at the rear of the existing building to enable the provision of some of the residential units and balconies.
- Provision of five parking spaces.
- Use of private driveway to the rear of the property.
- Siting of bin stores to the rear of the existing building.
- Siting of a small amenity space/terrace to the rear of the existing building along with soft and hard landscaping.

It was explained that the building and site were located within the city centre and within the development boundary as included in the LDP and the principle of developing the site against Policy PCYFF 1 and Policy TAI 1 of the LDP was considered. It was noted that the building was within the city's main retail area and was surrounded by a mix of residential uses in the form of flats, commercial along with a public car park. The use of the former shop ceased in September 2020.

In the context of the indicative housing supply level for Bangor over the Plan period, it was highlighted that the provision in April 2021 was nine units greater than the indicative supply level for windfall sites in Bangor and that this current proposal exceeded the indicative growth level of Bangor. As a result, any justification submitted with the application outlining how the proposal would address the needs of the local community must be reviewed. In response to this requirement, the applicant submitted a Design, Access and Planning Statement (amended) and additional information/statements that included the following information:

- The applicant was the largest provider of rented accommodation in Bangor and it was seen that there was a significant shortage of 1-2 bedroom studio flats.
- The application would fill the gap between student accommodation and first time buyers.
- The applicant intended to complete the first phase of the development within 12 months and complete the detached building within 24 months (unlike other developments that received permission but were yet to commence).
- Although the indicative figure for housing in Bangor had already been reached, it was not anticipated that all the houses on sites in the windfall land bank and designated sites in Bangor were likely to be developed.
- Should the application receive planning permission and the other housing designations within the land bank realised, the cumulative figure of houses would only equate to a 3.4% increase in the indicative figure within the LDP for Bangor.
- Authorities should not refuse applications for housing within windfall sites that exceeded the indicative figure as Planning Policy Wales advice stated that residential developments should be supported if they complied with national policies in relation to sustainability objectives and this site was located in an accessible location in the city centre.
- The applicant had submitted open market valuations (OMVs) for the residential units. Gwynedd Council's Strategic Housing Unit had stated that 1 and 2 bedroom flats were needed in Bangor with 60 applicants on the Tai Teg register for 2 and 3 bedroom units and 517 applicants on the Council's common housing register for social housing.
- The site was not suitable for 3 bedroom houses due to the size restrictions of the site.
- Although other housing developments had received permission, the need for 1 and 2 bedroom flats in a central location in the city centre was obvious.
- The proposal would provide 16 affordable residential units and the Strategic Housing Unit confirmed that the price of £40,000 to £75,000 for the 1 bedroom flats was affordable and that no discount was required.

It was considered that the proposal, cumulatively with the current land bank and housing designations to develop housing in the city, involved a level of development that would be above the indicative demand for residential units during the LDP period. As a result, the Local Planning Authority would have to be convinced that this proposal would help to meet the needs of the local community.

Although general information had been received from the applicant highlighting the need for 1 and 2 bedroom studio flats in Bangor, which filled the gap between student accommodation and first-time buyers, it was argued that there was no detailed reference to the current position of residential units within the April 2021 land bank, where 178 out of 188 units in the land bank were for 1 and 2 bedroom flats. The Local Planning Authority had not been undoubtedly convinced that the applicant had justified the provision of 24 residential units in the form of one and two-bedroom flats, which was in addition to the 178 flats that were already within the land bank in Bangor. Despite the evidence submitted by the Strategic Unit, affordable one bedroom units were for social use only. Therefore, it was not considered that the proposal met the needs of the local community in accordance with Policy TAI 8 of the LDP.

It was noted that the applicant initially intended to rent the flats and although open market valuations (sale price) had been submitted by the applicant for all flats, no figures had been submitted in relation to renting the flats. Consequently, it was not possible to confirm whether or not the rent prices of the 16 units were affordable. To this end, therefore, it was not believed that the proposal, based on the information that had been submitted to date, complied with the requirements of Policy TAI 15 or with the requirements of SPG: Affordable Housing

In the context of retail/city centre considerations, it was noted that Policy PS15 of the LDP sought to protect and enhance the vitality and viability of town centres and their retail, service and social functions and encouraged a diverse mix of suitable uses within urban centres that were of high quality and attracted a wide range of people at different times of the day. Policy MAN 2 noted that proposals for the change of use of retail units located within the main shopping area could only be permitted if it could be shown that the unit was no longer viable and that all efforts had been made to maintain the property's A1 (shop) use. It was reiterated that Policy MAN 1 of the LDP stated that proposals for new retail, commercial and leisure developments would be directed towards town centres subject to planning considerations such as design and amenities.

In the context of visual amenities, it was reported that the site was located in the city centre which contained a vast number and an array of commercial and residential structures and buildings. It was considered that the greatest impact on the external elevations would be seen to the rear of the building where the existing extensions would be demolished and a new extension to be erected in their place. The separate building providing six residential units would be three-storey, would follow a rectangular shape and would have a modern and current design. Given the design, layout, external elevations, materials and scale of the extension and the separate building, it was not believed that cumulatively they would create significantly incongruous structures in this part of the townscape.

It was reiterated, according to the Local Planning Authority's information, number 288 High Street was used for residential purposes, 296 High Street had a commercial use and the residential dwellings of Ger y Mynydd were located 43m to the north.

Although it was acknowledged that there would be an element of shadowing to the residential dwellings, it was not considered that it would be considerable or significant and there would be no passive and community overlooking between sites.

In the context of transport and access matters, as part of the application and in accordance with the requirements of the Transportation Unit in their response to the pre-application enquiry, it was noted that a Technical Note on Transportation had been submitted which confirmed - (i) that the site was accessible to different modes of travel (ii) that the development would be likely to create a minimum increase in transport and (iii) that the development complied with national policies within TAN: Transportation.

In the context of linguistic matters, although no response had been received from the Language Unit on the content of the Statement, it was believed that, in this case, it could not be ensured that the 16 affordable flats would meet local need or be affordable on the basis of rent as no information had been received in relation to this element of the proposal. As a result, it could not be confirmed that the proposal, if approved, would safeguard or promote the language in the city. In terms of meeting local need and the affordability of the proposal, it could not be confirmed that the proposal complied with the requirements of Policy PS 1 of the LDP, SPG: Maintaining and Creating Distinctive and Sustainable Communities and TAN 2: Planning and Affordable Housing.

It was reported that the proposal to develop 24 new one and two-bedroom residential units on the particular site would not be acceptable in principle based on: (i) a lack of evidence that there was a real need in Bangor for one and two-bedroom units in addition to the 178 similar units/flats that were already within the land bank for the city. (ii) no evidence had been received that the flats would be affordable on the basis of rent and (iii) due to concern number (ii), it could not be confirmed that the proposal would provide affordable flats to address the needs of the local community.

It was recommended to refuse the application.

- b) Taking advantage of the right to speak, the agent noted the following observations:
- It was a full application for the change of use of the former Peacocks shop on Bangor High Street, which had been empty for two years, to create a flexible space on the ground floor and to convert the above floors to 18 flats and construct six flats on dilapidated land behind the High Street. Open market and affordable flats to let or sell - not units for students.
 - The development would make perfect use of a substantial building on the High Street - an unlisted building, but of historical importance in Bangor as the founding shop of the Pollycoff family.
 - The applicant had a tenant (Town Square) interested in using the ground floor as an enterprise hub to be used by small businesses ranging from a café to offices to micro workshops. This type of development had already seen success in Wrexham city centre and Rhyl under the management of the same tenant with financial assistance from Welsh Government.
 - Financial assistance from the Bangor City Centre Investment and Property Renovation Scheme had already been earmarked by Gwynedd Council for the development, along with clear support for the development by the Economic Development Team.

- The only objection by the Local Planning Authority was the fact that a number of houses and flats in the Bangor land bank had not been developed and that the indicative housing supply level for Bangor over the Local Plan period amounted to 969 units - it was assumed therefore that the current number, including the land bank, exceeded this figure by nine units - only nine units within a main centre! It must be borne in mind that this figure was indicative and not the maximum limit.
 - On closer examination of the sites in the land bank, many were unlikely to be developed during the LDP period - Jewson's site - 70 units in the land bank were in the ownership of a housing developer, but the site was for sale; Maesgeirchen Social Club site - 10 one bedroom flats in the land bank but an intention to develop them as a shop without flats. In addition, some sites that had been earmarked in the LDP for housing were slowly being brought forward - or introducing fewer houses than expected. It was clear therefore, that there was more flexibility to develop other sites that would be of economic value to the town.
 - The site would not sit in the land bank for years - should it be approved, the development would commence with immediate effect - an investment of £2.2 million in the centre of Bangor High Street - this would potentially reverse the declining standards of the High Street - an important development that would give confidence to others to invest in the city.
- c) Taking advantage of the right to speak, the Adjoining Member made the following points (on behalf of the Local Member):
- The project was to be welcomed and supported.
 - The site was located in a prominent area on the High Street.
 - The applicant had experience and expertise in the field.
 - Being punished as permissions in the land bank had not been commenced.
 - Only nine units above the housing supply threshold.
 - There were no concerns about the design.
 - Funding had been identified for the economic and regeneration elements.
 - Quality 1 and 2 bedroom units were needed for young professionals.
 - A similar development in the city had been very successful.
 - The proposal would keep local people in the area - contacts, network, resources were good reasons to stay.
 - Work would commence with immediate effect.
 - It would be refreshing to see a building that was rapidly becoming a ruin being converted into a high quality development.
- d) It was proposed and seconded to approve the application, contrary to the recommendation.
- Reasons:
- That there was a need to weigh up economic benefits v land bank figures.
 - There were permissions that had not been implemented and were unlikely to be developed.
 - The proposal would regenerate the City centre.
 - Needed to protect an important building.
 - The imperfect system of the land bank created problems.
- e) During the ensuing discussion, the following observations were made by members:
- That this was an opportunity to regenerate the City centre.

- Welcomed the initiative - did not want to lose an opportunity.
- The existing building was deteriorating.
- It would give confidence to other businesses to venture.
- Some other permissions in the area were not going ahead.
- The increase in the number of units in the land bank was small.

In response to a comment with regard to withdrawing permissions that had not been implemented, it was noted that the current law set a condition to develop within 5 years but also allowed developers to apply for an extension.

Members were reminded of a similar application that had recently been refused due to a lack of land bank justification (although accepting that the proposal was not on the High Street). In response, a Member noted that the Llys loan application was to demolish a historic building - this case involved preservation and that every application should be considered on its own merits.

RESOLVED: To delegate the power to the Planning Manager to approve the application after assessing the need for a provision of affordable housing (and ensuring either via a condition or 106 agreement if a formal provision is needed) and subject to a 106 agreement to ensure a financial contribution towards open spaces.

Conditions:

Five years, in accordance with the plans, noise conditions, extraction systems, Welsh Water, materials and finishes, Welsh name for the development and units.

5.7 APPLICATION NUMBER C21/0734/46/LL - Tyddyn Isaf, Tudweiliog, Pwllheli, Gwynedd, LL53 8PB

Full application for change of use of agricultural land to create a caravan site for 32 pitches, construction of new building to accommodate showers/toilets, all associated hard standings, resurfacing and access.

Attention was drawn to the late observations form.

- a) The Planning Manager highlighted that the site was located outside any development boundary in an open site in the countryside - the site and the nearby area were within the designation of the Llŷn Area of Outstanding Natural Beauty as well as the Llŷn and Bardsey Landscape of Outstanding Historic Interest.

As this was a site for touring caravans, it was explained that the application had to be considered under policy TWR 5 of the LDP that set out a series of criteria to approve such developments. It was explained that criterion 1 in policy TWR 5 stated that any new touring caravan developments should be of a high quality in terms of design, layout and appearance, and well screened by existing landscape features and / or where the units could be readily assimilated into the landscape in a way which did not significantly harm the visual quality of the landscape.

It was considered that the proposed development was located in a site that was relatively level within the landscape within a field that was surrounded by established *cloddiau* and hedgerows with a series of outbuildings with the dwelling that would keep

the site partly hidden from the north. Nevertheless, the site was entirely open towards the coast path.

It was acknowledged that it was intended to strengthen the site screening by improving and adding to existing hedgerows and creating a *clawdd* with indigenous trees along it; however, it was highlighted that the policy required sites to be well screened by existing landscape features and / or where the touring units could be readily assimilated into the landscape. At present, it was considered that the site was not well screened by existing landscape features and it was not considered that the site could be readily assimilated into the landscape. The site was in an open space near the coast and when visiting the local area it was apparent that there were only a few species that grew successfully in this area due to the sea wind.

It was considered that the existing and proposed *cloddiau* would screen the lower sections of the units, but due to the height of vehicles and touring caravans the site would be visible in the broader landscape - unlikely that landscaping would screen the site in its entirety without a substantially harmful impact on the landscape. As a result, a considerable concern was highlighted regarding the success of the landscaping plan and the significant time to establish it - consequently, it was considered that the site's visual impact would be harmful to the landscape during this time and the impact could exist for years.

It was reported that various other touring caravan sites in the area were visible from several vantage points over existing *cloddiau* and hedges and a concern was highlighted that this development could contribute to the cumulative impact of touring caravan developments that were already having a negative impact on the landscape. As a result, it was not considered that the proposal complied with criterion 1 of policy TWR 5.

It was noted that the site was within the AONB and the observations of the AONB Unit recognised that the site would be visible from several public vantage points. Members were reminded that the primary objective for designating AONBs was to conserve and enhance the natural beauty of the landscape and, therefore, it was crucial that any scheme and setting of any developments favoured the safeguarding of natural beauty.

It was reiterated that elements such as general and residential amenities, transport and access were acceptable and, although additional information had been received from the applicant, that the proposal was unacceptable as it would cause a detrimental and substantial impact on the landscape and the visual amenities of the landscape.

- b) Taking advantage of the right to speak, the applicant's relative noted the following points:
- The family were local with firm roots in Pen Llŷn - they had been brought up, educated and worked locally.
 - The proposal was a plan for the whole family with the hope of being able to develop an intrinsic, successful and long-term business in Tudweiliog. With numerous benefits to the local economy for shops, public houses, restaurants and holiday destinations and villages in Pen Llŷn and beyond.
 - The application was acceptable and satisfied LDP requirements with the exception of one clause of Planning policy TWR 5 that was associated with the development's impact on the landscape.

- The applicant was astonished that the planning application had been submitted for over a year and that this was the first reference to the development's impact on the landscape.
 - Although no objection had been received from the AONB Officer as part of the consultation process, it appeared that the Officer had determined that a landscaping plan (which would include a 1.5 metre earth *clawdd* and a comprehensive indigenous resilient tree planting scheme) could not succeed due to its proximity to the coast. Despite this, there was no opinion from a specialist consultant to reinforce the Officer's opinion on the success of the planting scheme.
 - The Local Planning Authority's concern about the ability to successfully landscape the site was accepted. Should these concerns have been shared during the planning process, there would have been an opportunity to try to mitigate and resolve the impact sooner.
 - A suggestion to propose a landscaping planning condition in the hope that it would meet and reinforce the landscape impacts of the development. The purpose of the condition was to provide a specialist report in order to highlight how to establish tree growth and which indigenous species were the most resilient in a coastal area. The report would submit accurate information to draw up a comprehensive planting scheme to landscape the visible boundary.
 - It was proposed to add a second clause to the condition relating to the submission of an after-care scheme to review growth over a ten-year period, where any dead tree would be replanted with a new tree.
 - It was strongly asked whether or not the proposal was reasonable and resolved the concerns of the Officer or the Planning Department about the prominence of the site within the landscape.
 - The situation facing rural communities in Gwynedd - especially the Pen Llŷn coast, was fraught and critical with local housing stock of all types and designs being quickly snapped up by suppliers who needed holiday homes - Air BnB. The ability for people to work from home also encouraged an influx and communities were increasingly becoming Anglicised in language and nature.
 - There were minor impacts on the landscape in the short-term here. It was considered that a small caravanning facility offered a much better option for visitors to be able to visit our areas and enjoy the fantastic landscape, and then return to their communities at the end of their holiday.
 - With a lack of provision over the last few years, much more of the local housing stock being bought was seen. By ensuring a provision for the increasing demand for high quality holiday units, it was hoped that the reliance on AirB&B units and similar ones would reduce.
- c) Taking advantage of the right to speak, the Local Member made the following points:
- Methods of diversification in the field of agriculture had to be considered in this day and age.
 - Six out of seven criteria complied with TWR 5 and visible impact needed to be considered.
 - Only three houses were within this rural area - the proposal would not have a visual impact on them - the applicant's brother lived in one of the nearby houses.
 - It was possible to have indigenous hedging seeds for the coastal area.

- There was an intention to undertake landscaping work prior to the opening of the caravan site - welcomed the responsible attitude of the applicant in doing this.
 - The initiative prepared for future generations - opportunities had to be given to local people.
 - The area was very rural - important to safeguard and protect for the future - the initiative proposed this by offering a provision for visitors that come to enjoy the wild nature.
- d) It was proposed and seconded to approve the application, contrary to the recommendation.

Reasons:

- the proposal offered economic and social benefits
- the landscaping/planting schemes were acceptable and overcame the visual impact

In response to the reasons for refusal, the Assistant Head of Department noted that similar applications had been refused due to the impact on views - the proposal was in a visible open site from public viewpoints, an application to develop greenfield within the AONB and contrary to policies. How could it be justified that the proposal met statutory requirements?

He suggested, either to defer the decision and undertake a site visit or, in accordance with the Procedural Rules of this committee, to refer the application to a cooling off period and to bring a further report before the committee highlighting the risks associated with approving the application.

- e) A proposal to undertake a site visit was made and seconded.
- f) During the ensuing discussion, the following observations were made by members:
- Nobody would be in favour of the application if the applicant were an outsider.
 - Encouraged visitors to stay in caravans who would then purchase houses locally.
 - Visiting the site would offer a solution.

RESOLVED to defer in order to conduct a site visit

5.8 APPLICATION NUMBER C21/0668/43/LL Plas Tirion, Llanrug, Caernarfon, Gwynedd, LL55 4PY

Erection of extension to existing poultry unit to accommodate 16,000 additional hens (for the production of free-range eggs) together with associated work

Attention was drawn to the late observations form.

- a) The Planning Manager highlighted that this was a full application to erect an extension to an agricultural unit to accommodate free range egg-laying hens and associated work at Fferm Plas Tirion, Llanrug. Plas Tirion was described as an agricultural holding of 521

acres of land with a total of 200 head of beef cattle, and poultry and the proposed unit would add 16,000 additional egg-laying hens to the enterprise, a total of 48,000 hens.

It was explained that the site was located outside any development boundary as defined by the LDP and was therefore a site in open countryside. It was reported that there was no specific policy in the LDP regarding agricultural developments, therefore the main consideration was Planning Policy Wales (PPW) and Technical Advice Note (TAN) 6: Planning for Sustainable Rural Communities.

It was highlighted that the proposed shed would be attached to the existing chicken shed, and the extension would be smaller in size and scale and of the same design as the existing shed. It was considered that the shed was reasonably necessary for agricultural purposes to expand the business and there was no doubt that its countryside location was essential within the established farmyard. It was noted that the proposal was in accord with policy PCYFF 1 and the principles of PPW and TAN 6 as long as there were no unacceptable impacts as a result of the proposal.

In the context of visual amenities, it was considered that the proposal was not an unusual development in the countryside and it was therefore acceptable based on the requirements of Policies CYF 6, PCYFF 3 and PCYFF 4 of the LDP.

In the context of general and residential amenities, although the site was located in the countryside and near a working agricultural holding, it was noted that residential dwellings were located in the catchment area of the site itself. The dwellings known as Plas Tirion and Plas Tirion Lodge were located approximately 240m to the north of the application site with other dwellings/cottages located over 400m from the application site. The proposal would involve using six extractor fans (on top of the 10 existing extractor fans) on the unit's roof to control the temperature within the unit itself. Taking the noise levels of fans into account, along with the results of the Noise Assessment submitted with the application, the Public Protection Unit recommended that a condition should be imposed that ensured that such fan units included three-eighths noise levels.

It was reiterated that the unit would operate a multi-tier system that would enable manure to drop down onto the conveyor belt and the conveyor belt would be operated once every 5-7 days in order to dispose of the manure. In turn, this would mean that only very little manure would be stored within the unit which would lead to a reduction in pest activity. Together with the proposed increase in the number of hens on this site, for the site to conform to the new requirements of the Control of Agricultural Pollution Regulations (Wales) 2021 where agricultural holdings were required to include buildings or additional areas to store manure indoors during the Winter; it was noted that permission (application number C21/0773/23/LL) was given to erect an additional manure shed storage adjacent to the existing chicken shed at the start of 2022.

In the context of transport and access matters, it was noted that it was proposed to use the existing access to serve the unit. The proposal would lead to an increase in traffic with lorries serving the unit by transferring feed to the hens twice a month and a 7.5 tonne lorry would collect the eggs twice a week. Reference was made to a response that had been received from the Transportation Unit stating that they had no objection to the proposal as it was assumed that the proposal itself would not have a detrimental impact on any road or proposed road - therefore, the proposal was acceptable based on the requirements of Policy TRA 4 of the LDP.

In the context of biodiversity matters, it was highlighted that the applicant had been requested to submit additional information in the form of Manure Management Plans, Ranging Plan and a Method Statement on Pollution Prevention. Following a period of re-consultation based on the additional information neither Natural Resources Wales or the Biodiversity Unit had no concerns regarding the application; however, a condition should be imposed stating that there would be a need to comply with the content of the plans and documentation submitted as part of the application - therefore, the proposal was acceptable based on the requirements of Policy AMG5 of the LDP.

It was confirmed that the Community Council had submitted observations and was supportive of the application.

- b) Taking advantage of the right to speak, the Local Member made the following points:
- Local residents had been concerned about the original application and, as a result, the Community Council had held a special meeting to discuss the application - one that would create a livelihood for a family and jobs for others. The initiative had now been in operation for three years - no noise problems had been recorded and the sheds were not visible - difficult to see that the initiative existed.
 - The Community Council supported the initiative.
 - No objections had been received from neighbours.
 - Agricultural costs were increasing and, therefore, this demanded a response.
 - Pleased to be able to support an initiative that could offer a livelihood and future for the farm.
- c) It was proposed and seconded to approve the application.
- ch) During the ensuing discussion, the following observations were made by a member:
- The farm was of substantial size.
 - 48,000 hens seemed to be excessive on the site.
 - Smallholdings accommodated hens and also made a living - an initiative of this site killed small businesses.
 - No economic justification here.

RESOLVED: To approve subject to the following conditions:

- 1. Five years**
- 2. In accordance with the plans.**
- 3. Dark-green colour for the external elevation of the unit.**
- 4. Agricultural use of the building only.**
- 5. Public Protection conditions relating to the restriction of noise levels from the temperature control fans and concentration of particulates.**
- 6. Complete the landscaping plan in accordance with the details submitted with the application and the time-scale for completing this.**

5.9 APPLICATION NUMBER C22/0134/16/LL Plot C1, Parc Bryn Cegin, Llandegai , Bangor, LL57 4BG

Development of a natural compressed bio-gas fuel facility for vehicles including fuel pumps, equipment compound, creation of new accesses, landscaping and associated development.

Attention was drawn to the late observations form.

- a) The Development Control Officer highlighted that the facility would serve logistics and haulage drivers and operate for 24 hours a day, without staff, with drivers activating the pumps with an automatic fob.

It was explained that the site covered an area of around 0.7ha and included the development of an empty plot within the Parc Bryn Cegin Industrial Estate, which had been designated and protected in the LDP as a Regional Safeguarded Strategic Employment Site. It was noted that the use of the proposal fell under the unique use class, and considering that there were a number of empty plots on the site and since the proposal was a provision for business transport and that the facility would not be open to the public, it was considered that the principle of locating the station in Parc Bryn Cegin was acceptable.

In the context of visual amenities, the proposal in question involved providing equipment to enable HGV lorries to pick gas fuel up from general fuel pumps - it was considered that the proposal complied with the requirements of policies PCYFF 2, 3 and 4, as well as PS20 and AT1 of the LDP in terms of the visual impact.

In the context of general and residential amenities, it was explained that the site abutted the rear of three residential houses - 1 to 3 Rhos Isaf. It was acknowledged that the houses were on a higher level and it was intended to level the application site so that there was a retaining wall between it and the acoustic fence on top. It was highlighted that a noise assessment and lighting plan had been submitted as a part of the application, which noted,

- The pumps would be lit during dark hours, but the compound lights would only be used during periods of work.
- The impact of the lights would be minimal as they were centralised on specific areas (mainly under the pumps). The proposed boundary treatment (fence and landscaping) as well as the scale and location of the lights would mean that the light overspill would not go beyond the site's boundaries, and this overspill on the boundaries would be less than moonlight.
- The noise assessment had been manufactured to the requirements of BS4142/BS8233/WHO Criteria and took into account the noise of activities as a result of floors on the curtilage and all equipment on the site.
- The results of the assessments showed that it was not expected for the impacts of operational noise of the fuel filling station to have any substantial detrimental impact, (subject to the context).

It was noted that the Public Protection Unit emphasised the need to implement noise mitigation measures and, if further mitigation measures could be implemented to further reduce the noise level, it was advised to do so in order to ensure that the site did not increase the current background noise level, and therefore it complied with the requirements of policies PCYFF 2 and 3 in terms of general and residential amenities.

In the context of transport and access matters, it was noted that the site benefitted from an existing independent access point via an access road to the west of the plot. To

facilitate the site's development and ensure that it was suitable for HGVs to be serviced, it was proposed to get rid of this access and provide two bespoke accesses. A transport statement had been submitted as part of the application, as well as a Construction Environmental Management Plan. The Transportation Unit had not provided a formal response on this application; however, a response had been received to the pre-application enquiry which noted a number of points and new accesses and use of the site for overnight parking. To this end, confirmation had been received that the site was not used for parking lorries overnight.

In the context of biodiversity matters, it was reported that an initial ecological assessment had been submitted as part of the application, which noted that there was potential for a hedge that was used for bird and bat nesting to be affected as a result of this proposal. Consequently, the following mitigation measures were proposed:

- Any site clearing work must take place outside the nesting season and follow a manual search for reptiles.
- A lighting plan that has been agreed with an ecologist must be provided.
- Landscaping plan to hide light as much as possible.
- Provision of nesting boxes for birds and bats.

It was reported that landscaping and lighting plans had been provided as part of the application which were acceptable in terms of safeguarding the amenities of the area and nearby residents; however, it was not clear whether it was suitable in terms of Biodiversity matters. No response had been received from the Biodiversity Unit when the application was submitted to the Committee, but based on the information to hand, it was considered that the proposal could be acceptable subject to conditions, to ensure that the mitigation measures could be completed on the site and to agree on landscaping and lighting plans beforehand.

Having assessed the proposal in full, it was considered that it was acceptable and complied with the requirements of the relevant policies and guidelines.

- b) Taking advantage of the right to speak, the applicant noted the following observations:
- CG Fuels was the leading developer in the operation of Bio-CNG (compressed bio natural gas).
 - The company intended to provide a broad network of reliable and convenient facilities across the UK to serve its customers and to satisfy the increasing demand from fleets to decarbonise transport operations.
 - Bio-CNG had been approved by the Department for Transport and it complied with UK legislation.
 - Demand was increasing as delivery and distribution companies committed to reduce their carbon footprint.
 - Their customers included major supermarkets and logistic and distribution companies.
 - The impact of CNG was substantial - it could reduce Co2 emissions by 90%; reduce noise by 50% - which was essentially important given that the HGV sector was difficult to decarbonise.
 - The refuelling station would offer a new CNG facility to serve fleets that used local networks.
 - The site was within an area where there was substantial demand from their customers - an opportunity to provide a new operational use within the estate.
 - Secure financial investment.

- It would allow fleets to take advantage of environmental benefits.
- c) Taking advantage of the right to speak, the Local Member made the following points:
- That he supported the local objections.
 - Accepted that the site had been earmarked for employment but this initiative did not offer employment.
 - Accepted that there would be general hustle and bustle on the site given the previous proposal to create a car-share car park, but this proposal created a negative impact on the amenities of local residents.
 - Welcomed green fuel.
 - Welsh Government had created a vision of a business park that was technical and clean - this proposal did not correlate to that vision.
 - It was a substantial site and this proposal would be located on the plot nearest to housing - why not use plots that were further away from the houses? Suggested undertaking a site visit.
- d) It was proposed to approve the application - it was not seconded.
- e) It was proposed and seconded to undertake a site visit to get accustomed with the location of the proposed station.
- f) During the ensuing discussion, the following observations were made by members:
- Welcomed a natural gas fuel development and new technology.
 - Welcomed every attempt to protect the environment.
 - In favour of the principle, but concerned about the proximity of the location to nearby houses.

RESOLVED: To defer in order to conduct a site visit

The meeting commenced at 10:00 and concluded at 13:45

CHAIR

Cllr Eric M Jones was thanked for chairing the Committee through a very difficult and challenging period - he was wished a happy retirement.

The Chair took the opportunity to thank everyone for their support and for the privilege of being able to chair the Planning Committee. He extended best wishes to Councillors Dilwyn Lloyd, Simon Glyn and Owain Williams who were also standing down as Elected Members, for their valuable contributions to the Council. Best wishes were extended to those Members returning to the Council and those standing for election.

Agenda Item 7.1

PLANNING COMMITTEE	DATE: 13/06/2022
SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER'S REPORT	

Number: 1

Application Number: C22/0251/11/DA

Date Registered: 28/03/2023

Application Type: Non-material Amendment

Community: Bangor

Ward: Glyder (Bangor)

Proposal: Non-material amendment to the plans approved by planning permission C19/0224/11/LL to allow the rear elevation of the extension to be replaced with a *pvc-u* cover in lieu of a pebble-dashed render.

Location: 23 Belmont Road, Bangor, Gwynedd, LL57 2HY

Summary of the Recommendation: APPROVE WITH CONDITIONS

PLANNING COMMITTEE	DATE: 13/06/2022
SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER'S REPORT	

1. Description:

- 1.1 This application is a non-material amendment to the plans approved by planning permission C19/0224/11/LL to allow the rear elevation of the extension to be replaced with a *pvc-u* cover in lieu of a pebble-dashed render. It is also proposed to cover the existing rear of the house along with a small area where it is proposed to install a smaller window than the existing one on the eastern gable end of the house, but this element of the work is considered to be a permitted development under the relevant planning regulations. The application was originally approved to match the rear extension walls of pebble-dashed render with the existing walls.
- 1.2 The two-storey semi-detached house is located within an established residential area to the south-west of the city centre in ribbon form, opposite the class III county road, Belmont Road. There is direct access to the road with parking spaces/driveways at the eastern boundary of the property along with a garage in the south-eastern corner of the rear garden.
- 1.3 The application was submitted to the Committee as the applicant is a close relative of the Dewi Ward councillor in Bangor.

2. Relevant Policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be made in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.
- 2.2 The Well-being of Future Generations (Wales) Act 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.
- 2.3 **Anglesey and Gwynedd Joint Local Development Plan 2011-2026 (LDP) adopted 31 July 2017: -**
- PCYFF2 - development criteria.
- PCYFF3 - design and place shaping.
- 2.4 **National Policies:**
- Future Wales: The National Plan 2040.
- Planning Policy Wales (Edition 11 - February 2021).
- Technical Advice Note 12: Design (2016).

PLANNING COMMITTEE	DATE: 13/06/2022
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3. Relevant Planning History:

- 3.1 Retrospective application number C19/0224/11/LL - demolition of a substandard kitchen and conservatory to be replaced with a single-storey extension approved on appeal in August, 2019.

4. Consultations:

Community/Town Council: No response.

Public Consultation: A notice was placed on the site and the notification period has already ended, but no objections had been received from the public to the proposal following the statutory notification period.

5. Assessment of the relevant planning considerations:

Visual amenities

- 5.1 As referred to above, the property is situated within an established residential area which includes a variety of residential dwellings and other structures of mixed form, design, appearance, materials and scale. Given this context, it is not considered that covering the walls of the extension (along with other parts of the existing house) with grey *pvc-u* horizontal boards would form an incompatible feature within the local townscape and to this end, therefore, it is considered that the proposal constitutes a non-material amendment and is acceptable on the basis of meeting the requirements of Policy PCYFF2 of the LDP.

General and residential amenities

- 5.2 Residential dwellings are located to the west, east and south of the site of this dwelling, but considering that the principle of erecting an extension to the rear of the existing house has already been accepted, it is not considered that replacing the original appearance of pebble-dashed render with horizontal boards of *pvc-u* material will adversely affect the residential and general amenities of neighbouring occupants on the grounds of creating an oppressive and incompatible structure. To this end, therefore, it is believed that the proposal is an acceptable amendment based on the requirements of Policy PCYFF 2 of the LDP.

7. Recommendation:

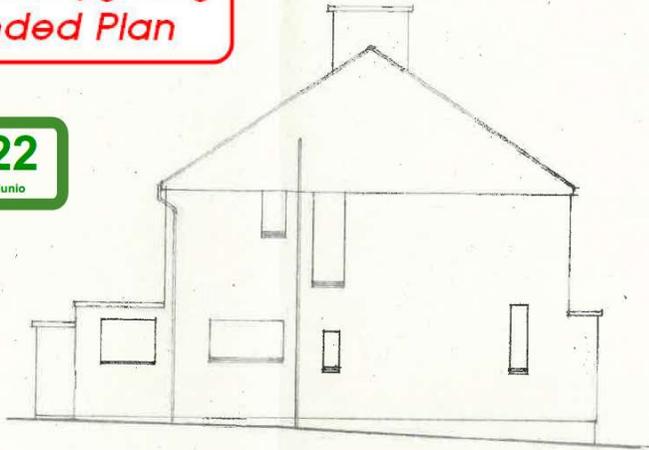
- 7.1 To approve the application subject to the following condition: -

1. The amendment hereby permitted shall be carried out in strict conformity with the details submitted to the Local Planning Authority, and contained in the form of application and in any other documents accompanying the application unless condition(s) to amend them is/are included on this planning decision notice. Notwithstanding the amendments hereby permitted, the remainder of the development must be completed in strict conformity with the details and conditions included in planning permission number C19/0224/11/LL.

**Cynllun Diwygiedig
Amended Plan**

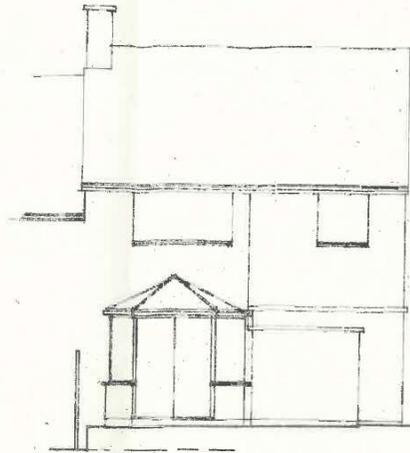
03/05/22

DERBYN - Adras Cynllunio



SIDE

EXISTING ELEVATIONS



REAR

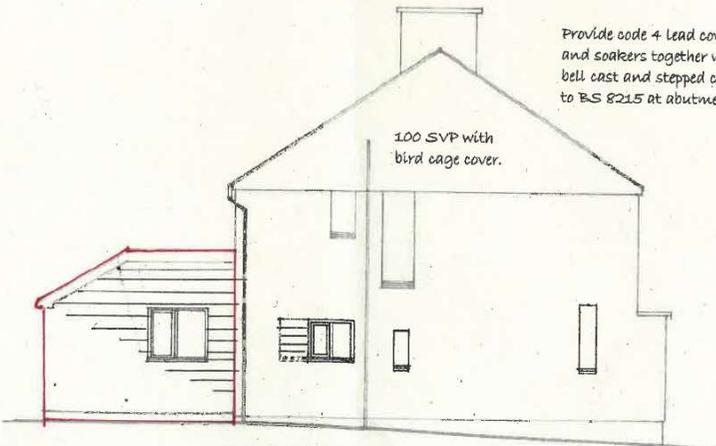
1:100

FINISHES:

- Roof. Welsh slates with matching interlocking ridge tiles. All tiles to be mechanically fixed in accord with BS5534
- Walls. ~~Sp. masonry with mortar pointing~~
- Windows. Double glazed PVC-U with 24mm units. U value - 1.60 W/M2 deg K and 65mm diam. rw pipes.
- Roofline. Welsh celuka fascias, barge and soffites. 100 hr pvc-u gutters.
- Glazing. All glazing to doors and all windows with a cill height less than 800mm above fl. and windows within 300mm of doors to be glazed with kite marked safety glass complying with BS6206.

Walls - pvc-u grey coloured cladding

Provide velux roof windows ref GGL2070 UK04 in openings formed with double rafters.



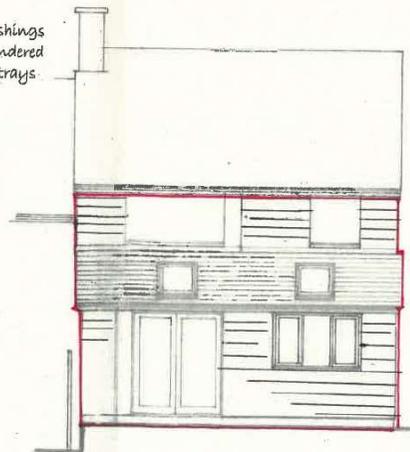
Provide code 4 lead cover flashings and soakers together with rendered bell cast and stepped cavity trays to BS 8215 at abutment.

100 SVP with bird cage cover.

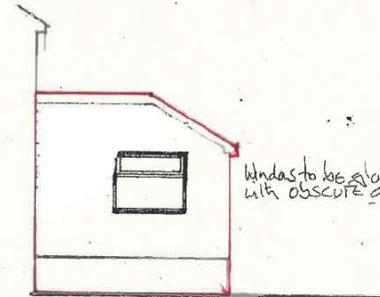
New window in reduced opening.

SIDE

PROPOSED ELEVATIONS



REAR



Windows to be glazed with obscure glass.

SIDE

1:100



PLANNING COMMITTEE	DATE: 13/06/2022
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

Number: 2

Application Number: C22/0134/16/LL

Date Registered: 15/02/2022

Application Type: Full

Community: Llandygái

Ward: Llandygái

Proposal: Development of a natural compressed bio-gas fuel facility for vehicles including fuel pumps, equipment compound, creation of new accesses, landscaping and associated development.

Location: Plot C1, Parc Bryn Cegin, Llandygái, Bangor, LL57 4BG

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

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1. Description:

- 1.1 This application was deferred by the Planning Committee on 11th April, 2022 so as to allow the site to be inspected.
- 1.2 Full application for the development of a natural compressed bio-gas fuel facility for vehicles including fuel pumps, equipment compound, creation of new accesses, landscaping and associated development.
- 1.3 The proposal relates to the development of a Bio-CNG (compressed bio natural gas) vehicle fuel facility, including fuel pump islands, machinery compound, creation of a new access and associated development on Plot C1 on Bryn Cegin Industrial Estate, located on the outskirts of the City of Bangor.
- 1.4 The facility would serve logistics and distribution operators in the local area, which could include operators on the industrial estate itself in the future, as well as on the nearby Llandygái Industrial Estate. The facility would operate for 24 hours a day, without staff, with drivers activating the pumps with an automatic fob.
- 1.5 The proposed work would be enclosed with a palisade security fence measuring 2.4m high, with the work including 4 x CCTV/lighting columns measuring 4.275m high, a switch-room, 2 air compressors, HV/LV transformer, back-up generator, 2 air coolers, 2 air compressors, 12 gas storage modules, gas loading machine, unloading trailer, fuel management panel and a car park. A sub-station and gas meter will also be located to the north of the works compound. The proposal provides an acoustic fence measuring 3.5m high around the site - a section of which is located above the retaining wall.
- 1.6 As well as the above aspects of the proposal, the facility would also include a black v-mesh fence measuring 2.4m along the southern boundary, as well as an enclosed acoustic timber shuttering fence measuring 2.8m with plants to screen the site from nearby properties along the northern and eastern boundary. The access points will remain open at all times in order to avoid any disruption to vehicles as they enter and exit the facility. The site is served via an existing internal service road to the west where new entrances and exits are proposed.
- 1.7 The colours of the finishes are a mix of colour from white, galvanised steel, black and dark green.
- 1.8 The site covers an area of around 0.7ha and includes the development of an empty plot within the industrial estate. The industrial estate is located to the west and south, there is agricultural land to the east, and to the north there is residential property known as 1 to 3 Rhos Isaf / Orme View. The site is designated within the Gwynedd and Anglesey Joint Local Development Plan (JLDP) 2017 as a Regional Safeguarded Strategic Employment Site.
- 1.9 The following documents have been submitted as part of the application:
- Noise Impact Assessment
 - Drainage Details
 - Construction Environmental Management Plan
 - External Lighting Plan
 - Initial Ecological Assessment and Reptile Assessment
 - Transport Assessment
 - Landscaping Details

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2. Relevant Policies:

2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be made in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.

2.2 The Well-being of Future Generations (Wales) Act 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

2.3 Anglesey and Gwynedd Joint Local Development Plan 2011-2026, adopted 31 July 2017

PS1 - The Welsh Language and Welsh Culture

PS4 - sustainable transport, development and accessibility

PS5 - Sustainable development

PS6 - mitigating the effects of climate change and adapting to them

TRA2 - parking standards

TRA4 - managing transport impacts

PCYFF1 - development boundaries

PCYFF2 - development criteria

PCYFF3 - design and place shaping

PCYFF4 - design and landscaping

PS13 - providing opportunities for a prosperous economy

CYF 1 - safeguarding, designating and retaining land and units for employment use

AT1 - conservation areas, world heritage sites and landscapes, parks and registered historic gardens

PS20 - protecting and where appropriate enhancing heritage assets

AMG5 - local biodiversity conservation

Supplementary Planning Guidance: Maintaining and Creating Distinctive and Sustainable Communities, 2019

Supplementary Planning Guidance: Change of use of community facilities and services, employment sites and retail units (January, 2021)

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2.4 **National Policies:**

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 11 - February 2021)

Technical Advice Note 5: Nature Conservation and Planning

Technical Advice Note 11: Noise

Technical Advice Note 12: Design

Technical Advice Note 18: Transport

Technical Advice Note 20: Planning and the Welsh language

Technical Advice Note 23: Economic Development

Technical Advice Note 24: The Historic Environment

3. **Relevant Planning History:**

- 3.1 No recent planning history on this specific site, but there is a general planning history for the development of the Bryn Cegin industrial site.

4. **Consultations:**

Community/Town Council: Not received

Transportation Unit: Not received

Natural Resources Wales: No observations to offer

Welsh Water: Having reviewed the proposal we note that no foul connection to the public sewerage system is required. However, we note from the application form that it is proposed to dispose of surface water runoff via the public sewerage system.

We would advise that the public sewerage system in the vicinity of the site is foul only and therefore we would advise it is not permissible to discharge surface water runoff into a foul sewer. An alternative method of surface water disposal will need to be sought. In light of the above, we would request that if you are minded to grant Planning Consent for the above development that the Condition and Advisory Notes provided below are included within the consent to ensure no detriment to existing residents or the environment and to Dŵr Cymru

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Welsh Water's assets.

Condition: No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment

Public Protection Unit:

The Service have reviewed the additional information regarding noise. It is accepted what the consultant has said regarding noise. Each site should be considered on its merits together with noise levels and mitigation measures implemented in relation to that particular site.

This site is designated as an industrial estate and the additional information has identified that noise levels from the proposal will not have a negative impact on the resident's dwellings. Although the score level will be 4dB above the current background noise level in the worst-case scenario if assessed by BS 4142 the levels would still comply with levels identified by The World Health Organisation.

It is imperative that the application implements noise mitigation measures and if further mitigation measures can be implemented to reduce the 4db anticipated noise level identified above, then, it is advised that this be done so that the site does not increase existing background noise levels.

Biodiversity Unit

The mitigation measures identified within the Initial Ecological Assessment and Reptile Assessment submitted as part of the application shall be complied with.

Land Drainage Unit

Since 7 January 2019, sustainable drainage systems (SuDS) are required to control surface water for every new development of more than one dwelling or where the building surface area has drainage implications of 100m² or more. Drainage systems must be designed and constructed in accordance with the minimum standards for sustainable drainage as published by Welsh Ministers.

These systems must be approved by Gwynedd Council in its role as SuDS Approval Body (SAB) prior to commencement of the construction work.

Due to the size and nature of the development, an application will

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need to be provided to the SuDS Approval Body for approval before construction work commences. It appears that the developer intends to drain the site in a suitable sustainable manner; however, until an application is made to the SAB, there is no certainty that the site plan would enable compliance with the full suite of national SuDS standards. A consultation with the SuDS is recommended.

Gwynedd Archaeological
Planning Service

Thank you for consulting us on this application. The proposed development site was fully investigated as part of the archaeological excavations when Parc Bryn Cegin was established, in 2005-2006. There are therefore considered to be no archaeological implications for the proposed scheme.

Fire Officer

The Fire Authority does not have any observations to make regarding fire appliances and water supplies. The Fire authority will have an opportunity to comment on the proposed fire safety measures within the premises during the Building Regulations Consultation process.

SP Energy Networks

Not received

Police

I have had the opportunity to review the DAS Statement; this states that the quantity of CNG stored on-site is below HSE levels and accordingly I have no comments to offer at this time.

The Welsh Assembly
Government Transportation
Unit:

No direction.

CADW

Scheduled Monuments

CN153 Henge Monument and Cursus

CN202 Parc Gelli Hut Group and Ancient Fields

CN252 Hut Circle Settlement NW of Tan-y-Marian

CN268 Enclosed Hut Circle Settlement at Cororion Rough

CN380 Cegin Viaduct (Penrhyn Railroad)

CN393 Carnedd Howel Round Cairn

Registered Parks and Gardens

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PGW (Gd) 40(GWY) Penrhyn Castle (grade II*)

World Heritage Sites

Slate Industry of North Wales (nominated)

The proposed development will consist of a pump compound and Twelve gas fuel pump islands will be positioned in two horizontal rows of six within the main yard. Each island will incorporate a CCTV and lighting column to assist with operation

of the equipment and provide focused task lighting during hours of darkness.

The plant compound will be surrounded by security fencing with the southern boundary of the site secured with 2.4m black

v-mesh fencing. The northern and eastern boundaries will be secured with a 2.8m acoustic closed boarded timber fence with planting.

The above designated historic assets are located inside 3km of the proposed development, but apart from the assets

included in the nominated World Heritage Site (WHS), intervening topography, buildings and vegetation will block all views

between them. Consequently, the proposed development will have no impact on the settings of these designated historic assets.

The proposed development is in the setting of the Penrhyn Quarry and Bethesda, and the Ogwen Valley to Port Penrhyn section of the nominated World Heritage Site: However, the parts of the WHS that may have views of the proposed development are transport links and views from them do not contribute to their significance and it is likely that any views from them to the site will be significantly screened by existing vegetation and the proposed acoustic fencing with its associated planting. Consequently, the proposed development is unlikely to have any impact on the setting of the WHS.

Cadw therefore has no objections.

Public Consultation:

A notice was posted on the site and nearby residents were notified. The advertisement period has expired and one letter / correspondence was received objecting on the following grounds:

- Located too close to houses and residents.
- There are bus fumes problems here already.
- The site does not provide jobs.
- A HGV fuel provision is located less than one mile away.

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5. Assessment of the material planning considerations:

The principle of the development

- 5.1 The site is located outside any development boundary but within the Parc Bryn Cegin Industrial Estate that is protected in the JLDP as an Employment Site. Within such designations, the main uses will be uses B1, B2 and B8, as well as some unique uses, and this site is part of one of the main designated sites in the Plan in Gwynedd as it is likely to be attractive to the market and likely to be developed in the short-term. Nevertheless, the site is mainly empty and therefore, there are plenty of opportunities for other B1, B2 and B8 businesses to develop on the site.
- 5.2 The use of the proposal as submitted falls under the unique use class, and considering that there are a number of empty plots on the site and since the proposal is a provision for business transport and that the facility would not be open to the public, it is considered that the principle of locating the station in Parc Bryn Cegin is acceptable and complies with the requirements of policies PCYFF 1, PS13 and CYF1 of the LDP.

Visual amenities

- 5.3 The site forms a part of the Bryn Cegin industrial estate which is designated for industrial uses that mainly falls under use classes B1, B2 and B8. These types of developments are likely to include extensive buildings and equipment and can be large in terms of floor surface area and height.
- 5.4 The proposal as submitted involves providing equipment to enable HGV lorries to pick-up gas fuel from general fuel pumps. The highest parts of the development includes a vent on the compressor buildings that will measure around 5m at their highest. The buildings/containers themselves will measure around 2.5-3m high and the lighting and CCTV poles are around 4.3m high. There is substantial vegetation between the site and the A5 highway that runs past, and the site will not be visible from public spaces or the Special Landscape Area to the south. It is acknowledged that three residential houses are located immediately on the boundary of the site, and that these sites are at a substantially higher level than the proposal site. The proposal provides a security and acoustic fence as well as landscaping around the site. To this end, and bearing in mind the type of developments expected on this estate, it is not considered that the proposal causes a substantial or unacceptable visual impact on the area.
- 5.5 A number of monuments, Penrhyn Castle (which is Grade II* listed) and the Slate Area World Heritage Site are located around the site. CADW has confirmed that the proposal is unlikely to have a detrimental impact on these sites as a result of vegetation and existing developments.
- 5.6 Therefore, to this end, it is considered that the proposal complies with the requirements of policies PCYFF 2, 3 and 4, as well as PS20 and AT1 of the LDP in terms of the visual impact.

General and residential amenities

- 5.6 As noted above, the site abuts the rears of three residential houses known as 1 to 3 Rhos Isaf, which are located to the east of the site and between it and the A5. It is acknowledged that the houses are on a higher level and it is intended to level the application site so that there is a retaining wall between it and the acoustic fence on top. The acoustic fence would equate to the eaves level of the nearby residential houses and the highest equipment on the site.
- 5.8 A noise assessment and lighting plan have been submitted as a part of the application, which notes the following:

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- The pumps will be lit during dark hours, but the compound lights would only be used during periods of work.
- The impact of the lights would be minimal as they are centralised on specific areas (mainly under the pumps). The proposed boundary treatment (fence and landscaping) as well as the scale and location of the lights would mean that the light overspill would not go beyond the site's boundaries, and this overspill on the boundaries would be less than moonlight.
- The noise assessment has been manufactured to the requirements of BS4142/BS8233/WHO Criteria and take into account the noise of activities as a result of floors on the curtilage and all equipment on the site.
- The results of the noise survey shows that the current noise levels are mainly influenced by the traffic flow along the A55, the North Wales Expressway, located nearby and to the south from the site and the A5 to the east which leads to Bangor. During the day, the traffic flow is a very significant and controlling influence on the noise levels; however, when reviewing the noise data it is obvious that the traffic flow at night is substantially lower, with the background noise levels recorded on the site.
- The results of the assessments show that it is not expected for the impacts of operational noise of the fuel filling station to have any substantial detrimental impact, subject to the context.
- The current background noise levels are consistently over 45 dB LAeq during the day and 38 dB(A) during the night, which are higher than the noise levels calculated from the operation of the equipment and therefore it can be expected for it to provide some useful noise masking that will mitigate the impact.
- The assessment shows that the internal noise values of the guidance will be achieved, even with the residential property windows open.

5.9 Public Protection's response was not received to the above assessments at the time of writing the report, but based on the results of assessments and subject to completing the development in accordance with the details submitted, it is not considered that the proposal is likely to have a detrimental impact on the amenities of nearby residents in terms of the impact of light or noise.

5.10 Measures to mitigate against the visual impact of the site have been discussed above and it is considered that this would be sufficient to protect the amenities of the nearby houses as well.

5.11 To this end, it is considered that the proposal complies with the requirements of policies PCYFF 2 and 3 in terms of general and residential amenities.

Transport and access matters

5.12 The application site benefits from an existing independent access point via an access road to the west of the plot. To facilitate the site's development and ensure that it is suitable for HGVs to be serviced, it is proposed to get rid of this entrance and provide two bespoke entrances. This access / egress arrangement will allow vehicles to enter and exit the facility separately with a one-way system installed within the site internally. Vehicles will enter via the northern entrance, a path will then lead to the curtilage where vehicles can pull-up at the pumping islands, and then exit via the southern exit point. This access arrangement will ensure that vehicles can complete the full internal refilling journey on the site by using the front equipment only. There will be no access gates or obstructions and no vehicles will queue on the public highway in order to enter the site.

5.13 A transport statement has been submitted as a part of the application, as well as a Construction Environmental Management Plan.

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5.14 The Transport Unit has not provided a formal response on this application; however, a response was received to the pre-application enquiry which noted a number of points and new accesses and use of the site for overnight parking. Further discussions have taken place before the application was submitted, and the agent has provided copies of e-mails sent between them and the Transportation Unit, agreeing on the matters to be discussed.

5.15 To this end, confirmation has been received that the site is not used for parking lorries overnight, and the new accesses will be narrowed as a result of the observations of the Transportation Unit and a sweeping path analysis plan has been submitted to confirm that the lorry movements are acceptable.

5.16 To this end, it is considered that the proposal complies with the requirements of policies PS4, TRA 2 and TRA 4 of the LDP.

Biodiversity matters

5.17 An initial ecological assessment has been submitted as a part of the application, which notes that there is potential for a hedge that is used for bird and bat nesting to be affected as a result of this proposal. Consequently, the assessment offers the following mitigation measures:

- Any site clearing work must take place outside the nesting season and follow a manual search for reptiles.
- A lighting plan that has been agreed with an ecologist must be provided.
- Landscaping plan to hide light as much as possible.
- Provision of nesting boxes for birds and bats.

5.18 A landscaping and lighting plan has been provided as a part of the application which is acceptable in terms of safeguarding the amenities of the area and nearby residents as noted above; however, it is not clear whether it is suitable in terms of Biodiversity matters. No response had been received from the Biodiversity Unit at the time of writing the report, but based on the information to hand, it is considered that the proposal could be acceptable subject to conditions, to ensure that the mitigation measures can be completed on the site and to agree on landscaping and lighting plans beforehand.

5.19 To this end, it is considered that the proposal is acceptable in terms of policy AMG 5 of the LDP.

Archaeological Matters

5.20 The Gwynedd Archaeological Planning Service has confirmed that there are no archaeological matters on the site as a result of the work done at the time to develop the plots. It is considered that the proposal is acceptable in terms of policies PS20 and AT1 of the LDP.

Sustainability matters

5.21 The proposal is for the provision of a fuel pumping site to fill HGV lorries with gas fuel. The proposal works as a normal fuelling site, but there will be no access to the public, and the vehicles that have registered with the company beforehand will gain access to the fuel via an automatic fob. The site will be open 24 hours a day.

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5.22 Information has been presented as a part of the application, confirming that the fuel is considered as alternative renewable fuel which creates fewer emissions and that lorries that run on this fuel release 85% less NOX and 75% less CO2 emissions.

5.23 Therefore, the proposal responds directly to sustainability and climate change matters and involves a broader provision of this type of fuel for national use. To this end, it is considered that the proposal is acceptable in terms of policies PS5 and PS6 of the LDP.

Language Matters

5.24 In accordance with the Planning (Wales) Act 2015, it is a duty when making a decision on a planning application to consider the Welsh language, where it is relevant to that application. This is reiterated further in para 3.28 of Planning Policy Wales (Edition 11, 2021), along with Technical Advice Note 20.

5.25 The Supplementary Planning Guidance (SPG) 'Maintaining and Creating Unique and Sustainable Communities' (adopted July 2019), provides further guidance on how it is expected for Welsh language considerations to be incorporated in each relevant development.

5.26 It is noted that there are some specific types of developments where it will be required for the proposal to submit a Welsh Language Statement or a Welsh Language Impact Assessment. The thresholds in terms of when it is expected to submit a Statement/Report have been highlighted in Policy PS1 of the Joint LDP, along with Diagram 5 of the SPG. The proposal does not exceed the threshold that has been set in the Policy for needing a Welsh Language Statement.

5.27 Excluding the developments that meet the thresholds for submitting a Welsh Language Impact Statement / Assessment noted in Policy PS1, guidance is provided in terms of the type of relevant applications where it is needed to give consideration to the Welsh language in Appendix 5 (The Screening Procedure) of the SPG (sections Ch to Dd). The guidance included within Appendix 5 notes that every retail, commercial or industrial development where there is no need to submit a Welsh Language Impact Statement / Assessment should show how consideration has been given to the language.

5.28 No information was submitted by the agent in terms of the impact of the proposal on the Language, but it is noted that following the construction period, staff employment will not happen on the site itself. The site will include various signs, and although no details have been provided as a part of this application and that some signs will not require further permission, it is possible to place a note on any planning permission to ensure the use of bilingual internal signs. Signs that require an application will be advertised and assessed further at the time.

5.29 As the proposal will not provide long-term employment, it is not possible to confirm that the long-term impact of the development will be positive for the Welsh language, but at the same time, it cannot be considered that it is a negative impact either. Any impact during the period of developing the site will be short-term.

5.30 To this end, it is not considered that the proposal would cause significant harm to the character and balance of the Community language where it cannot be avoided or mitigated satisfactorily by using an appropriate planning mechanism and therefore it cannot be considered that the proposal is contrary to policy PS20 or the SPG in this case.

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Any other considerations

5.31 It is noted that the land has been acknowledged as grade 3 land in the Agricultural Land Classification (ALC). Paragraph 3.58 of Planning Policy Wales (Edition 11, February 2021) states:

"Agricultural land of grades 1, 2 and 3a of the Agricultural Land Classification (ALC)16 is the best and most versatile, and should be conserved as a finite resource for the future."

Paragraph 3.59 of PPW adds:

"When considering the search sequence and in development plan policies and development management decisions considerable weight should be given to protecting such land from development, because of its special importance. Land in grades 1, 2 and 3a should only be developed if there is an overriding need for the development, and either previously developed land or land in lower agricultural grades is unavailable, or available lower grade land has an environmental value recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations. If land in grades 1, 2 and 3a does need to be developed, and there is a choice between sites of different grades, development should be directed to land of the lowest grade."

5.32 The need to protect the best agricultural land is highlighted in strategic policy PS 6: Alleviating the effects of climate change, states that proposals will only be permitted where it is demonstrated with appropriate evidence that they have fully taken account of and responded to a series of points that include:

"Safeguarding the best and most versatile agricultural land, promoting allotments, support opportunities to produce food locally and local farming to reduce the area's contribution to food miles (point 6)"

5.33 The Bryn Cegin industrial site is protected as a main employment site in accordance with Policy CYF 1 of the JLDP. The main employment sites are the sites that are most likely to be attractive to the market and likely to be developed in the short-term. As noted above, the proposal complies with the requirements of this policy and this development is needed in this site due to its transport links.

Response to the public consultation

5.34 Observations were received from the public, which have been noted in the response to the consultation table above. In response to these observations, the agent has provided the following:

- We understand that the Arriva bus station referred to is over 1km away to the north-west of Llandygái Industrial Estate and that it is not comparative or considered to be an influence to the proposal / site.
- In terms of employment matters, it is considered that the proposal has a completely positive impact on Parc Bryn Cegin. The plot itself has stood empty for some time, alongside the broader park, which is also underused. The station will improve the infrastructure and facilities of the park for the benefit of existing businesses and it will also attract new occupiers to the estate.
- The neighbour also refers to a local petrol station; however, the development is a completely different proposal as it would supply Biomethane (Bio-CNG) only as a renewable source of lower-emissions alternative fuel. It would have a positive impact on local emissions and air quality and further away as trucks that run on Bio-CNG operate with up to 85% less NOX and 75% less CO2 emissions. Bio-CNG machines are also 50% quieter.

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- The station will be open to local businesses (but there would be a need to register beforehand) and would provide an opportunity to give the site a boost and provide a substantial financial investment.

5.35 It is considered that the public's comments have been addressed appropriately in this report and that the observations do not change the application's recommendations in this case.

6. Conclusions:

6.1 The proposal is for the provision of a compressed natural bio-gas fuel facility for vehicles on an idle site within the Bryn Cegin industrial estate. As a result of the above assessment which refers to all national and local planning policies and material planning matters, it is considered that the proposal is acceptable and complies with the requirements of the relevant policies and guidance.

7. Recommendation:

7.1 To approve – conditions

1. 5 years
2. In accordance with the plans
3. To complete the access in accordance with the plans
4. No lorries to park overnight
5. Landscaping plan
6. Lighting plan
7. Welsh Water

Notes

Highways

SUDS



15/02/22

DERBYN ADRAN CYNLLUNIO

MINOR RE-ALIGNMENT OF KERB AND PEDESTRIAN FOOTWAY TO ALLOW VEHICLE ENTRY

EXISTING SUBSTATION

ORME VIEW LODGES
1 RHOS ISAF
LLANDYGAU
BANGOR LL67 4BG

A5 TO BANGOR



PROPOSED SITE BLOCK PLAN SCALE 1:500

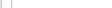
PLANNING ISSUE

REV	DESCRIPTION	DATE	CHK	APP
A	PRE APP PLANNING ISSUE	16-10-20	IR	IR
B	PRE APP PLANNING ISSUE	19-02-21	IR	IR
C	PRE APP PLANNING ISSUE	13-07-21	MS	MS
D	PRE APP PLANNING ISSUE	21-10-21	MS	MS
E	PLANNING ISSUE	25-10-21	MS	MS
F	PLANNING ISSUE	11-02-22	MS	MS

NOTES

1. ALL DIMENSIONS SHOWN ARE IN MILLIMETRES UNLESS OTHERWISE STATED.

KEY

-  PROPOSED CNG FUELS LTD STATION REDLINE BOUNDARY.
-  CNG FUELS SECURITY PALISADE FENCE 2.4m HIGH
-  CNG FUELS SECURITY ACCOUSTIC FENCE 3.5m HIGH
-  CNG FUELS LTD. SITE BOUNDARY FENCE V MESH IN BLACK 2.4m HIGH
-  CNG FUELS LTD. SITE BOUNDARY FENCE ACCOUSTIC CLOSE BOARDED TIMBER 2.8m HIGH
-  SURFACE CHANNEL FOR BELOW GROUND PIPE ROUTING.
-  RETAINING WALL STRUCTURE.

CLIENT:
-

PROJECT:
BANGOR CNG STATION
CEGIN

TITLE:
PROPOSED CNG STATION
PROPOSED SITE BLOCK PLAN

SCALE: 1:500	@ A1	DRAWN: KJB
CHECKED: IR	CAD: DATE: 15/10/2020	APPROVED: IR
		SHEET: 1 OF 1

PROJECT No: 020

DRAWING No: 020-01-CNG-103

REVISION: F



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15/02/22
DERBYN ADRAN CYLLUNIO

PLANNING ISSUE

REVISIONS:

REV	DESCRIPTION	DATE	CHK	APP
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F	PLANNING ISSUE	25-10-21	MS	MS
G	PLANNING ISSUE	11-02-22	MS	MS

NOTES

- ALL DIMENSIONS SHOWN ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
- TO BE READ IN CONJUNCTION WITH PROPOSED SITE ELEVATION VIEWS. DRG. No. 020-01-CNG-105

KEY

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	CNG FUELS SECURITY ACOUSTIC FENCE 3.5m HIGH
	CNG FUELS LTD. SITE BOUNDARY FENCE V MESH IN BLACK 2.4m HIGH
	CNG FUELS LTD. SITE BOUNDARY FENCE ACOUSTIC CLOSE BOARDED TIMBER 2.8m HIGH
	SURFACE CHANNEL FOR BELOW GROUND PIPE ROUTING.
	RETAINING WALL STRUCTURE.

CLIENT:
-

PROJECT:
BANGOR CNG STATION
CEGIN

TITLE:
PROPOSED CNG STATION
PROPOSED SITE PLAN

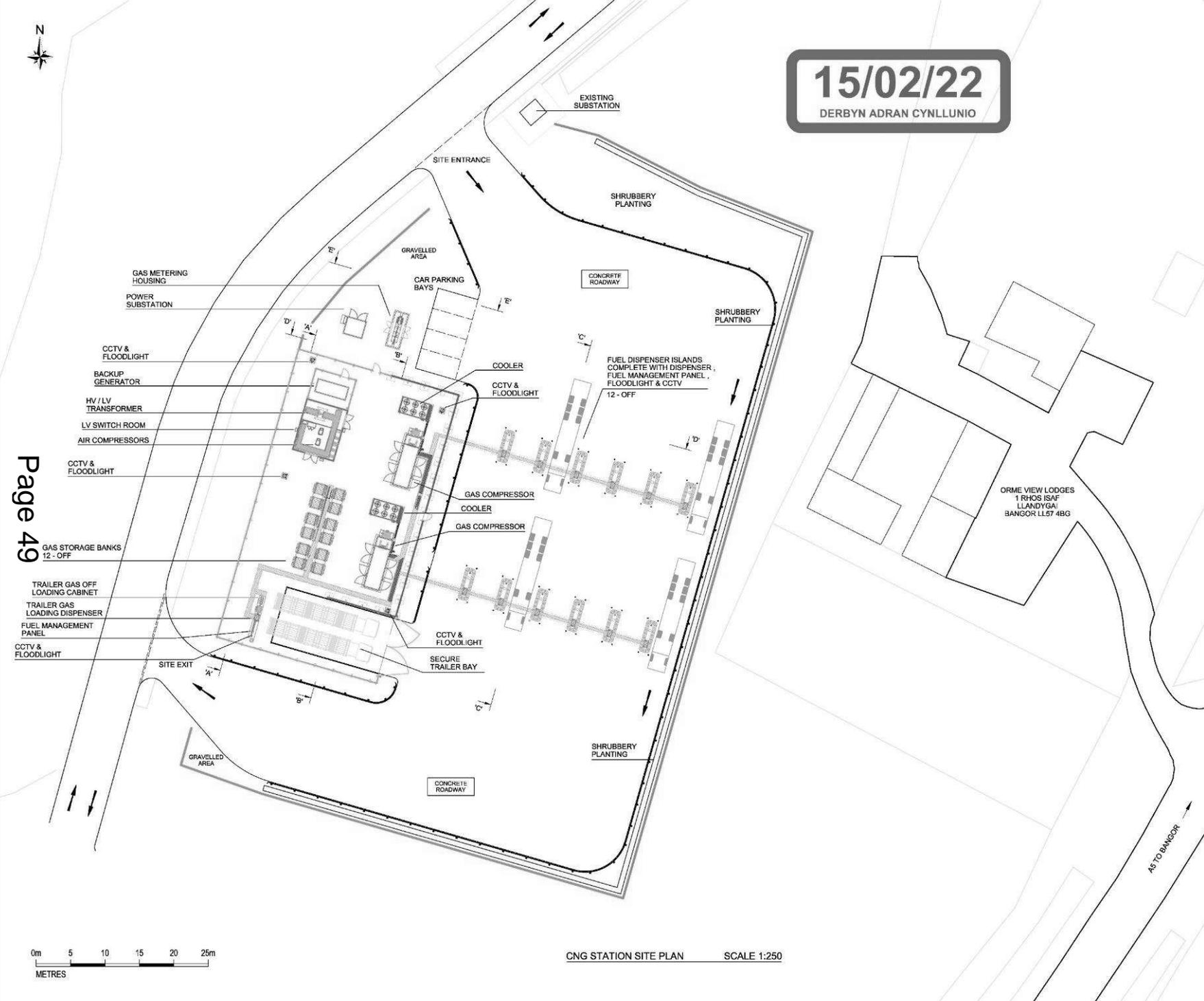
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CHECKED: IR CAD: DATE: 15/10/2020
APPROVED: IR SHEET: 1 OF 1

PROJECT No: 020

DRAWING No: 020-01-CNG-105

REVISION: G

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CNG STATION SITE PLAN SCALE 1:250

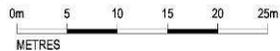


SITE ENTRANCE

15/02/22
DERBYN ADRAN CYLLUNIO

SITE EXIT

ORME VIEW LODGES
1 RHOS ISAF
LLANDYSAI
BANGOR LL67 4BG



CNG STATION SITE PLAN SCALE 1:200

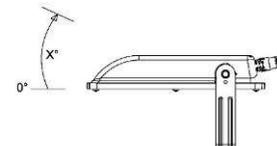
LIGHT LIST	
ITEM	DESCRIPTION
2	LOW LEVEL LIGHTING 1M HIGH POST MOUNTED ON COOLER BASE TO ILLUMINATE WALKWAY ALONG COMPRESSOR SIDES.
3	EMERGENCY EXIT LIGHT / SIGN
4	BULKHEAD LIGHT MOUNTED ON OUTSIDE OF SWITCH ROOM

LUMINAIRE LIST	
ITEM	DESCRIPTION
1	DISANO 1982 MICRO RODIO 28W LED IP66 ASYMMETRIC FLOODLIGHT IN GRAPHITE

LUMINAIRE MOUNTING

ITEM 1 - ALL 1982 MICRO RODIO FLOODLIGHTS MOUNTED ON 4M FLANGE PLATE MOUNTED COLUMNS WITH TWIN FLOODLIGHT BRACKETS. THESE COLUMNS ARE MOUNTED ON EQUIPMENT CONCRETE PLINTH, ONE FLOODLIGHT TILTED UP BY 10 DEGREES AND ONE FLOODLIGHT TILTED UP BY 30 DEGREES. BOTH AIMED IN DIRECTION OF FUEL STATION TRAFFIC (AWAY FROM DRIVERS)

ASYMMETRIC FLOODLIGHT MOUNTING



PLANNING ISSUE

REVISIONS:				
REV	DESCRIPTION	DATE	CHK	APP
A	PRE APP PLANNING ISSUE	13-07-21	MS	MS
B	PRE APP PLANNING ISSUE	21-10-21	MS	MS
C	PLANNING ISSUE	25-10-21	MS	MS
D	PLANNING ISSUE	11-02-22	MS	MS

NOTES

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KEY

- CNG FUELS SECURITY PALISADE FENCE 2.4m HIGH
- CNG FUELS SECURITY ACCOUSTIC FENCE 3.5m HIGH
- CNG FUELS LTD. SITE BOUNDARY FENCE V MESH IN BLACK 2.4m HIGH
- CNG FUELS LTD. SITE BOUNDARY FENCE ACCOUSTIC CLOSE BOARDED TIMBER 2.8m HIGH
- SURFACE CHANNEL FOR BELOW GROUND PIPE ROUTING.
- RETAINING WALL STRUCTURE.

CLIENT:

PROJECT:

BANGOR CNG STATION
CEGIN

TITLE:

PROPOSED CNG STATION
PROPOSED SITE LIGHTING PLAN

SCALE: 1:200 @ A1 DRAWN: KJB
CHECKED: MS CAD: DATE: 13/07/2021
APPROVED: MS SHEET: 1 OF 1

PROJECT No: 020

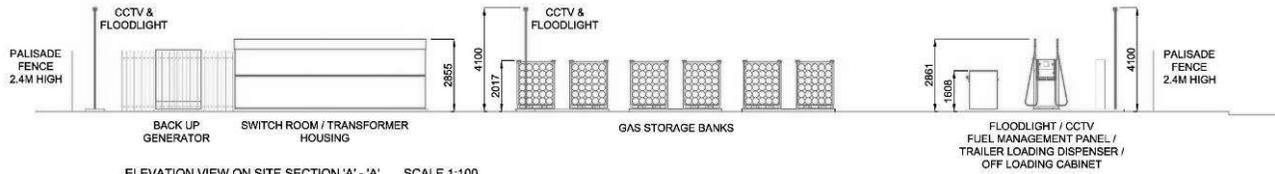
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REVISION: D

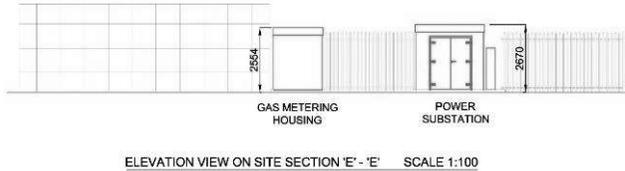
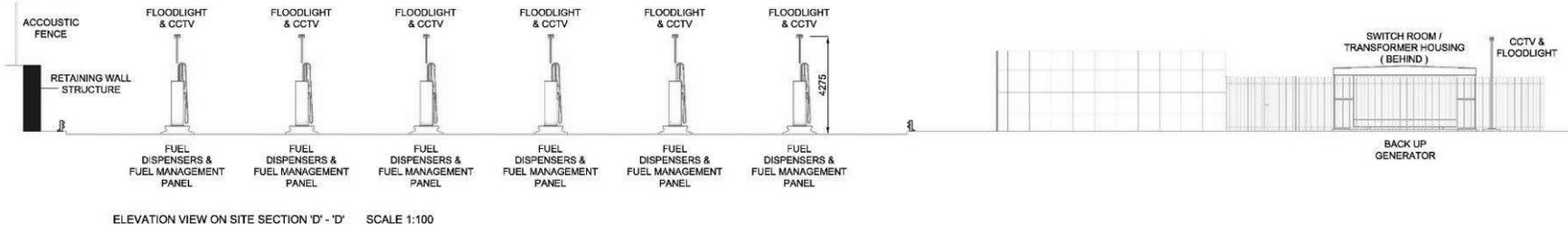
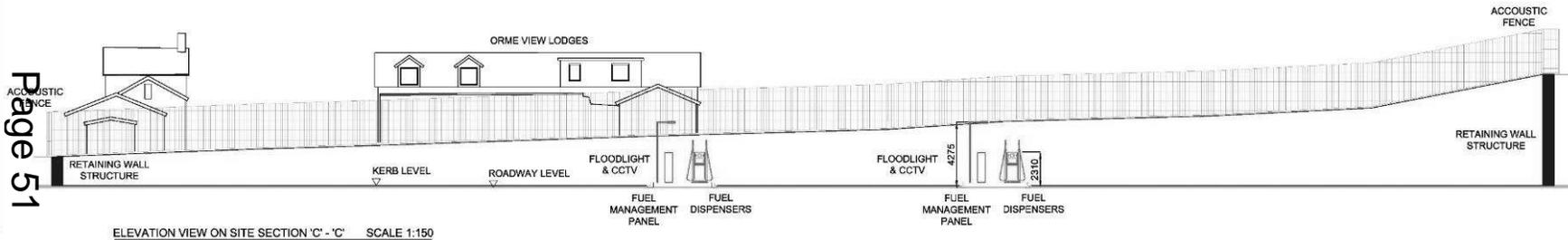
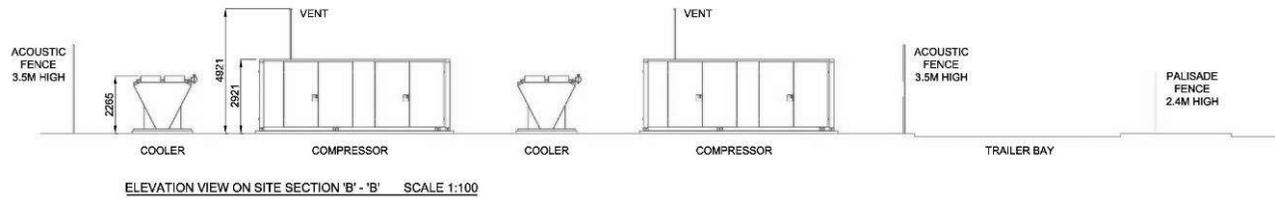


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15/02/22
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PLANNING ISSUE

REVISIONS:

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NOTES
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 2. TO BE READ IN CONJUNCTION WITH PROPOSED SITE PLAN. DRG. No. 020-01-CNG-105

KEY

	2.4M HIGH PALISADE FENCE
	GAS COMPOUND ACOUSTIC FENCE 3.5m HIGH
	CNG FUELS LTD. SITE BOUNDARY FENCE ACOUSTIC CLOSE BOARDED TIMBER 2.8m HIGH

CLIENT:
-

PROJECT:
BANGOR CNG STATION
CEGIN

TITLE:
PROPOSED CNG STATION
SITE ELEVATION VIEWS

SCALE: 1:100 @ A1 DRAWN: KJB
 CHECKED: IR CAD: DATE: 15/10/2020
 APPROVED: IR SHEET: 1 OF 1

PROJECT No: 020
 DRAWING No: 020-01-CNG-106

REVISION: F

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Agenda Item 7.3

PLANNING COMMITTEE	DATE: 13/06/2022
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

Number: 3

Application Number: C21/0734/46/LL

Date Registered: 20/08/2021

Application Type: Full

Community: Tudweiliog

Ward: Tudweiliog

Proposal: Full application for change of use of agricultural land to create a caravan site for 32 pitches, construction of new building to accommodate showers/toilets, all associated hard standings, resurfacing and access.

Location: Tyddyn Isaf, Tudweiliog, Pwllheli, Gwynedd, LL53 8PB

Summary of the Recommendation: TO REFUSE

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1. Description:

- 1.1 The decision on this application was deferred at the Planning Committee meeting held in April in order to hold a site inspection visit by committee members. This is a full application for the change of use of agricultural land to create a caravan site and would provide 32 pitches. As part of the proposal, a new detached building would be constructed that would include washing and cleaning facilities.
- 1.2 The site is located outside any development boundary in an open site in the countryside. The current holding comprises a dwelling house, farmyard and associated buildings. A class 3 public road runs past the site and separates the yard and the proposed caravan access site access from the nearby dwelling. The site and the surrounding area lie within the Llŷn Area of Outstanding Natural Beauty and the Llŷn and Bardsey Landscape of Outstanding Historic Interest.

The details of the proposal are as follows:

- Creating 32 pitches in accordance with the existing licensing standards for touring caravans
- Creating an access/site road
- Landscaping
- Construction of building with washing facilities - facilities will be provided for women to include 3 showers, 3 toilets and 3 sinks and the same provision separately for men, see also a proposal to include separate rooms to include a family/disabled shower and rooms to include washing machines, dish-washing room etc. and a boiler/storage room. The building would be constructed on part of the existing yard alongside existing external buildings.

As part of the application, the following information was submitted:

- Planning and Access Statement
 - Ecological Assessment
 - Details of drainage system
 - Business plan
 - Landscaping plan
 - Language Assessment
- 1.3 For clarity, there is a previous application relating to this site with a proposal to convert outbuildings for holiday use together with a proposal to create a touring caravan site. The application was not registered at the time due to the size of the area of the full proposal that fell within the definition of a major application. A more recent application was submitted with the caravan element removed from the proposal and was therefore solely an application was to convert outbuildings. This application was refused for various reasons, mainly due to the lack of information to support the enterprise.
- 1.4 This current application therefore involves creating a touring caravan site only, it can be seen that amendments and adaptation have been made to the application since its original submission including reducing the size of the building that would include the washing facilities, confirmation of the drainage details and landscaping details and the site plan has been amended to accord with standard licensing requirements in terms of layout and size of the pitches.

2. Relevant Policies:

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2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be made in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.

2.2 The Well-being of Future Generations (Wales) Act 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

2.3 **Anglesey and Gwynedd Joint Local Development Plan 2011-2026, adopted 31 July 2017**

PCYFF 2: Development criteria

PCYFF 3: Design and place shaping

PCYFF 4: Design and landscaping

PS 5: Sustainable developments

PS 6: Mitigating the Effects of Climate Change and Adapting to Them

AMG 1: Areas of Outstanding Natural Beauty Management Plans

AMG 5: Local Biodiversity Conservation

PS 19: Conserving and where appropriate enhancing the natural environment

PS 1: The Welsh Language and Culture

PS 4: Sustainable Transport, Development and Accessibility

TRA 2: Parking standards

TRA 4: Managing transport impacts

PS 14: The Visitor Economy

TWR 5: Touring caravan, camping and temporary alternative camping accommodation

AT 1: Conservation areas, World Heritage Sites and Registered Landscapes, Parks and Historic Gardens

PS 20: Preserving and where appropriate enhancing heritage assets

2.4 **National Policies:**

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Future Wales: The National Plan 2040

Planning Policy Wales (Edition 11 - February 2021)

Technical Advice Note 12: Design

Technical Advice Note 13: Tourism

Technical Advice Note 18: Transport

Technical Advice Note 5: Nature Conservation and Planning

Technical Advice Note 6 Planning for Sustainable Rural Communities

3. Relevant Planning History:

3.1 C21/0147/46/LL - Full application for the conversion of agricultural outbuildings to provide a bunk house and holiday studio unit to include access and connection to required services (to include a foul system, soakaway and oil tank) and construction of building to include separate washing facilities - refused 24/08/21

2/26/144A - siting of 7 touring caravans - refused 27/10/87

2/26/144 - siting of 15 touring caravans - refused 27/06/86

4. Consultations:

Community/Town Council: This application was discussed and it was decided to 'Support' it whilst also noting that the area lies within the AONB.

Second consultation - It was resolved to 'Support' whilst also noting that the area lies within the AONB.

Transportation Unit: Initial observations - Oppose the plan on the grounds that the development would have an excessive impact on the existing roads network. The existing road is very narrow and unsuitable for caravan-towing vehicles.

As a result of discussions between the applicant and the transportation unit officer, a series of passing places were agreed upon to ease movements towards the site along with a proposal to erect brown tourism signs. Consequently, it is accepted that the plan is now acceptable.

Natural Resources Wales: We have concerns regarding the application as submitted. However, we are satisfied that these concerns can be overcome by attaching a protected landscape condition to any planning permission that is granted.

Further observations were received regarding Biodiversity matters in

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response to the second consultation, these are discussed later in the report.

Welsh Water:

Standard conditions and advice

Public Protection Unit:

The Service has no further observations regarding the plan. The development will be subject to relevant Legislation stated below relating to Health and Safety, Fire Safety and Public Health provision perspective.

Licensing Officer:

It was originally noted that the details of the licensing conditions within the planning application were insufficient.

In response, an amended plan was received along with additional information which is now in accordance with licensing requirements in terms of the layout of the site and distances between the pitches.

AONB Officer:

Tyddyn Isaf is located within a rural area in the vicinity of Tudweiliog and in the AONB. The site that is proposed for the caravan site is close to farm buildings and there is a public road nearby. The site is currently an agricultural field with 'cloddiau' and hedgerows along some of the boundaries. Any caravans on the site would be visible from the road and from some paths in the vicinity, however, it is not believed that they would be visible from the Coastal Path. The intention to introduce additional landscaping is noted. If it is intended to approve the application, conditions are suggested to ensure a comprehensive landscaping scheme and a suitable lighting scheme in the interests of biodiversity and protecting the AONB environment.

Fire Service:

No observations

Biodiversity Unit:

Initial observations: This proposal needs to submit a Biodiversity Improvement Plan.

A Habitats Regulations Assessment was undertaken due to the proposal's potential impact on protected areas, in this case, the Pen Llŷn a'r Sarnau SAC and the West Wales Marine SAC, both of which are located approximately 500m from the application site to the north-west. It was noted that there was insufficient information to assess whether there would be an impact on these designations.

Response to additional information:

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The site is in very open land where the sea wind will certainly have an impact on the growth of any trees on the site. The landscaping scheme seeks to provide a response to the need to screen the site by planting trees on top of the existing 'clawdd', add a new 'clawdd' and plant 10 native trees on the site.

The scheme outlines how the mix of trees will be planted and the watering and maintenance programme will be undertaken to try to ensure their success. What is outlined in the programme is a good scheme, however, as the scheme outlines the variety of trees in terms of size and species, there are concerns as sea wind and salt will cause many to fail. Looking at the existing species they are short in growth and height and are characteristically resilient and able to grow in coastal and windy sites - such as blackthorn, hawthorn, thorn and gorse.

It is necessary to look at which species will be suitable for the site and growing conditions, and to also ensure that they come from 'provenance 303' to increase the likelihood that they will succeed. Also, in terms of 10 trees that will be planted on the site, they also need to have 'provenance 303' and of a 'heavy standard' size.

Public Consultation: A notice was posted on the site and nearby residents were notified. The advertising period has expired and no letter / correspondence of objection has been received.

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 As this is an application for a touring caravan site, it must be considered under Policy TWR 5 of the LDP which sets out a series of criteria for approving such developments.
- 5.2 Criterion 1 in policy TWR 5 states that any new touring caravan development should be of a high quality in terms of design, layout and appearance, and well screened by existing landscape features and/or where the units can be readily assimilated into the landscape in a way which does not significantly harm the visual quality of the landscape.
- 5.3 The proposed development is located on a site that is relatively flat within the landscape in a field surrounded by established cloddiau and hedgerows on both sides and it can also be seen that there is a series of outbuildings associated with the dwelling that would keep the site partly screened from the north. Nevertheless, the site is entirely open to the west towards the coastal path.

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- 5.4 It is acknowledged that it is intended to reinforce the site screening by improving and adding to existing hedgerows and creating a clodd with native trees along it on the western boundary, however, the policy requires sites to be well screened by existing landscape features and / or where the touring units can be readily assimilated into the landscape. As things stand, the site is not well screened by existing landscape features and it is not considered that the site could be readily assimilated into the landscape. The site is in an open space near the coast and when visiting the local area it is apparent that there were only a few species that grew successfully in this area due to the sea wind.
- 5.5 The existing and proposed cloddiau will screen the lower sections of the units, but due to the height of vehicles and touring caravans the site will be visible in the broader landscape. Due to the size of the site with units across the entire field, it is unlikely that the landscaping will screen the site or assimilate it into the landscape without a substantially harmful impact.
- 5.6 Therefore, there is considerable concern even if the landscape scheme is successful, as on top of this it will take a significant amount of time to establish and consequently it is deemed that the site's visual impact will be harmful to the landscape during this time and the impact could last for years. From the observations of the Biodiversity Unit it can be seen that there is concern about the success of the landscaping scheme in such an open area that is also comparatively close to the sea. Despite the proposal that recommends good use in terms of the type of trees to be planted, there is no assurance that they will succeed in such an open location. From the general existing growth in the area it can be seen that the growth of trees that have managed to establish are short and it is very likely, should the landscaping scheme succeed at all, that it would take considerable time to establish. In addition, it is noted that Natural Resources Wales have also raised concerns as the site may be visible from the coastal path to the west and the open, coastal location such as this could make successful landscaping problematic. They add that an effective landscaping scheme is therefore totally essential to protect the character of the Llŷn ANOB.
- 5.7 There are other touring sites in the area that are visible from several public vantage points over existing cloddiau and hedges and a concern about this development could contribute to the cumulative impact of touring caravan developments that already have a negative impact on the landscape. As a result, it was not considered that the proposal complied with criterion 1 of policy TWR 5.
- 5.8 The site is within the AONB and the observations of the AONB Unit recognise that the site would be visible from several public vantage points. It must be borne in mind that the main objective of the AONB is to protect and enhance the natural beauty of the landscape. It is crucial that any development schemes that affect the AONB or its setting favours safeguarding the area's natural beauty. For the reasons discussed above, it is not considered that the scheme would protect or enhance the AONB and it is not considered that any economic benefit resulting from the plan would outweigh the harm to the landscape or the conflict with criterion 1 of policies TWR 5 and PS19.. Also, the site lies within the Llŷn and Bardsey Island Landscape of Outstanding Historic Interest which contributes towards the sensitivity and importance of the landscape.
- 5.9 The second criteria of Policy TWR 5 asks to avoid excessive areas of hard standing. In this case, it is not intended to create any concrete pitches for the caravans or the access road as it is proposed to use geomembrane, a material that provides a hard, weight-bearing surface whilst also allowing grass to grow through it. It is believed that the scale of the work and the proposal in terms of the use of this material means that these features could easily assimilate into the landscape.

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- 5.10 The third criterion asks for assurance that the site would only accommodate touring units - this can be managed with a suitable planning condition.
- 5.11 The fourth criterion requires assurance that any ancillary facilities should be located in an existing building, or should this not be possible, that any new facility is commensurate to the scale of the development. The facilities building, although a new building, is to be constructed on part of an existing yard and its use is now dormant. There are other buildings on the yard but it is believed that they are already in use and are not available for conversion.
- The facilities have been redesigned to satisfy the original observations of the Licensing Unit on the application, therefore it is considered that the facilities are now appropriate for the development in question. It is also considered that the appearance and design of the facilities are acceptable and by setting conditions to manage finishes and materials, the building complies with the requirements of PCYFF 3.
- 5.12 Under the fifth criterion, the policy requires the site to be located close to the main roads network and that adequate access can be provided without significantly harming landscape characteristics and features - highway matters are discussed below.
- 5.13 The sixth criterion requires assurance that occupancy is restricted to holiday use only - this can be ensured with a suitable planning condition.
- 5.14 The seventh, and the last of the criteria, requires assurance that the site is used for touring purposes only and that the units are removed from the site during periods when not in use - again, this is a matter of imposing a suitable planning condition.
- 5.15 It is acknowledged that the proposal complies with most of the requirements of policy TWR 5 but due to the size of the proposal and the layout of the units across the field, the open nature of the site

General and residential amenities

- 5.16 There are dwellings and farmhouses dispersed throughout the area and the nearest farmhouse, Tyddyn Mawr, is approximately 110m to the east of the site's nearest boundary. It is not considered that the touring caravan site would lead to an increase in noise and disturbance to the extent that it would cause additional significant harm to local amenities and therefore it is considered that the proposal is acceptable in terms of Policies PCYFF 2 and PCYFF 3 of the LDP as they involve protecting the amenities of nearby land users.

Transport and access matters

- 5.17 In response to the original observations of the Transportation Unit further proposals were submitted to improve access to the site and the latest proposals, which include creating three passing places and arranging that a series of brown tourism signs are erected in prominent locations to direct traffic to the site, are acceptable to the Transportation Unit.
- 5.18 By setting appropriate conditions to secure the above arrangement in the long- term, it is believed that the application would meet the requirements of Criterion 5 of policy TWR 5 and policy TRA 4 as they relate to protecting the safe and efficient operation of the local roads network.

Biodiversity Matters

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- 5.19 The Biodiversity Unit noted that the applicant was required to provide a Biodiversity improvement plan. There was also some confusion at the start as an ecological assessment submitted with the application included a reference to converting outbuildings that were subject to the previous application and not the application in question. An amended Ecological Assessment was received in due course along with an additional landscaping plan and drainage details.
- 5.20 A habitats regulations assessment was carried out by the Biodiversity Unit and matters were raised relating to concerns about foul water reaching the designated site on the coast to the direction of the north-west through an existing ditch that runs in that direction from the site. A response to these matters were requested and after receiving the information provided in response to the points made in the assessment, NRW had nothing to add to their previous response only that they believe that the SAC is an open coastal site and that any discharge could be diluted quickly as soon as it reaches the marine environment. Consequently, NRW was of the opinion that the discharge is not likely to have a substantial impact on SAC features. Nevertheless, an application for an environmental water discharge permit from NRW is needed and a sufficient year-round flow of water in the the receiving watercourse is mandatory.
- 5.21 It is acknowledged that concern has been raised regarding this proposal at this location, mainly by the Biodiversity Unit. It is believed that misleading information as submitted has complicated some issues nevertheless an attempt has been made to respond to matters raised by the Biodiversity service and NRW. It is possible to ensure through formal conditions that any necessary information that may not have been confirmed explicitly so far such as lighting, landscaping, drainage etc, is agreed formally prior to commencing the development. Having considered all the information and the responses received, it is believed that the proposal meets the relevant requirements of policies AMG 5 and PS 19.

The Welsh Language

- 5.22 The Supplementary Planning Guidance (SPG) 'Maintaining and Creating Unique and Sustainable Communities' (adopted July 2019), provides further guidance on how it is expected for Welsh language considerations to be incorporated in each relevant development. The proposal does not reach the thresholds to submit a Welsh Language Statement or a Report on a Welsh Language Impact Assessment; however, the guidance included within Appendix 5 notes that every retail, commercial or industrial development where there is no need to submit a Welsh Language Impact Statement/Assessment should show how consideration has been given to the language.
- 5.23 A document was submitted to support the application explaining how the Welsh language had been considered when formulating this plan noting that the development would help to sustain the rural economy in a Welsh-speaking area. It is noted that the applicants are a local family with experience of working in tourism and who wish to develop the site to offer a future for their children and enable them to remain in the area. In addition, it is proposed to promote the Welsh language by;
- The entire family is Welsh speaking.
 - All signs will be bilingual.
 - Bilingual information about attractions, facilities and local services will be provided
 - Local employment opportunities are provided and local contractors used.

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5.24 In considering the above, it is believed that sufficient information has been submitted to satisfy the requirements of policy PS 1 and the SPG in terms of demonstrating that the Welsh language has received appropriate consideration in creating this proposal.

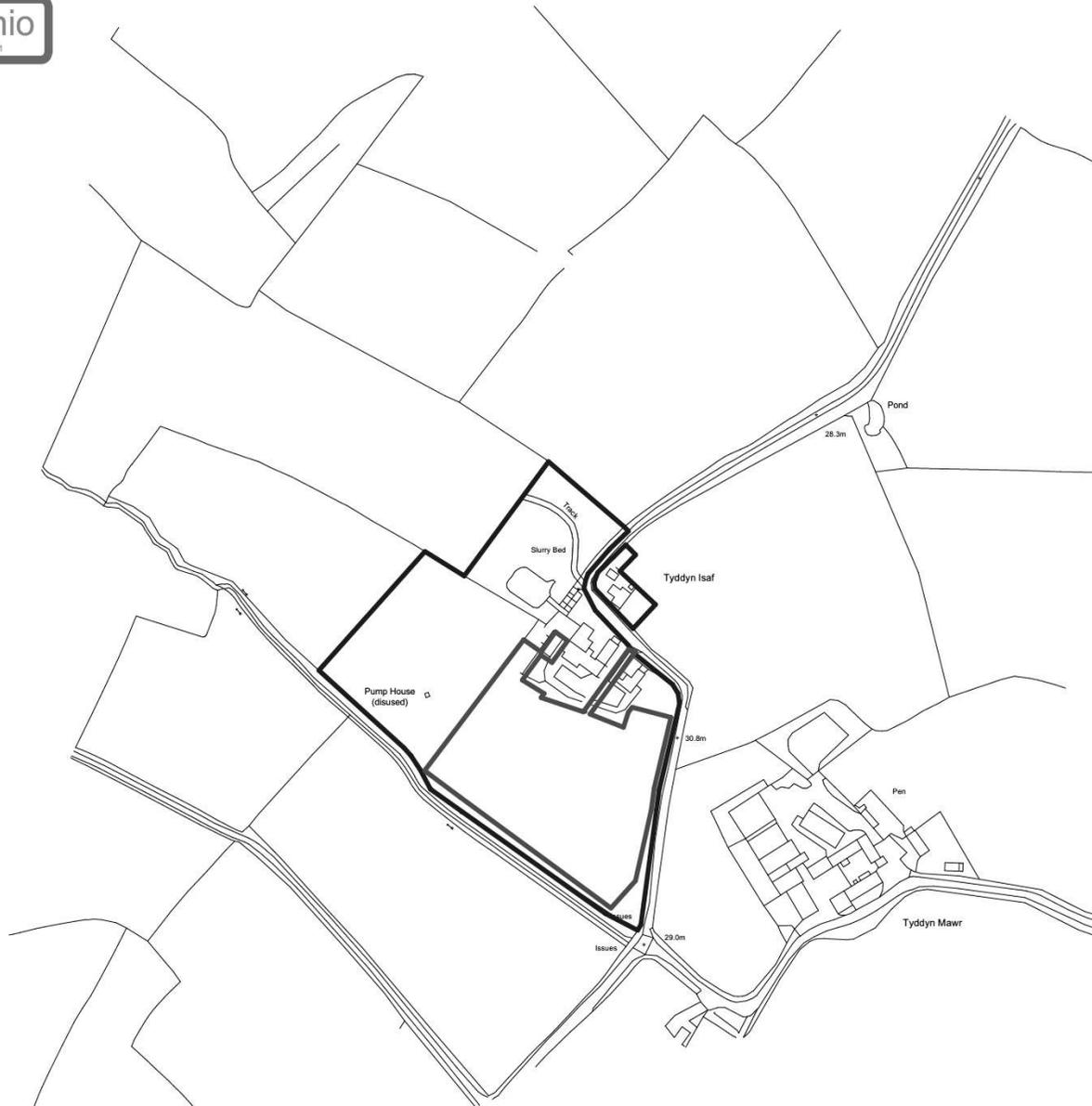
6. Conclusions:

6.1 Based on the above assessment, and despite the additional information received and the acceptable elements, it is considered that the proposal is unacceptable and that it would cause a detrimental and substantial impact on the landscape and local visual amenities.

7. Recommendation:

7.1 To refuse for the following reason:

It is not considered that the site is well screened by existing landscape features and is not in a location where touring units can be readily assimilated into the landscape. Because of this it is considered that the development would have a substantially significant and harmful impact on the visual amenities of the local area and it is not considered that the proposal would protect and improve the Llŷn Area of Outstanding Natural Beauty. It is therefore considered that the proposal is contrary to criterion 1 of policies TWR 5 and policies PS 19 and AMG 1 of the Anglesey and Gwynedd Joint Local Development Plan 2011-2026, adopted July 2017.



Construction Risks	Maintenance/cleaning Risks	Demolition/adaptation Risks
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In addition to the hazard/risks normally associated with the types of work detailed on this drawing take note of the above. It is assumed that all works on this drawing will be carried out by a competent contractor working, where appropriate, to an appropriate method statement.

Safety Health and Environmental Information Box

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Rev	Date	Description
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Job Title
New Development for a caravan and camping site

Address
Tyddyn Isaf, Tudweiliog, Pwllheli

Drawing Name
Location Plan - Caravan site

Drawing Number
L001B

Drawn by	Date
JDC	25/10/2021
Checked by	Date
JDC	25/10/2021

Drawing Scale	Job Code
1:2500	TICC001

GWYBODAETH YCHWANEGOL
ADDITIONAL INFORMATION

Cynllunio
0800 1 00 20 20

Map Centre 222565E 336700N m



Brown
Tourist
Sign

Passing Bay 2

Brown
Tourist
Sign

Passing Bay 1

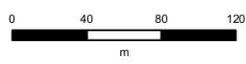
Passing Bay 3

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Tourist
Sign

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Client:
Project: Tyddyn Isaf
Title: Highways Plan
Scale 1:2,500 @A3 Date: 2/3/2022
Drawn By: CS Dwg no:



Key Plan

Site Layouts for Caravan not based on Caravan Club and Caravan and Camping Club recommended layouts of caravan pitches of 10m x 10m. Separated by 6m for fire separation

Tents recommendation is 5m x 5m pitch with 5m separation

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Drawn by: JDC Date: 02/03/2022
 Checked by: JDC Date: 02/03/2022
 Job Title: New Development for a caravan and camping site

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KEY

- Caravan
- Awning / Car
- Car / Space

© 030322 Caravan spaces reduced to 32

Key plan Basic plan

aiparchitects ltd

The Station
 Ty Newydd, Porthmadog, Llanerddog, Llanerddog, Llanerddog
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Job Title
 New Development for a caravan and camping site
 Address
 Tyddyn Isaf, Tudweiliog, Pwllheli

Drawing Name
 Proposed Site Plan - Caravan site and games room

Drawing Number
 L0303C

Drawn by	Date
JDC	02/03/2022
Checked by	Date
JDC	02/03/2022

Drawing Scale	Job Code
1:500	T10001

GWYBODAETH YCHWANEGOL
ADDITIONAL INFORMATION

Cynllunio

Map Centre 222565E 336700N m



Brown
Tourist
Sign

Passing Bay 2

Brown
Tourist
Sign

Passing Bay 1

Passing Bay 3

Brown
Tourist
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PLANNING COMMITTEE	DATE: 13/06/2022
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

Number: 4

Application Number: C20/0870/45/LL

Date Registered: 26/10/2020

Application Type: Full

Community: Pwllheli

Ward: Pwllheli

Proposal: Erection of five dwellings together with access, parking and landscaping

Location: Land near Ysgubor Wen, Pwllheli, LL53 5UB

Summary of the Recommendation: TO APPROVE SUBJECT TO CONDITIONS

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1. Description:

1.1 This application was originally submitted to the Planning committee on 21/06/21 when it was resolved to approve the application, subject to determining an appropriate discount to restrict the value of both affordable dwellings and complete a 106 Agreement to ensure that the two houses are affordable for local need. Lengthy discussions have been held between the officers and the applicant since the committee's decision and as a result to the submission of detailed financial evidence, it has become evident that it would be inviable to include two affordable houses as part of the development.

1.2 The reasoning and the background will be explained in greater detail in the report but briefly this is now an application to construct five houses with one earmarked as an affordable property. It is also seen that there are minor amendments to the contents in relation to the property on plot 3, namely increasing the width of the building by an additional 700mm to have sufficient space inside to provide a home office.

1.3 This is a full application to construct five dwellings as well as modifying an access, creating an estate road and parking spaces together with landscaping. The dwellings would be two-storey with three detached and two semi-detached dwellings. Externally, they will be finished with pitched natural slate roofs with external wall finishes in a combination of render, natural stone and timber. Internally there is some variety in terms of size and layout, for clarity, the details are as follows:

Plot 1 - ground floor: living room, kitchen/dining room, utility room, toilet

first floor - three bedrooms (two en-suite), bathroom

Plot 2 - ground floor: living room, kitchen/dining room, toilet

first floor: three bedrooms (one en-suite), bathroom

Plot 3 - ground floor: living room, kitchen/dining room, toilet

first floor: two bedrooms, bathroom, home office

Plot 4 - ground floor: living room, kitchen/dining room, toilet

first floor: three bedrooms (one en-suite), bathroom

Plot 5 - ground floor: living room, kitchen/dining room, en-suite bedroom, utility room, toilet

first floor: three en-suite bedrooms, snug room, external balcony

See also the intention to erect a separate flat roof building on plot 5 to be used as a vehicle port and storage.

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The new estate road will lead into the site with pavements on the side and then individual entrances to the 5 plots with parking areas to be created to their front for at least two vehicles for each house. All the plots have gardens with separate septic tanks to be installed within each individual plot. The house on plot 4 will be an affordable unit.

- 1.4 The site is located on the outskirts of the town of Pwllheli in an area known as Denio. Nearby, to the south, there are residential dwellings with one house opposite the north western section of the site. To the north is a public cemetery together with a chapel with scattered residential dwellings to the north east.
- 1.5 An unclassified public highway runs along the western boundary of the site and includes an established hedge. The existing site is open agricultural land with a standard access that has already been created onto the land off the nearby road. It is seen that the land level rises from the north towards the south.
- 1.6 A Habitats Survey, Planning Statement, Valuation Report as well as extensive information regarding the application's drainage arrangements.
- 1.7 Most of the site is located within the town's development boundary with a small section of the site located outside, but directly adjacent to it. The site and the wider area is within the Llŷn and Bardsey Landscape of Outstanding Historic Interest designation.
- 1.8 The plan has been amended, since it was originally submitted, as a result of the observations from the Transportation Unit and the Biodiversity Unit. Clear footpaths were added between the front doors of the dwellings on plots 1-4 and the parking spaces in front in response to the observations of the Transportation Unit. In response to the observations of the Biodiversity Unit, and to recover the condition of the hedges on the site, the plan was amended to show the intention to plant more native trees in the gaps that currently exist, as well as installing bat boxes on the gable-ends of the five new dwellings.

2. Relevant Policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be made in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.
- 2.2 The Well-being of Future Generations (Wales) Act 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

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2.3 Anglesey and Gwynedd Joint Local Development Plan 2011-2026, adopted 31 July 2017

PCYFF 1: Development Boundaries

PCYFF 2: Development criteria

PCYFF 3: Design and place shaping

PCYFF 4: Design and landscaping

PCYFF 6: Water conservation

PS 5: Sustainable development

PS 6: Alleviating and Adapting to the Effects of Climate Change

AMG 5: Local Biodiversity Conservation

PS 19: Conserving and where appropriate enhancing the natural environment

PS 1: The Welsh Language and Culture

PS 4: Sustainable transport, development and accessibility

TRA 2: Parking standards

TRA 4: Managing transport impacts

PS 17: Settlement strategy

TAI 1: Housing in the Sub-regional Centre and the Urban Service Centres

TAI 8: An appropriate mix of housing

PS 18: Affordable housing

TAI 15: Affordable housing threshold and distribution

TAI 16: Exception Sites

AT 1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens

AT 4: Protection of non-designated archaeological sites and their setting

PS 20: Preserving and where appropriate enhancing heritage assets

ISA 1: Infrastructure provision

Also relevant in this case is:

Supplementary Planning Guidance (SPG):

SPG: Affordable Housing

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SPG: Housing Mix

SPG: Maintaining and Creating Distinctive and Sustainable Communities

2.4 **National Policies:**

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 11 - February 2021)

Technical Advice Note 12: Design

Technical Advice Note 18: Transport

Technical Advice Note 2: Planning and affordable housing

Technical Advice Note 20: Planning and the Welsh language

Technical Advice Note 5: Planning and nature conservation

3. **Relevant Planning History:**

3.1 Application C18/0389/45/AM – construction of three dwellings with one as an affordable dwelling - approved 12/04/19

Application C06D/0214/45/AM – construction of dwelling house with associated granny flat - refused 06/06/06

4. **Consultations:**

Community/Town Council: No objection

Transportation Unit: Initial concern regarding parking arrangements for plots 1-4. Having received additional details and amendments, it is accepted that the arrangements are now acceptable.

Natural Resources Wales: Significant concerns noted regarding the application in terms of drainage/sewerage matters stating the need to connect to the public sewer system rather than including private systems. Observations were also noted about ecological matters. Information was received in due course and it was confirmed that the applicant had sufficiently shown that a connection to the public sewer would entail unreasonable costs compared to the installation of five private waste

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treatment facilities, therefore, there is no objection to the application on the grounds of foul drainage. It is suggested that conditions are imposed regarding drainage and ecology matters.

Welsh Water: Standard response and advice regarding connection with water supply to the site together with noting that a mains water supply crosses part of the site.

Public Protection Unit: Not received

Biodiversity/Trees Unit: The survey submitted is of a good standard, the existing hedge on the site is in an unfavourable condition and of low Biodiversity value. Biodiversity improvements are suggested within the site. No objection based on trees.

Rights of Way Unit: It would not have any impact on any nearby path.

Land Drainage Unit: Standard advice regarding SUDS matters

Archaeological Service: Due to the location of the site close to historic locations, it is suggested that standard conditions are included to agree on a programme of archaeological work.

Language Unit: Not received at the time of preparing this report

Housing Unit: Not received at the time of preparing this report

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Public Consultation: Notices were posted on the site and nearby residents were notified. The advertisement period has expired and letters / correspondence were received objecting on the following grounds:

- Existing traffic issues will be exacerbated as a result of this development.
- The road is narrow and winding and increasing its density of use would be dangerous.
- There is an existing deterioration in the area's wildlife and this development would exacerbate this.
- Increasing detrimental impact from the bottom of Allt Salem up to Deino as a result of various developments in this area
- No pavement on narrow roads, which is dangerous

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 The majority of the site is within the development boundary of the town of Pwllheli as noted in the Anglesey and Gwynedd Joint Local Development Plan. It is important to consider the principle of the development against Policy PCYFF 1 ('Development Boundaries'), Policy PS 5 (Sustainable Development), Policy TAI 1 (Houses in the sub-regional centre and urban service centres), Policy TAI 8 ('Appropriate Housing Mix'), Policy TAI 15 ('Affordable Housing Threshold and Distribution') and Policy TAI 16 ('Exception Sites').
- 5.2 In terms of policy PCYFF 1, it is believed that the proposal is acceptable in principle due to the site's location within the current development boundary. In the same manner, policy PS 5 encourages developments where it can be demonstrated that they are consistent with the principles of sustainable development and the principle is also acceptable in terms of several criteria in this policy.
- 5.3 In the LDP, Pwllheli has been identified as an Urban Service Centre under policy TAI 1. This policy encourages a higher proportion of new developments within our urban centres, including windfall sites like this one, by providing a mix of open market housing and affordable housing. From the plans submitted, it is shown that one house is partly located outside the development boundary. In accordance with Policy TAI 16, where it is demonstrated that there is a proven local need for 100% affordable housing schemes on sites immediately adjacent to development boundaries, proposals for housing will be granted in accordance with the other policies and proposals of the Plan, national planning policy and other material planning considerations. It is noted that the dwelling proposed to be constructed is partly outside the development boundary and is an affordable house that means that it is in compliance with this aspect of the policy.
- 5.4 In terms of affordable housing, policy TAI 15 states that housing developments that propose two or more residential units as part of a development, must make a contribution towards affordable housing, in line with the threshold figures. Originally, the plan indicated that the houses to be constructed on plots 3 and 4 would be affordable 2 and 3 bedroom houses. In accordance with the committee's decision to approve subject to a discussion and agree on an appropriate discount for the affordable units, an open market valuation was received for the affordable housing. Based on the information together with advice from the Strategic Housing Unit, it was determined that a

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discount of 40% was required to ensure that the houses were in reach of people who need intermediate affordable housing. Following this, an objection was received to the discount from the applicant as such a high discount would impact the viability of the entire plan.

- 5.5 Part 3 iii of Policy TAI 15 states "Where the viability of individual schemes fall short of the policy requirements specified, the onus will be on the applicant / developer / landowner to clearly demonstrate on a viability assessment pro-forma the circumstances justifying a lower affordable housing contribution or tenure mix." Consequently, details and a detailed costs analysis was received in the form of a red book valuation from the applicant, and it can be seen from the information that the building/infrastructure costs involved with residential developments such as this has increased significantly recently. The costs of developing the site reflects standard current information regarding building costs and following a detailed assessment, the figures have been accepted as correct. In addition, an open market valuation of all the houses on the site was received and it can be seen that it is possible to provide an affordable house on plot 4 based on a discount of 40%.
- 5.6 The relevant requirements of the policy and the SPG also note that if the required percentage of affordable units are not provided within the site, then a pro-rata payment will have to be considered rather than no affordable provision. In this case, and having assessed the costs of the development/building as submitted within the latest red book valuation, it is clear based on including one affordable unit with a discount of 40%, that it would not be viable to provide another affordable unit or to ask for a pro-rata payment in place of the second affordable unit. Therefore, as noted in the policies and the relevant advice, the affordable element in this case reflects the number of affordable units in the context of the conclusions of this assessment.
- 5.7 The SPG: Affordable Housing notes that the matter of land viability for housing is integral to planning policy. Paragraph 9.2.2 of Planning Policy Wales states "The level of housing provision to be proposed over a plan period must be considered in the context of viability and deliverability ..." Officers have therefore concluded, by following the guidance of the LDP policies and national policy as well as the relevant SPG and have considered every relevant option regarding the proposal, that the unit on plot 4 only is to be earmarked as an affordable unit with a discount of 40% to be added via a formal legal agreement to ensure that it would continue to be affordable and for local need.
- 5.8 In accordance with the relevant requirements of the SPG Affordable Housing, in relation to the size of affordable units, three-bedroom houses are expected to measure 94m². This development notes that the three-bedroom house to be constructed on plot 4 will measure 83.6². On these grounds, it is considered that the proposal meets the requirements of policy TAI 15 and the SPG Affordable Housing.
- 5.9 Criterion 3i of Policy TAI 15 states that each development is expected to achieve an appropriate mix based on the tenure, type and size of affordable housing, to contribute to the variety of housing. It is seen that the affordable house proposed is a three-bedroom house and on the grounds of the Tai Teg register, it is seen that there is current demand for a house of this type and size. On these grounds, it is deemed that the proposal in the form submitted does satisfy the relevant requirements of policies TAI 8 and TAI 15, as well as the Supplementary Planning Guidance relating to Affordable Housing and Housing Mix.
- 5.10 The Joint Planning Policy Unit has confirmed that the indicative housing provision for Pwllheli over the period of the Plan has been delivered, meaning that this development would exceed the

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indicative supply level for the town. The total indicative supply in the LDP is 323; between the total number of houses already completed and the number that are likely to be completed, and the number of designated sites, the current total is 327, which is 4 more than the indicative supply figure. Having considered the site's relevant planning history where 3 houses have already been approved, it is considered that an increase of an additional 2 living units are acceptable in this case. The town of Pwllheli has an important role as an Urban Service Centre, and policy TAI 1 notes that a higher proportion of developments will be referred to centres such as these.

Visual amenities

- 5.11 Policy PCYFF3 states that proposals will only be permitted provided they conform to a number of criteria, including that the proposal complements and enhances the character of the site, building or area in terms of siting, appearance, scale, height, massing and elevation treatment; that it respects the context of the site and its place within the local landscape; that it utilises materials appropriate to its surroundings and incorporates soft landscaping; it enhances a safe and integrated transport and communications network; that it limits surface water run-off and flood risk and preventing pollution; that it achieves inclusive design allowing access by all and it helps to create healthy and active environments, and considers the health and well-being of future users.
- 5.12 The proposal involves building 5 two-storey houses on a site in an area where there are existing residential housing of various sizes, design and finish. Houses near the site vary from being detached two-storey, detached one-storey housing, two-storey terraced housing etc. The plan indicates that the roof height of the houses on plots 1-4 would be lower than permitted under the previous application on the site, due to the proposal to site them lower in the land. The house to be erected on plot 5 is larger than the other proposed houses, but compared to what was to be erected at this location under the previous application, in terms of roof height it would be comparatively similar although slightly larger. It can be seen that it would be further away from the existing boundary with the nearby road and would therefore reduce the impact on the existing hedge.
- 5.13 The external finishes of the buildings convey the common features seen within the nearby area namely, slate roofs, render and natural stone on the walls as well as vertical timber boards. The design of the building on plot 5 includes some more up-to-date forms but retains the main traditional features namely pitched natural slate roofs and external wall finishes in a combination of render, natural stone and timber. However, it would include some additional features such as elements of flat and green roofs while the car port will also include a green roof.
- 5.14 It is believed that the proposal in terms of its form and finish is acceptable and offers a quality development in terms of visual amenities by displaying a design and features that deliver and create a development that would be suitable and appropriate to the site and within the wider area. Consequently, it is considered that the proposal is acceptable based on the relevant requirements of Policy PCYFF 3.
- 5.15 The plan shows a proposal to include landscaping within the site including adding to and filling in the existing gaps within the boundary hedge with native plants. There are two existing trees to be felled on the boundary as permitted as part of the previous application, and the rest of the work will be undertaken in accordance with the findings and recommendations of the tree report conducted at the time. As usual, it is considered reasonable in this case to include a condition to

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agree on the exact planting details as well as to ensure that the tree report recommendations are followed and therefore, it is believed that the requirements of policy PCYFF 4 will be satisfied.

- 5.16 The site and the wider area is located within the Llŷn and Bardsey Landscape of Outstanding Historic Interest designation. It is not deemed that there would be a substantial detrimental impact based on this designation as only local impact is likely to occur rather than a wider impact and therefore it is not considered that the proposal is contrary to the relevant requirements of Policy AT 1 and PS 20.

General and residential amenities

- 5.17 Notices were posted on the site and nearby residents were informed. The proposal involves erecting five houses and the associated developments within a site that in its current form is open green land. It is, therefore, inevitable that there will be an impact on the area's general and residential amenities. The majority of the houses will be sited on the northern end of the site with the corner of the nearest property approximately 12m away from the nearest part of the existing nearby property on the far side of the public highway that runs between both sites. In terms of the distances between the house on plot 5 and the nearest house to the south, it is seen that there is approximately 35m between them and an obvious difference in land level as the land falls from the south towards the north. It is seen that a balcony is to be included on this property, and as it is proposed to situate it on the front, it would not affect the residents of nearby houses as it would look over the front of plot 5 and the estate road with other houses on the site over 30m away to the north.
- 5.18 The form and scale of the proposal indicates an external amenity space for the residents of the houses in the gardens attached to the plots. Criterion 4 of policy PCYFF 2 states that proposals should "provide appropriate amenity space to serve existing and future occupants" while the requirements of policy PCYFF 3 notes that good design assists to provide a sense of place, creates or reinforces local distinctiveness, promotes social cohesion and social well-being. In this case, it is considered that this has been achieved via the setting of the site and the associated resources as well as the design and the size of the houses themselves. It is not felt that it would be an over-development and the proposal would not have a substantially negative impact on nearby amenities as a result of its setting, its size and form and that it would, consequently, be acceptable on the grounds of relevant criteria in policies PCYFF 2 and PCYFF 3.

Transport and access matters

- 5.19 Concerns were highlighted by local residents about the impact of this proposal on the local highway network in terms of the increasing impact bearing in mind other developments in the nearby area as well as current movements made in association with the area's residential housing and the nearby Coleg Meirion Dwyfor site. In addition, it was noted that the access road towards the site is narrow and winding and is sub-standard for its existing use not to mention an increase in impact as a result of this proposal.
- 5.20 It is recognised that the access road towards the site is fairly narrow with corners close to the site access. The existing access has been created into the site and is of a standard size and layout. It is proposed to maintain this access point and to modify some of it in order to improve visibility in and out of the site.
- 5.21 In terms of the concerns raised regarding road safety and the comments that Allt Salem was unsuitable to serve the development as it is a narrow and steep road and comprises a number of

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blind bends with no specific footpath available, the Transportation Unit was consulted on the application and no objection was raised to the proposal in terms of any detrimental impact on the local highway network. It should be noted that the site stands alone and away from the town centre and there is no existing link such as a footway between the site and the town. However, the lack of a footway is a feature of the area and along a number of streets between the site and the town as well as the areas of Penrallt and Denio in general. In addition, it is noted that Allt Salem already serves Coleg Meirion Dwyfor and several students choose to walk along the road; it is deemed that the traffic calming measures keep traffic speeds low and appropriate.

- 5.22 Standard conditions are recommended in terms of design and construction of the estate road together with the parking spaces to be provided within the site. Although the concerns raised are noted in the objections, it is not considered that the proposal would cause unacceptable harm to the safe and efficient operation of the highway and as a result is acceptable in terms of the relevant requirements of policy TRA 4, while the number of parking spaces offered is acceptable in terms of the requirements of policy TRA 2.

Biodiversity matters

- 5.23 A habitats survey was submitted as part of the application and the Biodiversity Unit confirmed that it had been conducted to a totally acceptable standard. Although the survey's findings did not confirm a high Biodiversity value, it was suggested that appropriate measures should be included to enhance biodiversity particularly in considering that green land would be lost because of the proposal. In due course, an amended plan was received indicating improvements to the site's landscaping as well as installing bat boxes on the gable-ends of the five houses to be erected on the site. Having considered the observations of the Biodiversity Unit and NRW, together with biodiversity matters concerning the site, it is deemed that the proposal is acceptable in terms of the relevant requirements of policies AMG 5 and PS 19.

Archaeological Matters

- 5.24 The application site is located opposite what was the original site of St Beuno's church for the parish of Deino. The name given to the application site Cae Llan and the parallel field, Cae Eglwys, suggest a connection of some sort to the church. Having considered this, the Gwynedd Archaeological Planning Service suggests that standard conditions should be included if the proposal is approved to ensure that an appropriate record is undertaken of the land. They confirm that it is not of a scale where information would be required prior to determining the application itself but an appropriate programme is required to record any evidence that may be highlighted or cause disruption as a result of the development. Therefore, it is considered that the proposal is acceptable and in accordance with the relevant requirements of policy AT 4.

Relevant Planning History

- 5.25 It is seen that the principle of a residential development on this site has already been accepted and approved via the approval of the previous application for three houses. Although there is an evident increase between the current application and the previous in terms of the number of houses, it is felt that the existing proposal offers a better quality development making the best of a site that had not been previously completed in terms of density and housing mix for development. In addition, it is noted that the existing proposal offers two affordable houses and therefore there is an increase of one affordable unit provided for the benefit of local residents who are in need of such a house. The earlier application was for three large detached houses and although one was

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affordable, the proposal did not make the best use of the site. In summary, it is deemed that the existing proposal is an improvement and provides one additional affordable house as well as better density in accordance with current requirements.

Infrastructure Matters

- 5.26 Concerns were highlighted originally by Natural Resources Wales due to the proposal to include individual sewage treatment systems within each plot rather than connecting to the nearby public system. Paragraph 6.6.21 of Planning Policy Wales states *"Any development discharging domestic sewage should connect to the foul sewer where it is reasonable to do so. Development proposing the use of non-mains drainage schemes will only be considered acceptable where connection to the main sewer is not feasible"*.
- 5.27 A response was received from the agent to the comments of NRW: *'It is noted that the previous permission on the site was for 3 houses, that is extant, noting the need to connect to the public system ... it is not reasonable to demand that a connection is made as this would entail crossing third party land; the form of the land and the circumstances between the site and the public system. The distance noted by NRW is 117m but this is the direct distance through third party land and a connection through public lands would give an actual distance of over 350m ... a significant cost for undertaking the work that would make the development inviable'*
- 5.28 There was a full second consultation with NRW having received the above explanation (as well as a number of documents and extensive and expert information including details of costs) and as a result, it was accepted that including individual systems within the plots would be acceptable subject to ensuring that the models chosen are of a sufficient size to treat the 'highest' maximum waste from each property. Therefore, it is considered that it is possible to justify the proposal as received and by imposing appropriate conditions, it can be ensured that the development is in accordance with the relevant requirements of policy ISA 1.
- 5.29 It is seen that the site plan indicates provision within the site to dispose of surface water through sustainable methods. A combination of infiltration ditches, timber holes and soakaways are suitable SUDS features and although it is proposed to include a condition to agree on the final detail of such matters with the approval body, it is considered that what is indicated is acceptable and in accordance with policy PCYFF 6.

Language Matters

- 5.30 This site proposes to erect new houses on a site within the development boundary; the site is not designated for the proposed use and so it is believed to be a windfall site.
- 5.31 Criterion 1c of policy PS 1 notes, if a development for five housing units or more on a designated site or windfall site within development boundaries that do not address the evidence of need and demand for housing recorded in a Housing Market Assessment, on the Housing Register, Tai Teg Register or Local Housing Survey, the impact of the development on the Welsh language in the community needs to be considered within a Welsh Language Statement.

Response to the public consultation

- 5.32 It is recognised that concerns have been highlighted by some local residents regarding the impact of the proposal particularly in terms of the increasing impact on the local highway network and especially from the direction of the bottom of Allt Salem up the hill towards the Deino area. No concerns have been highlighted by the Transportation Unit to the proposal in terms of this aspect as noted above, and therefore it is considered that full consideration has been given to all the

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relevant matters here as well as all the other observations received during the application determination period.

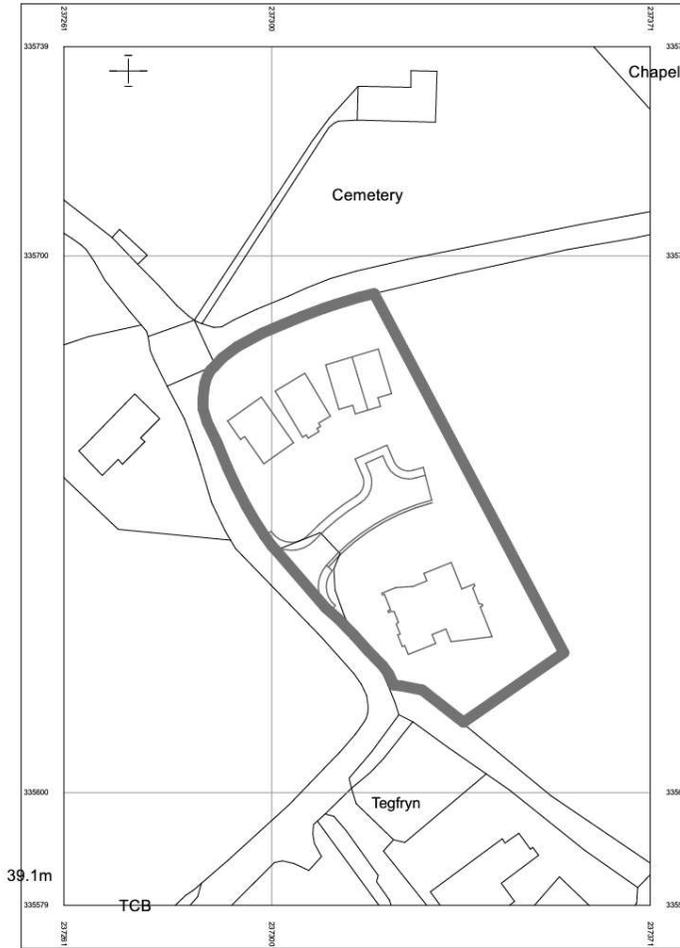
6. Conclusions:

6.1 Having considered the above and all the relevant Planning matters including the local and national policies and guidance, as well as all the observations received during the public consultation period from statutory consultees as well as local residents and the relevant Planning history, it is believed that this proposal is acceptable and is in accordance with the requirements of the relevant policies as noted in the above assessment. As noted above, detailed financial information has confirmed that the development' viability would fail based on including two affordable units, therefore in this case and based on the detailed assessment of all the relevant information a decision has been made to accept one affordable house on plot 4 with a discount of 40% to be added via a formal legal agreement to ensure that it continues to be affordable and for local need.

7. Recommendation:

7.1 To approve the application subject to conditions and completion of a section 106 agreement to ensure the provision of one affordable house.

1. Time
2. Comply with plans
3. Agree on details of external materials including slate
4. Landscaping / Trees
5. Drainage matters / SUDS
6. Biodiversity Matters
7. Archaeological Matters
8. Affordable matters
9. Highways Matters
10. Protection measures and improve the hedge
11. Boundary treatment



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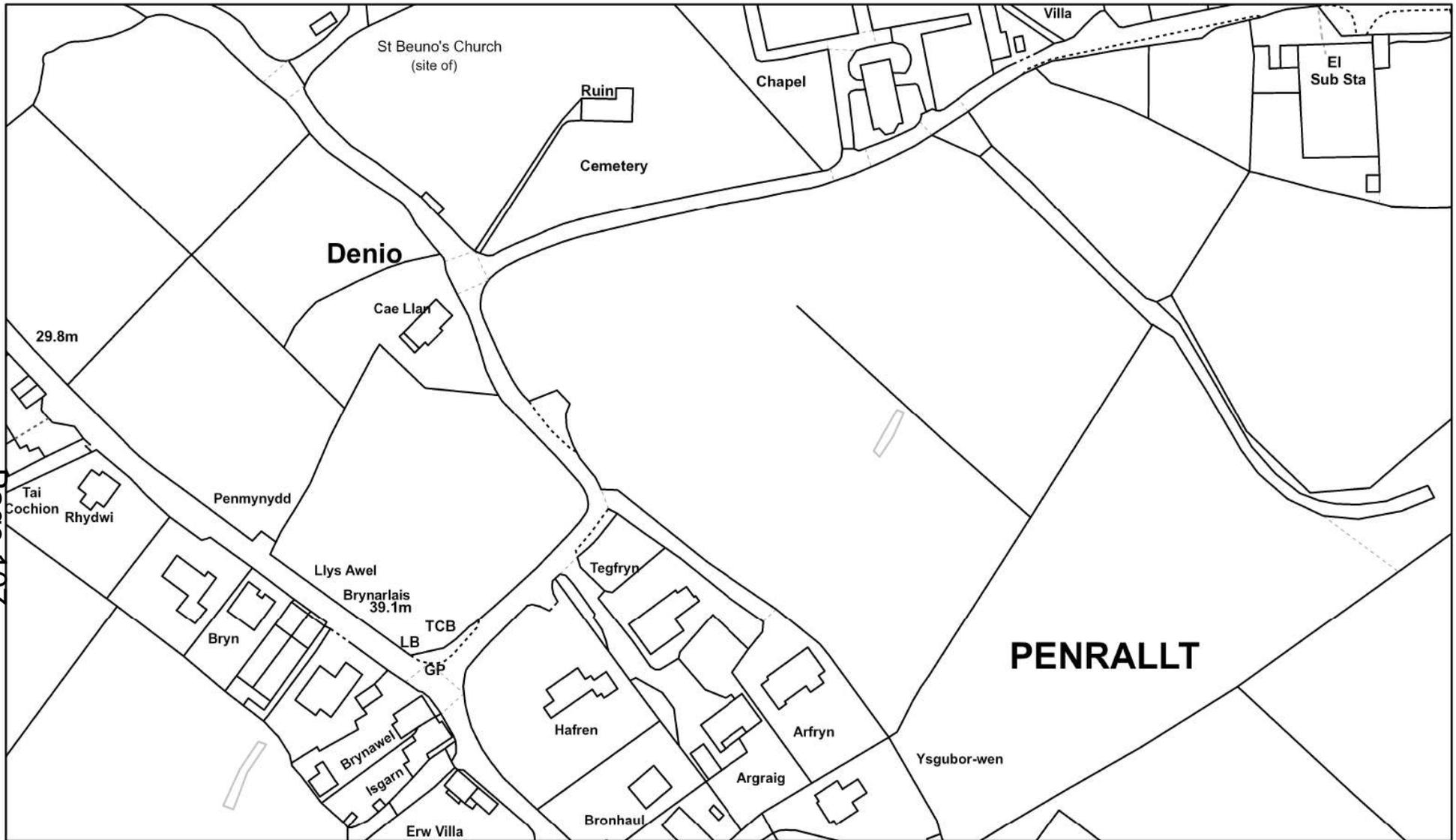
project
**Proposed Residential Development
 Land Adj Ysgubor Wen
 Penrallt, Pwllheli**
 title
Location Plan

scale 1:1000 @ A4 date Aug 20

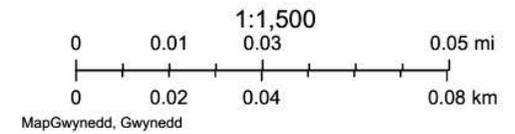
PLANNING

drg no. 2001_01

rev **P1**



June 10, 2021





**Cynllun Diwygiedig
Amended Plan**

Cynllunio
Deddf - 06/05/2022



PLANNING

Development Boundary

- Adopted highway
- Neighbouring cottage
- Private access road (adoptable standard)
- Pedestrian footway
- Turning head
- Shared surface - permeable
- Private driveways - permeable
- Battered ground
- Retaining structure to Engineer's design
- Replacement clawdd
- Klargester Biodisc septic treatment tank
- Plot soakaway - discussions held with BC
- Road soakaway
- Existing tree to be retained
- Paved footpath

Plot 3 floor plate revised - block repositioned 26.01.22 P3
Plot footpaths introduced (amended text in red) 26.01.21 P2
Planning issue 24.09.20 P1

project
Proposed Residential Development
Land Adj Ysgubor Wen
Penrallt, Pwllheli
title
Proposed Site Plan

scale 1:200 @ A2 date Aug 2020

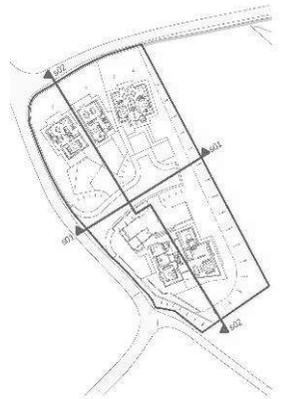
drw no. 2001_04

rev P3



PLANNING

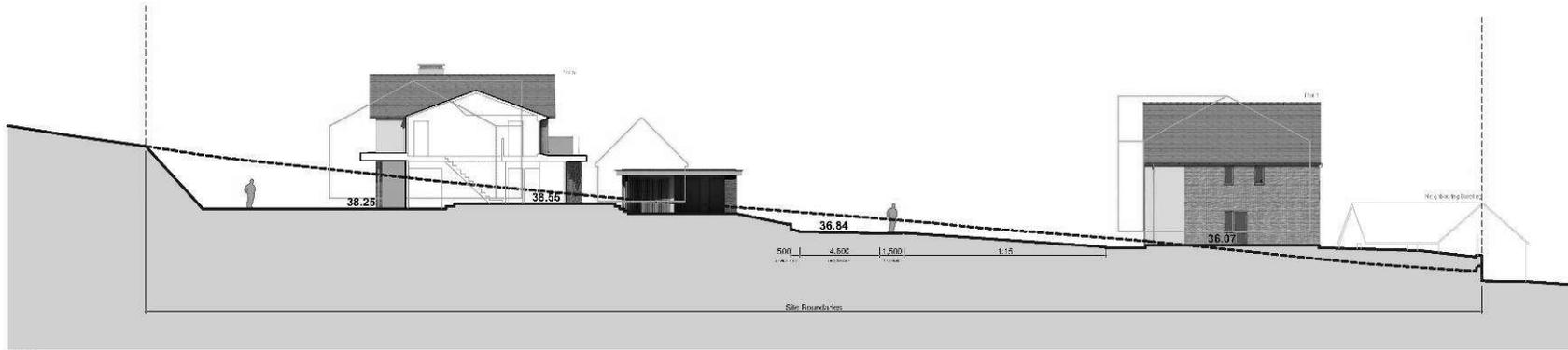
- Legend
-  Existing ground profile
 -  Proposed ground profile
 -  Outline of previously approved units



Key Plan



Site Section 01



Section A

Site Section 02

Page 109

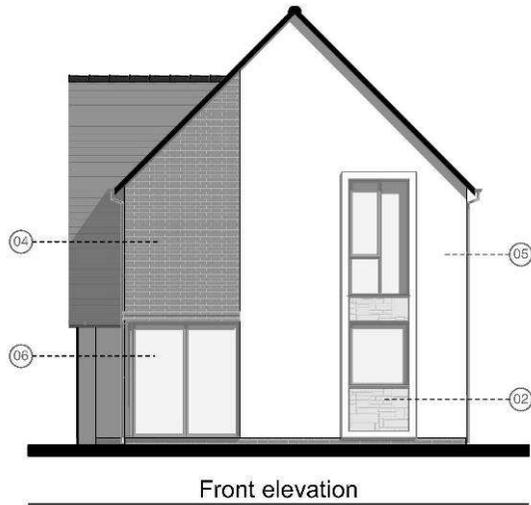
Planning Issue 24.09.20 P1

project
Proposed Residential Development
Land Adj Ysgubor Wen
Penrallt, Pwllheli

title
Proposed Site Sections

scale 1:200 @ A2 date Aug 2020

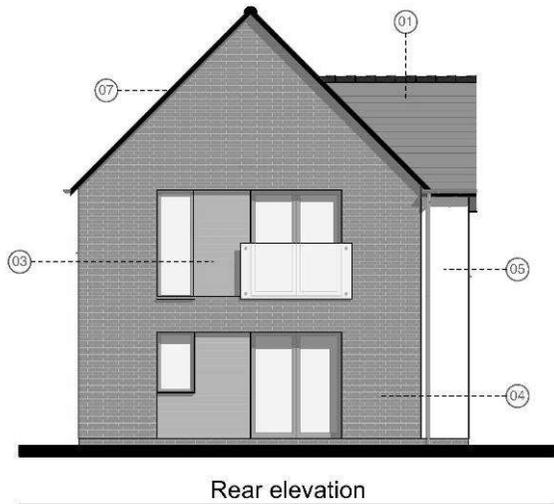
drg no. 2001_06 rev P1



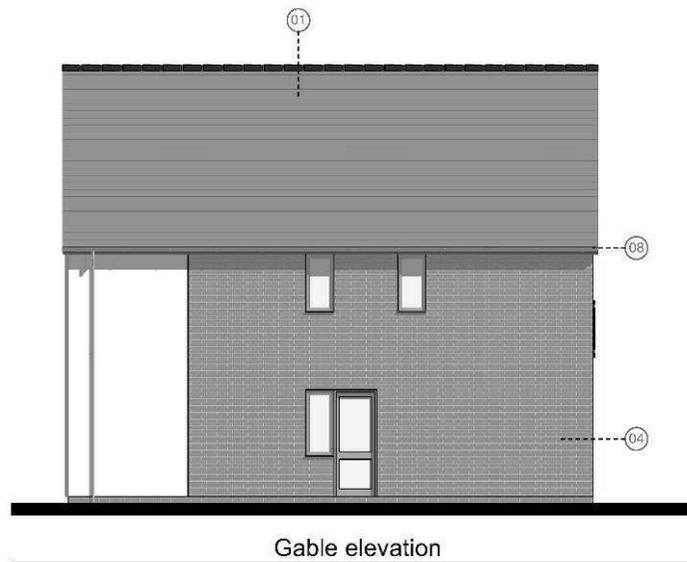
Front elevation



Side elevation



Rear elevation



Gable elevation

PLANNING



Isometric view front



Isometric view rear

Legend:

- 01. Natural slate roof
- 02. Tier or similar stone facing system
- 03. Iroko or similar timber cladding, vertical format
- 04. Facing brick
- 05. Weber or similar render system
- 06. High performance double glazed window & doors
- 07. Black fascia & soffits
- 08. Zinc or similar PPC alloy rainwater goods
- 09. Projecting brick detail

Planning Issue

24.09.20 P1

project

Proposed Residential Development
Land Adj Ysgubor Wen
Penrallt, Pwllheli

title

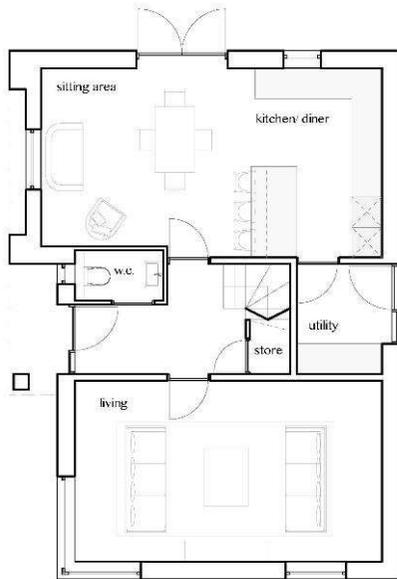
Plot 1 - Proposed Elevations

scale 1:100 @ A3

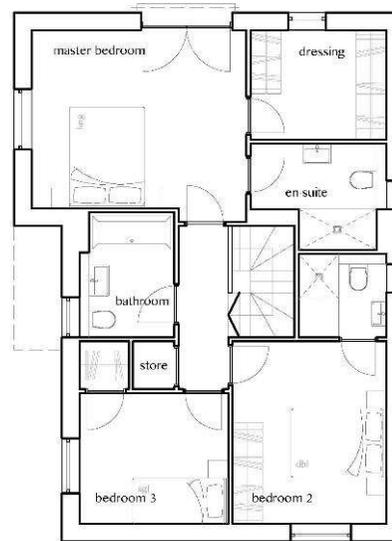
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drg no. 2001_08

rev P1

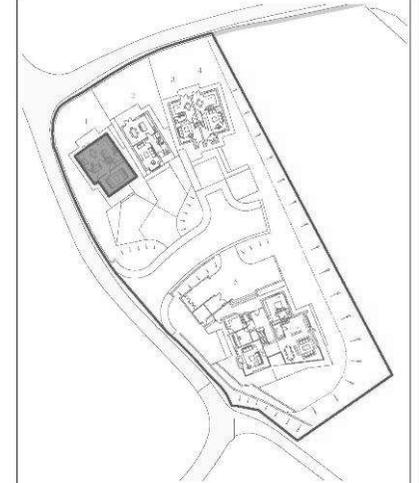


Ground Floor



First Floor

PLANNING



Plot 1 key plan

Planning Issue

24.09.20 P1

project

Proposed Residential Development
Land Adj Ysgubor Wen
Penrallt, Pwllheli

title

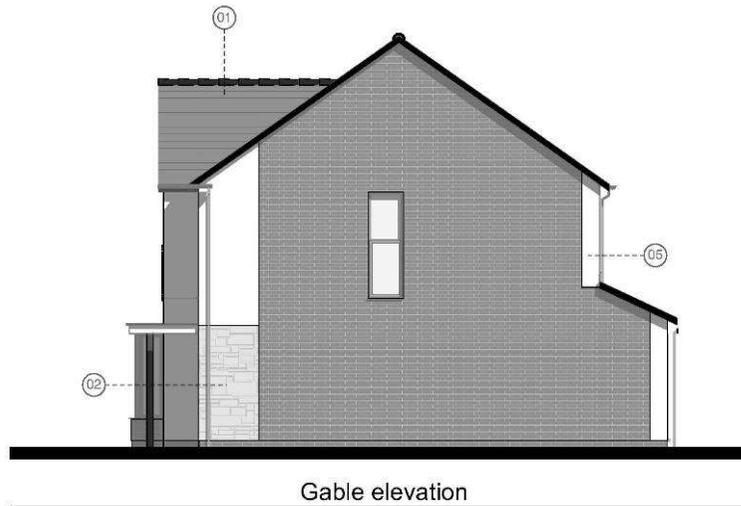
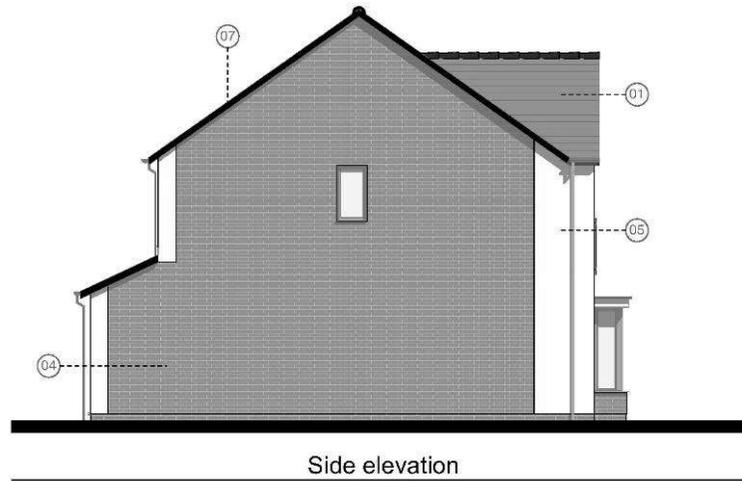
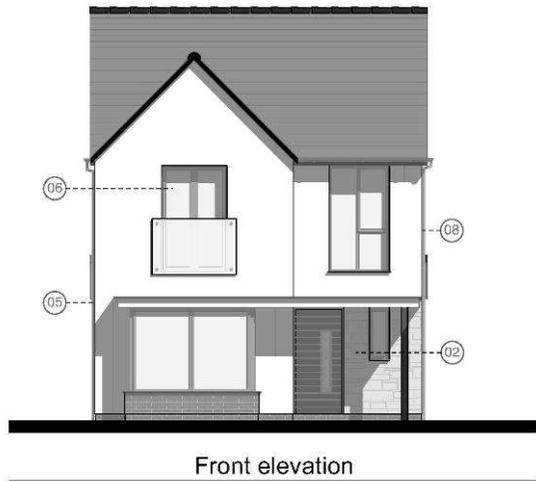
Plot 1 - Proposed Layouts

scale 1:100 @ A3

date July 2020

drg no. 2001_07

rev P1



PLANNING



Isometric view_front



Isometric view_rear

Legend:

- 01. Natural slate roof
- 02. Tier or similar stone facing system
- 03. Iroko or similar timber cladding, vertical format
- 04. Facing brick
- 05. Weber or similar render system
- 06. High performance double glazed window & doors
- 07. Black fascia & soffits
- 08. Zinc or similar PPC alloy rainwater goods
- 09. Projecting brick detail

Planning Issue

24.09.20 P1

project

Proposed Residential Development
Land Adj Ysgubor Wen
Penrallt, Pwllheli

title

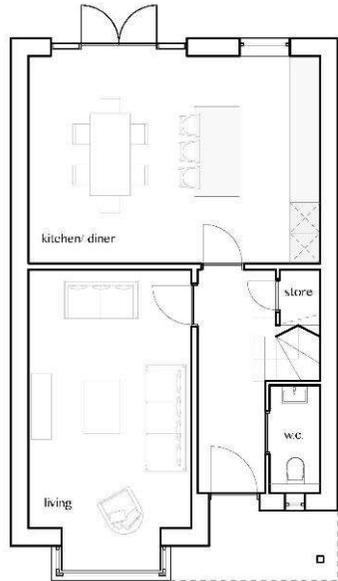
Plot 2 - Proposed Elevations

scale 1:100 @ A3

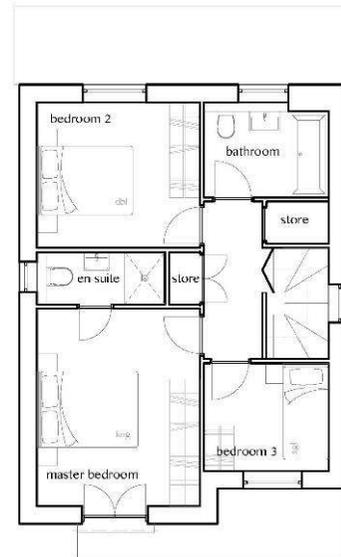
date July 2020

drg no. 2001_10

rev P1

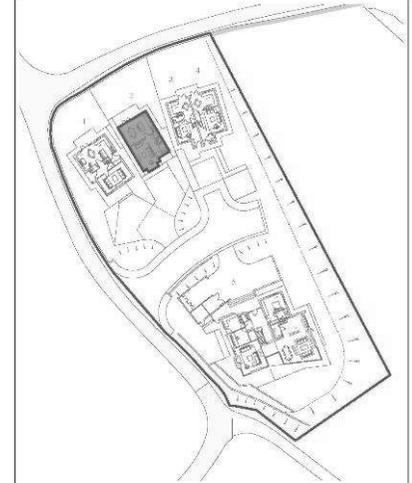


Ground Floor



First Floor

PLANNING



Plot 2 key plan

Planning Issue

24.09.20 P1

project

Proposed Residential Development
Land Adj Ysgubor Wen
Penrallt, Pwllheli

title

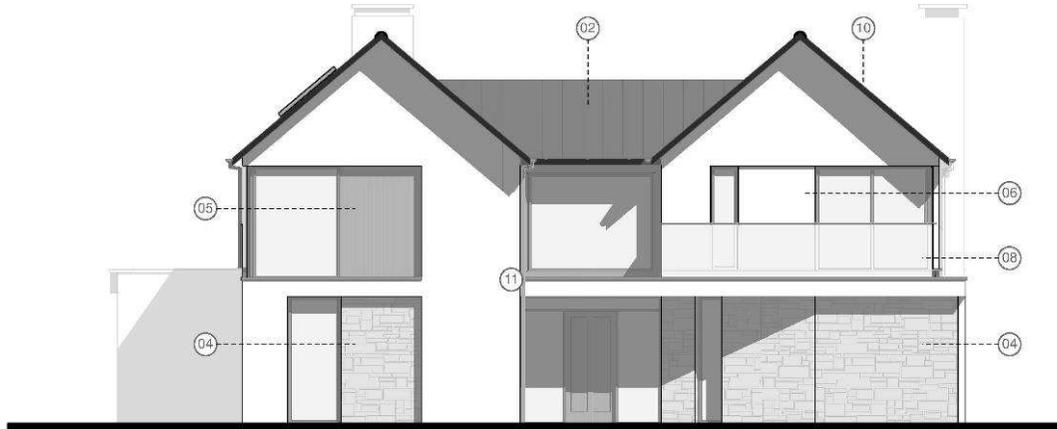
Plot 2 - Proposed Layouts

scale 1:100 @ A3

date July 2020

drg no. 2001_09

rev P1



Front elevation



Side elevation

PLANNING



Isometric view front

Legend:

- 01. Natural slate roof
- 02. PPC standing seam roof
- 03. Green roof system
- 04. Tier or similar stone facing system
- 05. Iroko or similar timber cladding, vertical format
- 06. Weber or similar render system
- 07. High performance Aluminium window & doors
- 08. Frameless glazed guarding
- 09. Slim profile roof lights
- 10. PPC alloy fascias, with Iroko soffits
- 11. Zinc or similar PPC alloy rainwater goods

Planning Issue

24.09.20 P1

project

Proposed Residential Development
Land Adj Ysgubor Wen
Penrallt, Pwllheli

title

Plot 5 - Proposed Elevations Sheet 1

scale 1:100 @ A3

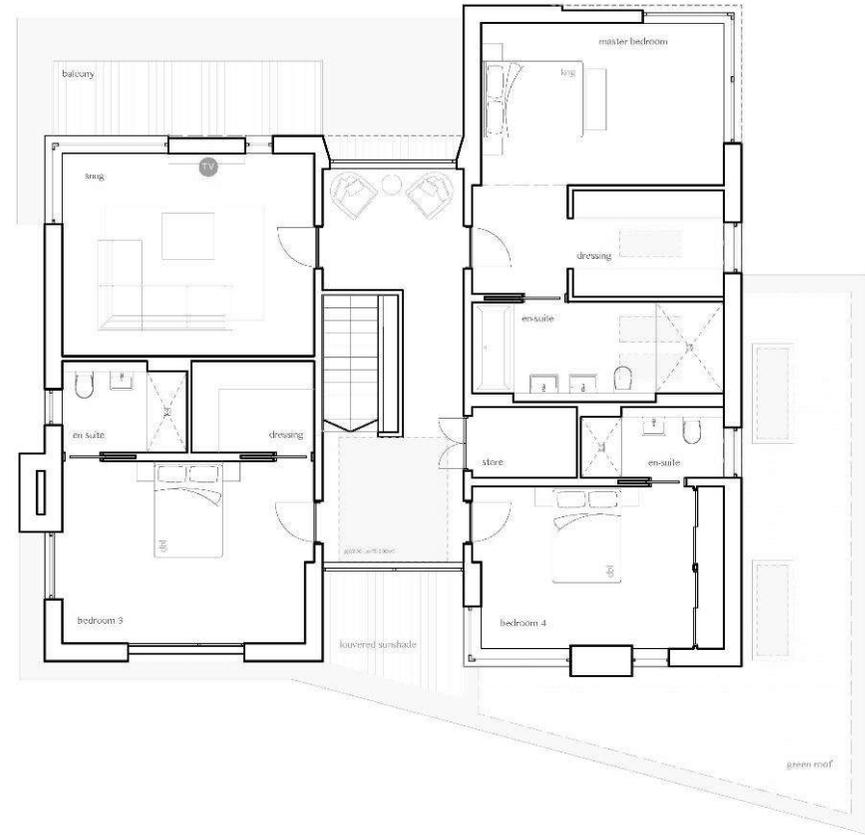
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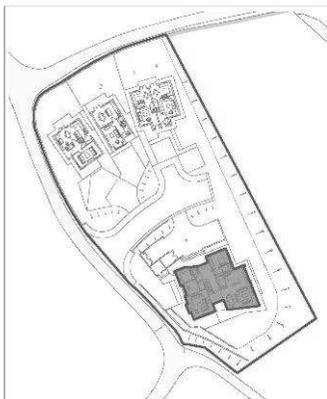
rev P1



Ground Floor



First floor



Planning Issue 24.09.20 P1

project
 Proposed Residential Development
 Land Adj Ysgubor Wen
 Penrallt, Pwllheli

title
 Plot 5 - Proposed Layouts

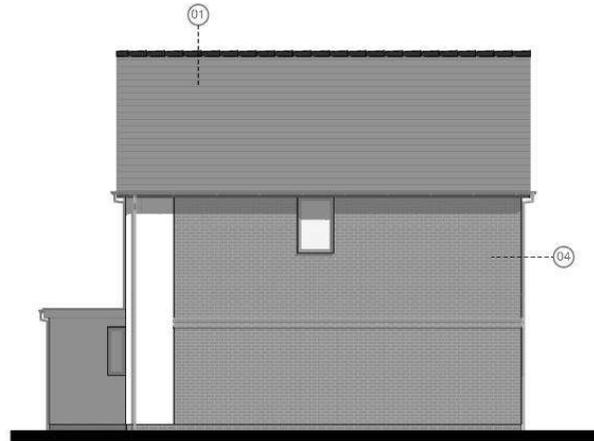
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drg no. 2001_13

rev P1



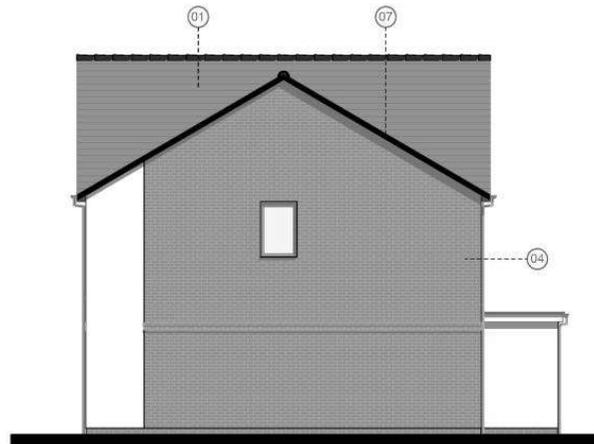
Front elevation



Side elevation



Rear elevation



Gable elevation

PLANNING



Isometric view_front



Isometric view_rear

Legend:

- 01. Natural slate roof
- 02. Tier or similar stone facing system
- 03. Iroko or similar timber cladding, vertical format
- 04. Facing brick
- 05. Weber or similar render system
- 06. High performance double glazed window & doors
- 07. Black fascia & soffits
- 08. Zinc or similar PPC alloy rainwater goods
- 09. Projecting brick detail

Plot 3 floorplate revised
Planning Issue

26.01.22 P2
24.09.20 P1

project

Proposed Residential Development
Land Adj Ysgubor Wen
Penrallit, Pwllheli

title

Plots 3 & 4 - Proposed Elevations

scale 1:100 @ A3

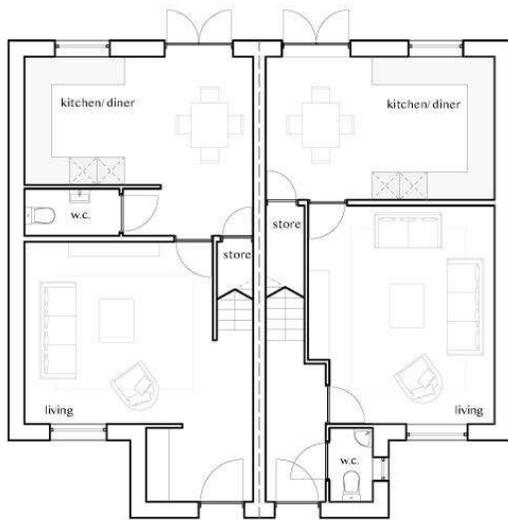
date July 2020

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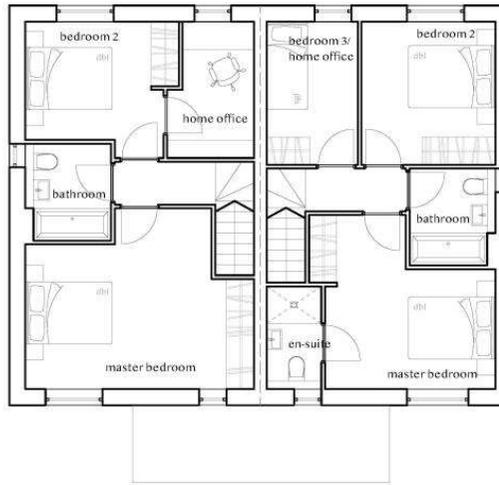
rev P2

Cynllun Diwygiedig
Amended Plan

Cynllunio
Deddf 1968 (2022)

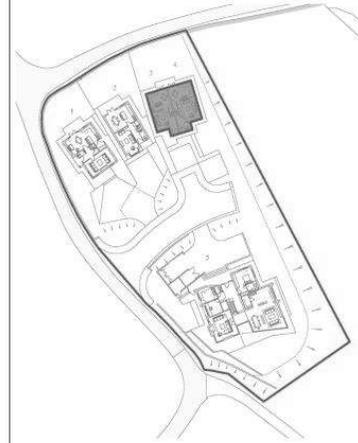


Ground Floor



First Floor

PLANNING



Plot 3 & 4 key plan

Plot 3 revised to accommodate home office 26.01.22 P2
Planning Issue 24.09.20 P1

project
Proposed Residential Development
Land Adj Ysgubor Wen
Penrallt, Pwllheli

title
Plots 3 & 4 - Proposed Layouts

scale 1:100 @ A3 date July 2020

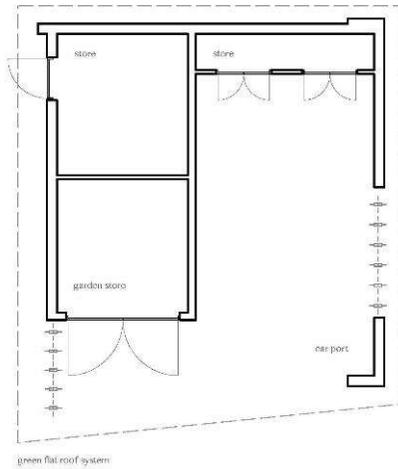
drwg no. 2001_11

rev P2

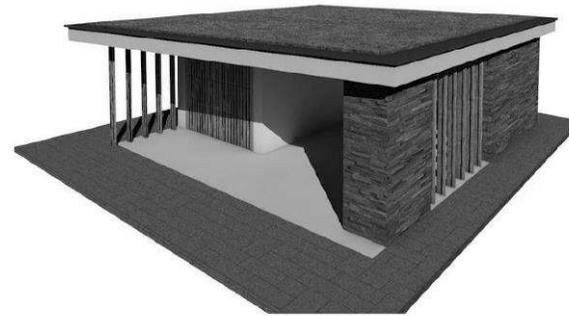
PLANNING

Legend:

- 01. Green roof system
- 02. Tier or similar stone facing system
- 03. Iroko or similar timber cladding/ posts
- 04. Weber or similar render system
- 05. Aluminium door



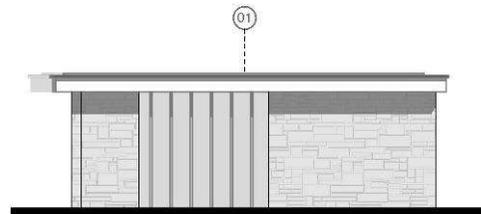
Car Port Layout



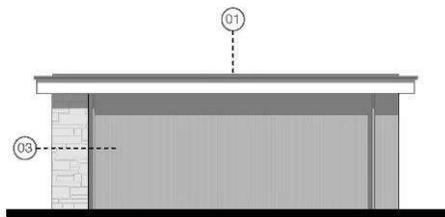
3D Impression



Front Elevation



Side Elevation (facing plots 1-4)



Rear Elevation (facing road)



Side Elevation

Planning Issue

24.09.20 P1

project

Proposed Residential Development
Land Adj Ysgubor Wen
Penrallt, Pwllheli

title

Plot 5 - Car Port

scale 1:100 @ A3

date July 2020

drg no. 2001_16

rev P1





















PLANNING COMMITTEE	DATE: 13/06/2022
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

Number: 5

Application Number: C21/1183/09/LL

Date Registered: 09/12/2021

Application Type: Full Application

Community: Tywyn

Ward: Tywyn

Proposal: Construction of one dwelling

Location: Land near Môr Awelon, Tywyn, LL36 9HG

Summary of the Recommendation: TO REFUSE

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1. Description:

- 1.1 This is a full application to construct a (three bedroom) dwelling house on land near Môr Awelon, Brynhyfryd Road, Tywyn. The proposal would primarily be a house of two-storey design but a garden store would be included underneath a section of the proposed house which would extend the section in question to three-storeys. The proposed house would include a kitchen/dining room, living room, study, store, office, utility room, toilet, entrance hall and garage on the ground floor and then three bedrooms (one of which would be en-suite) and bathroom on the first floor. The house would be finished with a slate hip roof and walls would be a combination of traditional stone and render. The house would measure approximately 16.2 metres by 11.7 metres. A new vehicular access would be created to gain access to the plot with an access track of approximately 53 metres long leading from the access towards the proposed house. It is intended to landscape around the boundaries of the site using a mixture of native species including Elder, Hawthorn, Blackthorn, Dog-rose, Guelder rose, Holly and Hazel. It is currently an agricultural field on a gradual slope where a public footpath runs through the site.
- 1.2 As part of the application, a Welsh Language Statement, Design and Access Assessment, Planning Statement, a letter of additional justification for a dwelling on the site and an Initial Ecological Assessment were submitted.
- 1.3 The site is located in the countryside but directly adjacent to the development boundary of Tywyn. The site lies within the Dysynni Valley Landscape of Outstanding Historic Interest. The first class road of the A493 runs towards the north of the site. There are mainly gorse hedges and a few trees on the boundary with the A493. On the other side of the A493, Tywyn Hospital is located which is a Grade II listed building. There is a dwelling house to the west of the site. There is a field towards the south and the east.
- 1.4 The application is submitted to the Committee at the request of the Local Member.

2. Relevant Policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be made in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.
- 2.2 The Well-being of Future Generations (Wales) Act 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.
- 2.3 **Anglesey and Gwynedd Joint Local Development Plan 2011-2026, adopted 31 July 2017**
 - PS 1 - The Welsh language and culture
 - PS 2 - Infrastructure and developer contributions
 - ISA 1 - Infrastructure provision

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PS 4 - Sustainable transport, development and accessibility

TRA 2 – Parking standards

TRA 4 – Managing transport impacts

PS 5 – Sustainable developments

PS 6 - Mitigating the effects of climate change and adapting to them

PCYFF 1 – Development boundaries

PCYFF 2 – Development criteria

PCYFF 3 – Design and place shaping

PCYFF 4 - Design and landscaping

PCYFF 5 - Carbon management

PCYFF 6 - Water conservation

PS 16 - Housing provision

PS 17 - Settlement strategy

TAI 8 - An appropriate mix of housing

TAI 16 - Exception sites

PS 19 - Conserving and where appropriate enhancing the natural environment

AMG 5 - Local biodiversity conservation

PS 20 - Conserving and where appropriate enhancing cultural assets

AT 1 – Conservation areas, world heritage sites and landscapes, parks and registered historic gardens

Supplementary Planning Guidance - Maintaining and Creating Distinctive and Sustainable Communities

Supplementary Planning Guidance - Housing Mix (October 2018)

Supplementary Planning Guidance – Affordable Housing (April 2019)

Supplementary Planning Guidance – Planning Obligations

2.4 **National Policies:**

Future Wales: The National Plan 2040

Planning Policy Wales, Edition 11, February 2021.

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Technical Advice Note 2 - Planning and affordable housing

Technical Advice Note 12: Design

Technical Advice Note 18 – Transport

3. Relevant Planning History:

- 3.1 Pre-application enquiry Y21/0353. The site is located in the countryside and not required as a rural enterprise house, therefore, it does not comply with relevant policies in terms of constructing a house in the countryside. Reference was also made to Policy TAI 16 about houses that are 100% affordable on sites that are directly adjacent to the development boundary. At the time, the site was in the middle of the field and only abutted the boundary on the side of the class 1 road and, therefore, it was deemed that it would not form a reasonable extension. No justification of a need for an affordable home was submitted and they were referred to the Supplementary Planning Guidance: Affordable Housing and the size of affordable housing. A copy of the Joint Planning Policy Unit’s observations was provided, which referred to details about housing figures in Tywyn.
- 3.2 It should be noted that the site that is the subject of the current application has been amended since pre-application advice was provided, and the house has now been moved closer to Môr Awelon towards the west.

4. Consultations:

Town/Community Council: The Tywyn Town Council Planning Committee met on 28 March 2022 when it was resolved to object to the application as it was outside the Tywyn development boundary and not an affordable development. The diversion of the footpath and the size of the development was also considered as grounds for objection.

Transportation Unit: I refer to the above application and wish to raise concerns regarding the visibility splays along the A493 from the proposed access point. We believe that achieving the required visibility splays as defined in Technical Advice Note 18 in the south-east direction could be problematic and request further details regarding the matter.

Welsh Water: Recommend a no surface water / land drainage condition to connect with the public sewer.

Provided advice for the developer.

Rights of Way Unit: Public footpath number 1 Tywyn must be protected during and after this development.

The definitive map shows a public right of way leading directly through the development site. The plans note that they wish to divert the public right of way to ensure that the path does not cross the

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development site. The route of a public right of way should not be moved unless the amendment has first been authorised by a legal Order, known as a Diversion Order. The applicant should contact the Council's Rights of Way Unit before submitting a formal application to divert the path under section 257 of the Town and Country Planning Act 1990.

Water and Environment Unit
YGC:

Since 7 January 2019, sustainable drainage systems (SuDS) are required to control surface water for every new development of more than one dwelling or where the building surface area has drainage implications of 100m² or more. Drainage systems must be designed and constructed in accordance with the minimum standards for sustainable drainage as published by Welsh Ministers.

These systems must be approved by Gwynedd Council in its role as SuDS Approval Body (SAB) prior to commencement of the construction work.

Due to the size and nature of the development, an application will need to be provided to the SuDS Approval Body for approval before construction work commences. It appears that the developer intends to drain the site in a suitable sustainable manner; however, until an application is made to the SAB, there is no certainty that the site plan would enable compliance with the full suite of national SuDS standards. A consultation with the SuDS is recommended.

Language Unit:

Not received.

Biodiversity Unit:

An Initial Ecological Assessment report by Cambrian Ecology dated 22/02/2022 was submitted. The habitat within the footprint of the development has been described as improved grassland and the development is assessed as one that would not have a negative impact on biodiversity.

Reasonable precautionary measures have been included to prevent impact on nesting birds, bats and hedgehogs which should be included as planning conditions.

As part of the Senedd's commitment to include biodiversity net gains in new developments, and following the guidelines prepared by the Chartered Institute of Ecology and Environmental Management, a hedge of native species should be planted on the boundary with the A493 including Elder, Hawthorn, Blackthorn, Dog-rose, Guelder rose, Holly and Hazel. This should be included as a planning

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condition.

In addition, there are opportunities to enable access by swallows to the lower ground garden store and for bats under slates and tiles that are on the southern and northern elevations. These should also be stipulated.

Public Consultation:

A notice was posted on the site and neighbouring residents were informed. The advertisement period ended and an objection was received on the following grounds:

- The application provided substantial information that mainly appeared as an attempt to legalise the development on policy grounds; however, it set out the wishes of 99% of the population to be able to construct a large house in open countryside.
- Through their agent, the applicants sought to meet an exceptional threshold included in Policy TAI 16 through the fact that they cannot secure an 'affordable' home as a result of increasing house prices and that the reason was second home ownership.
- The site is not located within the development boundary and has therefore been designated as open countryside.
- The applicant has attempted to create a link between the site and the development boundary to create a connection to policy TAI 16 but it is clear that such localisation means that access to the site is far from the property, which is different to what other properties have on Brynhyfryd Road.
- The access appears to be adjacent to a current cross-over point which has been formed between the public footpath and the pedestrian access to the hospital / health centre and this is not suitable or safe.
- No dimensions have been noted on the floor plans, which makes calculating the floor area less transparent.
- No lower ground floor plan to show the scale of the garden store.
- No dimensions to set out the location of the proposal in relation to boundaries.
- The floor plan is arbitrary and does not relate to the site plan in order to assess height on a defined location.
- It appears that the proposed dwelling has an internal floor area of approximately 336 square metres and it is noted that appendix 5 of the SPG relating to affordable housing recommend that a three-bedroom dwelling for 5 people has a floor area of 94 square metres.
- In considering current construction costs, we have been advised that construction costs for a dwelling of the deemed size and specification level would be between £450,000 and £650,000. It is accepted that this is a broad scale that derives from many assumptions, which include a site on a slope with higher structural costs, inclusion of lower ground and tank, remote access from the property requiring additional work,

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the need to divert a right of way, landscaping as the site area would increase due to the need to connect to the development boundary.

- In our opinion, the justification submitted that the applicants have been priced out of the local market is inconsistent with the situation submitted that applicants are seeking to fund the proposed house and associated costs at retirement age.
- Having examined house prices in Tywyn on the Zoopla website, it appears that property prices in Tywyn are substantially lower than the expected investment needed for the proposed new dwelling. Whilst accepting that the prices of large detached houses in desirable locations such as Brynhyfryd Road are higher, such a property is usually occupied by the owner and is not a second home. Many people desire this type of property but this does not mean that it should be mixed or linked with the social problems of local people who genuinely need affordable homes.
- Question the applicants' eligibility whether or not they are genuinely in need of an affordable home. Need to go through the Tai Teg assessment procedure to ensure that applicants prove the need as is required by everyone.
- As part of any evidence about the need and alleged failure of the applicants to be able to afford an open market property within the development boundary, transparency is expected in terms of the business interests of the applicants, including those mentioned in the application along with others that have not been named.

5. Assessment of the material planning considerations:

The principle of the development

5.1 The site is located in open countryside. The development boundaries were identified for all types of settlements in the Plan apart from clusters. The LDP notes that development boundaries, amongst other things, prohibit inappropriate developments from being located in the countryside, provide firm guidance and clarity in terms of where exceptions may be supported e.g. rural exception policy, prohibit settlements from joining together and prohibit a fragmented development pattern, identify locations where developments can be approved and promote effective and appropriate use of land and buildings. It is therefore considered that the remainder of the Plan area is subject to more control which is mostly limited to developments which require a countryside location or that meet a local rural need, support rural diversification or sustainability. The second clause of Policy PCYFF 1 states that proposals located outside the development boundaries will be refused unless they are in accordance with specific policies in the Local Plan or national planning policies or that the proposal shows that its location in the countryside is essential.

5.2 The LDP proposals maps for Tywyn show that the site lies outside the development boundary of the local service centre and it is considered that this is tantamount to erecting a new house in the countryside. Strategic Policy PS 17 - Settlement Strategy concerns the distribution of housing. In terms of a site in the countryside, only housing development that comply with Planning Policy Wales and TAN 6 will be permitted in the Open Countryside. In accordance with TAN 6, one of the few circumstances in which a new residential development in the open countryside can be justified is when accommodation is required to enable a rural enterprise worker to live at, or close

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to, his workplace. The current application is not an application for a rural enterprise dwelling and therefore it is considered that it is contrary to Strategic Policy PS 17 and Policy PCYFF 1, together with Planning Policy Wales and TAN 6.

- 5.3 The site is located directly adjacent to the development boundary of Tywyn. Therefore, consideration can be given to the construction of a house on the site under policy TAI 16. As an exception, policy TAI 16 can support proposals for housing schemes that are 100% affordable on sites that are directly adjacent to a development boundary and which form a reasonable extension to the settlement. Such a development must be able to show that there is a proven local need for affordable housing that cannot be delivered within a reasonable timescale on a market site within the development boundary that includes a requirement for affordable housing.
- 5.4 From the information submitted, it is understood that the applicants are local to Tywyn and that they run a family business operating four caravan and camping sites in the Tywyn area, which include the Faenol Caravan Park in Tywyn and the Woodlands Caravan Park in Brynchrug. They have been running the Woodlands Caravan Park for over 28 years and they intend to retire from the business on this site. It is understood that the applicants currently live in a dwelling on the Woodlands caravan site and, therefore, as they intend to retire from the business, this property will not be available for them. The Faenol Caravan Park is not far from the application site and a house on the site in question would enable the applicants to assist with the running of the caravan and camping site and to respond rapidly to any urgent matters and reduce their dependence on a car. In addition, it is understood from the information submitted that the applicants own a two-bedroom property with a box room in Tywyn, which is currently being rented out to a local family from Tywyn but there was an intention to put this property up for sale. The applicants deem this property as a first-time buyer house that is unsuitable for them, who are in their 50s and that they require a home for life.
- 5.5 Firstly, Policy TAI 16 requires that a proven local need has been demonstrated for affordable housing (as defined in the List of Terms) that cannot be delivered within a reasonable timescale on a market site within the development boundary that includes a requirement for affordable housing. In accordance with the list of terms included in the LDP, affordable housing is split into two sub-categories, namely social rented housing provided by local authorities and registered social landlords and intermediate housing where prices or rents are higher than social housing rents but lower than the prices or rents on the open market. In the Planning Statement that was received as part of the application, in paragraph 6.2.1 it is noted that the proposed dwelling would not be a social rented house or an intermediate house as it would be purpose-built for the applicants and their family and, therefore, the proposed development would not meet the criteria set by the Council for an exception site policy. The information submitted as part of the application seeks to justify the construction of a house on the site in question through the fact that Tywyn is a coastal tourism destination and where the percentage of second homes and holiday accommodation mean that house prices are higher and, therefore, that the applicants cannot afford to buy a house in Tywyn.
- 5.6 Information was received about the indicative housing figures for Tywyn from the Joint Planning Policy Unit. It is noted that the indicative housing provision for Tywyn over the Plan period is 103 units (which includes a 10% 'slippage allowance', i.e. the method of calculating the figure has taken into account potential unforeseen circumstances that could influence the provision of housing, e.g. land ownership matters, infrastructure restrictions, etc.). During the period between 2011 and 2021, a total of 87 units were completed in Tywyn (19 units on designations and 68 units on windfall sites). The windfall land bank, i.e. sites with extant planning permission, in April 2021,

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was 52 units (18 units on designations and 34 units on windfall sites). This means that Tywyn will achieve its indicative growth level by developing the current land bank.

- 5.7 In addition, the Joint Planning Policy Unit noted that the Plan's Monitoring Framework will consider the number of units that are completed annually in order to determine if the Plan is delivering the housing requirement. Annual monitoring will also enable the Councils to determine what type of sites will supply housing i.e. designations or windfall sites. The focus will be on the completed units rather than permissions. As well as this, the Monitoring Framework will try to assess if the Plan's Settlement Strategy is being achieved. This indicator looks at housing consents. Policy PS 17 in the Plan states that 22% of the Plan's housing growth will be located within the Local Service Centres. The indicative growth level for Local Service Centres (including a slippage allowance of 10%) is 1754 units. 859 units were completed between 2011 and 2021 in each Local Service Centre and 493 were in the land bank. This means that there is a deficit of 402 units. Based on the completion rates to date within the Local Service Centre category, the observations received from the Joint Planning Policy Unit note that this proposal is acceptable.
- 5.8 It is recognised that the presence of second homes and units in a tourism destination such as Tywyn can mean that house prices are higher and, therefore, affordability matters could arise in terms of local people's ability to buy houses. In addition, although Tywyn itself has reached its indicative growth level by developing the current land bank, there is an ability to further develop in Tywyn as the completion rate in the Local Service Centre category has not been met. Therefore, it can be accepted that there is a local need for affordable housing in Tywyn but as this site is outside the development boundary and is deemed an exception site, it must be ensured that any proposed house on the site complies with the requirements of Policy TAI 16, which is for development schemes that are 100% affordable on sites that are directly adjacent to the development boundaries and which form a reasonable extension to the settlement.
- 5.9 The documents submitted by the agent to support the application refer to affordability but they do not suggest that the dwelling itself would represent an 'affordable' dwelling in accordance with TAI 16. The agent alleges that the proposed dwelling would be deemed affordable in principle as it would meet the accommodation needs of the applicants for a price that is affordable for them. They also noted that the applicants would be willing to sign a 106 agreement restricting a future sale to an affordable price and, therefore, ensure the affordability of the dwelling in future.
- 5.10 Since the application was received, it was recommended that the applicants were assessed by Tai Teg to find out whether they are in need of an affordable home. However, the applicants have not been assessed and from the responses received, it is not considered that they intend to be assessed. Therefore, no need for an affordable home has been proven for the proposal.
- 5.11 The size of the house has been reduced since the application was originally submitted. However, the proposed dwelling house continues to have an internal floor surface area of approximately 206 square metres, a garage that is approximately 21 square metres and a garden store of approximately 9 square metres. In the Supplementary Planning Guidance: Affordable Housing, the internal floor area of a three-bedroom affordable home for 5 people is noted as 94 square metres. Therefore, it can be seen that the size of the property in question is substantially larger than the size noted in the Supplementary Planning Guidance: Affordable Housing. The agent's attention was drawn to the fact that the property continues to be substantially larger than the size of an affordable home as noted in the Supplementary Planning Guidance: Affordable Housing and a response was received stating that reducing the size to this degree would not be acceptable by the applicants or meet their need for a lifelong home.

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- 5.12 The agent was also asked to submit an open market valuation of the proposed house but no such valuation was received. Such a valuation is a way of assessing the open market value of the property and whether or not it is likely to be an affordable home for the first and future occupiers. There is concern about house prices increasing, and the price of the property / land could increase significantly in the future to a level where it could be argued that the property is not affordable whatever the discount, and should a 106 agreement be signed that an application may be submitted to lift the 106 agreement. It is noted that the Local Development Plan only supports proposals for affordable units where it can be ensured that they remain affordable in perpetuity. In the absence of an open market valuation of the proposed dwelling and given the type of dwelling proposed, its size and location, it cannot be certain that the house would continue to be affordable in future.
- 5.13 In terms of the location itself, the site is located directly adjacent to the development boundary and appears to be reasonable extension to the settlement.
- 5.14 Therefore, given the above, it can be seen that the applicants have not been assessed as applicants in need of an affordable home, the size of the property is substantially larger than an affordable home and as there is no open market valuation of the property, it cannot be certain that the property would have an affordable price or continue to be affordable in future. Therefore, it is not considered that the proposal in question would provide an affordable home on the site and that the proposal is therefore contrary to the requirements of policy TAI 16 that only allows proposals for schemes that are 100% affordable homes. It is also contrary to the requirements of the Supplementary Planning Guidance: Affordable Housing.

Language Matters

- 5.15 Policy PS1 of the LDP states that the Councils will promote and support the use of the Welsh language in the Plan area and this will be achieved by asking for a Welsh Language Statement for some developments. One of the situations when it is a requirement to ask for such information is when the development provides more than the indicative provision for the settlement in question (Tywyn in this case). To this end, a Welsh Language Statement was submitted with the application. The statement concludes that approving the proposal would not have a negative impact on the Welsh language. The Language Statement notes that the proposal in question has been specifically designed for the applicants who already live locally to Tywyn and that the proposal will not lead to inward migration to the area with one of the applicants a fluent Welsh speaker. In addition, the proposal would therefore not change the balance in the community between Welsh speakers and non-Welsh speakers. Also, as the applicants already live locally, it is not considered that the proposal would affect facilities and services in the area. As the property would be occupied by the applicants, the proposed property would not be put on the market for sale. It is noted that it is intended to give a Welsh name to the proposed dwelling. The Welsh Language Unit was consulted but no response was received. However, given that the proposal has been submitted as a house to meet the lifelong accommodation needs of the applicants, it is not considered that the proposal in question would have a detrimental negative impact on the Welsh language and that the proposal is acceptable in terms of Policy PS 1 of the LDP along with Supplementary Planning Guidance: Maintaining and Creating Unique and Sustainable Communities.

Visual amenities

- 5.16 Policy PCYFF3 states that proposals will only be permitted provided they conform to a number of criteria, including that the proposal complements and enhances the character of the site, building or area in terms of siting, appearance, scale, height, massing and elevation treatment; that it respects

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the context of the site and its place within the local landscape; that it utilises materials appropriate to its surroundings and incorporates soft landscaping; it enhances a safe and integrated transport and communications network; that it limits surface water run-off and flood risk and preventing pollution; that it achieves inclusive design allowing access by all and it helps to create healthy and active environments, and considers the health and well-being of future users.

- 5.17 On the whole, the houses near the site on Brynhyfryd Road are detached houses that have been positioned within their own gardens, where there is direct access to the A493. The proposal in question would appear as a continuation of this development on Brynhyfryd Road with the proposal providing one detached house positioned in its own garden. As a result of matters relating to road safety, a driveway of approximately 53 metres would be required from the proposed access towards the dwelling house. Having such a driveway is inconsistent with the nearby houses but it can be seen that it is intended to landscape around the driveway and the boundaries of the application site using a mixture of native species including Elder, Hawthorn, Blackthorn, Dog-rose, Guelder rose, Holly and Hazel, which would reduce its visual impact. The property would mainly be two-storey with a slate hip roof and the external walls would be a combination of stone and off-white render. See examples of a hip roof in the vicinity and the materials, which are slate, stone and render, are suitable for the location. The main views towards the site are from the direction of the south and east and from those directions, the proposal would appear as an extension to the existing built form of Tywyn, with the location directly adjacent to the houses on Brynhyfryd Road. It is considered that the proposal would not cause significant harm in terms of the visual amenities of the area and it would be possible to stipulate the landscaping work that has been submitted. The proposal is considered acceptable in terms of Policies PCYFF 3 and PCYFF 4 of the LDP.

General and residential amenities

- 5.18 The main elevations of the proposed property would be north-facing where the A493 is situated and the south would overlook a field. A field lies to the east of the site. The closest property to the site is located to the west of the site on Brynhyfryd Road. There is a first floor window on the western side of the proposed property, which is a window on the landing. There is approximately 16 metres between this window and the boundary of the application site. It is considered that this distance to the boundary is reasonable and that it would not cause significant harm in terms of loss of privacy / overlooking the nearby property. During the construction period mainly, it is likely that the proposal may cause some disturbance to the occupants of neighbouring houses; however, it is not considered that the proposal would have a permanent, substantial, detrimental impact on the occupants of neighbouring houses and that the proposal is acceptable in terms of criterion 7 of Policy PCYFF 2 of the LDP.

Transport and access matters

- 5.19 The proposal involves creating a new vehicular access to the A493. The observations of the Transportation Unit on the application were received and they stated that they believe that achieving the required visibility splays as defined in Technical Advice Note 18 in the south-east direction could be problematic and that they requested further details regarding the matter. The agent is aware of the observations received and will provide additional information to this end. However, the information had not been received at the time of writing the report. Consequently, it is considered that there is insufficient information at hand to fully assess the proposal's impact on road safety and the requirements of Policy TRA 4 of the LDP.

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- 5.20 It is considered that a sufficient parking and turning space is available within the curtilage to serve the property and that the proposal is acceptable in relation to Policy TRA 2 of the LDP.
- 5.21 A public footpath runs through the application site. The information submitted as part of the application shows that it is intended to divert this footpath so that it runs from the new access to the site across the field. The observations of the Rights of Way Unit were received regarding the proposal. These observations refer to the proposed diversion and state that the route of a public right of way should not be moved unless the amendment has first been authorised by a legal Order, known as a Diversion Order. In order to do so, a formal application to divert the path under section 257 of the Town and Country Planning Act 1990 would need to be submitted to the Council's Rights of Way Unit. The applicants are aware of the need to divert the public footpath but they will need to ensure this diversion via a legal order as noted above. Should the application be approved, a condition would need to be included in the permission that the footpath would be diverted before work commences on the development.

Sustainability

- 5.22 Policy PS 5 states that developments will be supported where it can be demonstrated that they are consistent with the principles of sustainable development. The site in question is located directly adjacent to the Tywyn development boundary and is within walking distance of the centre of the settlement where facilities and services are located. A bus stop is available within walking distance of the site and there is a train station further towards the centre of the settlement. Therefore, the site in question is accessible by a number of various travel modes and it would not be dependent on a car in terms of its location. Therefore, it is believed that it can be defined as a sustainable site in terms of its location and proximity to the existing established built form. As it would be a new property, it would be constructed in accordance with current building standards that include sustainable requirements. It is also proposed to dispose of surface water, water from hard-standings and rainwater via deviation to an underground tank. The proposal therefore provides for a sustainable water disposal method but an application would need to be submitted to the relevant body in terms of the sustainable drainage methods to ensure that they comply with sustainable drainage system requirements. Overall, it is considered that the proposal in question is on a sustainable site, which would use modern methods of dealing with sustainability.
- 5.23 In their statements, the agent deems that the proposal corresponds with point 2 of Policy PS 5 which states that priority is given to effective use of land and infrastructure, prioritizing the reuse of previously developed land and buildings wherever possible within the development boundaries of the Sub-regional Centre, the Urban and Local Service Centres, Villages or in the most appropriate places outside of them, in accordance with Strategic Policies PS 17, PS 13 and PS 14. This clause relates to the development of previously used land and buildings that were initially located within a development boundary, and if this is not possible, then previously developed land or buildings that are in the most appropriate places outside the development boundaries. The site in question forms part of an agricultural field and it is not previously developed land and no buildings are currently on the land. As already noted, the proposal is contrary to Policy PS17 and policies PS 13 and PS 14 are irrelevant to the application in question. It is not therefore considered that the proposal is deemed as a proposal that should be considered under criterion 2 of Policy PS 5 of the LDP as it does not relate to previously developed land.

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Biodiversity Matters

- 5.24 As a part of the application, an Initial Ecological Assessment was submitted by Cambrian Ecology, which describes the application site as improved grassland. The assessment concludes that the development would not have a negative impact on biodiversity. The Biodiversity Unit's observations on the proposal were received. The Biodiversity Unit had no objection to the proposal although they did note that a number of conditions would have to be imposed on any planning permission. These conditions include reasonable precautionary measures in terms of preventing impact on nesting birds, bats and hedgehogs, stipulating the landscaping plan and the intention to ensure access to swallows and bats to the proposed property. In doing so, it is not considered that the proposal would have a detrimental impact on biodiversity and that the proposal is acceptable in terms of Policy AMG 5 of the LDP.

Conservation and Archaeology Matters

- 5.25 The site lies within the Dysynni Valley Landscape of Outstanding Historic Interest. The proposal involves the construction of a dwelling house directly adjacent to existing dwelling houses on Brynhyfryd Road. It is considered that the impact of the proposal would be local and would not have a wider impact on the historic landscape.
- 5.26 Tywyn Hospital is located towards the north-east of the site, which is a Grade II listed building. However, given the location of the development in relation to the Hospital, it is not considered that the proposal would affect the setting of the Hospital.
- 5.27 It is considered that the proposal is acceptable in terms of Policies PS 20 and AT 1 of the LDP.

6. Conclusions:

- 6.1 The site lies in open countryside but the proposal is not for the provision of a rural enterprise dwelling and, therefore, it is considered that the proposal is contrary to Strategic Policy PS 17 and Policy PCYFF 1 of the LDP, together with the requirements of Planning Policy Wales and Technical Advice Note 6.
- 6.2 The applicants have not been assessed as applicants in need of an affordable home, the size of the property is substantially larger than an affordable home as defined in the Supplementary Planning Guidance: Affordable Housing; and as there is no open market valuation of the property, it cannot be certain that the property would have an affordable price or continue to be affordable in future. Therefore, the proposal would not provide an affordable home on the site and it is therefore contrary to the requirements of Policy TAI 16 of the LDP and the contents of the Supplementary Planning Guidance: Affordable Housing.
- 6.3 The proposal involves the creation of a new vehicular access to the A493 but insufficient information was submitted to assess whether or not there is sufficient visibility from the access and, therefore, it is not possible to fully assess the impact of the proposal on road safety and the requirements of Policy TRA 4 of the LDP and Technical Advice Note 18 - Transport.

7. Recommendation:

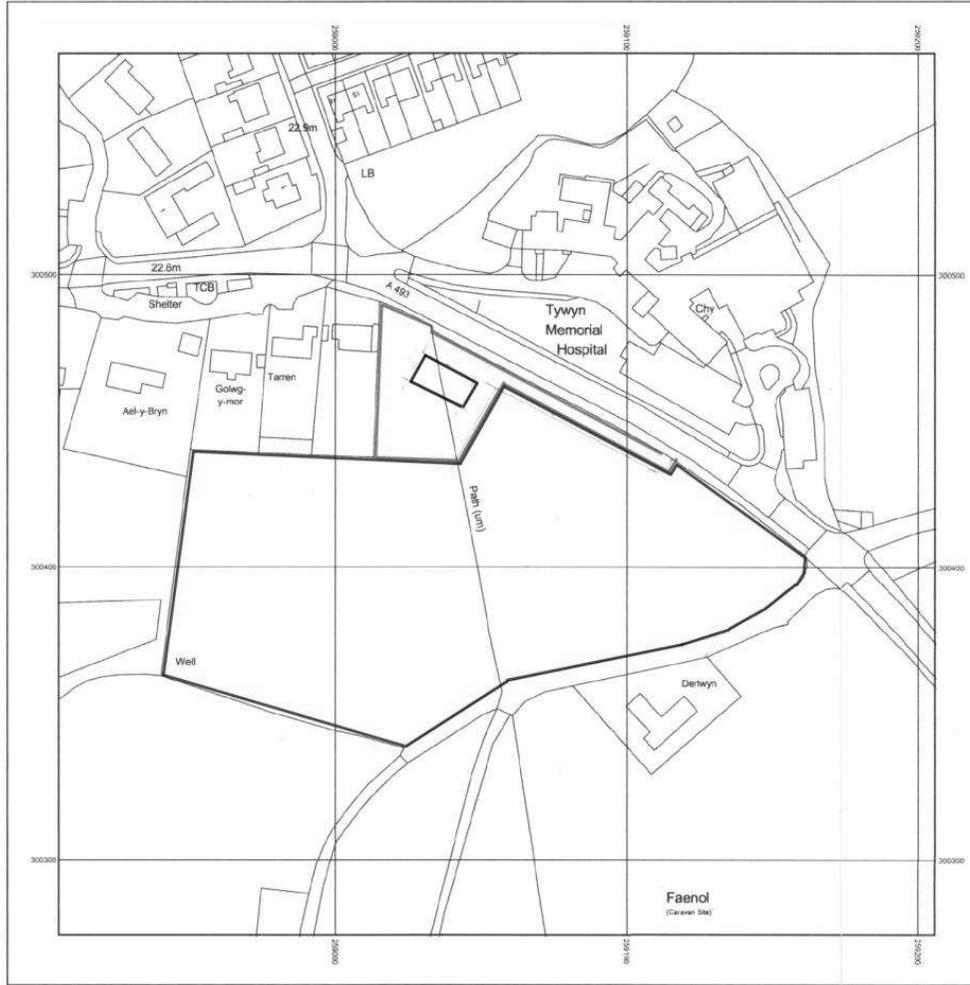
- 7.1 To refuse:

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1. The site lies in open countryside and the proposal is not an application for a rural enterprise dwelling and therefore it is considered that the proposal is contrary to Strategic Policy PS 17 and Policy PCYFF 1 of the Anglesey and Gwynedd Joint Local Development Plan, together with Planning Policy Wales and Technical Advice Note 6: planning for sustainable rural communities.

2. The applicants have not been assessed as applicants in need of an affordable home, the size of the property is substantially larger than an affordable home as defined in the Supplementary Planning Guidance: Affordable Housing; and as there is no open market valuation of the property, it cannot be certain that the property would have an affordable price or continue to be affordable in future. Therefore, it is not considered that the proposal in question would provide an affordable home on the site and that the proposal is therefore contrary to the requirements of policy TAI 16 of the Anglesey and Gwynedd Joint Local Development Plan that only allows proposals for schemes that are 100% affordable homes. It is also contrary to the contents of the Supplementary Planning Guidance: Affordable Housing.

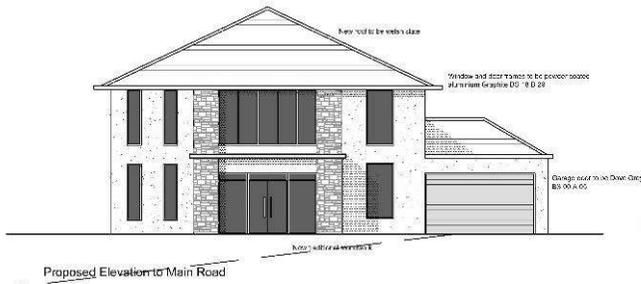
3. The proposal involves the creation of a new vehicular access to the A493 but insufficient information was submitted to assess whether or not there is sufficient visibility from the access to ensure that the proposal would not affect road safety, and to fully assess the proposal in terms of the requirements of Policy TRA 4 of the Local Development Plan and Technical Advice Note 18 - Transport.



Site near LL36 9HL

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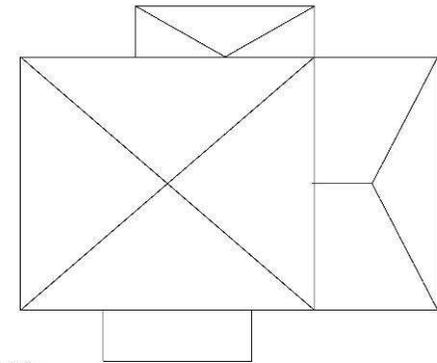
Plot centre's co-ordinates 259055.300425
Download file:
Project name: Upson_LL36_9HL



Proposed Elevation to Main Road



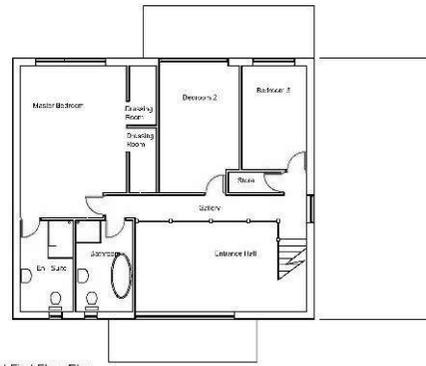
Proposed Rear Elevation



Roof Plan



Proposed Ground Floor Plan



Proposed First Floor Plan

REVISIONS	
27.02.2021	A. New window to garage.
02.09.2021	B. Garage window recess.
20.03.2022	C. Propose new stone.
10.03.2022	F. Finished roof with stone.

Andrew Upson



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PROJECT
Proposed New Dwelling
Tywyn Road
Tywyn
Gwynedd

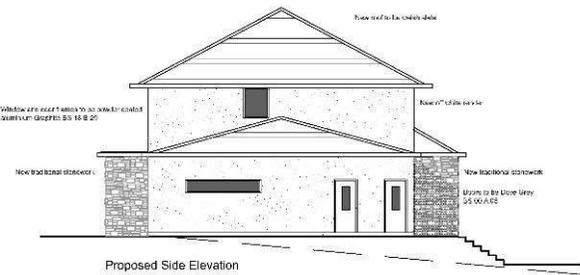
DATE TITLE
Proposed Plans and Elevations

DATE
August 2021

SCALE
1:100 @ A1

PROJECT NO. 1130 DRAW NO. 01D

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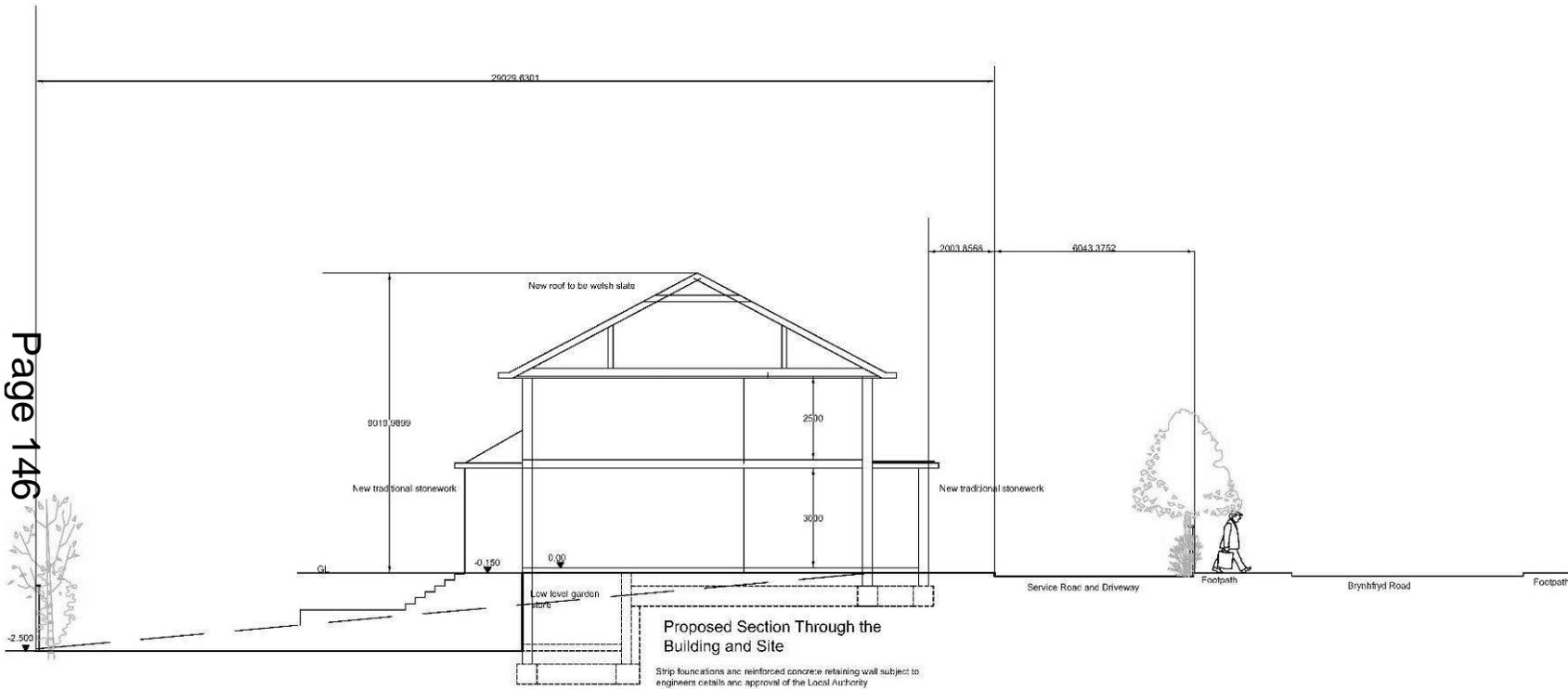
Proposed Side Elevation



Proposed Side Elevation

**Cynllun Diwygiedig
Amended Plan**

DERBYN
Adran Cynllunio 18/03/2022



Proposed Section Through the Building and Site

Strip foundations and reinforced concrete retaining wall subject to engineers details and approval of the Local Authority

Andrew Upson



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PROJECT
Proposed New Dwelling
Tywyn Road
Tywyn
Gwynedd

DRG. TITLE
Proposed Site Section

DATE
September 2021

SCALE
1:100 @ A2

PROJECT NO. 1130 DRG. NO. 07

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Number: 6

Application Number: C22/0038/22/LL

Date Registered: 19/01/2022

Application Type: Full Application

Community: Llanllyfni

Ward: Llanllyfni

Proposal: Extend track under application reference C21/1155/22/YA for a distance of 15 metres to the north of the existing entrance along with the construction of a bridge to cross the water-course - Lôn Tyddyn Agnes, Llanllyfni

Location: Fferm Taldrwst, Lôn Ddŵr, Llanllyfni, Caernarfon, Gwynedd, LL54 6RR

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

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1. Description:

- 1.1 This is a full application to extend the agricultural track approved under application reference C21/1155/22/YA for a distance of 15 metres to the north of the existing entrance along with the construction of a bridge to cross the watercourse off of Lôn Tyddyn Agnes, a unclassified county road in the community of Llanllyfni. The proposed track is located on land that is part of Fferm Taldrwst, a 121ha agricultural holding. The application was submitted following the response of the Transportation Unit to the deterioration in the surface of Lôn Tyddyn Agnes and to reduce additional heavy traffic on the lower part near the junction with the third class county road (Lôn Ddŵr). The track, in its entirety, would enable the applicant to make use of land that is difficult to farm in a location that would form a crucial link within the agricultural holding between the mountain and the plain.
- 1.2 This extended part of the agricultural track will continue from the parts of the track that have already been approved i.e. different layers of permeable material including *Geotech Teram*, slate and compacted chippings. The track will be 2.5m wide and will extend to 6m across the entrance itself. There will be an embankment measuring approximately 0.8m high on either side of the track and a number of trees have already been felled to improve visibility from the site itself (note there are no preservation orders on the trees on the site or in the vicinity of the site and no planning permission is required to fell them). The bridge located adjacent to the proposed access will be constructed of steel and will have a simple design set on two concrete foundations within the field and on either side of the water-course. This would be a means of avoiding disruption to the water-course bed. The application was submitted to the planning committee due to the public interest and concerns regarding developments on this site.
- 1.3 The site lies in open countryside and this section of improved grassland is used for livestock grazing. There is a watercourse that runs along the site's western boundary between the proposed track and Lôn Tyddyn Agnes. A number of trees have already been felled on the site's western peripheries to provide visibility to the north and south but as referred to above, planning permission was not required to carry out this element of the development as these trees or any other trees in the vicinity are subject to tree preservation orders. CADW has designated the site as the Nantlle Valley Landscape of Special Historic Interest and the Tal-Eithin Quarry Wildlife Site is located to the south. The area is also located within the Special Landscape Area of the North Western Fringes of Snowdonia.
- 1.4 To support the application, the applicant has submitted a Preliminary Ecology Assessment together with a Planning Statement. The Planning Statement refers to a number of elements within the application and these are noted briefly as: -
- The application was submitted following discussions with the Transportation Unit and to avoid any further damage to the unclassified county road (Lôn Tyddyn Agnes) and the desire to reduce pressure on 250m of the road itself by creating an alternative route within the applicant's land that is nearer to the junction with Lôn Ddŵr.
 - This latest plan is nearly exactly the same development as that which falls under Section 6 *Permitted Development (Building and Agricultural Activities)* and as has already been approved under applications C21/1155/22/YA (building an agricultural track) and C20/0785/22/YA (creation of track and hardstanding).
 - The ecology report notes there is no unique or rare ecology on the site and at an additional cost, the applicant has constructed a bridge to cross the general water-course/ditch rather than a culvert in order to protect the riverbed.
 - Any waste generated from the work will be disposed of in a permitted facility and work to be carried out to the county road carriageway will be carried out by an approved contractor to the full satisfaction of the Transportation Unit.

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1.5 In response to the observations received from statutory consultees and the observations from the public, the agent has provided the following observations:

- The operations of the holding have changed over recent years which have obviously affected the amenities of some of the local residents. Taldrwst is a unique farm where the effects of the slate industry's past are intertwined with the use of the site as a farm. In order to carry out the work, several applications have been submitted under the permitted development rights procedure that were not subject to full planning applications. The Local Planning Authority cannot insist on a planning application if the work is in accordance with these requirements.
- In the long-term, agriculture is the sole and main aim - the minerals development is temporary and will cease as soon as the tips are disposed of.
- Trees have been felled, however, they were not subject to a tree preservation order and the trees were felled outside the nesting season and the site is not within a conservation area.
- It is proposed to create an alternative route to the Taldrwst site to avoid the sub-standard road of Tyddyn Agnes. The methodology that forms a basis to this plan is stopping traffic from using Lôn Tyddyn Agnes to avoid heavy vehicles damaging it as close as possible to the source. This also involves reducing the risk that is associated with a blind corner on Lôn Tyddyn Agnes and due to the associated planning benefit the Highway Department did not object to the application albeit it did recognise that objections have been received from local residents mainly due to the increase in traffic that would derive from activities in Taldrwst.
- In relation to building the bridge across the ditch/stream, the applicant is aware of the need to comply with statutory regulations relating to the need to obtain the relevant permission and permit from the Council's Highways Department and the Water and Flooding Unit. The work of constructing the new bridge will not affect the remains of the nearby viaduct.
- The applicant notes why it is not suitable to submit a full environmental assessment with this latest application due to cumulative impacts as this is an application to extend the track and relocate a bridge and previous developments area already established on the site under the Permitted Rights Order (1995) without ecological restrictions. As part of this planning application, it is proposed to introduce a scheme to enhance the hedge that existed between the proposed track and the ditch to include oak, hawthorn, blackthorn and holly. There is a low ecological value to the field and it is an arable field with yellow flowers planted - this is an initial crop before re-establishing the field as grassland next year.
- Despite acknowledging the concerns of the Biodiversity Unit in relation to protecting nearby trees, the proposal includes using *geocell membrane* to construct the track and it will be used not only to create a stable foundation for the track but also to safeguard tree roots.
- No objection had been received from Natural Resources Wales or from the Council's Water and Pollution Unit to the method for crossing the ditch/stream and that is it a means of avoiding disruption to the watercourse bed and there is no phosphate related to the development and it is not a development that increases sewage levels and is not linked to intensifying livestock.

2. Relevant Policies:

2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be made in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.

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2.2 The Well-being of Future Generations (Wales) Act 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

2.3 **Anglesey and Gwynedd Joint Local Development Plan 2011-2026 (LDP) adopted 31 July 2017: -**

PCYFF 1 - Development boundaries.

TRA 4 - Managing transport impacts

PCYFF 2 - Development criteria.

PCYFF 3 - Design and place shaping.

AMG 2 - Special landscape areas.

AMG 5 - Local biodiversity conservation.

PS 19 - Conserving and where appropriate enhancing the natural environment

PS 20 - Conserving and enhancing cultural assets.

2.4 **National Policies:**

Future Wales: The National Plan 2040.

Planning Policy Wales (Edition 11, February 2021).

Technical Advice Note (TAN) 5: Nature Conservation and Planning.

TAN 6: Planning for Sustainable Rural Communities

TAN 18: Transportation.

TAN 24: The Historic Environment.

Development Control Handbook, 2017 (comprehensive guidelines for local planning authorities on dealing with and determining development proposals).

3. **Relevant Planning History:**

3.1 3/22/358: Storing scrap vehicles on land - approved January, 1986.

3.2 C20/0785/22/YW - advance notification under Class A, Part 6 of the Town and Country Planning Order (Permitted General Development) 1995 (as amended) for the creation of a track and hard-

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standing approved in November, 2021. The work of infilling the former quarry pit at Tyddyn Agnes is considered to be *reasonably necessary* for agricultural purposes at Taldrwst holding and is permitted under Class A, Part 6 of the Order, therefore, it is not subject to a planning application.

- 3.2 C21/1155/22/YA - advance notification under Class A, Part 6 of the Town and Country Planning Order (Permitted General Development) 1995 (as amended) for the creation of a track that was approved in March 2022.

The following history refers to nearby sites:

- 3.4 C19/0184/22/AC: Discharge of planning conditions on notification decision under Section 19 Class C of the general Permitted Development Order C18/1076/22/MW: Condition 2 - Construction Environmental Management Plan Condition 3 - Landscaping details and Condition 5 - Transport Management Plan - Approved March 2019.
- 3.5 C18/1076/22/MW: Advance notification under Part 19 Class C of Permitted General Development 1995 (as amended) to fill a dormant quarry pool - the permitted development rights were confirmed in February 2019.
- 3.6 C18/0230/22/MW: Notification under Part 23B of Schedule 2 - Extraction of Material from Mineral Works (Tyddyn Agnes Slate Tip) - the permitted development rights were confirmed in April 2018.
- 3.7 C17/0973/22/MW: Extraction of material from mineral works depot under Part 23, Class 2 of the Permitted General Development Order 1995 (Taldrwst Slate Tip) - the permitted development rights were confirmed in October 2017.
- 3.8 C16/0796/22/TC: Lawful development certificate in relation to proposed use of the property as a residential dwelling - Confirmed October, 2016.

4. Consultations:

Town/Community Council: No objection.

Transportation Unit: No objection in principle to the plan but the applicant must contact the Council to obtain a permit to erect a bridge above the watercourse that is part of the highway.

Natural Resources Wales: No observations to make on the proposed development noting that the ecology report states that no protected species were discovered on the application site. We would recommend that you consult your ecologist regarding the report.

We would recommend that the developer operates appropriate measures to prevent pollution and manage waste. The activity of importing waste into the site for use as, for example hardcore, must be registered with Natural Resources Wales as an exempt/licensable

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activity under the Environmental Permitting Regulations 2016 unless the CLAIRE protocol is valid.

The developer should contact Natural Resources Wales to discuss the need for an exemption/permit for any material that is imported and exported from the site. Gwynedd Council's drainage department as the Lead Local Flooding Authority may be able to advise on any local problems relating to culverts, disposal of surface water, and any associated flooding risks. Note that our decision not to provide observations does not mean that there may not be a possibility for the proposed development to affect other interests, including environmental interests of local importance. The applicants should be informed that it is they, together with planning permission, who are responsible for ensuring that they obtain all the permits/permissions relevant to their development.

Welsh Water: No response.

Biodiversity Unit: Given the information that has been submitted, the Unit agrees that the Preliminary Ecology Report is not to a sufficient standard as it was carried out in November and the relevant species are either in hibernation or not present on the site.

From the information submitted and the number of applications associated with the site, it is proposed that the applicant provides a PEA to assess the cumulative impact of the development and that the developer provides a mitigation plan and tree protection and water pollution plan.

Gwynedd Archaeological Planning Service: If the bridge avoids the "existing wall" that could be part of the water viaduct, there will be no significant archaeological implications in approving the application.

Water and Environment Unit: INFORMATION: Our maps show that a water-course runs through the site of the proposed development, and current plans suggest that it is proposed to cross this water-course at two different locations. The proposal to erect a bridge across the water-course towards the access to the highway is welcomed.

An Ordinary Watercourse Consent would be required for any work that could affect the flow of the water course, including any modifications to the culvert.

Since 7 January 2019, sustainable drainage systems (SuDS) are

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required to control surface water for every new development of more than one dwelling or where the building surface area has drainage implications of 100m² or more. Drainage systems must be designed and constructed in accordance with the minimum standards for sustainable drainage as published by Welsh Ministers.

These systems must be approved by Gwynedd Council in its role as SuDS Approval Body (SAB) prior to commencement of the construction work.

Due to the size and nature of the development, an application may need to be provided to the SuDS Approval Body to be approved before construction work commences. No drainage plan has been submitted and until an application is made to the SuDS there is no assurance that the site plan would enable compliance with the full suite of the national NDS standards. Early consultation with the SAB is recommended.

Public Consultation:

A notice was posted on the site and nearby property occupants were notified. The advertising period has already expired and correspondence was received objecting on the following grounds:

- Lôn Ddŵr is entirely unsuitable for heavy transport and the surfaces of the local roads network are deteriorating due to the heavy vehicles that are already using them. An accident has already happened when a collision occurred between a tractor and a local neighbour.
- Work has already commenced on the site as a number of trees have been felled.
- Approving this application would continue with the environmental destruction that is already taking place.
- Approving the application would mean industrialising a thriving wildlife habitat.
- Due to the nature and the cumulative impact of this latest application on the grounds of quarry operations it should be dealt with by the Planning Committee.
- By approving the proposal there would be an increase in noise disturbance at the expense of residential amenities.
- Residents who live within a specific distance of the site should have received a notice of the planning application.

5. Assessment of the material planning considerations:

The principle of the development

5.1 This latest application is to extend the agricultural track approved under application reference C21/1155/22/YA for a distance of 15 metres to the north of the entrance already approved under the same notification and construction of a bridge to cross the water-course to provide access to the applicant's agricultural land. Planning permission, rather than an advance notification, is required for this latest agricultural development as the new access is located within 25m of the class III

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county road (Lôn Ddŵr) in accordance with the guidelines of Class A, Part 6 of the Permitted General Development Order, 1995, as amended).

- 5.2 Policy PCYFF1 of the LDP states that outside development boundaries, proposals will be refused unless they are in accordance with specific policies in the LDP or national planning policies or that the proposal shows that its location in the countryside is essential. To this end, and by taking this assessment into account, it is believed that this latest proposal complies with relevant policies in the LDP along with relevant national planning policies and it is believed that its location in the countryside is essential as the applicant has previously submitted justification based on the need to carry out work to improve and treat the land by providing the essential agricultural infrastructure that is expected of a modern and viable agricultural holding.
- 5.3 National Planning Policy in the form of TAN 6: Planning for Sustainable Rural Communities states that the Welsh Government's aim is *to ensure a sustainable and profitable future for farming families and businesses by producing and processing farm produce at the same time as protecting the environment, health and welfare of animals...contributing to the vitality and prosperity of rural communities*. To this end and to facilitate agricultural developments, planning regulations (Permitted General Development Order, 1995, as amended, in this case) allow individuals to submit an advance notification for some agricultural developments that include erecting, extending or changing buildings or conducting engineering or excavation works.
- 5.4 The holding's recent history has been noted above and this latest application can be treated as the natural and reasonable continuation of development in this part of the agricultural holding. The first advance notification was approved under application C20/0758/22/YA for the creation of a track and hard-standing adjacent to the Tyddyn Agnes quarry pit. As a continuation of this notification, a second notification was submitted under reference C21/1155/22/YA to extend the track further to the north and create an access to the unclassified county road (Lôn Tyddyn Agnes) along with constructing a bridge across a ditch/stream. As a continuation and improvement to this last notification, this current application was submitted to relocate the access 15m further to the north towards the junction with Lôn Ddŵr. The reasoning behind this latest application is that it would create an access that is nearer to the junction to enable lorries to enter and exit the site with ease and to avoid damaging the unclassified county road. The applicant says that application responds to discussions with the Transportation Unit regarding the decline of the unclassified county road (Lôn Tyddyn Agnes) and the Unit's wish to take the pressure of heavy lorries away from the road itself.
- 5.5 Referring to the history of this part of the agricultural holding, it can be considered that the principle of connecting the quarry pit to the local roads network for agricultural purposes is acceptable and that the principle of such a proposal has already been accepted when the previous notifications were approved. The Local Planning Authority has already acknowledged that the work of creating the track along with the hard-standing would happen on land that was previously part of the Tyddyn Agnes slate quarry but is now part of the Taldwrst agricultural holding. It should also be noted that this latest proposal is an amendment of the previous notification due to relocating the access 15m nearer to the junction with the county road and it is believed that the scale and nature of this latest proposal matches the developments that have already been approved in order to facilitate the work of improving the quality of the land. To this end, it is believed that this latest proposal is acceptable in principle and that it complies with the requirements of Policy PCYFF 1 of the LDP along with the advice contained within the TAN 6 document.

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Visual amenities

- 5.6 As referred to above, the site lies in open countryside to the east of the Llanllyfni settlement and within the Special Landscape Area of the North-western Fringes of Snowdonia. There are trees and vegetation in the form of a hedge on the northern and eastern boundaries of the site and a stream/ditch flowing in the direction of river Llyfni runs alongside the site's western boundary. The agricultural land is currently used for livestock grazing and includes improved grassland, acidic grassland and some fern growth. The remains of historical quarry operations form a backdrop to the site in the form of a former quarry known as Tyddyn Agnes Quarry.
- 5.7 The latest proposal is to create a 2.5m wide track that extends to 6m across the proposed access with a 0.8m high embankment on either side of the track. The length of this section of the track will be approximately 100m and is a natural continuation to the agricultural track that was approved under advance notification C20/0785/22/YA. The track will be constructed of permeable material and will run close to the nearby unclassified county road (Lôn Tyddyn Agnes) and the bridge constructed from steel with a concrete surface and a simple design and will sit at a low level in the landscape. The track would be visible from the local roads network, it is considered that views of the track itself would only be visible from close-by and would be sporadic and given the industrial character attributed to most of Dyffryn Nantlle, it is not believed that this latest proposal would create a significantly incongruous structure within this part of the landscape and therefore, it is not considered that it would undermine the setting or character of the Special Landscape Area. It is therefore believed that this latest proposal is acceptable on the grounds of the requirements of Policy AMG 2 and PS 19 of the LDP.

General and residential amenities

- 5.8 As referred to above, objections were received from the occupants of a property in the vicinity of the application site in response of the statutory consultation process on the grounds that approving this latest application would have a detrimental impact on the residential and general amenities of these occupants as there would heavy transport would cause noise nuisance. The Local Planning Authority's consideration of this current application is restricted to the impact of extending the track for agricultural use and not for infilling the quarry pit (which is an agricultural activity approved under the regulations noted above) and to this end, it is not believed that this element of the activity in itself will have a significant impact on the amenities of local residents on grounds of noise nuisance. To this end, therefore, it is believed that the proposal is acceptable based on the requirements of Policy PCYFF 2 in relation to safeguarding the amenities of the residents of local properties.

Transport and access matters

- 5.9 As already mentioned, this application was submitted following discussions with the Transportation Unit and by approving the application the applicant noted there will be improvements to the safety of the highway by separating heavy agricultural traffic from the users of the unclassified county road (Lôn Tyddyn Agnes) along with reducing damage to the road surface. Such an arrangement would also make it easier for lorries to enter and leave the application site without causing a significant obstacle for current road users. Occupants of a local property have submitted objections on grounds that the proposal would involve an increase in heavy vehicles using the local roads

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network, however, we must consider the fact that the Local Planning Authority has no control over this element of activity on the agricultural holding as the act of infilling the quarry pit is an agricultural activity that is approved under the relevant regulations.

- 5.10 The Transportation Unit responded that it has no objection in principle to the scheme provided the applicant applies to the Unit for the relevant permit to carry out work within the highway to ensure that any structure is built in accordance with statutory highway requirements i.e. the ditch/stream is located in the highway in this context. To this end, therefore, it is believed that the proposal complies with the requirements of policy TRA4 of the LDP based on its impact on road safety.

Biodiversity matters

- 5.11 The application site is located within a close proximity of the Tal Eithin Quarry Wildlife Site and a Preliminary Ecology Survey was submitted with the application. The Biodiversity Unit responded asking for more information on grounds of submitting an Ecological Impact Assessment and providing a mitigation plan and a tree protection and water pollution plan. One key ecological feature to consider is ensuring the compliance of this latest scheme with the Protection of Habitats and Species Regulations 2010. The consideration needed for a planning application includes ensuring that developments are not harmful to the maintenance of the population of the species concerned at a favourable conservation status in its natural environment. To this end, and as mentioned above, a Preliminary Ecological Survey was submitted by a qualified Ecologist and it noted, although there is potential for protected species to use the site, there is no evidence of them being present there. The survey also proposes appropriate mitigation measures for protecting the interests of protected species, giving particular attention to reptiles and amphibians as suitable habitats are present for them on other areas within the agricultural holding.
- 5.12 Paragraph 4.3 of TAN 5: Planning and Nature Conservation clearly states that any ecological information must be proportionate to the likely impact on ecological interests. Additionally, paragraph 6.2 states that given the delay and costs that could be involved with submitting ecological assessments and reports, the developer should not be forced to carry out surveys for protected species unless their presence on the site is reasonably likely. As referred to above, the Preliminary Ecological Survey confirms there is no evidence of protected species on the site or on nearby land and it is considered that the avoidance and mitigation measures are reasonable and proportionate given the low risk that exists on the site for protected species.
- 5.13 Should the application be approved, it is possible to include a condition to comply with the mitigation measures noted within the Preliminary Ecological Survey along with mitigation measures including local biodiversity improvements such as planting indigenous trees. It is also noted that national advice states that local planning authorities should not duplicate the role of conservation bodies including Natural Resources Wales and the Council's Water and Environment Unit e.g. in relation to safeguarding watercourses from pollution.
- 5.14 Having considered this assessment along with the planning history of this part of the agricultural holding, it is believed that sufficient information has been submitted by the applicant based on a Preliminary Ecological Survey that enables the Local Planning Authority to carefully consider the impact of the proposal on protected species and from this perspective, it is believed that the proposal is acceptable based on the requirements of Policy AMG 5 of the LDP along with the relevant planning advice published by Welsh Government.

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Heritage Assets

5.15 Following the statutory consultation procedure, a response was received from the Gwynedd Archaeology Planning Service noting if the bridge avoids the 'existing wall' that may be part of a water viaduct there will be no significant archaeological implications to approving the application. To this end, the applicant has confirmed following a detailed investigation of the site in February 2022 that there are no remains of the viaduct in the location of the proposed bridge as the water-course that flows in the direction of the north, and the source of the water to the viaduct, flows under the bridge that crosses Lôn Ddŵr, and, therefore it would not be possible for the viaduct to cross above Lôn Ddŵr. The proposal is, therefore, acceptable based on the requirements of Policy PS 20 of the LDP.

6. Conclusions:

6.1 In assessing the application, full consideration was given to the observations received in response to the consultation period and to the response received from statutory consultees. Based on the above assessment, it is not considered that the proposal is contrary to local or national policies and there is no material planning matter that outweighs these policy considerations. To this end, therefore, it is believed that this proposal is acceptable subject to the inclusion of the following conditions.

7. Recommendation:

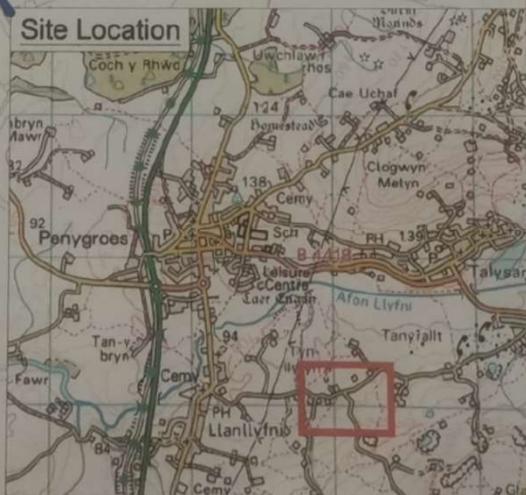
7.1 To approve the application subject to the following conditions: -

To approve – conditions:

1. Five years.
2. In accordance with the details submitted with the application.
3. Submit a tree planting plan to be approved in writing by the Local Planning Authority.
4. Complete the development in accordance with the recommendations of the ecological report.

Note regarding the need to obtain the permission of the Transportation Unit to carry out work within the highway.

Note regarding the advice received from the Council's Water and Environment Unit.



Scale 1:5000



Derbyn
19.01.22

Grid Reference

SH 48082 52118

Grid Reference (5 figure)

SH480621

X (Easting) Y (Northing)

248082 , 352118

Latitude Longitude (decimal)

53.044683 , -4.2676850

Latitude Longitude (degs mins secs)

53°02'41"N , 004°16'03"W

What3Words

exile.brightens.survey

Address (near)

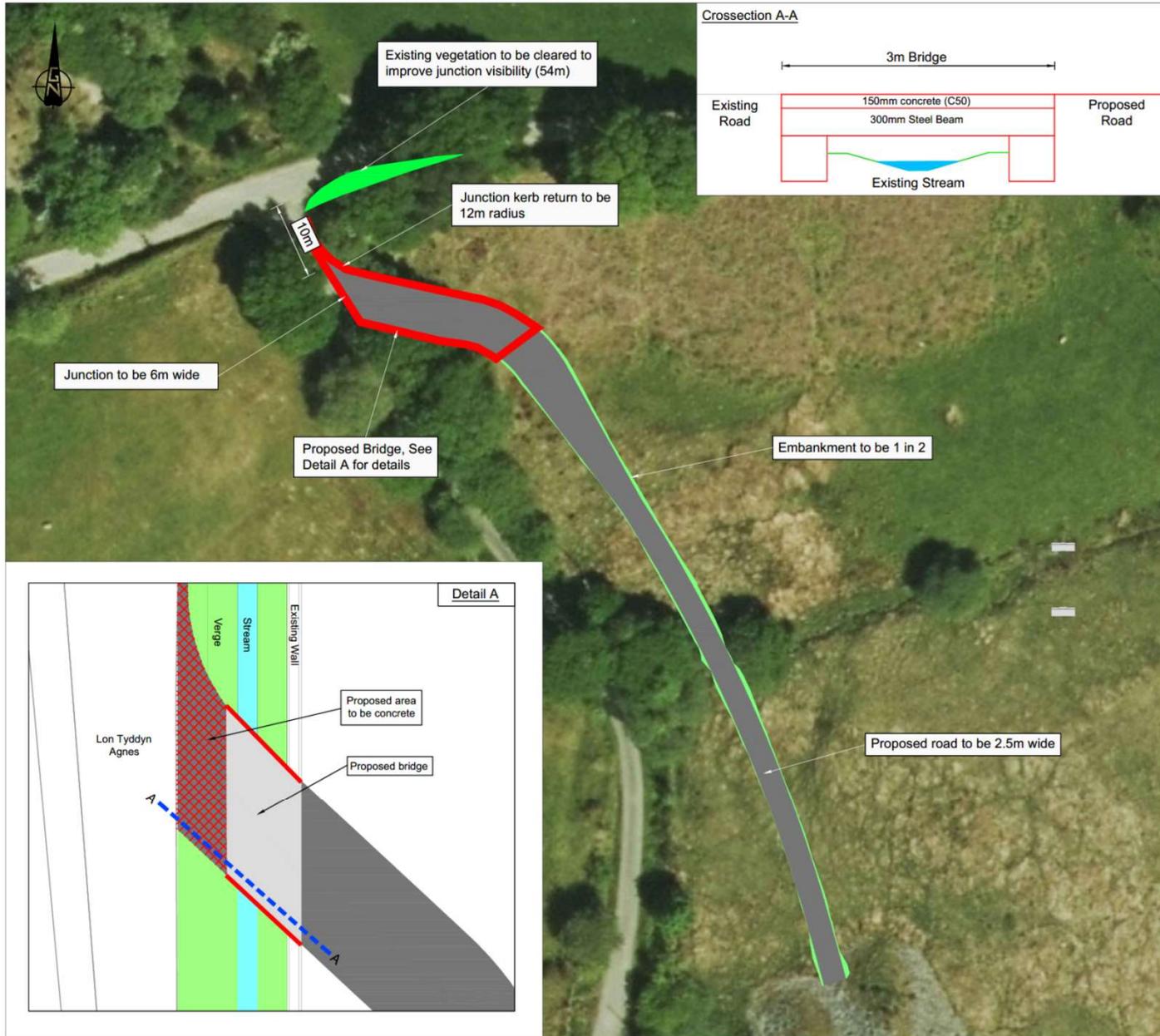
Lôn Tyddyn Agnes, Tonyrallt, Llanllyfni,

Tal-y-sarn, Gwynedd, Wales, LL54 6RT.

Postcode (nearest)

LL54 6RT

Site Location



Grid Reference
SH 48111 52102
 Grid Reference (6 figure)
SH481521
 X (Easting) , Y (Northing)
248111 , 352102
 Latitude , Longitude (decimal)
53.044550 , -4.2671456
 Latitude , Longitude (degs, mins, secs)
53°02'40"N , 004°16'02"W
 What3Words
wink.thatched.epic
 Address (near) :
Lôn Tyddyn Agnes, Tanyralit, Llanllyfni,
Tal-y-cwm Gwynedd Wales LL54 8RT
 Postcode (nearest) :
LL54 8RT



SCALE	SHEET NUMBER
1:500	
PLOT DATE	
17/12/21	
FILE NAME	

FIGURE-08







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Number: 7

Application Number: C21/1174/11/LL

Date Registered: 07/12/2021

Application Type: Full

Community: Bangor

Ward: Hirael, Bangor

Proposal: Construction of flood defences in the Hirael area of Bangor, to include:-

- 1. Improvements to the cycle path.**
- 2. Construction of a new concrete wall to replace the existing gabions and follow the footprint of the existing sea wall.**
- 3. Rebuilding of slipway.**
- 4. Erecting a soil embankment.**
- 5. Installation of two floodgates.**
- 6. Raise the height of a part of Lôn Glandŵr as well as erecting a new concrete wall.**

Location: Hirael Bay Coast, Bangor, LL57 1AD

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

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1. Description:

- 1.1 This is a full application to construct a 550m long flood defence in the Hirael area on the northern coastal outskirts of Bangor. The application can be divided into a number of different elements, which include: -
- Improvements to the cycle path.
 - Construction of a new concrete wall to replace the existing deteriorated gabions and follow the footprint of the existing sea wall.
 - Rebuilding of slipway.
 - Installation of two floodgates.
 - Erecting a soil embankment.
 - Raise the height of a part of Lôn Glandŵr as well as erecting a new concrete wall.
- 1.2 A number of options were considered to improve the existing and deteriorating coastal defences in this part of Bangor and the option that would involve undertaking work within four specified areas along the coast was selected.
- 1.3 A new concrete wall will be erected between the playing field and cycle path in Area 1 (Beach Road eastern car park), along with the reconstructions of the slipway that provides access down to the foreshore as well as the installation of a floodgate in the front of the access. In Area 2, it is proposed to construct a retaining wall along the promenade from the eastern Beach Road car park to the Welsh Water pumping station, by using the *sheet piling* method along the footprint of the existing wall, with the wall finished in concrete coping and a handrail installed on the surface. Within the third area, it is intended to build a 1m wide compacted soil sea wall, between the Welsh Water site and the western car park on Beach Road. It is also intended to construct a cycle path behind the sea wall and in the access to the Welsh Water site, it is intended to install a 9m wide floodgate. Within the fourth area (Ffordd Glandŵr in Y Bae), it is intended to increase the height of the road 0.5m above its existing height for up to 20m, along with the erection of two sections of wall in reinforced concrete. It is also intended to install a 6m wide floodgate across Ffordd Glandŵr in order to provide a flood defence as well as continue to provide access to the nearby residential property.
- 1.4 This application was submitted considering that historically, Hirael, , has been at risk of flooding from many sources. Work was undertaken on vast parts of the Afon Adda culvert in 2008 by increasing the culvert's capacity to hold water since the river was a source of fluvial flooding risk. The existing coastal defences in Hirael are limited and the only formal defence in the area is the existing sea wall of deteriorated gabions and there are no other structures that manage coastal flooding within the area. Under the Shoreline Management Plan 2, Hirael sees a policy change of "holding the line" in Epoch 1 and 2 to *Managed Realignment* by Epoch 3. The main construction work will take place on dry land.
- 1.5 The application site is located on the northern outskirts of the city, with varied land uses to the west, south and east, including residential dwellings and commercial/business uses. There is no land designation to the application site, but heritage assets are located to the east, including listed buildings, monuments, registered historic gardens/parks and the North West Wales Slate Wales World Heritage Site with sections of the Menai Straits designated as a Special Area of Conservation and a Site of Special Scientific Interest.

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1.6 In order to support the application, the following documents were submitted - Planning, Design and Access Statement; Desk-top Archaeology; Habitats Regulations Assessment (*HRA*); Landscape and Visual Appraisal; A Welsh Language Statement, Flood Impact Assessment as well as an Environmental Impact Assessment (Screening Opinion Report).

1.7 The development is described as an *urban development project* under Schedule 2, Regulation 2(1) of Town and Country Planning Regulations (Environmental Impact Assessment) (Wales) 2017, which means that the application will need to be screened. To this end, the application has been screened but considering its scale, nature, as well as mitigation measures, no Environmental Impact Assessment will need to be submitted with this current application and this opinion has also been confirmed by the applicant within the Environmental Impact Assessment (Screening Opinion Report).

2. Relevant Policies:

2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be made in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.

2.2 The Well-being of Future Generations (Wales) Act 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

2.3 **Gwynedd and Anglesey Joint Local Development Plan 2011-2026 (JLDP adopted 31 July 2017): -**

PS 1: The Welsh Language and Culture

ISA 1 - infrastructure provision

PS 5 - sustainable developments

PS 6 - mitigating the effects of climate change and adapting to them

TRA 4 - managing transport impacts

PCYFF 2 - development criteria

PCYFF 3 - design and place shaping

AMG 4 - coastal protection

AMG 5 - local biodiversity conservation

AT 1 - conservation areas, World Heritage Sites and landscapes, parks and registered historic gardens

PS 19 - conserving and where appropriate enhancing the natural environment

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PS 20 - conserving and enhancing cultural assets

2.4 National Policies:

Planning Policy Wales, Edition 11 (2021).

Future Wales: The National Plan 2040.

Technical Advice Note (TAN) 5: Planning and Nature Conservation (2009).

TAN 12: Design (2016).

TAN 20: Planning and the Welsh Language (2017).

TAN 24: The Historic Environment (2017).

3. Relevant Planning History:

- 3.1 There is no relevant planning history to this particular site, although a number of informal discussions were held with the applicant, referring to what was needed to submit a valid planning application.

4. Consultations:

Town/Community Council: No response.

Transportation Unit: Public footpath number 29 Bangor needs to be protected during and after the development.

Natural Resources Wales (NRW): Originally objected since insufficient information had been submitted with the application relating to the impact of the proposal on marine mammals within and surrounding the **Protected Sites** and protected species (Pen Llŷn a'r Sarnau Special Area of Conservation (SAC); North Anglesey SAC and West Wales Marine SAC. Insufficient information has been received to ascertain whether the curtain stanchions will be placed within the water column or outside the water. Installing stanchions in the water would create noise that would be likely to have a detrimental impact on mammals such as dolphins and seals.

After receiving the original concerns of NRW regarding the lack of information within the content of the *HRA*, the applicant has submitted an amended document and as a result of informing NRW of this latest document, they do not have an objection to the proposal,

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subject to the inclusion of 2 conditions: -

1. No development work or site clearance work will be permitted to commence until a Construction Environmental Management Plan (CEMP) for the whole site will be submitted to the Local Planning Authority and for it to be approved in writing. The CEMP should include:
 - Construction methods: details of materials, how the waste produced will be managed.
 - General Site Management: the details of the construction programme including the timetable, details for clearing the site; details of draining the site's buildings, restricted areas, suitably sized buffer zones between storage areas (waste, oil, fuel, concrete mixing and washing) and any watercourse or surface water drains.
 - Pollution Prevention: showing how the Pollution Prevention Guidelines and relevant best practice will be implemented, including details of the urgent procedures to deal with spillages and an incident response plan.
 - The details of the persons and bodies that are responsible for CEMP-related activities and the emergency contact details
 - Landscape/ecology works clerk to ensure that the construction complies with approved plans and environmental regulations.
2. No development work that could affect invasive species to commence until a Biosecurity Risk Assessment has been submitted to the Local Planning Authority and approved in writing. The risk assessment will include measures to manage, abolish or manage invasive species in the long term during the construction and implementation period. The Biosecurity Risk Assessment will be undertaken in accordance with the approved details.

Risk of flooding - the Flood Impact Assessment submitted with the application is acceptable to support the application based on flood mitigation plans. The matter of opening and closing the floodgates is a matter between the applicant and NRW to be agreed and NRW are satisfied with this arrangement.

Other matters - it is a matter for the applicant to ensure that they receive other licences/permits that apply to the development.

Welsh Water:

A number of Welsh Water assets cross the site (e.g. combined sewerage) and there will be a need to ensure that the development

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does not disturb these assessments by including an appropriate condition on any planning consent.

Public Protection Unit, Food, Safety and Environmental Health Service:

No objection but recommend that the applicant notes the following: -

- Although attention has been given in the application to the risk of polluting the Menai Straits during the construction work, there is no reference to commercial shellfish beds in the nearby area.
- Designated shellfish production areas (Regulation CE 854/2004 located in: i) Cegin Channel (RMP B055T) SH 5867873309, 530 14.277' N, 040 07.140' W ii) West of Bangor Pier (RMP B055S) SH 5833473287 530 14.260' N, 040 07.449' W.
- Should the application be approved, the applicant should consider protecting these sites from any potential pollution and establishing an urgent response procedure should pollution from the development work escape to the Menai Straits / nearby water courses.

Observations were also received from the Pollution Control Unit, stating that the following conditions will need to be imposed should this application be approved: -

- Introduce a noise and vibration assessment before starting on any work on the development in line with British Standards.
- Limit working hours.

It is also noted that no work on the site will be permitted to cause dust to be dispersed and stockpiles of waste must be dampened and the best possible action must be taken to reduce land vibration as a result of steel curtain stanchion activities.

Water and Environment Unit:

The intention of the development is to manage the coastal flood risk, and it is also located within a C2 flood zone. Consequently, NRW will need to offer observations on the flood risk management facing the development, including the flooding assessment.

The development is not within the CCMA listed in appendix 6 of the Anglesey and Gwynedd Joint Local Development Plan (2017), because it is intended to implement the *HTL* policy to the coastline in Hirael (PU 16.28) over the medium term.

After considering the long-term policy for the coast in this location

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presented in the Shoreline Management Plan (SMP2), we believe that the proposed plan will be consistent with the shift towards *Managed Realignment* in the future.

- CADW: A number of heritage assets are located in the catchment area of the site, including listed buildings, and the relics and Slate Landscape of North West Wales World Heritage Site. Considering the content of the Landscape and Amenity Evaluation submitted with the application, it is considered that the proposal will not have a detrimental impact on the setting or character of these heritage assets.
- Gwynedd Archaeological Planning Service: Need to include a condition that relates to undertaking the archaeological work programme before any work commences on the site.
- Maritime Unit: No response.
- Biodiversity Unit: Agree with the recommendations of the amended Habitats Regulations Assessment (*HRA*) on the basis that there will be no detrimental impact on Traeth Lafan and the Menai Straits/Colwyn Bay.
- However, a condition will be needed to confirm that the work is carried out in accordance with the recommendations included in the Assessment itself.

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Public Consultation:

Notices were posted around the site and nearby residents were informed. The advertisement period has already ended. Correspondence was received from the developers of Y Bae on the following grounds:

- The proposal provides a protection standard from tidal flooding for 1 in 100 years, which takes into account 1 in 50 years of climate change allowances but, for residential development, 100 years of climate change allowances should be considered.
- The reliance on using manual flood prevention gates is very risky, as seen in Llanrwst recently.
- Concerns about flood prevention improvements along Ffordd Glandŵr - the existing level of the road should be raised higher and not rely on closing the two gates manually.
- The application does not include enough details about how this work will affect the development of Part 2 of the site *Dickies*.

It is noted that these objections are *technical* in nature, and despite these concerns, NRW has confirmed, as a result of the statutory consultation process, that they have no objection to the flood prevention plan that is based on evidence included within the Flood Impact Assessment document.

NRW supports partner flood mitigation plans that show a reduction in the risk of flooding to people and property but further discussions will be needed between the applicant and NRW to agree on a set procedure for implementing the opening/closing of floodgates/preventative logs that have been noted above by the objector.

5. Assessment of the material planning considerations:

The principle of the development

5.1 Policy ISA 1 of the LDP states that proposals will only be granted where adequate infrastructure capacity exists or where it is delivered in a timely manner. Policy PS 5 of the LDP supports developments where they alleviate the causes of climate change and adapting to those impacts that are unavoidable in accordance with Strategic Policy PS 6. Policy PS 6 of the LDP states that in order to alleviate the effects of climate change, proposals will only be permitted where it is demonstrated that they have fully taken account of and responded to the aim and objective of reducing the general flood risk within the Plan area and areas outside it, as well as withstand the impacts of climate change as much as possible.

5.2 As already referred to in this assessment, the main objective of the proposal as submitted is to reduce the risk in terms of coastal flooding in the Hirael area of Bangor in the future and this is a partnership scheme between Gwynedd Council and NRW. It is acknowledged that the existing coastal defences in Hirael are restricted and the only formal defences in the area is the existing sea wall of deteriorated gabions and there are no other structures that manage coastal flooding in the area. As NRW have already confirmed, this scheme will be a way to reduce risks to the occupants

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and to properties (residential and commercial), and safeguard the integrity of the nearby class I county road, the A5, which is located within the coastal area of Hirael. The applicant has considered the implications of the proposal on elements such as the character, landscape, biodiversity, sustainable materials, noise nuisance, access and hydrology and flood risk, when designing this flood prevention scheme.

5.3 Policies PS 5 and PS 6 also state that the quality of the natural environment and its biodiversity assets will need to be protected, as well as protected species. As noted above, NRW had concerns about the potential impact of the proposals on mammals within and around the Pen Llŷn a'r Sarnau SAC, North Anglesey Marine SAC and West Wales Marine SAC, which is a habitat to harbour porpoise, bottlenose dolphin and grey seal, as well as a lack of information within the Habitats Regulations Assessment itself. To this end, the applicant has submitted an amended updated Assessment and now NRW has no concerns regarding the impact of the proposal on wildlife, subject to the inclusion of relevant conditions as already noted above.

5.4 Policy AMG 4 of the LDP states that when considering a proposal on the coast, including the Heritage Coast, there will be a need to ensure that the proposal conforms to the following criteria:

1 The development must be located on the coast, or in open estuaries, or nearby, and that there is an overriding economic and social benefit from the development - the application site is located on 550m of the coastline of the city of Bangor with the Menai Straits (*Bangor Flats*), and the application is intended to reinforce retaining walls/existing defences from further deterioration. This, in turn, would be of social and economic benefit to the owners and occupiers of commercial and residential property in the Hirael area.

2 That it does not cause unacceptable harm to:- (i) water quality;

(ii) public access considerations; (iii) the built environment, or character of the landscape or seascape and (iv) the area's biodiversity interests - having considered the information in the form of the various reports and assessments submitted by the applicant with the application, as well as considering this report, it is not believed that the proposal, if approved, would affect the water quality; it will not have a detrimental impact on public access to the footpath and existing cycle path (it is considered that the proposal would improve this public resource after the work is completed); it is not believed that the proposal will have a substantial impact on heritage assets within the catchment area of the application and it is not believed that it will have a significant impact on the visual amenities of this part of the built coastline, considering the nature and scale of the proposal itself.

3 Priority is given to locations with a close visual connection to existing buildings or structures - the construction in the catchment area of this section of the coast is in the form of a variety of different structures, including residential dwellings, commercial garages, Welsh Water station, constructions associated with the football field, as well as the existing retaining wall. The proposal would involve building structures of a very similar construction and appearance to the existing structures, including metal and timber gates, rails/handrails, as well as reshaping sections of the land behind the existing retaining walls.

4 There are no other suitable locations on the coast that have been developed - the intention of this current application is to replace the existing substandard defences with new defences on a part of the coastline that is already a built area in part.

5 That the development is consistent with other policies within the Plan including Policy ARNA 1 - Policy ARNA 1 relates to sections of the County's coastlines that have been designated as Coastal Change Management Areas where there is strict control of new developments considering the high risk of coastal erosion and flooding. The policy states that proposals for new coastal protection plans or plans that replace old provisions will be approved provided that it can be shown that the work is consistent with the management method for the foreshore as submitted in the Shoreline

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Management Plan and that there will be no material detrimental impact on the environment. Although this section of the coast is not within the Coastal Change Management Area, it is considered that the work associated with this current plan complies with the objectives of this particular policy.

- 5.5 Having considered the above-mentioned assessment, it is believed that the proposal is acceptable based on principle and complies with the requirements of Policies ISA 1, PS 5 and PS 6 of the LDP. However, the proposal must also comply with other relevant policies as noted below.

Visual amenities

- 5.6 The site is located on the northern outskirts of the city and is a part of the coastline on the banks of the Menai Straits and is visible from all four directions. Based on its prominent location, a Landscape and Amenity Evaluation was submitted with the application. The evaluation concludes: - (i) that the views out of the site towards the Menai Straits, Anglesey, Snowdonia and the Orme are the most important views, rather than views of the site itself and its surrounding landscape; (ii) there are views of a number of *highly sensitive receptors* on Anglesey (e.g. Beaumaris pier), but such views would be from a distance and considering the nature and scale of the proposal, it is unlikely to have a detrimental impact on these views, however, should the proposal's scale and size change, the situation would need to be reconsidered; (iii) the proposal is visible from the beach, parking spaces and nearby paths and there will be a need to ensure that the proposal does not disrupt local views from the site and (iv) the plan creates an opportunity to improve the existing public area, e.g. by extending the footpath/cycle path around the water treatment works.
- 5.7 Considering the nature and scale of the proposal, it is not believed that the work would have a detrimental impact on the visual amenities of this part of the coast, to any greater degree than what is already characteristic of the area. There will be a number of new additional structures such as installing flood prevention gates, a new concrete wall and soil embankment but it is not believed that a combination of these additional structures would substantially transform the appearance and general character of this section of the city's coastline at the detriment of visual amenities.
- 5.8 It was mentioned above that a number of heritage assets are located in the catchment area of the application site including listed building, relics, registered historic gardens/parks and the Slate Landscape of North West Wales World Heritage Site. In response to the statutory consultation process, CADW do not have an objection to the application, considering that the existing vegetation between the application site and the assets would reduce any physical impact that the proposal, possibly, will be available on these heritage assets. It is also noted that an archaeological condition needs to be included with any application as there is archaeological potential within the area that could date back to the middle ages. The proposal, therefore, is acceptable on the grounds of Policy PS 19, PS 20, AT 1, PCYFF 2, PCYFF 3 and AMG 4 of the LDP.

General and residential amenities

- 5.9 A mix of land uses are located around the site, including residential dwellings and commercial businesses to the south, west and to the east. It is inevitable that some element of noise nuisance will derive from the development during the construction work for a temporary period only and a condition can be included within any planning consent which restricts the time/working hours that would be a way of reducing any noise nuisance. It was noted above by the Public Protection Service the need to include relevant conditions that relate to reducing noise levels as well as restrict the working hours and ensuring that the residential and general amenities of nearby occupiers will not be undermined due to the dispersed dust and land vibration. This can also be

PLANNING COMMITTEE	DATE: 13/06/2022
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

ensured by including a condition that relates to submitting an Environmental Construction Management Plan. It is not anticipated that there will be a substantial increase, if any, in noise levels as a result of this development after it becomes operational as there is no change in the pattern, density or public use made of the site as existing.

- 5.10 It is noted that the main objective of this proposal is to safeguard the interests of the users/occupiers and owners of the Hiraël area from flooding and approving this application will be a way to ensure a safe future for the population and businesses of the area. The proposal also, when operational, will improve the existing resources on the site by undertaking other improvements, e.g. for the cycle path and footpath in the form of realigning and improving the safety of the paths themselves for the benefit of their users. Considering the above assessment, therefore, it is believed that the proposal is acceptable based on the requirements of Policy PCYFF 2 of the LDP.

Transport and access matters

- 5.11 The Transportation Unit has stated following the statutory consultation process that footpath number 29 Bangor will need to be safeguarded during the construction work. The applicant has noted that there will be a need to use the existing car parks for a temporary period only for the construction work with access (as existing) off the nearby class I county road (the A5), as well as agree with the traffic controlling measures. These matters will be matters to be agreed with the Transportation Unit outside the planning field. The proposal, therefore, is acceptable on the basis of the requirements of Policy TRA 4 of the LDP.

Biodiversity matters

- 5.12 In order to support the application, the applicant has submitted a Habitats Regulations Assessment (HRA), considering the application's sensitive location near the Menai Straits (Bangor Flats), which is designated as a Special Area of Conservation as well as a Site of Special Scientific Interest. In response to the statutory consultation process, the Council's Biodiversity Unit states that they agree with the recommendations of the amended Habitats Regulations Assessment (*HRA*) on the basis that there will be no detrimental impact on Traeth Lafan or the Menai Straits/Colwyn Bay. However, a condition will be needed to confirm that the work is carried out in accordance with the recommendations included in the Assessment itself.
- 5.13 Natural Resources Wales have also stated that there is no objection to the application on ecological grounds, subject to the inclusion of relevant conditions relating to the submission of a Construction Environmental Management Plan and a Biosecurity Risk Assessment. To this end, therefore, it is believed that the proposal is acceptable based on the requirements of Policy AMG 4 and AMG 5 of the LDP.

6. Conclusions:

- 6.1 Having considered the above assessment, it is believed that the proposal to build a flood defence in the Hiraël area of the city responds positively to the structural weaknesses identified in the existing defences. When assessing the application, full consideration was given to the observations received in response to the statutory consultation process and based on the above assessment, it is not considered that the proposal is contrary to local or national policies and that no relevant planning matter outweighs these policy considerations. To this end, therefore, it is believed that this proposal is acceptable subject to the inclusion of the following conditions.

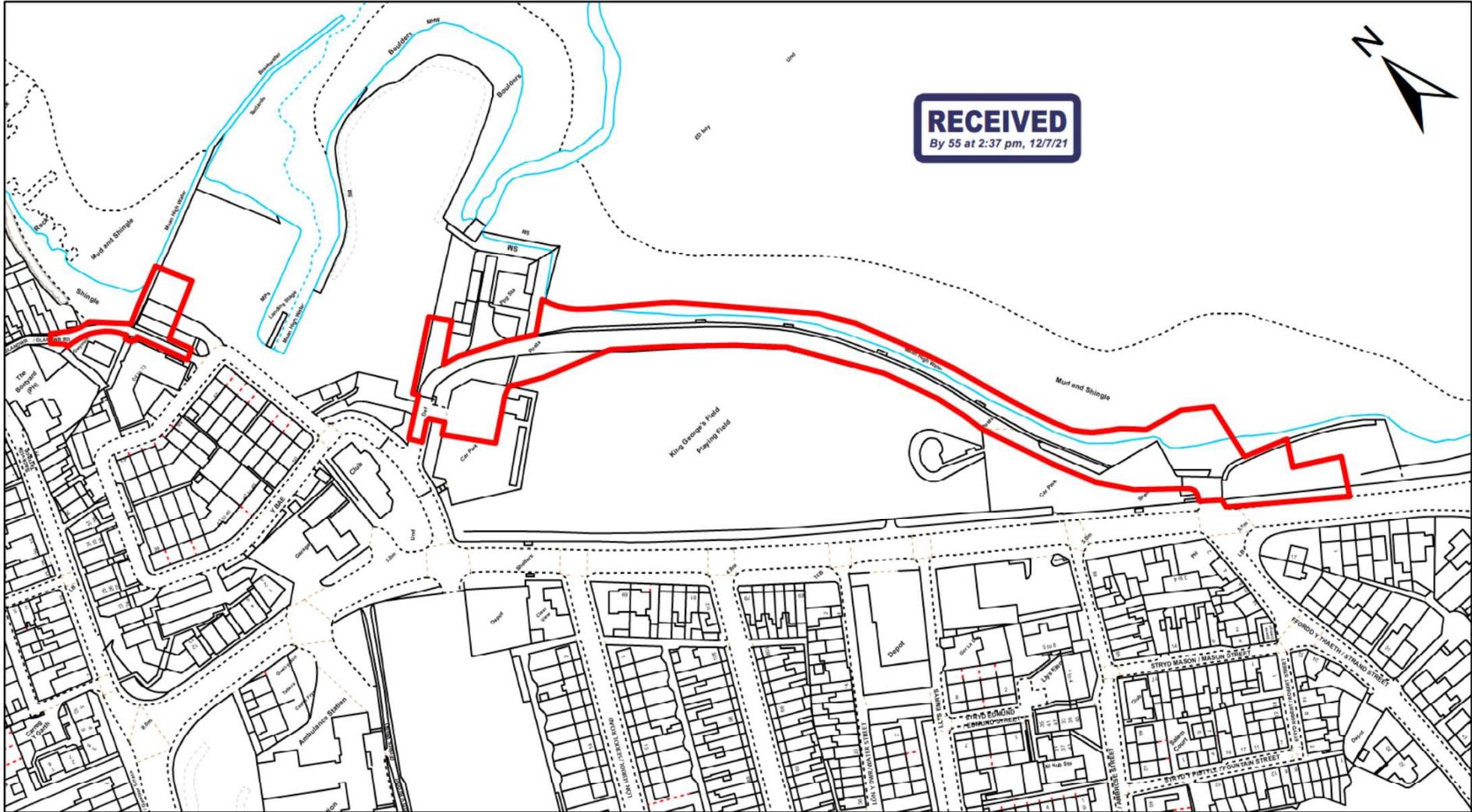
7. Recommendation:

PLANNING COMMITTEE	DATE: 13/06/2022
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

7.1 To delegate the right to the Senior Planning Manager to approve the application, subject to the following conditions:

To approve – conditions.

1. Five years.
2. In accordance with the plans/details submitted with the application.
3. Submission of a Construction Environmental Management Plan to include measures to reduce noise, dust and vibration to be agreed with the LPA.
4. Submission of a Biosecurity Risk Assessment.
5. Compliance with the recommendations of the amended Habitats Regulations Assessment.
6. Submission of a Method Statement Plan/Risk Assessment in order to safeguard the Welsh Water assets that cross the site.
7. Submission of the details of the Archaeological Programme to be followed with a report of the archaeological work carried out on the site.
8. Restriction of the working hours which includes running machines and importing materials between 08:00 to 18:00 Monday to Friday and not at all on Saturday, Sunday and Bank Holidays unless the extension of these working hours has been approved in writing by the Local Planning Authority.
9. Safeguard public footpath no. 28 and 29 Bangor during and after the completion of the development.



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Teitl y Proiect/ Project Title
Hirael Flood Alleviation Scheme
YGC Project number 7720

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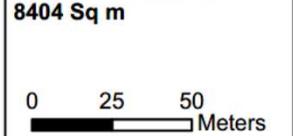
Darlunwyd Gan: Drawn By: MCW
Dyddiad Darlunwyd: Date Drawn: 17/11/2021

Gwiriwyd Gan: Checked By: EG
Dyddiad Gwiriwyd: Date Checked: 18/11/2021

Taflen: Sheet: 1 of 1
Graddfeydd: Scales: 1:2,000

Rhif Lluniad: Drawing No: 7720/RLB/1.0
Cywll: Rev: 1.0

Allwedd/ Key
 Red line boundary
Total surface area: 8404 Sq m

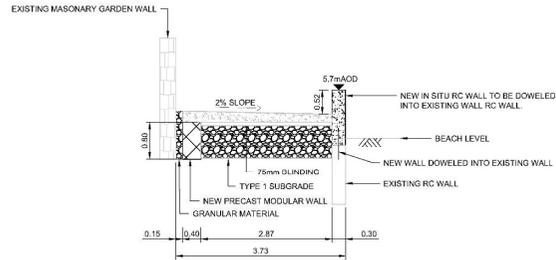


Teitl y Cynllun/ Drawing Title
Red line site boundary

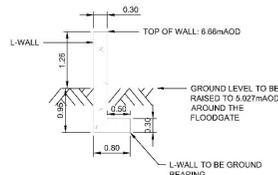


ISO A1 594mm x 841mm
 Approved: VC
 Checked: JB
 Designer: JH
 Project Management: JH
 Project Management Address: Glandwr Road Design Profiles and Sections for Planning DWG
 CAD: 0181910 CAD20 SHEETS/OUTLINE DESIGN/PLANNING/0664880-ACM-XX-DR-C-0202 Glandwr Road Design Profiles and Sections for Planning DWG
 CAD: 0181910 CAD20 SHEETS/OUTLINE DESIGN/PLANNING/0664880-ACM-XX-DR-C-0202 Glandwr Road Design Profiles and Sections for Planning DWG
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 Filename: U:\UK\DISP\FPL\007_NA_AECOM\NET\COMLOCAL\LEEDS\DISP\PROJECTS\0664880_HIRAEI_BAY_FAS900_CAD_0181910_CAD20_SHEETS\OUTLINE DESIGN\PLANNING\0664880-ACM-XX-DR-C-0202 Glandwr Road Design Profiles and Sections for Planning DWG
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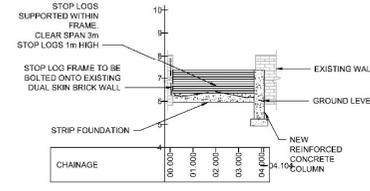
SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION
 IN ADDITION TO THE HAZARDS / RISKS IDENTIFIED AS PART OF THE DESIGN WORK, THE DESIGN MUST ALSO CONSIDER:
 CONSTRUCTION
 1. WORKING NEAR WATER AND UTILITIES CONDUITS
 2. WORKING IN AND AROUND A PUBLIC HIGHWAY
 MAINTENANCE / CLEANING / OPERATION
 N/A
 COMMISSIONING / OPERATION
 N/A
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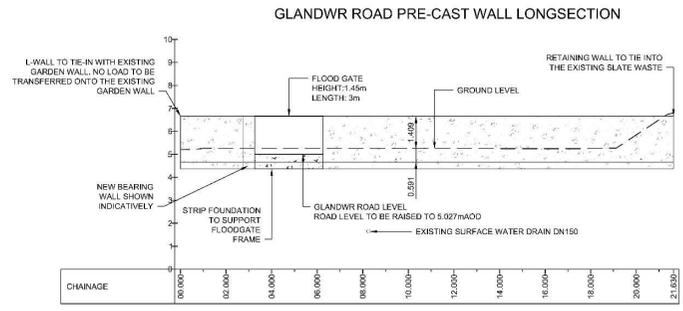
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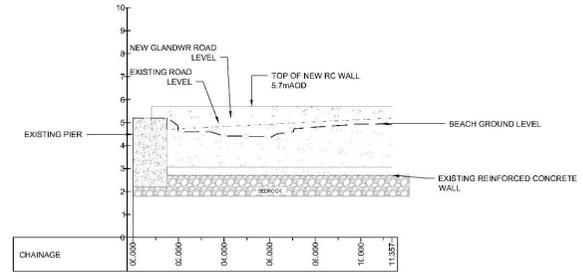
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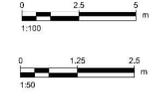
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LONGSECTION WALL GR2
 Scale 1:100



LONGSECTION WALL GR1
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ISSUE/REVISION	NO	DATE	DESCRIPTION
	01	12/11/2021	FIRST REVISION
	02		
	03		
	04		
	05		

PROJECT NUMBER
 60664880
SHEET TITLE
 GLANDWR ROAD OUTLINE DESIGN PROFILES AND SECTIONS
SHEET NUMBER
 60664880-ACM-XX-DR-C-0202

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PROJECT NUMBER
60664880

SHEET TITLE
BEACH ROAD EAST DESIGN PROFILES AND SECTIONS FOR PLANNING

SHEET NUMBER
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SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

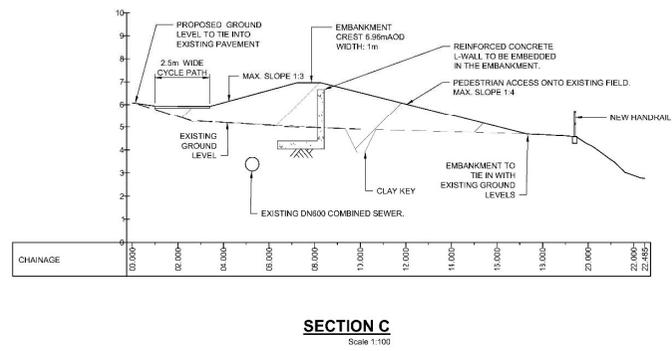
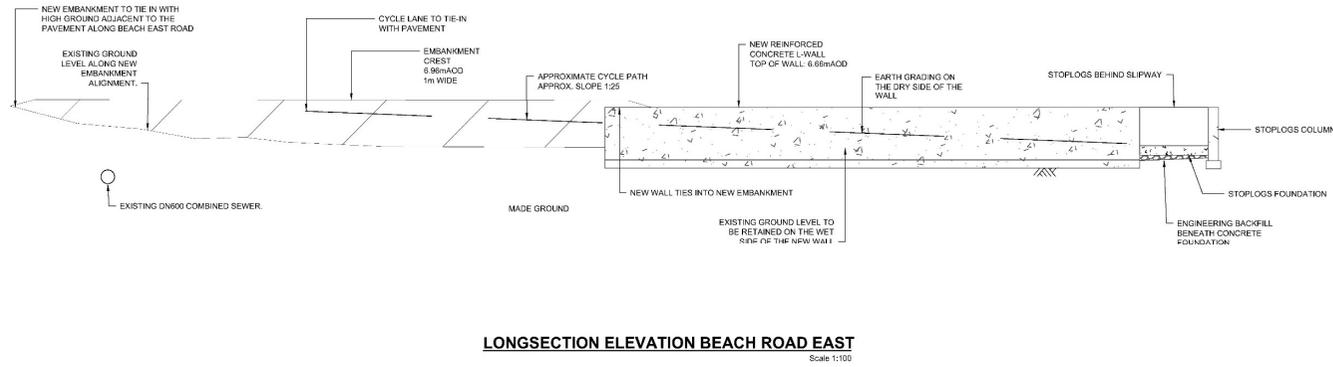
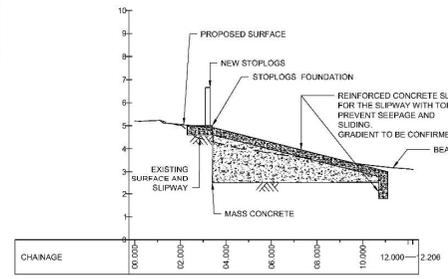
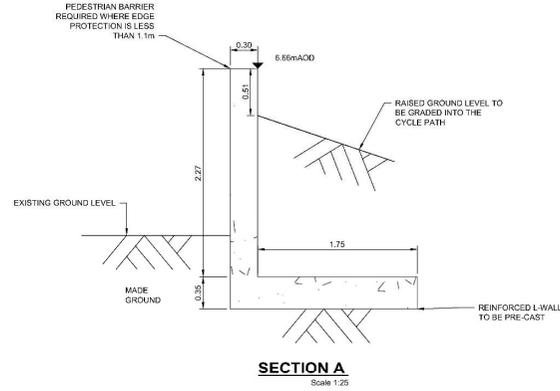
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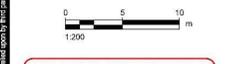
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NO	DATE	DESCRIPTION

PROJECT NUMBER	
60664880	
SHEET TITLE	
PUMPING STATION DESIGN OVERVIEW PLAN FOR PLANNING	
SHEET NUMBER	
60664880-ACM-XX-XX-DR-C-0205	

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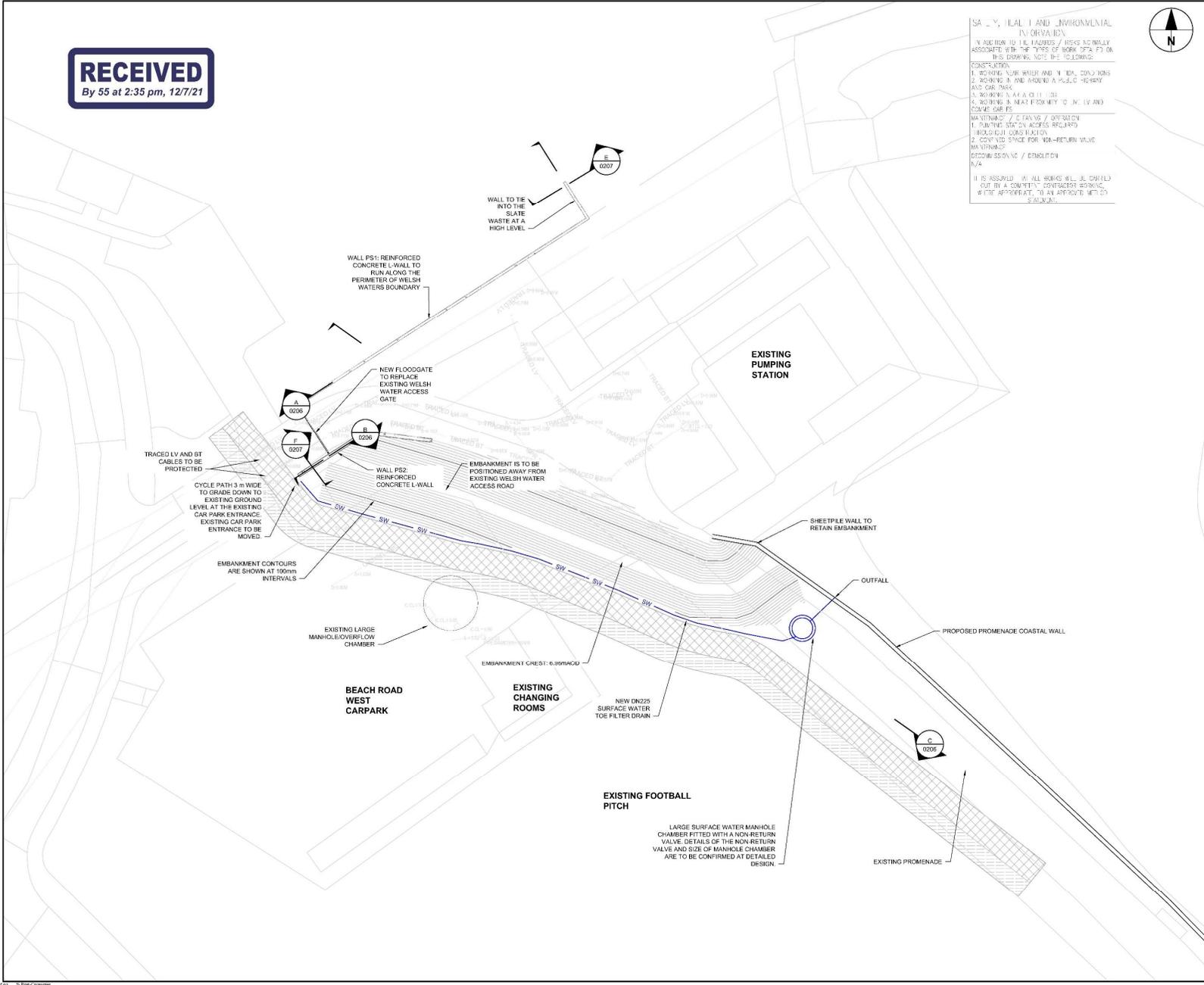
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- WORKING IN AND AROUND A PUBLIC HIGHWAY AND CAR PARK
- WORKING IN A CITY
- WORKING IN NEAR PROXIMITY TO LIVE AND COMMERCIALS

MAINTENANCE / OPERATION / DEFLECTION:

- WORKING NEAR ACCESS ROADS
- WORKING NEAR ACCESS ROADS
- WORKING NEAR ACCESS ROADS

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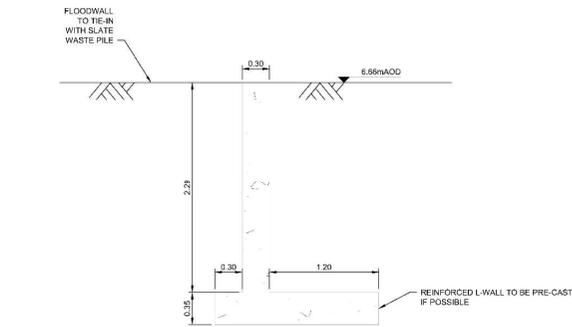
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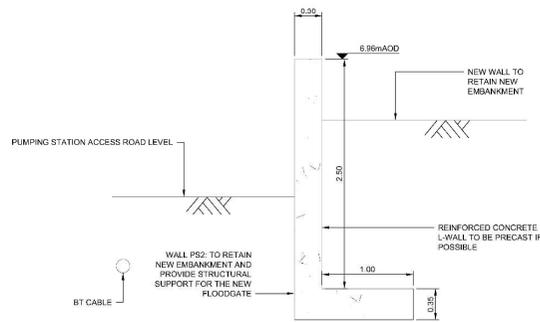
Project Management Initials: Designer: JH
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 Approved: VC
 ISO A1 594mm x 841mm
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 2. WORKING IN AND AROUND A PUBLIC HIGHWAY AND ROAD
 3. WORKING NEAR A HIGH FLOOR
 4. WORKING IN NEAR PROXIMITY TO LIVE AND COMBUSTIBLES

MANIPULATION / CLEANING / OPERATIONS:

1. WORKING SHOULD BE STOPPED IMMEDIATELY THROUGHOUT CONSTRUCTION
2. DECOMMISSIONING / DEMOLITION
3. N/A

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PROJECT
HIRAEEL BAY FLOOD ALLEVIATION SCHEME

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 Council Offices, Shirehall Street, Caernarfon LL55 1SH

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NO	DATE	FIRST REVISION

PROJECT NUMBER
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SHEET TITLE
 PUMPING STATION DESIGN
 PROFILES AND SECTIONS
 SHEET 2 OF 2 FOR PLANNING

SHEET NUMBER
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PLANNING COMMITTEE	DATE: 13/06/2022
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

Number: 8

Application Number: C22/0239/15/LL

Date Registered: 16/03/2022

Application Type: Full

Community: Llanberis

Ward: Llanberis

Proposal: Substantial demolition of the existing Electric Mountain Visitor Centre (bar the existing electricity sub-station), change of use of the site to form a car park, replacement lighting, provision of electric vehicle charging points and associated landscaping.

Location: Electric Mountain Visitor Centre, Oriel Eryri, Llanberis, Caernarfon, Gwynedd, LL55 4UR

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

PLANNING COMMITTEE	DATE: 13/06/2022
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

1. Description:

- 1.1 This is a full application to demolish the structure of the Electric Mountain Visitor Centre (separate to the electricity sub-station) to provide a new car park, install lighting, charging points for vehicles and associated landscaping on a site that is located between the village and Padarn Lake. The application can be split into several different elements, which include: -
- Demolish 2,932m² of the floor surface area of the existing building, apart from 22m² of the surface area of the electricity sub-station.
 - Provide a car park for the public that would add 110 additional parking spaces to the existing adjacent car park, including 5 disabled spaces.
 - Provide 12 AC fast charging points for vehicles and one DC fast charging point for vehicles.
 - Access to the extended car park by using the existing access from the adjacent class I county road (A.4086).
 - Install nine 6m high columns to light the car park, of a design that would reduce any light pollution on the land surrounding the application site.
 - Soft landscaping scheme to include planting trees, shrubs and meadow wildflowers.
- 1.2 The site and the existing structure lies on the northern outskirts of the village of Llanberis, with the structure partially screened by a timber security fence. There are trees and vegetation on the northern, eastern and western peripheries of the site and it is within 500m of a protection buffer for monuments; within Dinorwig Landscape of Outstanding Historic Interest; within 135m of the North West Wales Slate Landscape World Heritage Site; within the North West Fringes of Snowdonia Special Landscape Area and within a C2 Flood Zone in Technical Advice Note 15: Development and Flood Risk.
- 1.3 In order to support the application, the following documents were submitted - Planning, Design and Access Statement; Transport Statement; Drainage Strategy; Flood Risk Assessment; External Lighting Planning Statement; Ecological Report and an Arboriculture Statement.
- 1.4 The Design and Access Statement provides further details on some aspects of the proposal as summarised below: -
- (i) The centre was previously used for a café, visitor centre, meeting rooms, a shop and other incidental facilities. However, the centre was under-used and too large for the facilities accommodated inside. The building was too expensive to run and was unsustainable e.g. the ventilation/heating system had reached the end of its life.
 - (ii) In March 2018 (see below), permission was granted to First Hydro to renovate the existing building, to include extensive demolition work, and the provision of a temporary visitor centre. The use of the visitor centre ended in 2020 (due to the spread of Covid) and in addition, Dinorwig Power Station will be undergoing a large-scale upgrade in the near future and therefore the applicant (First Hydro) will no longer need the existing visitor centre.
 - (iii) A number of public consultations were held throughout 2021 regarding the intention to demolish the centre, and discussions are ongoing with, e.g. Gwynedd Council for developing and promoting social, environmental and structural improvements in future for local communities such as Llanberis.

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- (iv) The creation of additional parking spaces will help to address the parking difficulties within the village, especially during the summer season, and will also encourage and promote sustainable transport, working in parallel with the Snowdon Partnership.
- (v) Parts of the car park could be used occasionally for community use.
- (vi) Consideration is being given to the promotion of the Welsh language through - the provision of bilingual parking equipment and signage; areas of the car park will occasionally be made available solely for use by community and local groups, and First Hydro will generally promote the use of local contractors, including the demolition work and the creation of the new car park, which are the subject of this application.

2. Relevant Policies:

2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be made in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.

2.2 The Well-being of Future Generations (Wales) Act 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

2.3 Anglesey and Gwynedd Joint Local Development Plan 2011-2026 (LDP) adopted 31 July 2017: -

ISA 1 – Infrastructure.

ISA 2 – Community facilities.

TRA 2 – Parking standards.

TRA 4 – Managing transport impacts.

PS 5 – Sustainable development.

PS 6 – Mitigating the effects of climate change and adapting to them.

PCYFF 2 - Development criteria.

PCYFF 3 – Design and place shaping.

PCYFF 4 – Design and landscaping.

AMG 2 – Special Landscape Areas.

AMG 5 – Local biodiversity conservation.

PS 20 - Conserving and where appropriate enhancing cultural assets.

AT 1 - Conservation areas, World Heritage Sites and registered landscapes, parks and historic gardens.

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Supplementary Planning Guidance: Change of use of Community Facilities and Services, Employment Sites and Retail Units, 2021.

2.4 **National Policies:**

Future Wales: The National Plan 2040.

Planning Policy Wales (Edition 11 - February 2021).

Technical Advice Note (TAN) 5: Nature Conservation and Planning.

TAN 15: Development and Flood Risk.

TAN 18: Transportation.

TAN 24: The Historic Environment.

3. **Relevant Planning History:**

3.1 Application number C18/0241/15/LL - refurbishment work to include part demolition of the existing building, landscaping, create a temporary construction access and erection of a canopy, approved in March, 2018.

3.2 Application no.C18/0935/15/AC - variation /discharge of conditions and discharge of condition number 4 of planning permission C18/0241/15/LL regarding the external finishes of the development, approved in October 2018.

3.3 Application no. C18/1121/15/AC - Discharge of condition 5 of planning permission C18/0241/15/LL regarding landscaping, approved in December 2018.

4. **Consultations:**

Town/Community Council: No response.

Transportation Unit: No response.

Natural Resources Wales: Need to include conditions regarding compliance with the details of the Flood Consequence Assessment and the Ecology Report that was submitted with the application, and a condition to avoid raising the land levels.

Welsh Water: Need to safeguard the Welsh Water assets that cross the site, that include the surface water sewerage and foul water system.

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Public Protection Unit: No response.

CADW: No objection regarding the impact of the proposal on the setting of nearby monuments or the setting of the World Heritage Site.

Gwynedd Archaeological Planning Service: The applicant needs to undertake a photographic survey of the existing structure by the inclusion of a relevant condition within any planning permission.

Biodiversity Unit: Compliance with the mitigation measures noted in the Ecological Report by the inclusion of a relevant condition within any permission.

Water and Environment Unit: No response.

Public Consultation: Notices were posted on the site and nearby residents were notified. The advertising period has already expired and correspondence was received objecting on the following grounds:

- It is believed that demolishing a large modern building and replacing it with a car park is a waste of scarce resources, the slate roof in particular.
- No need for an additional public car park in Llanberis, given that there is already a large park and share facility in Nant Peris. Therefore, it does not comply with the advice within the Well-being of Future Generations (Wales) Act 2015.
- The proposal as a car park makes poor use of a unique and valuable site in this location.
- Need to undertake a recent bats survey and incorporate biodiversity improvements.
- The community would not benefit from this development.
- This development does not have any historical or heritage links with the area.
- Glyn Rhonwy has been previously used successfully as a car park and, with further development, it could provide a significant number of electric charging points for vehicles.

5. Assessment of the material planning considerations:

The principle of the development

5.1 The second part of Policy ISA 2 in the LDP (this policy supported by Supplementary Planning Guidance: Change of use of Community Facilities and Services, Employment Sites and Retail Units 2021) states that the Council will resist the loss or change of use of an existing community facility by complying with at least one of the criteria below: -

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- (i) A suitable replacement facility can be provided by the developer either on or off site, and within easy and convenient access by means other than the car - in this particular case, the proposal to replace a community facility in the form of a visitor centre with an alternative community facility in the form of a public car park, and the applicant has confirmed within the Design and Access Statement that parts of the car park would be available for occasional specific use by local community groups during the year. It is considered that the intended use (like the existing use) would be accessible and convenient for alternative methods of transport apart from cars, given its proximity to the local roads network, footpaths, cycle paths and public transport.
- (ii) It can be demonstrated that the facility is inappropriate or surplus to requirements, or,
- (iii) In the case of a commercially operated facility (as in this case), that there is evidence
- **That the current use has ceased to be financially viable** - as already mentioned in paragraph 1.4 above, the applicant has stated that the visitor centre is under-used and is too large for the facilities accommodated inside. The building is too expensive to run and is unsustainable e.g. the ventilation/heating system had reached the end of its life. In addition, it was confirmed that improvement work to Dinorwig Power Station would soon be undertaken, and would be likely to take some years to complete. Under the circumstances, the applicant would not be in a position to offer opportunities for the public to visit the power station itself, and therefore the applicant has no use for the centre in the foreseeable future. The condition of the structure is already an eyesore within the local area.
 - **It could not reasonably be expected to become financially viable** - based on the information submitted by the applicant regarding the viability of the visitor centre, it cannot be reasonably expected that the use(s) made previously of the building would become financially viable in the near future or the long-term and it would not make economic sense to continue to use the building as a community resource and visitor centre.
 - **No other suitable community use can be established** - given the deficiencies regarding the fact that the current condition of the structure is unsustainable, the size of the floor area/space within the structure itself, it is not believed that the building could be used for the benefit of the community in a way that is financially viable for the owner/applicant for the reasons already noted in this assessment.
 - **There is evidence of genuine attempts to market the facility, which have been unsuccessful** - the applicant does not intend to dispose of the site by selling it, but rather to safeguard it and develop it for a suitable use now and for the future. The applicant is of the opinion that the most suitable use for it in the short/medium term is as a car park, which in itself is an alternative community facility compared to the site's current community use. Within this context, the proposal would involve the loss of one type of community resource to be replaced with another alternative community resource that also addresses the local community's requirements and needs by providing additional parking spaces that would assist in alleviating the increasing parking pressures within the village throughout the year, and especially during holiday periods.

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5.2 Policy PS 5 of the LDP states that developments will be supported where it can be demonstrated that they are consistent with the principles of sustainable development and all proposals should (in relation to this specific proposal):-

- **Give priority to effective use of land and infrastructure, prioritizing wherever possible the re-use of previously developed land and buildings within the development boundaries or in the most appropriate locations outside the boundaries** - in this case, it is intended to use a previously used building, and although it is outside the development boundary, it is believed that the provision of a car park in its place will be a suitable use for the site, considering:- (i) it would create a reasonable extension for the existing car park that is also under the applicant's ownership; (ii) it is located on a site that is sustainable and accessible in relation to transport and travel and (iii) it means making productive use of a site that is currently dormant and that will probably continue to be dormant and not viable in future according to the information submitted by the applicant.
- **Promote greater self-containment of Centres and Villages by contributing to balanced communities that are supported by sufficient services; cultural, arts, sporting and entertainment activities.** - to this end, it is considered that extending the existing parking provision would assist in alleviating the parking problems that face the village during the busiest periods of the year such as the summer holidays, also given that Llanberis is an extremely important visitor centre within the County.
- **Protect and improve the quality of the natural environment, its landscape and biodiversity assets** - as noted in the assessment below, the proposal will include local biodiversity mitigation measures and will undertake biodiversity improvements.
- **Preserve and enhance the quality of the built and historic environment** - the assessment below notes that CADW has no objection to the proposal in relation to its impact on the setting of nearby heritage assets.
- **Promote a varied and responsive local economy, that encourages investment and that will support Centres, Villages and rural areas** - by providing a new extended car park that supplements the existing car park, it is considered that the proposal, if permitted, would assist in promoting the visitor economy further in Llanberis and alleviate the pressure within the village for parking opportunities for visitors during busy periods such as the summer holiday.
- **Reduce the need to travel by private transport and encourage opportunities for all users to travel when required as often as possible by means of alternative modes, placing particular emphasis on walking, cycling and using public transport** - as noted above, it is considered that the intended use (in accordance with the existing use) would be accessible and convenient for alternative methods of transport apart from private cars, given its proximity to the local roads network, footpaths, cycle paths and public transport.

5.3 In addition to the above planning policies, it is noted here that it would be possible for the applicant under relevant planning regulations (Town and Country Planning Order, Permitted General Development 1995 as amended) to only submit a notice for the demolition work where the regulation of the Local Planning Authority over such a development would be limited, but as the applicant has decided to submit a planning application in this case (given that the proposal also involves the change of use of the site), the Local Planning Authority has far greater control over the development with the ability to set relevant planning conditions to ensure that the proposal will not have a significant detrimental impact on the visual amenities or the general and residential amenities of the users of nearby properties.

5.4 Given the above assessment, it is believed that the proposal as submitted is acceptable in principle and is in accordance with policies PS5 and ISA 2.

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Visual amenities

- 5.5 The site is located in a visible location on the eastern periphery of the built area of the village, with views of it from four directions, and it can be described as a 13m high contemporary building of significant scale, constructed on a landmark site with an emphasis on the form and design of the slate roofs. Its appearance includes natural slate roofing and rough pebble-dash walls, with openings of timber and aluminium. It is intended to demolish a significant part of the existing building, leaving a 22m² electric sub-station on the eastern periphery of the existing building that would be covered by clean brickwork on the walls, and a natural slate pitched roof. It is also intended to fell low quality trees and shrubs that are located within the application site.
- 5.6 The new car park would be sited on the existing surface of the ground, made of *tarmac* to match the adjacent car park, and the proposal also includes installing 6m high lighting columns; installing equipment such as a pay machine and signage; indigenous trees and creating meadow wildflower planting areas and constructing a steel railing fence at the front of the site to reflect the fence on the boundary of the existing car park.
- 5.7 The view at eye-level when travelling along the nearby class I county road (A.4086) would be similar to the views from the existing car park adjacent to the application site, although it is acknowledged that the proposal will create an additional empty space in the landscape until the trees that are intended to be planted have become established. However, it is not considered that the proposal will create incongruous structures in this part of the village or within the wider landscape that has been designated as a special landscape area and that it is a natural and rational progression to the existing car park.
- 5.8 Although the site is located near scheduled monuments and a World Heritage Site, CADW has no objection to the application in relation to its impact on the setting of these heritage features. Considering the above assessment, therefore, it is believed that the proposal is acceptable based on the requirements of Policies PCYFF 2, PCYFF 3, AMG 2, PS 20 and AT 1 of the LDP.

General and residential amenities

- 5.9 The nearest residential properties to the site are located approximately 63m to the south (Y Garnedd) with varied uses located nearby, including the community centre, parking spaces and a shop/café. In order to ensure that the demolition work will not have a detrimental impact on the health, safety or amenities of the occupiers of local properties, land uses or other properties or the features of the local area through increased activities, disturbance, vibration, noise, dust, fumes, or other forms of pollution or disturbance, a condition could be set on any permission by asking the applicant to submit a Demolition Method Statement to be agreed in writing with the Local Planning Authority. In addition, the demolition work must comply with the statutory requirements of Natural Resources Wales and the restrictions relating to regulated waste disposal. To this end, therefore, it is believed that the proposal is acceptable based on the requirements of Policy PCYFF 2 of the LDP.

Transport and access matters

- 5.10 Although no response was received from the Transportation Unit to this current application, a Transport Statement was submitted with the application, which concludes that:- (i) use of the existing entrance (which is a priority controlled junction - *priority controlled junction*) to the nearby and adjacent car parks is acceptable for the new extended car park, based on meeting the statutory requirements for such entrances, and there is no reason to refuse it on the grounds of road

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safety and (i) it contributes towards the provision of a sustainable transport development. To this end, therefore, it is believed that the proposal is acceptable based on the Council's parking standards and ensuring road safety, and that it complies with Policies TRA 2 and TRA 4 of the LDP.

Biodiversity matters

- 5.11 As part of the application, an Ecological Report and Arboriculture Statement were submitted. The Ecological Report confirms that the existing structure includes bat roosts and that a licence is required from Natural Resources Wales (*Protected Species Development Licence*) prior to commencing any demolition work, and undertaking the mitigation measures that are noted within the Report itself e.g. installing lighting of a design that minimises any light pollution and installing bat roosts within the existing woodland and within the electricity sub-station. In response to the statutory consultation process, the Biodiversity Unit states that the application can be approved subject to the inclusion of a condition to comply with the recommendations of the report and the recommendations contained in the Arboriculture Statement document. To this end, therefore, it is believed that the proposal is acceptable based on the requirements of Policy AMG 5 of the LDP.

Flooding matters

- 5.12 The site lies within a C2 Flooding Zone (risk of flooding from rivers in this case) as defined in TAN 15: Development and Flood Risk. However, as the proposed use as a car park is described in the TAN as *less vulnerable*, and given that it is unlikely to be associated by increasing risks following the redevelopment of the site, Natural Resources Wales, in this case, considers that the pragmatic approach towards ensuring an entrance and exit noted in the Flood Consequence Assessment that was submitted with the application is acceptable. To this end, therefore, it is believed that the proposal is acceptable based on the requirements of Policy ISA 1, PS 5 and PS 6 of the LDP.

Linguistic matters

- 5.13 In accordance with the Planning (Wales) Act 2015, it is a duty when making a decision on a planning application to consider the Welsh language, where it is relevant to that application. This is reiterated further in para 3.28 of Planning Policy Wales (Edition 11, 2021), and Technical Advice Note 20. The Supplementary Planning Guidance (SPG) 'Maintaining and Creating Unique and Sustainable Communities' (adopted July 2019), provides further guidance on how it is expected for Welsh language considerations to be incorporated in each relevant development.
- 5.14 It is noted that there are some specific types of developments where it will be required for the proposal to submit a Welsh Language Statement or a Welsh Language Impact Assessment. The thresholds in terms of when it will be expected to submit a Statement/Report have been highlighted in Policy PS1 of the Joint LDP, along with Diagram 5 of the SPG. The proposal does not exceed the threshold that has been set in the Policy for needing a Welsh Language Statement. Excluding the developments that meet the thresholds for submitting a Welsh Language Impact Statement / Assessment noted in Policy PS1, guidance is provided in terms of the type of relevant applications where it is necessary to give consideration to the Welsh language in Appendix 5 (The Screening Procedure) of the SPG (sections Ch to Dd). The guidance included within Appendix 5 notes that every retail, commercial or industrial development where there is no need to submit a Welsh Language Impact Statement / Assessment should show how consideration has been given to the language.

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5.15 In this case, the applicant (First Hydro) has acknowledged the importance of promoting the Welsh Language and has noted the following points:-

- All the signs in the proposed car park, including the ticket machine and the vehicle charging points will be bilingual.
- Parts of the car park will be available solely to the community and local groups at times of the year.
- The applicant will promote the use of local contractors to demolish the existing structure and to construct the new car park and, therefore, will support local companies and businesses, thereby creating local employment opportunities.

5.16 Having considered the above observations together with the inclusion of a relevant condition to ensure that the signage is bilingual, it is believed that the proposal is acceptable in relation to its compliance with the requirements of Policy PS 1 of the LDP and the advice contained within the relevant SPG.

6. Conclusions:

6.1 In assessing the application, full consideration was given to the observations received in response to the consultation period and to the response received from statutory consultees. Based on the above assessment, it is not considered that the proposal is contrary to local or national policies and there is no material planning matter that outweighs these policy considerations. To this end, therefore, it is believed that this proposal is acceptable subject to the inclusion of the following conditions.

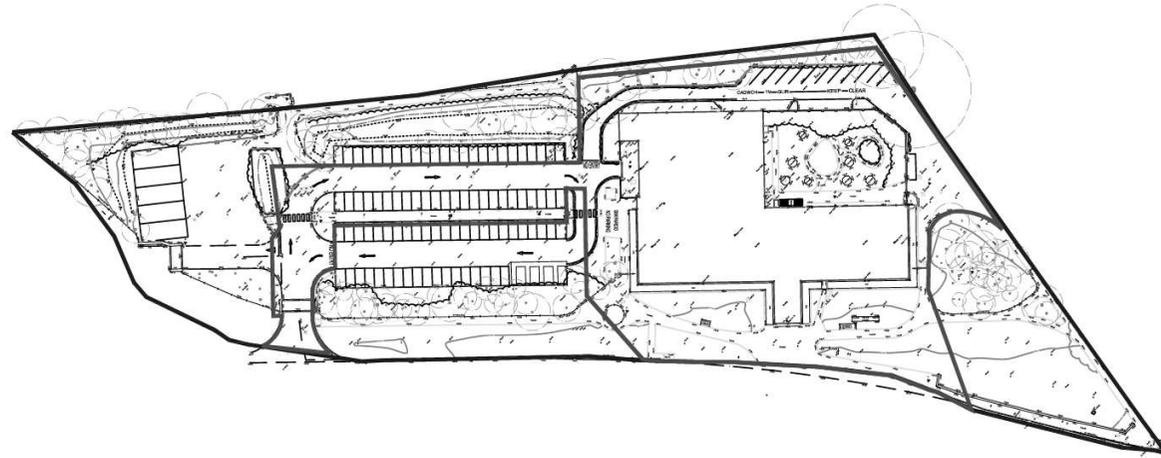
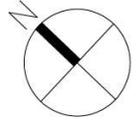
7. Recommendation:

7.1 To delegate powers to the Senior Planning Manager to approve the application, subject to the following conditions:

To approve – conditions

1. Five years.
2. In accordance with the details submitted with the application.
3. Compliance with the recommendations within the Ecological Report and Arboriculture Statement documents.
4. Compliance with the recommendations of the Flood Consequence Assessment.
5. A condition that none of the land will be raised higher than the current ground levels.
6. Submit a Demolition Method Statement to be agreed in writing by the LPA to include matters such as noise levels, working hours and relevant mitigating measures.
7. Submit the sub-stations external elevations to be agreed in writing by the LPA.
8. Details of the bilingual signs for the demolition work and the car park.

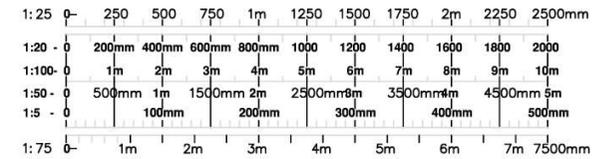
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Key

- Planning Application Site Boundary
- Adjoining Land under the Control of the Applicant



REV.	DESCRIPTION	DATE	DRAWN BY	CHECKED BY
P2	Red line amended – re-issued for planning purposes	10.02.22	Ds	
P1	Issued for planning purposes	01.02.22	Ds	

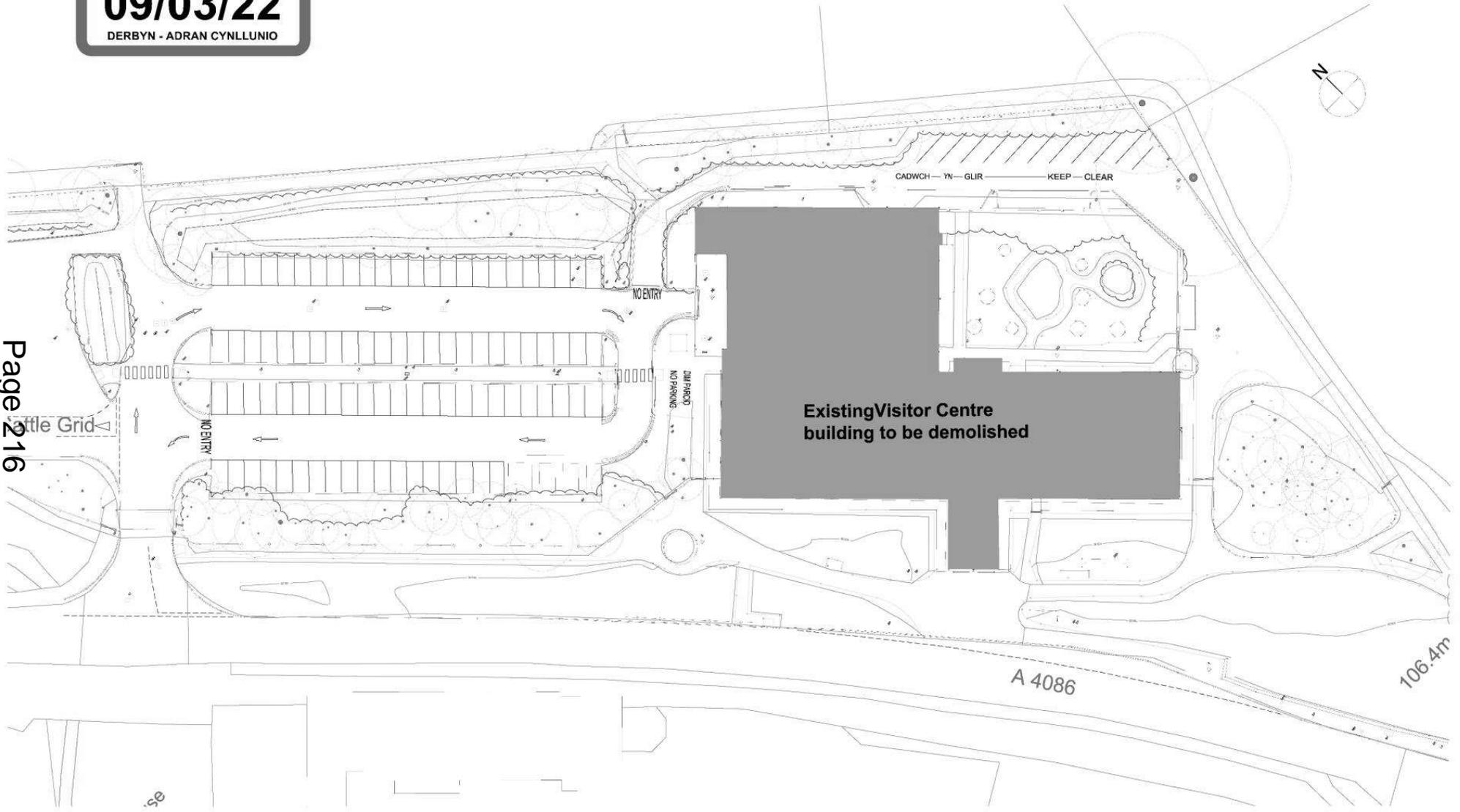
PROJECT	EMVC Llanberis : Proposed Car Park extension	JOB NO.	6859-JMA-01-ZZ-DR-A-00-0008	REVISION	P1
TITLE	Planning Application Site Boundary	SCALE	1:1250@A3	DRAWN BY	Ds
CLIENT	Caulmert	STATUS	P2	CHECKED BY	DS
				DATE	FEB '22

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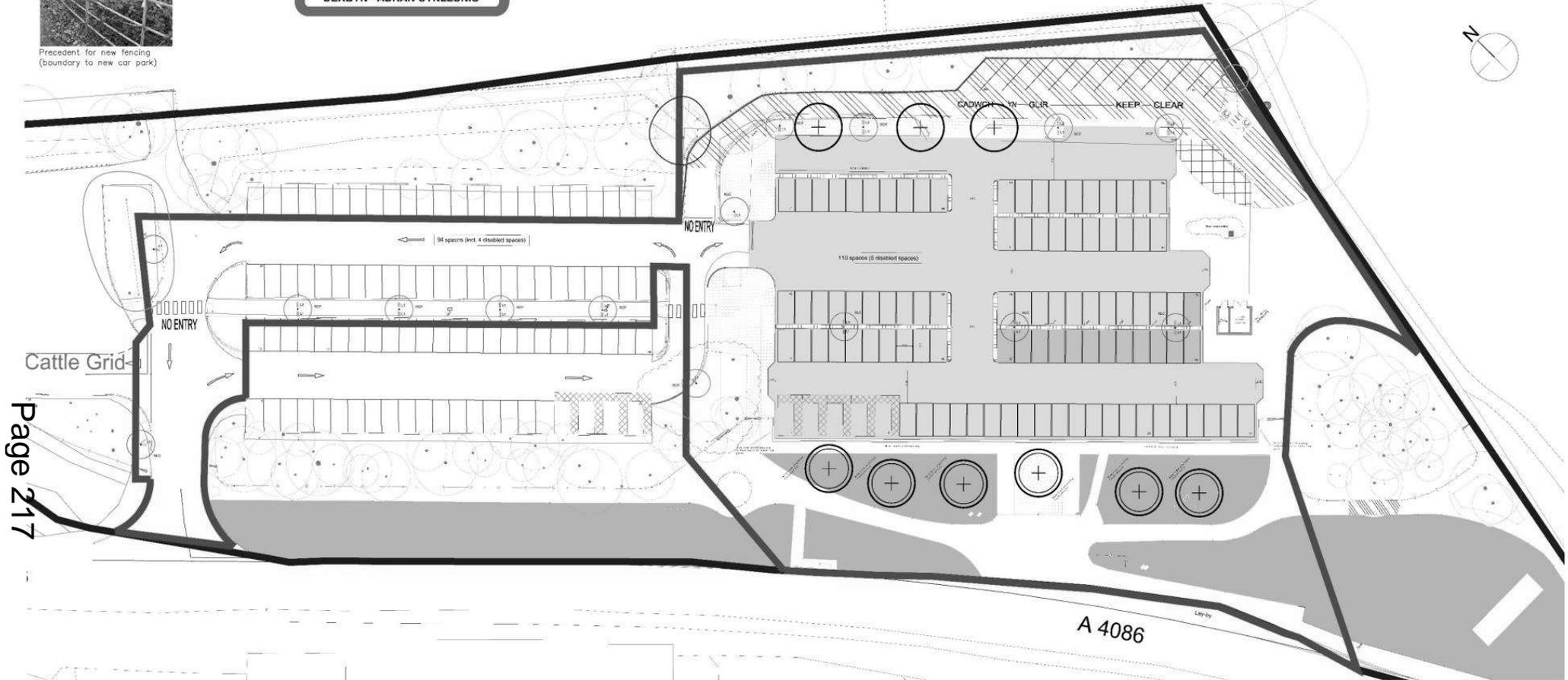


Precedent for new fencing
(boundary to new car park)

09/03/22

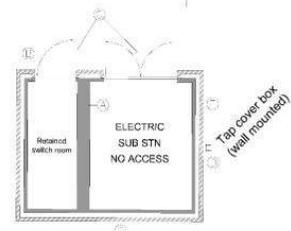
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1:1000	4000	6000	8000	10000	15000	20000	30000	40000	60000	100000



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Site plan
Scale 1:200 @ A0



Part plan
Scale 1:50 @ A0

Substation key

- A - Existing inventory walls retained in situ
- B - New external masonry, outer leaf, forming brickwork (typically Istok, Suffolkshire Smooth Stone Blue or equal based on utility provider requirements)
- C - New external security doors - door and frame to utility provider specification
- D - New secure, weatherproof wall mounted water tap provision
- E - New external fixed fuse panel location - to utility provider specification

Telephone dependent on other type potential located within existing fire or in lieu of new where based

The substation design has been developed alongside guidance provided by SP Energy Networks' GENERAL SPECIFICATION FOR THE CIVIL ENGINEERING AND BUILDING DESIGN AND CONSTRUCTION OF SECONDARY SUBSTATIONS

Sub.03.017 Appendix 1
16/07/2016

Key to drawing

- DC Charger
- AC Charger
- Car park bay (electric charging - assumed dual post stands)
- Temporary ground protection
- Hard surface to be removed by hand
- RCP
- RLC
- New replacement lighting column (utilising existing position)
- New lighting column
- Tree protection barrier
- New siltat machine
- Extent of new taracad area
- Typical extent of new kerb edging to car park
- Typical extent of new fencing (according to car park (See precedent image) - 1200mm high)
- Plowed hill to areas
- New grassed area
- New tree planting (indicated) Refer to separate drawing for position and species information

Information to be read in conjunction with the following:

- Tree Protection plan (drawing reference CW/9038-P-TP Cheshire Woodlands)
- Tree Survey schedule (document reference CW/9038-SS3 Cheshire Woodlands)
- Landscape proposals (drawing reference 22/01/LP/001 Tirlun Barr)
- All other related design drawing information and documentation

NO.	DESCRIPTION	DATE	BY	CHKD BY
01	Issue for tender	09/03/22	AM	AM
02	Issue for construction	09/03/22	AM	AM
03	Issue for construction	09/03/22	AM	AM
04	Issue for construction	09/03/22	AM	AM
05	Issue for construction	09/03/22	AM	AM
06	Issue for construction	09/03/22	AM	AM
07	Issue for construction	09/03/22	AM	AM
08	Issue for construction	09/03/22	AM	AM
09	Issue for construction	09/03/22	AM	AM
10	Issue for construction	09/03/22	AM	AM

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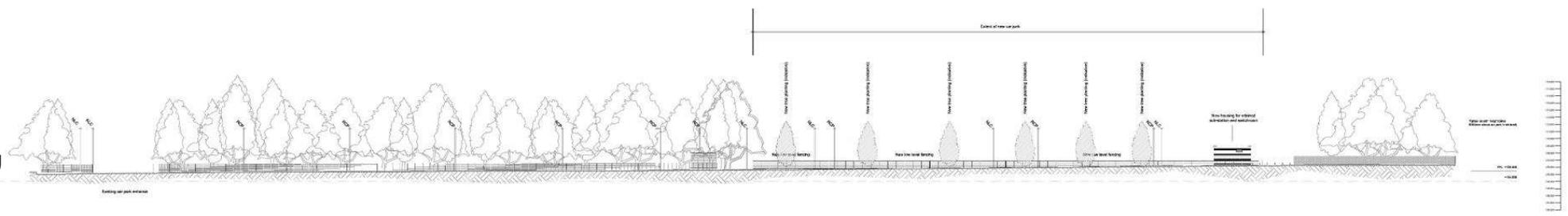
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PROPOSED VIEW ALONG A4088

Information to be read in conjunction with the following:
 Tree Protection plan (drawing reference CW/9038-P-TP Cheshire Woodlands)
 Tree Survey schedule (document reference CW/9038-SS3 Cheshire Woodlands)
 Landscape proposals (drawing reference 22/01/LP/001 Tirlun Barr)
 jm drawing B859-JMA-01-ZZ-DR-A-00-00-0001_Proposed site plan

All other related design drawing information and documentation

- Key to drawing**
- RCP New replacement lighting column (utilising existing position)
 - NLC New lighting column
 - New tree planting (indicative)
Refer to separate drawing for position and species information



Precedent for new low level fencing type (boundary to new car park)

1	Revised - 20/03/2022	20/03/22	AM
2	Revised - 14/03/2022	14/03/22	AM
3	Issue for approval	09/03/22	AM

jmarchitects

SWSJ Liberty - Proposed for New Car Park		22/01/2022
"Proposed, narrow elevation" New Car Park		22/01/2022
Drawn by: [Name]		
B859-JMA-22-01-A-07-0002		
2208243	06	35
TP		Nov '21







Agenda Item 7.9

PLANNING COMMITTEE	DATE: 13/06/2022
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

Number: 9

Application Number: C21/1206/25/LL

Date Registered: 17/12/2021

Application Type: Full

Community: Pentir

Ward: Pentir

Proposal: Residential development including 6 two-storey houses and one single-storey affordable house, associated works and creation of additional parking spaces (amended plans)

Location: Land Adjacent to Bro Infryn, Glasinfryn, LL57 4UR

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

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1. Description:

1.1 This is a full application to erect six affordable two-storey houses and one single-storey affordable house along with associated works on the western periphery of Stad Bro Infryn in Glasinfryn. The application can be split into several different elements, which include: -

- Provision of affordable units in the form of: One two-storey 2 bedroom house (3 persons), four two-storey 2 bedroom houses (4 persons), two two-storey 3 bedroom houses (5 persons) and a single-storey 2 bedroom house (3 persons).
- The 2 bedroom houses would be for intermediate rent and the remainder of the houses for social rent.
- Provision of infrastructure to include parking spaces, footpaths, turning space, redirecting *BT cable* and redirecting the public sewer.
- Erection of various fences around the site boundary and between the houses.
- Site bin stores in the gardens of the houses.
- Landscaping work.

1.2 The site lies at the end of a *cul-de-sac* within Stad Bro Infryn at the eastern outskirts of Glasinfryn on a 0.26ha section of level grassland. There is vegetation on the eastern and northern boundary of the site with the estate road and houses and gardens/amenity space located to the west and the south of the application site. There is agricultural land to the north and heritage assets are located in the vicinity of the application including the Penrhyn Quarry Railway which is located approximately 95m to the east and which forms part of the Slate Landscape of North West Wales World Heritage Site.

1.3 The site lies adjacent to the existing houses that form Stad Bro Infryn and Glasinfryn has been identified as a cluster village in the Gwynedd and Anglesey Joint Local Development Plan, 2017 (LDP). The following documents were submitted to support the application - Preliminary Ecological Report, Reptiles Assessment, Trees Assessment, Housing Needs Survey, Design, Access and Planning Statement and Welsh Language Statement.

1.4 Following discussions between the applicant, the local councillor and a number of the residents of the estate, the application was amended to provide additional parking spaces in the form of laybys on the northern and southern sides of the lawned area which is located at the centre of the estate also including a tree planting plan. Although not essential in planning terms and a private land issue between the applicant and nearby residents, it is also proposed to create a footpath to the rear of houses 1 to 4 Bro Infryn to continue with the informal access to the rear of the house. Changes have also been made to the bungalow's design to ensure that it is suitable for a family with specific needs.

2. Relevant Policies:

2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be made in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.

2.2 The Well-being of Future Generations (Wales) Act 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development

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principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

2.3 Anglesey and Gwynedd Joint Local Development Plan 2011-2026 (LDP) adopted 31 July 2017: -

Policy PS 1 - the Welsh language and culture.

Policy PS 2 - infrastructure and developer contributions.

Policy ISA 1 - infrastructure provision.

Policy ISA 5 - provision of open spaces in new housing developments.

Policy TRA 2 - parking standards.

Policy TRA 4 – managing transport impacts.

Policy PS 4 - sustainable transport, development and accessibility.

Policy PS 5 – sustainable development.

Policy PCYFF 2 - development criteria.

Policy PCYFF 3 – design and place shaping.

Policy PCYFF 4 - design and landscaping.

Policy PCYFF 5 - carbon management.

Policy PCYFF 6 - water conservation.

Policy PS 17 - settlement strategy.

Policy TAI 6 - housing clusters

Policy TAI 8 - an appropriate mix of housing.

Policy TAI 15 - threshold of affordable housing and their distribution.

Policy AMG 5 - local biodiversity conservation.

Policy PS 20 - preserving and where appropriate enhancing heritage assets.

Gwynedd Planning Guidance (2003).

Supplementary Planning Guidance (SPG): Housing Mix.

SPG: Maintaining and Creating Unique and Sustainable Communities.

SPG: Affordable Housing.

SPG: Housing Developments and Educational Provision.

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2.4 **National Policies:**

A letter from the Minister for Housing and Local Government, 2019 regarding focusing on supplying social housing in Wales.

Planning Policy Wales, Edition 11 (2021).

Future Wales: The National Plan 2040. The National Plan 2040.

Wales Development Quality Requirements, Appendix A and B (2021).

Technical Advice Note (TAN) 2: Planning and Affordable Housing.

TAN5: Planning and Nature Conservation (2009).

TAN12 Design (2016).

TAN24: The Historic Environment (2017).

3. **Relevant Planning History:**

- 3.1 Pre-application enquiry number Y18/002120 for the erection of seven social housing units (Cartrefi Cymunedol Gwynedd) - acceptable in principle and there will be a need to follow the guidelines of the Transportation Unit, Biodiversity Unit and the Water and Environment Unit. No advice was given on visual amenities or on residential amenities as this enquiry related to the principle of the development.

4. **Consultations:**

Town/Community Council: No response.

Transportation Unit: No response.

Natural Resources Wales: No observations on the proposed development.

Welsh Water: Need to include a condition to submit a method statement and a risk assessment in relation to the main sewer that crosses the site.

Public Protection Unit: No response.

CADW: The development will have an element of prominence from monuments and the World Heritage Site, however this prominence would be seen within the context of an extension to the houses that

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are already present in Stad Bro Infryn and therefore the proposal would not have a detrimental impact on local heritage assets.

Biodiversity Unit: The Preliminary Ecological Evaluation along with the Reptiles Assessment have been completed to a good standard and we agree with the mitigation measures that are recommended in these documents and it is recommended to include a planning condition to this end with any permission.

Trees Unit: Need a tree planting plan for the peripheries of the site to provide wildlife corridors.

Water and Environment Unit: Our maps show that a water-course runs across the development site, but it does not appear that the scheme would disrupt its flow in any way. Nevertheless, the developer is advised to avoid installing / constructing any structures within three metres of the course as this could impede maintenance in future. Additionally, an Ordinary Watercourse Consent will be required for any work that could affect the flow of the watercourse.

Since 7 January 2019, sustainable drainage systems (SuDS) are required to control surface water for every new development of more than one dwelling or where the building surface area has drainage implications of 100m² or more. Drainage systems must be designed and constructed in accordance with the minimum standards for sustainable drainage as published by Welsh Ministers. These systems must be approved by Gwynedd Council in its role as SuDS Approval Body (SAB) prior to commencement of the construction work. Due to the size and nature of the development, an application will need to be submitted to the SAB for approval before construction work commences.

A drainage plan has been submitted with the planning application which shows that the developer has considered sustainable measures, but until an application is made to the SAB, there is still some uncertainty as to whether the proposed plan for the site would enable the development to fully comply with the series of national SuDS standards. Early consultation with the SAB is recommended.

Strategic Housing Unit: **Suitability of the Scheme:**
The information provided in the planning application by means of the affordable housing statement is consistent with the information regarding the need in the area.

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Based on the above information it appears that the Plan:- -

Meets the need in the area - the scheme is included within a programme that will receive a Social Housing Grant from WG.

These schemes contribute directly to the aim of Gwynedd Council's Housing Action Plan to provide more housing to meet with the current high demand that exists in the county.

Education Information Officer: Sufficient capacity at Ysgol Gynradd Llandygai and Tryfan and Friars secondary schools.

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Public Consultation:

A notice was posted on the site and nearby residents were notified. The advertising period has already expired and correspondence was received objecting on the following grounds:

- The development is very close to existing houses and there is a possibility that the proposal could cause noise disturbance.
- The site is not suitable for housing development due to its size and shape.
- Parking is already a problem within the estate.
- The site is vulnerable to flooding.
- The proposal could affect the parking space/access of one of the nearby houses.

As well as the above objections, objections were received that were not material planning objections and these included:

Approving the application could impact the value of nearby private houses.

- There is a more suitable site at the other end of the estate where the play area is currently located and which is not in frequent use. The play area could be exchanged with the site of this application.

The application was re-advertised by placing notices on the site and contacting nearby occupants after the receipt of amended plans regarding additional parking spaces, a tree planting plan and amendments to the single-storey house on plot number 7 and a letter of objection was received from one nearby resident, stating: -

- Erecting a house so close to the property/garden of 14 Bro Infryn would raise concerns of loss of privacy.
- There would be disturbance should the main water pipe nearby be affected by the construction work.
- Dangerous parking issues within the estate and it is difficult to drive past vehicles that are used to parking on the estate road.
- Flooding problems in the area and a number of houses were recently affected.

5. Assessment of the material planning considerations:

The principle of the development

5.1 The principle of constructing houses on this particular site in Glasinfryn is based on Policies TAI 6, TAI 8 and TAI 15 of the LDP. Policy TAI 6 (Housing Clusters) identifies Glasinfryn as a *Cluster* within the LDP and criterion 1 of the policy states that new housing units must be affordable housing units that meet local needs within the identified clusters and only sites that are 100% affordable will be supported in clusters. As all of the houses would be affordable and controlled by a Registered Social Landlord, the proposal as submitted would not only comply with this aspect

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- of the policy but would also comply with the requirements of Policy TAI 15 (threshold of affordable housing and their distribution).
- 5.2 Criterion 2 of Policy TAI 6 states that proposals for new housing in clusters must be infill sites between buildings coloured on the relevant Inset Maps, or they must be sites that are directly adjacent to a coloured building. To this end, the site lies at the end of a *cul-de-sac* on the northern edge of the estate and directly adjacent to coloured houses, therefore, the proposal complies with the second criterion.
- 5.3 Criterion 3 states that any residential development should be of a scale that is consistent with the settlement's character. Although objections have been received questioning the size of the site for this current development, in this case, it is considered that constructing seven additional houses as an extension to the existing site is on a scale that is commensurate with the character, density and form of the estate itself and that it would not lead to an over-development of the site.
- 5.4 Criterion 4 states that the proposal should not create an intrusive feature in the countryside, and should not introduce a fragmented development pattern, nor create a ribbon development contrary to the general development pattern of the settlement. The plans submitted with the application mean that number 7, the single-storey house, is an extension of a row of existing single-storey houses for the elderly located on the eastern edge of the estate while the two-storey houses of plots 1 to 4 form an extension to the two-storey houses that are located within the estate itself and directly adjacent to the *cul-de-sac* road. The two-storey houses on plots 5 and 6 would be located at the end of the *cul-de-sac* and would create a crescent on this section of the estate. It is considered that this type of plan would create a reasonable and natural extension to the estate's current form.
- 5.5 Criterion 5 states that the size of the property must reflect a specific need for affordable housing in terms of the size of the houses in general and the number of bedrooms. In this case, it is confirmed that all the houses comply with the Wales Development Quality Requirement Standards (Creating Beautiful Homes and Places, 2021) for the provision of affordable homes.
- 5.6 Criterion 6 states that due to the more sensitive rural location, the development will be required to make the best use of the natural features of the site and retain any natural features on the site or on the site boundary which are worth retaining. The proposal involves losing six broad leaf trees on the site's northern and eastern boundaries but these have been identified as examples of low value trees within the Trees Assessment submitted with the application. The Assessment continues to state that this development would provide a good opportunity to carry out a new tree planting plan across the site as part of a soft landscaping plan and this could be ensured by including a suitable condition with any planning permission.
- 5.7 Criterion 7 of the policy states that a mechanism will be needed to restrict the occupancy of the houses initially and in perpetuity to those who have a need for an affordable home. The site is being developed by a Registered Social Landlord and as the proposal will receive a Social Housing Grant from Welsh Government, the developer will be restricted by law (for example through land charges) to ensure that the proposed houses are affordable now and in perpetuity. In addition to these restrictions, any planning permission would be subject to an appropriate condition to ensure that the affordable housing details are submitted and approved by the Local Planning Authority.
- 5.8 Policy TAI 8 seeks to ensure that all new residential development should contribute to improving the balance of housing and meet the identified needs of the whole community. To this end, the

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applicant has submitted a Housing Needs Survey by a Rural Housing Facilitator (Grŵp Cynefin) with the application which refers to the following: -

- 65.7% of households in Gwynedd are entirely priced out and buying a house on the open market is not an option for many.
- There is currently only one rented unit in Glasinfryn with a monthly rent of £725.00.
- There are two empty houses in the area; six second homes with one unit registered as a self-catering business.
- There are 68 people on the social housing register for Pentir Community Council area and 23% have stated that they need a bungalow; 19% need a flat; 46% need a house and 14% need a *maisonette*.
- Of those who need a house, 6% need a one bedroom house; 15% need a two-bedroom house; 18% need a three bedroom house and 7% need a four bedroom house.
- Two people are registered on the Tai Teg Register for an affordable house in Glasinfryn.
- In an on-line questionnaire by Grŵp Cynefin in 2020, 29 households expressed their need for a house and it can be considered that at least 23 of these need an affordable house in the form of a two bedroom bungalow and two and three bedroom houses.

5.9 In addition to the above-mentioned information, the Council's Housing Strategic Unit also confirms that the development meets the need for this type of housing in the area. Given this information, it is believed that this proposal is acceptable in terms of meeting the need for affordable housing for the local community and it therefore complies with the requirements of Policy TAI 8 of the LDP.

5.10 Taking the above assessment into consideration and the fact that all houses are affordable, it is believed that the application is acceptable in principle but the proposal also needs to comply with other relevant policies and these are discussed below.

Indicative housing supply

5.11 The indicative housing supply for every cluster within Gwynedd-Dwyfor during the period of the Plan (2011-26) is 40 units (including a 10% 'slippage allowance', i.e. the method of calculating the figure has considered potential unforeseen circumstances which could influence the provision of housing, e.g. land ownership matters, infrastructure restrictions etc).

5.12 During the period 2011-20, a total of 12 units were completed in each cluster identified within Gwynedd-Arfon. The windfall land bank for all these settlements, i.e. sites with extant planning permission, was 15 units in April 2020. This means that there is currently capacity within the indicative provision for the Clusters in Gwynedd-Arfon.

Visual amenities

5.13 As referred to above, the site is located adjacent to the northern part of the established Bro Infryn housing estate on the eastern outskirts of Glasinfryn village. The existing houses are of a standard design with natural slate roofs, walls of mixed colour pebble-dash and uPVC windows. The houses that are subject to this application will consist of natural slate roofs (to include solar panels), white rendered walls and grey brick panels, grey coloured UPV-c windows and black coloured UPV-c rainwater goods. Given the layout, design, scale, materials and elevations of the proposed houses, it is believed that they would not be incongruous structures in this part of the streetscape and they would not have a detrimental impact on the setting of local heritage assets and to this end, therefore, it is believed that the proposal complies with the requirements of Policies PCYFF 3 and AT 1 of the LDP.

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General and residential amenities

- 5.14 As referred to above, the site is located on the northern peripheries of an established housing estate with houses located to the west and to the south of the site itself. Given the element of overlooking, loss of privacy and creation of dominant structures, the house in plot 1 has been located 3m from the gable-end of house number 14 Bro Infryn (see the above-mentioned objections from the occupants of this property) with a 1.8m hit and miss timber fence erected between them. There are windows on the ground floor and the first floor of the northern gable of number 14, however there are no openings on the southern gable of the house in plot 1 of the development. Therefore, it is not considered that there will be any overlooking or loss of privacy between these two houses and it is not considered there would be significant shadowing to the detriment of the amenities of the occupants of number 14 given the flow of sunlight.
- 5.15 House numbers 1 to 6 Bro Infryn and their rear gardens are located to the west of the houses in plots 1 to 4 of the development and the rears of houses 7 to 14 are located to the east of plots 1 to 4. There will be between 35m and 42m of space, in the form of gardens, between the rears of numbers 1 to 6 Bro Infryn and the rear of plots 1 to 4 and it is not believed there will be any significant overlooking or loss of privacy as a result of the development due to this distance between them and given that there is already a greater level of community and permissive overlooking between houses on the estate. The rears of numbers 7 to 14 would be located nearer to the rears of proposed plots 1 to 4, however, it is believed that this would not create any significant overlooking given there is already permissive and community overlooking between the rears of the existing houses in this part of the estate. The single-storey house on plot 7 of the development would be located 4m from the gable-end of a single-storey house, number 28 Bro Infryn (one of the older people homes within the estate) with a footway and fencing located between the two houses. Number 28 does not have any openings on its northern gable and there will be a car port on the southern gable of plot 7 and no openings. Therefore, it is not considered that there will be any overlooking or loss of privacy into number 28 and it is not considered that there would be significant shadowing to the detriment of the amenities of the occupants of number 28 given the direction of sunlight and the fact that the house on plot 7 will be single-storey.
- 5.16 As referred to above, an objection was received involving the possibility that developing the site could cause noise disturbance to the detriment of residential and general amenities of nearby residents. It is acknowledged there would be some increase in noise and disturbance leading from this development during the construction phase but this would be for a temporary period only and conditions could be included on any planning permission to restrict the development's hours of operation and limit the noise levels caused by the construction work. Given the above assessment, it is therefore believed that the proposal complies with the requirements of Policy PCYFF 2 of the LDP.

Transport and access matters

- 5.17 The proposal involves providing 14 parking spaces to the front of the houses for the prospective occupants of the proposed development along with a turning space which is an extension of the existing turning space at the end of the *cul-de-sac*. Additionally, and as referred to above, the plan was amended to provide additional parking spaces within the estate in the form of lay-bys following discussions between the applicant, the local councillor and some of the estate's residents on the Council's adoption standards. There will be access to the site from the estate's unclassified county road and an existing junction further to the west of the class III county road. Although no response

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had been received from the Transportation Unit to the proposal, it had no objection to the pre-application enquiry on grounds of parking requirements and it is confirmed that the arrangement that has been submitted with this current application reflects the arrangement shown in the enquiry. Any developer would be expected extend the estate road by signing an agreement under Section 38 of the Highways Act including ensuring that the surface water drainage arrangement is acceptable for extending the road itself. Subject to including relevant conditions, it is believed therefore, that the proposal could comply with the requirements of Policies TRA 2 and TRA 4 of the LDP.

Biodiversity matters

- 5.18 A Preliminary Ecology Evaluation, a Reptiles Assessment and a Trees Assessment were submitted with the application and following the Biodiversity Unit's response to the proposal, there is no objection to it on grounds of safeguarding and improving local biodiversity subject to including an appropriate condition that states there will be a need to comply with the mitigation measure noted in those documents. It is therefore considered that the proposal is acceptable based on the requirements of Policy AM 5 of the LDP.

Educational matters and open spaces

- 5.19 Policy ISA 1 of the LDP and the relevant Supplementary Planning Guidance state that proposals will only be granted where adequate infrastructure capacity exists or where it is delivered in a timely manner. If a proposal creates a direct need for infrastructure, then, the developer must fund it. In this context, there is sufficient capacity in the local schools for this development along with the fact that no financial contribution is needed to provide play areas as the proposal involves building fewer than ten houses.

Linguistic matters

- 5.20 The relevant policy here is Policy PS 1 of the LDP, which states, in some situations, planning applications will need to include a Welsh language statement or a Welsh language impact assessment to assess the impact of developments on the language. However, in this particular case, there is no requirement for a Welsh Language Statement as there is enough supply in Gwynedd cluster villages for additional housing. Nevertheless, the applicant did submit a language statement and the Statement concludes that approving the proposal would have a positive impact on the Welsh language considering the local housing market as it would provide seven affordable homes to address the local need initially and in perpetuity. It also states, without developments like these, many local residents would move out of their areas. It is considered that the majority of prospective occupants are local, and to this end, the proposal would have a neutral impact on the number of Welsh speakers in Glasinfryn.

6. Conclusions:

- 6.1 Taking the above assessment into account, it is considered that the proposal to develop seven affordable homes is a positive response to the housing needs that have been identified in the area. In assessing the application, full consideration has been given to the observations received in response to the consultation period and the response received from statutory consultees. Based on the above assessment, it is not considered that the proposal is contrary to local or national policies and there is no material planning matter that outweighs these policy considerations. To this end, therefore, it is believed that this proposal is acceptable subject to the inclusion of the following conditions.

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7. Recommendation:

7.1 To delegate the right to the Senior Planning Manager to approve the application, subject to the following conditions:

To approve – conditions:

1. Five years.
2. In accordance with the plans.
3. Details of the solar panels.
4. Landscaping plan.
5. Natural slate.
6. Development to be undertaken in accordance with the biodiversity mitigation measures.
7. Working hours limited to 8:00-18:00 during the week; 08:00 - 12:00 on Saturdays and not at all on Sundays and Bank Holidays.
8. Restrict noise levels.
9. Submit a Construction Method Statement.
10. Welsh Water condition to submit a Method Statement and Risk Assessment regarding the main sewer that crosses the site.
11. Ensure a plan/arrangement for providing the affordable housing.
12. Remove permitted development rights from the affordable dwellings.

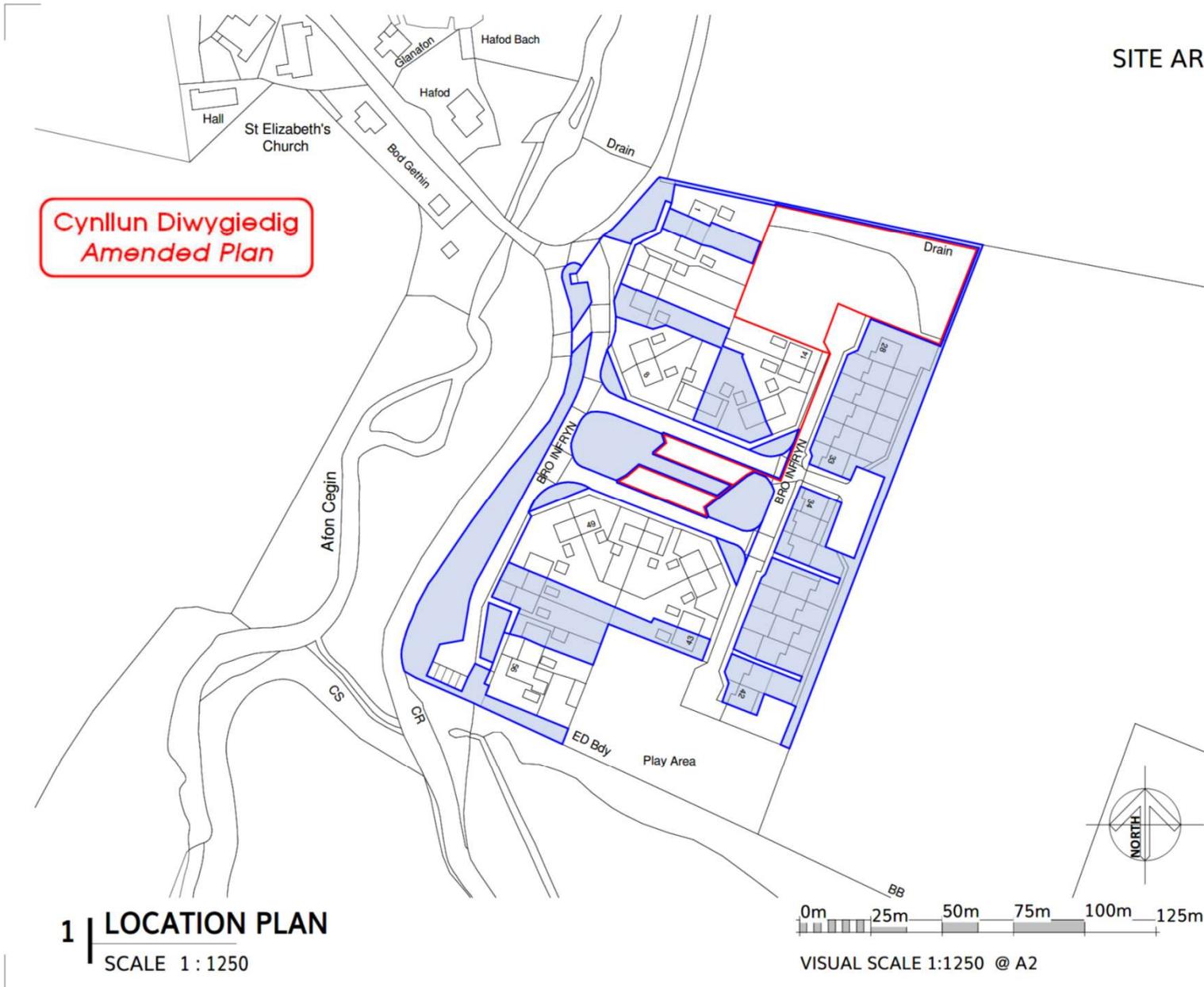
NOTE: Inform the applicant of the need to submit a sustainable drainage strategy plan for approval by the Council's Water and Environment Unit.

NOTE: Inform the applicant of the need to sign an agreement under Section 38 of the Highways Act.

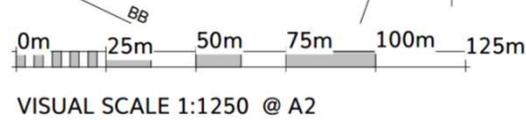
SITE AREA: 3132.62m²

15/03/22
DERBYN - ADARAN CYNLLUNIO

**Cynllun Diwygiedig
Amended Plan**



1 | LOCATION PLAN
SCALE 1 : 1250



REV	DESCRIPTION	DATE	BY
C	BLUE LINE ADDED	11.03.22	GT
B	ADDITIONAL LAYBY PARKING AND NEW PLANTING AREA ADDED	24.02.22	GT
A	ADDITIONAL PARKING AREA ADDED	14.02.22	IO

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PROJECT
**Bro Infryn, Glasinfryn
for CCG**

DRAWING TITLE
**PLANNING - LOCATION
PLAN**

SCALE	DATE	DRAWN	CHECKED
1 : 1250 @ A3	20/11/15	GI	SV
DRAWING STATUS	PRELIMINARY		
JOB No	DRAWING No	REVISION	
C887	001	C	

AG | **A** | **AINSLEY GOMMON ARCHITECTS**

THE OLD POLICE STATION, 15 GLYNNE WAY, HAWARDEN, CHS
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PRINTED 14/03/2022 09:46:01 **A3**

**Cynllun Diwygiedig
Amended Plan**

15/03/22
DERBYN - ADRAN CYMLLUNIO

LANDSCAPING WORKS
LANDSCAPING WORKS SHOULD INCLUDE NATIVE TREES, SHRUBS AND PERENNIAL SPECIES.

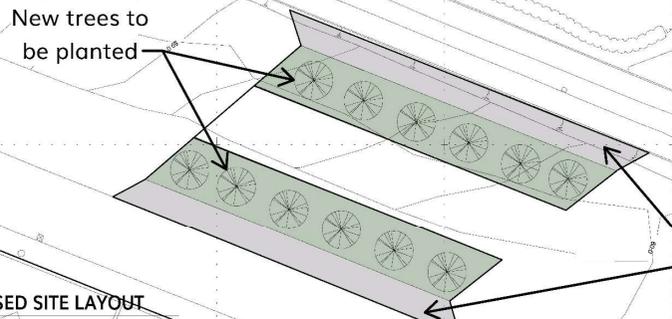
GRAZING AND MOWS
CONSERVATION TO BE GIVEN TO NATIVE FLOWERING LAWN MIXTURES (SUITABLE FOR MORE FREQUENT MOWING).

TREES
ANY LOSSES OF TREES ON THE SITE, THE LOSSES SHOULD BE COMPENSATED BY PLANTING OF NATIVE TREES. THE PROPOSED REPLACEMENT SITE TO EQUAL OR PREFERABLY EXCEED THE TREES LOST TO THE DEVELOPMENT.

BATS
BAT HINDING MEASURES ARE TO BE INSTALLED ON THE NEW BUILDINGS ON THE SITE. LOCATION INDICATED ON ELEVATION.

BIRDS
ARTIFICIAL NESTS FOR SWIFTS AND HOUST SPARROWS TO BE INSTALLED ON THE NEW BUILDINGS. THE SITES AND A NUMBER OF COMMON BIRD BOXES ON THE RETAINED TREES. LOCATION INDICATED ON ELEVATION.

ADDITIONAL INFORMATION AVAILABLE IN SUPPLEMENTARY ECOLOGICAL APPRAISAL.



1 PROPOSED SITE LAYOUT
SCALE 1:200



Bro Infryn, Glasinfryn
for CCG

PLANNING - PROPOSED
SITE LAYOUT

SCALE @A1 1:200 DATE 20/12/25 DRAWN BY CLY SV

PRELIMINARY

C887 003 K

AG AINSLEY GOMMON ARCHITECTS

THE OLD POST OFFICE, 15-17 CHURCH LANE, BARNWELL, DERBY, DERBYSHIRE, DE1 1AA

PROJECT NO: 20/12/25-16-1823

15/03/22
DERBYN - ADARAN CYNLLUNIG

**Cynllun Diwygiedig
Amended Plan**

L	REAR GARDEN ACCESS ENLARGED. ACCESSIBLE BUNGLOW PLAN CHANGED	07.02.22	IO
K	REAR GARDEN ACCESS ADDED. ACCESSIBLE BUNGLOW ADDED	01.02.22	IO
J	HANDED NOTE ADDED	02.11.21	IO
H	FFL ADDED	08.10.21	IO
G	ASHP SHOWN AND WASHING LINE	17.07.20	GJ
F	SP38 BUNGLOW CHANGED TO SP28	12.08.16	GJ
E	SP38 BUNGLOW ADDED	01.08.16	GJ
D	SKETCH PROPOSAL SHOWING SP38 BUNGLOW ON PLOT 7	25.07.16	
C	TWO ADDITIONAL TREES SHOWN FOR REMOVAL DUE TO DRAINAGE RUNS	18.07.16	GJ
B	SCHEME REVISED FOLLOWING CLIENT COMMENTS	06.05.16	GJ
A	PROPOSAL DEVELOPED FOLLOWING COMMENTS FROM THE CLIENT	21.03.16	

REV	DESCRIPTION	DATE	BY
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PROJECT:
Bro Inffryn, Glasinfryn
for CCG

DRAWING TITLE
PLANNING - GROUND FLOOR PLAN

SCALE	@A2	DATE	DRAWN	CHECKED
	1:200	20/11/15	GI	SV

DRAWING STATUS	PRELIMINARY	
JOB No	DRAWING No	REVISION
C887	004	L

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A2

Page 237

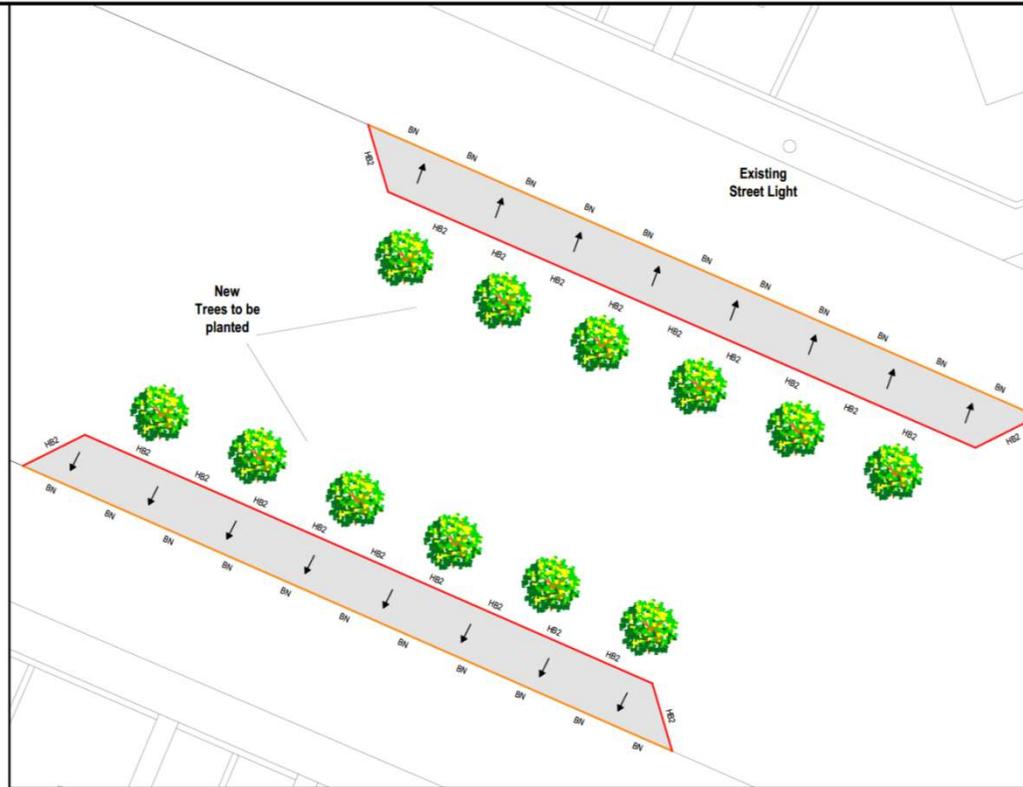


NOTE:

1. ALL DIMENSIONS ARE IN MILLIMETERS U.N.O ON THE DRAWING. ALL LEVELS IN METERS.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ENGINEER'S AND ARCHITECTS DRAWINGS AND RELEVANT SPECIFICATION CLAUSES.
3. ALL WORKS TO BE IN ACCORDANCE WITH ROADS FOR ADOPTION IN GWYNEDD.
4. ALL WORKS IN ACCORDANCE WITH SPECIFICATION FOR HIGHWAY WORKS.
5. CAR PARKING SURFACE TO UTILISE PERMEABLE MATERIAL, AND TO BE DESIGNED TO PREVENT RUNOFF DISCHARGING TO THE ADOPTED HIGHWAY SURFACE.

KERBING NOTES

1. ALL KERBING TO BE CARRIED OUT IN ACCORDANCE WITH THE SPECIFICATION FOR HIGHWAY WORKS SERIES 1100.
2. AT CHANGES OF DIRECTIONS, APPROPRIATE QUADRANTS OR ANGLES SHALL BE USED.
3. FOR HB2 KERBS LAID AT A RADIUS BETWEEN 1 - 12m, THE APPROPRIATE RADIUS KERB UNITS SHALL BE USED. WHERE KERBLINES TERMINATE, THE APPROPRIATE DROP KERB UNIT SHALL BE PRECAST CONCRETE TO BS7263:1994
4. CAR PARKING SURFACE TO UTILISE PERMEABLE MATERIAL, AND TO BE DESIGNED TO PREVENT RUNOFF DISCHARGING TO THE ADOPTED HIGHWAY SURFACE
5. CAR PARKING SURFACE TO UTILISE PERMEABLE MATERIAL, AND TO BE DESIGNED TO PREVENT RUNOFF DISCHARGING TO THE ADOPTED HIGHWAY SURFACE



CCG ENVIRONMENTAL WORKS 2013-14

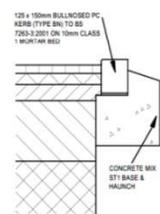
KEY:

- 125x250mm PC HALF BATTERED KERB (HB2) - REF DETAIL 2
- 125x150mm PC FLAT BULLNOSED KERB (BN) - REF DETAIL 1
- 150x50mm PC FLAT TOP EDGING KERB (EF) - REF DETAIL 3

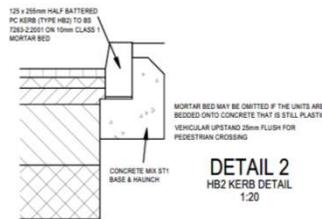
→ SURFACE WATER FLOW ACROSS SURFACE OF TARMACADAM AREA

15/03/22
DERBYN - ADRAN CYNLLUNIO

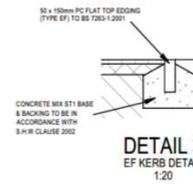
GWYBODAETH YCHWANEGOL ADDITIONAL INFORMATION



DETAIL 1
BN KERB DETAIL
1:20



DETAIL 2
HB2 KERB DETAIL
1:20



DETAIL 3
EF KERB DETAIL
1:20

Rev	Description	Drawn	Date

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LL55 1AB

email: h.pines@wakemans.com Tel: 01286 672581

Address: **Bro Infryn**
GLASINFRYN, GWYNEDD

Title: **KERBING & WHITE LINING LAYOUT 2**

Drawn: HGJ	Checked: -	Date: 15/08/2014
Scale: 1:200	Job: 24832	Drawn No: 24832/BI/03/02
		Rev: 00

15/03/22

DERBYN - ADRAIN CYNLLUNIO

Cynllun Diwygiedig
Amended Plan

Area Schedule (GIA)	
Level	Area
00 - GROUND FLOOR	124.1 m ²



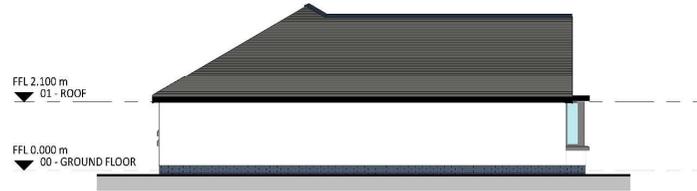
1 | 00 - GROUND FLOOR
SCALE: 1 : 100

PLOT 7

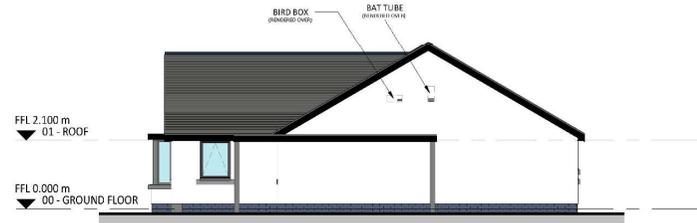
- MATERIAL KEY
- SLATE ROOF/ SLIM PROFILE CONCRETE TILE
 - RENDER - OFF WHITE
 - GREY ENGINEERING BRICK
 - WINDOWS AND DOORS - UPVC GRAPHITE
 - FACIAS, SOFFITS AND RWG'S - BLACK UPVC
 - RANDOM COURSED STONE



2 | FRONT ELEVATION
SCALE: 1 : 100



4 | SIDE ELEVATION.
SCALE: 1 : 100



5 | SIDE ELEVATION
SCALE: 1 : 100



3 | REAR ELEVATION
SCALE: 1 : 100

NO	DESCRIPTION	DATE	BY
A	STORE ADDED IN HALL	07/2/22	MD

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PROJECT
Bro Inffryn, Glasinfryn
for ADRA

DRAWING TITLE
PLANNING - 4P3B ACCESSIBLE
BUNGALOW - PLANS AND
ELEVATIONS

SCALE: 1:100@A2 DATE: 03/02/22 DRAWN BY: IO CHECKED BY: MF

DRAWING STATUS: PLANNING

JOB No: C887 DRAWING No: 020 REVISION: A

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A2

14/12/21
DERBYN - ADRA CYLLUNIO

PLOT 5



1 | FRONT ELEVATION - END TERRACE
SCALE 1:100

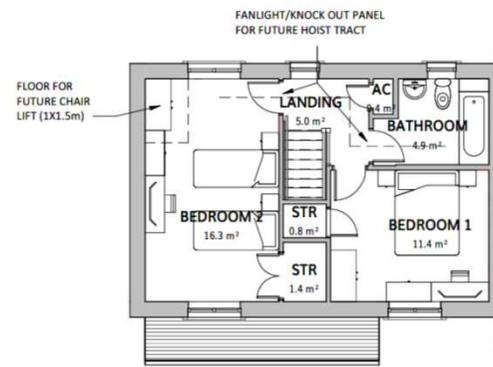
2 | SIDE ELEVATION
SCALE 1:100

3 | REAR ELEVATION - END TERRACE
SCALE 1:100

Area Schedule (Gross Building)

Level	Area
00 - GROUND FLOOR	41.9 m ²
01 - FIRST FLOOR	41.9 m ²
	83.7 m ²

- MATERIAL KEY**
- SLATE ROOF/ SLIM PROFILE CONCRETE TILE
 - RENDER - OFF WHITE
 - GREY ENGINEERING BRICK
 - WINDOWS AND DOORS - UPVC GRAPHITE
 - FACIAS, SOFFITS AND RWG'S - BLACK UPVC
 - RANDOM COURSED STONE



4 | 00 - GROUND FLOOR - END TERRACE
SCALE 1:100

5 | 01 - FIRST FLOOR - END TERRACE
SCALE 1:100

REV	DESCRIPTION	DATE	BY
D	HANDED PLOT REMOVED	01.11.21	IO
C	BAT AND BIRD BOXES ADDED, GALLOWS BRACKETS ADDED	08.10.21	IO

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PROJECT
Bro Infryn, Glasfryn for ADRA

DRAWING TITLE
PLANNING - 4P 2B (WIDE) PLANS AND ELEVATIONS

SCALE	DATE	DRAWN	CHECKED
1:100@A3	29/01/16	GI	SV

DRAWING STATUS
PRELIMINARY

JOB No	DRAWING No	REVISION
C887	007	D

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A3

14/12/21
DEBRYN - ADRIAN CYRILLUNG

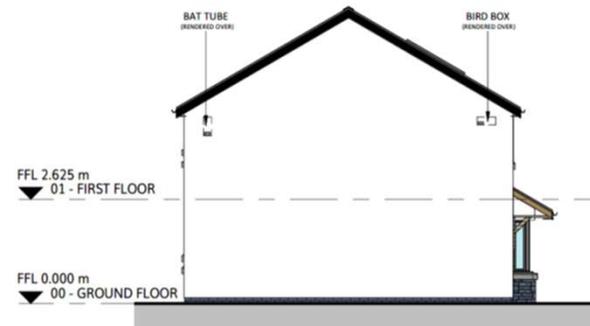
PLOT 3



1 | FRONT ELEVATION
SCALE 1 : 100



2 | REAR ELEVATION
SCALE 1 : 100



3 | SIDE ELEVATION
SCALE 1 : 100

REV	DESCRIPTION	DATE	BY
C	HANDED PLOT REMOVED	01.11.21	IO
B	BAT AND BIRD BOXES ADDED. GALLOW'S BRACKET ADDED.	08.10.21	IO
A	SKRINKLER STORE REPLACED WITH ASHP.	27.07.21	IO

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PROJECT

Bro Infryn, Glas Infryn
for ADRA

DRAWING TITLE

PLANNING - 4P2B
(NARROW) HOUSE PLANS
AND ELEVATIONS

SCALE 1 : 100@A3 | DATE 29/01/16 | DRAWN GJ | CHECKED SV

DRAWING STATUS PRELIMINARY

JOB No C867 | DRAWING No 008 | REVISION C

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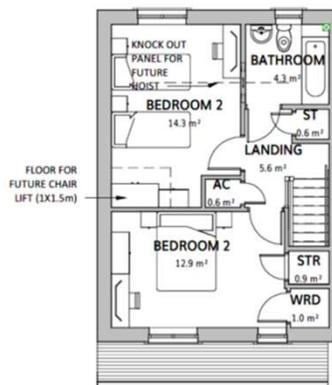
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A3



4 | 00 - GROUND FLOOR
SCALE 1 : 100



5 | 01 - FIRST FLOOR
SCALE 1 : 100

Area Schedule (Gross Building)

Level	Area
00 - GROUND FLOOR	42.1 m ²
01 - FIRST FLOOR	42.1 m ²
	84.2 m ²

MATERIAL KEY

- SLATE ROOF/ SLIM PROFILE CONCRETE TILE
- RENDER - OFF WHITE
- GREY ENGINEERING BRICK
- WINDOWS AND DOORS - UPVC GRAPHITE
- FASCIAS, SOFFITS AND RWG'S - BLACK UPVC
- RANDOM COURSED STONE

14/12/21

DERBYN - ADRAIN CYLLUNIO

PLOT 6



1 | FRONT ELEVATION - END TERRACE
SCALE 1:100

2 | SIDE ELEVATION
SCALE 1:100

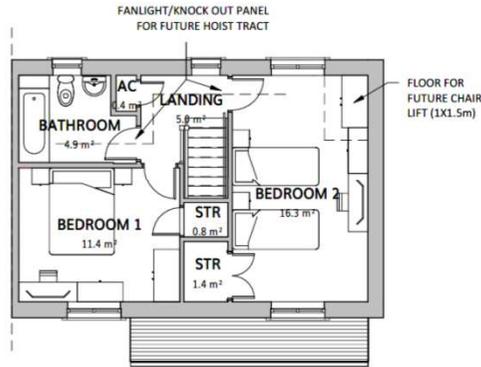
3 | REAR ELEVATION - END TERRACE
SCALE 1:100

Area Schedule (Gross Building)	
Level	Area
00 - GROUND FLOOR	41.9 m ²
01 - FIRST FLOOR	41.9 m ²
	83.7 m ²

- MATERIAL KEY**
- SLATE ROOF/ SLM PROFILE CONCRETE TILE
 - RENDER - OFF WHITE
 - GREY ENGINEERING BRICK
 - WINDOWS AND DOORS - UPVC GRAPHITE
 - FACIAS, SOFFITS AND RWG'S - BLACK UPVC
 - RANDOM COURSED STONE



4 | 00 - GROUND FLOOR - END TERRACE
SCALE 1:100



5 | 01 - FIRST FLOOR - END TERRACE
SCALE 1:100

REV	DESCRIPTION	DATE	BY

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PROJECT
Bro Infryn, Glasfryn
for ADRA

DRAWING TITLE
PLANNING - 4P 2B (WIDE)
HANDED - PLANS AND
ELEVATIONS

SCALE 1:100@A3	DATE 29/01/16	DRAWN GI	CHECKED SV
DRAWING STATUS PRELIMINARY	JOB No C887	DRAWING No 017	REVISION

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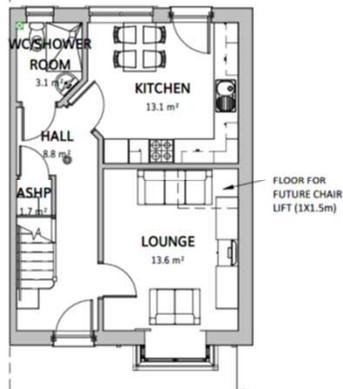
A3



1 | FRONT ELEVATION
SCALE 1 : 100

2 | REAR ELEVATION
SCALE 1 : 100

3 | SIDE ELEVATION
SCALE 1 : 100



4 | 00 - GROUND FLOOR
SCALE 1 : 100



5 | 01 - FIRST FLOOR
SCALE 1 : 100

Area Schedule (Gross Building)	
Level	Area
00 - GROUND FLOOR	42.1 m ²
01 - FIRST FLOOR	42.1 m ²
	84.2 m ²

MATERIAL KEY

- SLATE ROOF/ SLIM PROFILE CONCRETE TILE
- RENDER - OFF WHITE
- GREY ENGINEERING BRICK
- WINDOWS AND DOORS - UPVC GRAPHITE
- FASCIAS, SOFFITS AND RWG'S - BLACK UPVC
- RANDOM COURSED STONE

REV	DESCRIPTION	DATE	BY

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PROJECT
Bro Infryn, Glas Infryn
for ADRA

DRAWING TITLE
PLANNING - 4P2B
(NARROW) HANDED -
PLANS AND ELEVATIONS

SCALE 1:100 @A3 | DATE 29/01/16 | DRAWN GJ | CHECKED SV

DRAWING STATUS PRELIMINARY

JOB No C867 | DRAWING No 018 | REVISION



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