



Complete Agenda

Democratic Service
Swyddfa'r Cyngor
CAERNARFON
Gwynedd
LL55 1SH

Meeting

PLANNING COMMITTEE

Date and Time

1.00 pm, MONDAY, 5TH FEBRUARY, 2024

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
and Virtually via Zoom**

N.B.

To be preceded by a site visit in relation to application number **C23/0463/18/LL**

Committee members to meet at Plas Coch, Penisarwaun, Caernarfon, LL55 3PW
(Car sharing arrangements available)

Contact Point

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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

Louise Hughes
Anne Lloyd-Jones
Gruffydd Williams

Elwyn Jones
John Pughe Roberts

Lib/Lab (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. APOLOGIES

To accept any apologies for absence.

2. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

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

3. URGENT ITEMS

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

4. MINUTES

7 - 19

The Chairman shall propose that the minutes of the previous meeting of this committee held on the 15th of January 2024, be signed as a true record.

5. PLANNING APPLICATIONS

To submit the report of the Head of Environment Department.

5.1 APPLICATION NO C23/0959/15/AC LAND AT STÂD GLYN RHONWY, LLANBERIS, GWYNEDD, LL55 4EL 20 - 43

Application to amend condition 1 of planning permission reference C21/0934/15/AC for installation of underground 132KV grid connection cables between the Glyn Rhonwy Storage Facility and Pentir Substation to extend the development commencement period for an additional 2 years.

Local Members: Councillors Kim Jones, Elfed Williams, Menna Baines, Elwyn Jones, Sasha Williams, Iwan Huws and Berwyn Parry Jones

[Link to relevant background documents](#)

5.2 APPLICATION NO C23/0463/18/LL PLAS COCH, PENISARWAUN, CAERNARFON, GWYNEDD, LL55 3PW 44 - 66

Retrospective application to convert an outbuilding to holiday let

Local Member: Councillor Elwyn Jones

[Link to relevant background documents](#)

5.3 APPLICATION NO C23/0574/26/AC HEN GAPEL, CAEATHRO, GWYNEDD, LL55 2ST 67 - 86

Application to vary condition 1 on planning permission C18/0993/26/LL (which extended permission C09A/0412/26/LL for the erection of 12 dwellings and associated works) in order to extend the time granted to commence work for another five years.

Local Member: Councillor Menna Trenholme

[Link to relevant background documents](#)

**5.4 APPLICATION NO C23/0844/16/AM PARTH 7 PARC BRYN CEGIN, 87 - 98
LLANDYGAI, GWYNEDD**

Development of 4 (varying in size) commercial units inclusive of new vehicular and pedestrian access with car parking

Local Member: Councillor Dafydd Meurig

[Link to relevant background documents](#)

**5.5 APPLICATION NO C23/0849/16/LL PARTH 7 PARC BRYN CEGIN, 99 - 111
LLANDYGAI, GWYNEDD**

Construction of new industrial units

Local Member: Councillor Dafydd Meurig

[Link to relevant background documents](#)

**5.6 APPLICATION NO C23/0850/16/LL PARTH 7 PARC BRYN CEGIN, 112 - 124
LLANDYGAI, GWYNEDD**

Construction of new industrial units

Local Member: Councillor Dafydd Meurig

[Link to relevant background documents](#)

**5.7 APPLICATION NO C23/0891/22/LL TALYSARN CELTS FC, 125 - 143
TALYSARN, LL54 6BY**

Creation of new football pitch and erection of new storage shed.

Local Member: Councillor Peter Thomas

[Link to relevant background documents](#)

PLANNING COMMITTEE 15 January 2024

Present: Councillor Edgar Owen (Chair)
Councillor Elwyn Edwards (Vice-chair)

Councillors: Delyth Lloyd Griffiths, Louise Hughes, Elin Hywel, Elwyn Jones, Gareth T Jones, Huw Wyn Jones, Cai Larsen, Anne Lloyd Jones, Gareth Coj Parry, Gareth Roberts, John Pughe Roberts, Huw Rowlands and Gruffydd Williams

Local Members: Cllr Beca Brown and Cllr Craig ab Iago

Officers: Gareth Jones (Assistant Head of Planning and the Environment), Miriam Williams (Legal Services), Keira Sweeney (Planning Manager (Development Control and Enforcement), Gwawr Hughes (Development Control Team Leader) and Lowri Haf Evans (Democracy Services Officer).

Swyn Hughes and Elen Morris (Professional Trainees in Environment Planning) - observing

1. APOLOGIES

None to note

2. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

a) The following member declared that he had an interest in relation to the item noted:

Councillor Cai Larsen (a member of this Planning Committee), in item 5.4 (C21/0564/23/LL) on the agenda as he was a Member of the Adra Management Board

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

- Councillor Elwyn Jones (a member of this Planning Committee), in item 5.1 (C23/0463/18/LL) on the agenda
- Councillor Elwyn Jones (a member of this Planning Committee), in item 5.2 (C23/0864/04/LL) on the agenda
- Councillor Craig ab Iago (not a member of this Planning Committee), in item 5.3 (C22/0585/22/LL) on the agenda
- Councillor Beca Brown (not a member of this Planning Committee), in item 5.4 (C21/0564/23/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 11 December 2023, 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 C23/0463/18/LL Plas Coch, Penisarwaun, Caernarfon, Gwynedd, LL55 3PW

Retrospective application to convert an outbuilding to a holiday let.

Attention was drawn to the late observations form which included a response to concerns about the development in the context of the quality and safety of the construction work, how the building can be used without planning permission and whether appropriate insurance was in place.

- a) The Planning Manager highlighted that this was a retrospective application to convert an outbuilding to a holiday let. Because the above proposal had already been completed without planning permission, a retrospective application was submitted. It was explained that the unit had been an outbuilding which was being used as an ancillary use to the Plas Coch property. The outbuilding had now been renovated and converted into one modern holiday unit.

It was highlighted that the principle of the proposal was assessed against policy TWR 2 'Holiday Accommodation' in the Local Development Plan (LDP) that permitted proposals that involved the provision of self-serviced holiday accommodation provided the proposal complied with a series of criteria, i.e.:

- i. In the case of new build accommodation, that the development is located within a development boundary, or makes use of a suitable previously developed site;
- ii. That the scale of the proposed development is appropriate given the site, the location and/or the dwelling in question;
- iii. That the proposal will not result in a loss of permanent housing stock;
- iv. That the development is not sited within a primarily residential area or does not significantly harm the residential character of an area;
- v. That the development does not lead to an over-concentration of such accommodation within the area.

When considering the criteria, it was noted that the building already existed and was not a new building - it made good use of a building that had been used as ancillary to the residential property. The building was located within the curtilage of the existing property and therefore made use of a suitable previously developed site. It was believed that the scale was reasonable as it did not create a holiday let that was excessively large, and because the unit was already being used as an outbuilding it did not lead to the loss of permanent housing stock. It was added that the unit was located in a rural area close to individual dwellings that were scattered around, and as such it did not cause significant harm to the area's residential character as there were scattered residential dwellings around the location.

It was noted that any application to convert existing buildings should include a full structural survey report by a qualified person noting that the building would be structurally sound for conversion without requiring substantial reconstruction, adaptations or extensions. It was

noted that no structural report had been included to accompany the application as the property had already been converted - there was no value to a structural report as the changes had already been completed on the site.

There was a reference to paragraph 3.2.1 TAN 23: Economic Development, which noted that the re-use and adaptation of existing rural buildings had an important role to play in meeting the needs of rural areas for commercial and industrial development, and tourism, sport and recreation. It emphasised the need for the building in question to be suitable for the proposed use.

When considering over-concentration and responding to the criterion - "that the development would not lead to an over-concentration of such accommodation in the area", it was highlighted that it should be ensured that a Business Plan was submitted as part of the application to include the necessary information in terms of the vision for the proposal and to ensure there was a market for this type of use (paragraph 6.3.67 of the JLDP). It was noted that a Business Plan had been submitted with the planning application, outlining the proposal and how the development added to the local economy through tourism. To this end it was considered that the Business Plan met this relevant criterion.

In the context of visual matters, although the proposal did not involve any change to the size of the outbuilding, there were changes to the front elevation with glass being installed on most of the elevation. As well as this, a roof-light was being installed, and other windows and doors were being repositioned, and the building's finish was completely different to that of the former building. It was not believed that the proposal would disrupt the visual amenities of the area as a whole, nor that it would have a significantly negative impact on the Landscape of Outstanding Historic Interest.

Attention was drawn, however, to concerns received that the unit did not blend in with the landscape and that original materials had been removed and replaced by alternative materials. There were also concerns that the change to the building was causing a negative visual impact, however, the plans did not show a change in the shape or size of the original building. It was highlighted that there was a substantial change to the front elevation with the developer having installed glass along the elevation, but the elevation did not directly face nearby housing, and the elevation was not overly noticeable from the road as it was the side elevation that faced the access road. Although the original materials were not retained, the materials used were not considered unacceptable and they did not affect the character of the area significantly enough to cause a negative impact. This meant that the proposal was acceptable and met the requirements of Policy PCYFF 3, PS 20 and AT 1 of the LDP.

In the context of general and residential amenities, it was noted that although the building's appearance had changed somewhat, it was not believed that the changes were excessive, and consequently they did not affect the setting of the unit on the site. Although it could be argued that the changes made were modern changes that did not complement the rural character and feel of the area, it was not believed that this effect was substantial enough to be considered unacceptable in policy terms, since the shape and scale of the unit remained unchanged.

In the context of transport and access matters, it was noted that there were concerns regarding the location of the holiday unit on a narrow road which was used by local people. There were concerns that the holiday let use would make this narrow lane busier and affect the amenities of nearby residents. The Transportation Unit was consulted regarding this matter and the unit had no objection regarding this element of the development. It was

reported that parking spaces had been designated for the holiday unit, and the residential property had a garage on site.

Despite asking the applicant several times for a Language statement, no such statement was received. The guidance contained in Appendix 5 stated that all retail, commercial or industrial developments that are not required to submit a Welsh Language Statement/Assessment should demonstrate how consideration had been given to the language. In this case, the policies of the plan supported tourism developments according to specific criteria that relate to over-provision, therefore it was considered in this case and since the proposal complied with the requirements of the relevant policies, that the proposal was unlikely to have a harmful impact on the language. In addition, it was also possible to impose a condition to ensure that bilingual signs were used on the site and therefore it was considered that the proposal was acceptable in respect of policy PS1 of the relevant SPG.

Reference was made to several concerns received during the public consultation with some of them being non-planning issues. The Local Planning Authority had no control over the fact that the original property on the site was also holiday accommodation, as there was currently the right to change use from a residential property to holiday accommodation without planning permission. It was emphasised, in this case, that it would be the plans that were the subject of the application that would be approved, and that it was the applicant's responsibility to ensure that the development conformed to what had been permitted.

It was therefore considered that the proposal met the requirements of the relevant policies and was acceptable for approval.

- b) Taking advantage of the right to speak, an objector to the application made the following observations:
- That there were good examples of barns that had been converted, but unfortunately this was not one of them
 - No collaboration/discussions had taken place between the applicant and the neighbours during the development
 - The community did not agree with the proposal - it was unacceptable and they disagreed with the officers' opinion
 - Imposing conditions would not address the concerns
 - That there was a change to the size and height of the original building - these statements were incorrect
 - That the suggestion that planning permission was not required was incorrect
 - That there was an impact on the privacy of neighbours - with the glass at the front of the building, the entire building appeared as if it had been lit up - this was contrary to dark sky principles
 - That access to the property was gained along a shared track - that the hedge was 'open' to the track and therefore gave the impression that people were prying around the site. The ivy, which was on the original hedge that screened the property had been removed. New screening would take years to mature
 - That local builders or materials were not used
 - That use of the hot tub created noise - this was a quiet area.
- c) Taking advantage of the right to speak, the applicant made the following observations:
- That the barn was in poor condition
 - That he had converted an existing building into an AirBnB - of good standard in a good location

- That he had invested a lot of money to deliver the enterprise
- He had received no complaints
- That he employed local people to clean, garden and clean the windows
- That he had carried out a survey of the number of AirBnBs in the area
- That he was addressing the concern of 'seeing into the property' by adapting the windows and increasing planting to screen the property better
- His wish was to work and live locally

ch) Taking advantage of the right to speak, the Local Member made the following observations:

- That this was a retrospective application
- The property had now been converted from an outbuilding to a luxury building - the development had been underway for some time
- Several complaints had been received over the years about the development - disturbing the peace of close neighbours and having to put up with the problems caused by transporting materials to the site
- It was obvious from the adaptations that there was a need for planning permission
- The Community Council had expressed its objection
- That the adaptations were substantial - the roof and windows - were higher than the original - a full application should have been submitted
- Photographs of the old building were needed to compare size
- Enforcement officers visited the site in November 2022 - no information was received from this visit
- Suggested that the Planning Committee visits the site

d) It was proposed and seconded to undertake a site visit to attempt to get a better understanding of the impact of the development on neighbours' privacy, and to see the scale of the development in its context

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

- That Planning regulations were put in place for a reason - there was a lack of respect here
- Concern about a lack of sharing information and disregard of correspondence
- That overlooking was a concern

RESOLVED: To conduct a site visit

5.2 **Application number C23/0864/04/LL** **Parc y Derw Goed, Llandderfel, Gwynedd, LL23 7HG**

Construction of new agricultural dwelling (Resubmission)

Attention was drawn to the late observations form which contained observations from the Biodiversity Unit and Natural Resources Wales

a) The Development Control Team Leader highlighted that this was a full application for erecting a new agricultural dwelling and detached garage on a plot of land in Parc y Derw Goed, Llandderfel.

The site lay within an elevated position, far outside any recognised development boundary and was therefore a site in open countryside. The site was served by a byway track, and

public footpath number 42 Llandderfel ran to the north of the site. The site was within a Special Landscape Area designation, and had been recognised as a Phosphate Special Area of Conservation (SAC). The fields to the south of the site had been recognised as Local Wildlife Sites.

It was explained that the application was a resubmission of application no. C23/0409/04/LL for exactly the same proposal. The application was refused on 17 July 2023 under delegated rights as the Local Planning Authority was not convinced that the proposal met the locational needs for an agricultural dwelling because of its distance from the farm.

A Design and Access Statement, letters of support from NFU Cymru and the Agri Advisor Service, together with a Business Plan from Farming Connect (confidential) were submitted as part of the application.

The application was submitted to the Committee at the local member's request.

It was reiterated, as a result of the need to preserve and protect the countryside, that very special justification was required to approve the construction of new houses there, and therefore, new dwellings in the countryside were only approved in exceptional circumstances. Those exceptional circumstances under which new dwellings in the countryside may be approved were included in Technical Advice Note 6 (TAN6): Planning for Sustainable Rural Communities - July 2010, prepared by the Welsh Assembly Government.

A Business Plan was submitted as part of the application, prepared by Farming Connect, which confirmed that the applicant had been farming in partnership with his father since 2012. The Business Plan provided the background of the enterprise together with details about the size of the holding, stock numbers, labour requirements and financial details about the enterprise's viability. The proposal would therefore be a second dwelling on an established farm, with the applicant running the farm with his father. Reference was made to the following criteria, noting when considering the need that:

- a) there was a clearly established existing functional need;*
- b) the need related to a full-time worker, and did not relate to a part-time requirement;*
- c) the enterprise concerned had been established for at least three years, profitable for at least one of them, and both the enterprise and the business need for the job, was currently financially sound, and had a clear prospect of remaining so;*
- d) the functional need could not be fulfilled by another dwelling or by converting an existing suitable building that was already on the land holding comprising the enterprise, or any other existing accommodation in the locality which was suitable and available for occupation by the worker concerned;*
- e) other normal planning requirements, for example location and access, had been satisfied.*

From the information submitted, it appeared that the applicant met the requirements of tests a), b) and c) noted above, and as noted there are no suitable traditional buildings that could be converted into a dwelling on the holding to meet test d).

It was highlighted that the site in question was poor quality agricultural land, where there was an existing track and a water and electricity supply in proximity. It was argued that the site nestled naturally behind a hillock, was well-screened and where biodiversity could be improved. It was added that the applicant wanted to avoid locating the dwelling in a prominent position in the landscape, and considered this to be a sheltered, well-screened location. The

site was around 650 metres as the crow flies from Derw Goed farmhouse and the associated farm buildings.

Whilst the explanation was appreciated, the Planning Authority had not been fully convinced that it would not be possible to develop on some of the disregarded locations, such as on land near the farmhouse or on other locations not shown in the valley closer to the farm. It was considered that there were other options available for monitoring the land, such as CCTV. It was believed that the location of the proposed dwelling encroached unreasonably into the countryside and was excessively detached from the farm holding which would encourage fragmentation of the farm, and was therefore contrary to the requirements of sections 4.7.1 and 4.12 of TAN 6.

No open market valuation (red book) was received as part of the application. Policy TAN 6 stated that new dwellings in the countryside would only be approved in exceptional circumstances. The Local Planning Authority had not been truly convinced that this was the most suitable location for an agricultural dwelling without assurance that the property would be affordable in the long term. The proposal was therefore contrary to Policy PCYFF 1 and PS17 of the Anglesey and Gwynedd Joint Local Development Plan and sections 4.7.1, 4.12 and 4.13 of Technical Advice Note 6 - Planning for Sustainable Rural Communities (2010) which ensured that new dwellings in open countryside may only be permitted in specific and exceptional circumstances.

It was noted that design and visual amenities, residential amenities, and road matters were acceptable and conditions had been proposed for managing the Biodiversity matters and overcoming the drainage matters.

In conclusion, it was noted that the proposal remained contrary to the locational needs that are set out in TAN 6 because the agricultural dwelling would be too separate from the existing farm. It was also questioned whether this location could ensure that the property could be affordable in the long term, should the agricultural use cease. The previous application for exactly the same proposal was refused, and although a little more justification had been presented on the current application, the officers had not been truly convinced that this was the most suitable location for an agricultural dwelling. Although some matters relating to amenities and roads were acceptable, the proposal did not meet all the relevant policy considerations. These concerns were stated in a response to the pre-application enquiry and in the previous refusal, but the applicant decided to proceed to resubmit the application. The recommendation was to refuse the application.

- b) Taking advantage of the right to speak, the applicant's agent made the following observations:
- That the farm had belonged to the family for 80 years
 - That the need had been proved
 - That the location of the application had been carefully considered - cases of dogs killing sheep and of the land being driven over - the location of the house would be a means of keeping an eye on activity over 24 hours
 - That the site was central to the farm's land - to keep an eye on stock that was out all year
 - That the site was in a sheltered position
 - That an access track existed
 - That the site was not visible from the road
 - That building the dwelling would reduce the need to move and travel

- That the fields closest to the farm were productive fields (grazing and silage)
 - That the location called for a presence to overcome the problems of incidents and provided a home for a young, local family
- c) Taking advantage of the right to speak, the Local Member made the following observations:
- That the site was not visible from anywhere but the farm
 - That the applicant had complied with biodiversity matters
 - The location was a matter of opinion
 - That another application had been granted with two miles between the farm and the proposed site - how was that application therefore in line with the policy and this one in contravention?
- ch) It was proposed and seconded to approve the application contrary to the recommendation - that the dwelling was in an ideal location to protect stock and reduce carbon footprint
- d) In response to a question regarding a condition to ensure agricultural occupancy, the Assistant Head stated that a condition would have to be set that would limit the use to agriculture only together with a condition that would comply with the conditions of affordable housing/affordable price and standard conditions.

RESOLVED: To approve the application contrary to the recommendation, subject to the following conditions:

1. In accordance with the plans.
2. Five years.
3. Materials/finishes.
4. Rural enterprise use condition.
5. Restricted to C3 use only.
6. Landscaping.
7. Biodiversity enhancements.
8. Details of the boundary fence.
9. A Welsh name for the development.

Note

SuDS

Protect the public footpath.

5.3 Application number C22/0585/22/LL

Land near Oxton Villa, Ffordd Haeearn Bach, Penygroes, LL54 6NY

Application for erecting an affordable dwelling with access, parking and associated landscaping (amended plan).

Attention was drawn to the late observations form which contained observations from the Policy Unit.

- a) The Development Control Team Leader highlighted that this was a full application for erecting an affordable dwelling with access and a parking space, together with associated landscaping. It was noted that the site was located within an agricultural field on the outskirts of the village of Penygroes along a narrow road that turned into a public footpath at the far

end that ran between the field that was the subject of the application and the last house in the village (Glaslyn). It was explained that the application was a resubmission of that refused under reference C21/0430/22/LL, and previously C20/0853/22/LL.

It was noted that the proposal submitted included an e-mail from the agent, dated 15.07.2022, attaching a Tai Teg letter dated 28 November 2019, stating as follows: "Your application has been approved. You can now proceed to search for a property on the Tai Teg website and to make an application should you find a suitable property. Please note:- it is important that you read the following in order to understand what needs to be completed should you apply for the property." It did not appear that the applicant had been assessed in detail for constructing his own affordable house and although the Council requested further evidence of the applicant's need for an affordable self-build house with the application, it did not receive a response in the lifetime of the application, and these discussions went back to March 2023.

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

In the context of the principle of the development, it was explained that the site was located outside the Penygroes development boundary as noted in the LDP. Policy PCYFF 1 ('Development Boundaries') stated that proposals outside development boundaries would be refused unless they were in accordance with specific policies in the Plan or national planning policies or that the proposal showed that its location in the countryside was essential. Policy TAI 16 'Exception Sites' stated that provided it could be shown that there was a proven local need for affordable housing which could not be delivered within a reasonable time-scale on a market site within the development boundary, as an exception, proposals for 100% affordable housing plans on sites immediately adjacent to development boundaries that formed a logical extension to the settlement would be granted.

It did not appear from the information submitted with the application that the application site touched the development boundary, with a gap between the site and the development boundary (which appeared to be a public footpath). In planning policy terms the site was defined as a location in open countryside and, therefore, was not relevant to be considered in terms of Policy TAI 16, 'Exception Sites', which was supported in the Supplementary Planning Guidance 'Affordable Housing'.

In this respect, paragraph 6.4.36 of the LDP stated that developments in the open countryside had to satisfy national policy and Technical Advice Note 6 in terms of meeting requirements to be classed as a rural enterprise dwelling. No such justification appeared to have been presented with this application.

It was highlighted that house prices had increased substantially since the previous application and at that time, the Housing Strategic Unit confirmed that a discount of 45% would be required in order to make the property affordable. It was noted that a 45% discount on the £225,000 price would bring the price down to £123,750, and this could be considered reasonable for a new, single intermediate property. Nevertheless, there were concerns about increasing house prices, and the price of the property/land could increase substantially in the future to a level where it could be argued that the property would not be affordable, regardless of the discount, and an application to lift the 106 agreement could be received. It was noted that the LDP only supported proposals for affordable units where it could be ensured that they remained affordable in perpetuity.

It was also noted that the application site (including the proposed house and its curtilage) was very large, and there was concern that providing a curtilage of this size would be likely

to ultimately increase the value of the property, meaning that the house would not be affordable in terms of its price. On this basis, the proposal was considered to be contrary to the requirements of policy TAI 15 of the LDP and the SPG Affordable Housing in respect of securing an affordable unit in perpetuity and the floor area shown.

In the context of biodiversity matters (including conditions if an application was to be granted), transport and access matters, visual, residential and general matters together with linguistic matters, it was noted that the development was acceptable, but as a whole, it was considered that the proposal for erecting one affordable dwelling on the outskirts of the village of Penygroes was unacceptable, and was contrary to the requirements of policies PCYFF 1, TAI 15, TAI 16, the SPG Affordable Housing and TAN 6 in respect of the site's eligibility as an exception site and the need for a new house in open countryside, the size of the curtilage, together with the lack of confirmation of the number of bedrooms that would satisfy the need/size of the property; and criteria 1, 2 and 3 of policy PCYFF 2 in terms of compliance with local and national policies and development density. The recommendation was to refuse the application.

- b) Taking advantage of the right to speak, the applicant's agent made the following observations:
- That the application was for an affordable house from the same applicant as before
 - That the land had been given to him by a family member
 - That the application had been submitted to the Committee in December 2021 and the Local Member at the time was supportive
 - That there had been a detailed discussion on the application during the Committee and that a proposal had been made to approve, stating the observation that the application was not in open countryside
 - That the site was located approximately 1.5m from the development boundary with a public footpath running between the boundary and the site
 - That concern had been expressed that the proposal was too large in size - the applicant had reduced the proposal's floor area size and resubmitted the application
 - That discussions had been held with Tai Teg but it seemed that the discussion was going round in circles because of the elements of self-build and the elements of affordable housing - the applicant was trying his best to overcome this
 - Should the application be approved, a 106 agreement would remain on the house for the future
 - That the applicant had responded to the Committee's requirements
- c) Taking advantage of the right to speak, the Local Member made the following observations:
- That he encouraged the Committee to go against the recommendation, to ensure fairness
 - That a young local man wanted to live and raise a family in his community - he would use Gwynedd services, Gwynedd schools and support the local economy
 - That there was a lack of housing for local people When an option arose to keep people locally in our communities he was eager to support this
 - The site was not in the middle of the countryside - it was between two houses - this was a case of filling a gap
 - The development boundary did not follow a straight line
 - That an access track and services already existed there
 - That the size of the house was too large was only a matter of opinion
 - A request for the Committee to support the application; to allow the applicant to remain local and raise a family in his community

- ch) It was proposed and seconded to approve the application, contrary to the recommendation. Reasons:
- That the plot of land was not 'in the middle of the countryside'
 - It complied with PCYFF1 TAI 15 and 16 - proximity to the development boundary

In response, the Assistant Head stated that sufficient evidence had not been submitted that the applicant was eligible for an affordable house and that the application in question was for a large house (which was not affordable). He also added that he had not received written evidence of the Tai Teg situation. He suggested that the decision could be deferred and to seek clarity on the situation.

- d) During the ensuing discussion, the following observations were made by members:
- Would it be possible to separate the land from the property and make the plot of land for the development smaller?
 - Would an application for three bedrooms be too big? Exceeded the threshold?
 - Why should affordable housing be small in size for local people?
 - Would erecting a house on this site extend the boundary?

RESOLVED

- **To defer the application in order to receive written evidence of the applicant's situation with Tai Teg.**
- **Consider reducing the floor area of the house.**
- **Consider options to separate the land/reduce the size of the land plot.**

5.4 Application number C21/0564/23/LL **[Land near Glyntwrog Inn, Llanrug, Caernarfon, LL55 4AN](#)**

Application for the erection of three affordable residential units (two houses and a bungalow)

Attention was drawn to the late observations form which contained observations from the Strategic Housing Unit.

- a) The Planning Manager highlighted that this was a full application for the erection of three social affordable houses, a pair of two-storey houses and one bungalow. It was intended to construct a new entrance to create an access road within the site as well as provide eight parking spaces and a bin collection area. It was explained that the application was originally submitted for four two-storey houses but the plan was amended to three following public objections and the officers' concerns regarding the plan. The application was submitted to committee because of the local interest and objection to the application.

In terms of the principle of the development, it was noted that the proposed houses were located between the site of the Glyntwrog public house and a single-storey semi-detached house known as Bryn Siriol. It was added that the site was on a slight slope and had not been designated for a specific use; the site was outside the development boundary of Llanrug, but immediately abutted the development boundary of Llanrug as defined in the LDP. It was explained that Llanrug had been identified as a Local Service Centre in the LDP but since the site was located outside the development boundary, policy TAI 16 ('Exception Sites') applied to the proposal. Policy TAI 16 enabled housing developments on sites that were outside, but abutted the development boundary but it had to be ensured that the proposal complied effectively with Policy requirements.

The indicative supply level of housing for Llanrug over the Plan period, as noted in Appendix 5 of the LDP, was 61 units (including a 10% 'slippage allowance', which meant that the method of calculating the figure had taken into account potential unforeseen circumstances which could influence the provision of housing, e.g. land ownership matters, infrastructure restrictions, etc.). During the period 2011 to 2023, a total of 51 units had been completed in Llanrug (37 on windfall sites and 14 on housing designations T44 and T45). The windfall land bank, i.e. sites with extant planning permission on sites not designated for housing, in April 2023, was five units. One unit on designation T44 (Cae'r Ysgol) remained in the land bank (started in April 2023). This therefore was a shortfall of four units.

Based on this information, and since this development would not mean that Llanrug exceeded its indicative supply level, there was no need for a justification based on the number of houses in Llanrug. Nevertheless, as the site was located outside the development boundary and could be considered as a rural exception site, policy PCYFF 1 and TAI 16 also asked for justification.

Policy TAI 15 and SPG Affordable Housing, required that new houses were of a size, scale and design that were in keeping with an affordable house. In accordance with the needs of PPW, confirmation was received from the agent that the units would meet the Welsh Design Quality Standards and also met housing standards in perpetuity. Although the bungalow would have a larger floor area than what was approved in the SPG for affordable units, because it was a unit for special needs, it was considered that there was reasonable justification for the extra floor area. As the houses would be provided by a social landlord, the units would be protected as affordable units in perpetuity and this could be ensured via a 106 agreement.

In the context of amenity open spaces, it was highlighted that Policy ISA 5 ('The provision of open spaces within new housing developments') sought to ensure the provision of open spaces within new housing developments of 10 or more units where the existing open spaces could not meet the needs of the proposed housing development. As this proposal was below the threshold noted in the policy, it was irrelevant to consider this aspect.

In the context of visual matters, it was noted that the development boundary of the village of Llanrug was set in two parts and the development pattern was relatively fragmented around the site. The proposed site was located near a small cluster of houses surrounded by a development boundary and the Glyntwrog public house which was outside the development boundary. The buildings opposite the public house were inside the boundary. The field was currently empty and contributed towards a sense of open area between the existing houses and the public house. Nevertheless, the void was not substantial and the nature of the development followed the area's development pattern with the public house and the junction a boundary which provided a sense of a natural end to the village.

In the context of general and residential amenities, there was concern about the impact of the original plan due to the height and location of the houses disrupting the amenities of a nearby house, Bryn Siriol. Following discussions, amended plans were received with the plan reduced to three houses with a bungalow alongside Bryn Siriol. With the land running upward from the highway on a slope, levels were shown on the amended plans which showed that there was a proposal to reduce the height of the site to the rear. As a result, the ridge of the bungalow would be around the same height as Bryn Siriol.

In the context of transport and access matters, it was highlighted that the Transportation Unit had concerns about the original plans but after receiving amended plans, they did not have an objection to the proposal. It was considered, as the proposal was only for three additional houses, that a development on this small scale would not create substantial additional movements on the highway. It was also noted that during the consultation period, a large number of concerns were received about safety in this part of the village and the fact that a number of accidents had happened here in the past. It appeared that the concerns mainly derived from the speed of traffic along the adjacent county road, as well as vehicles parking along the county road. The speed limit had now been reduced to 20mph and alleviated the concerns.

This was a proposal for a social affordable housing development designed to meet the needs of the local housing market and located on a site near the village's development boundary, and the site could be considered as a suitable rural exception site. Despite acknowledging the observations received, it was considered that the plan was acceptable on principle, and that it complied with the requirements of relevant local and national planning policies.

b) Taking advantage of the right to speak, an objector to the application made the following observations:

- That he had highlighted his concerns although those were not reflected in the report
- Any excavation work would affect the sewerage system and the site of the septic tank
- That the development was an over-development - neither the layout nor its design conformed to the typical pattern of the village
- The development would create the impression that the village was expanding
- That the development setting was close to the Bryn Siriol boundary - an impact on neighbours' privacy
- The access did not meet standards - a bus stop would need to be moved and there was a ditch nearby
- That the adjacent highway was a very busy one. There are no parking spaces.

c) Taking advantage of the right to speak, the applicant made the following observations:

- That a pre-planning application discussion for four houses had been held in August 2019 and that the observations received at that point had been incorporated in the current proposal.
- The development would fill a gap between Glyntwrog and Bryn Siriol - offering three affordable houses - a reasonably-sized extension.
- That the housing type responded to local need
- That discussions had been held with neighbours to alleviate concerns - this had led to reducing the number of houses from four to three which would reduce impact and also to reduce the height of the roofs
- That an application to relocate the sewerage system had been proposed, but the proposal had been rejected by the neighbours
- That the current plan had been designed around the septic tank - enclosed by a fence and access secured
- The bus stop would not have to be moved - no impact there
- That there was a great need for local housing
- That the developer was a local businessman, employing local workers
- There was good visibility to the county road
- The application provided three affordable houses for three local families

ch) Taking advantage of the right to speak, the Local Member made the following observations:

- There was a sense of a 'full village' - a lot of recent development
- That the 20mph speed limit reduction alleviated concerns
- Accepted the adaptation to the septic tank
- That the proposal to put the sewerage system on the main system needed to be formalised in order to calm the concerns of the residents of Bryn Siriol
- There was a need for affordable/social housing in the area - the waiting list for social housing was long
- Accepted that there was a possibility of transferring the development to a Housing Association - a suggestion of setting a condition to ensure this
- Welcomed the inclusion of a bungalow in the plans that had been adapted for disability needs

In response to the comments about the septic tank, the Planning Manager noted that a condition could be included to protect the location of the septic tank which would ensure no further development.

d) It was proposed and seconded to approve the application

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

- Welcomed the bungalow for special needs
- Happy with the intention and the conditions
- Welcomed the social housing development
- Would it be possible to move the septic tank - the location was not ideal

RESOLVED To delegate powers to the Head of Environment Department to approve the application, subject to a 106 agreement to transfer the units to a housing association, along with the following conditions:

1. In accordance with the plans
2. Five years
3. Land drainage
4. Materials
5. Removal of permitted development rights
6. Welsh Water Condition
7. Highway conditions (completion of entrance, parking, estate road and bin collection area)
8. Landscaping
9. Biodiversity enhancements
10. Details of the boundary fence
11. A Welsh name for the development/estate road and the individual dwellings
12. Restricted to C3 use only
13. A condition for protecting the septic tank area

The meeting commenced at 13:00 and concluded at 14:40

CHAIR

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Number: 1

Application Number: C23/0959/15/AC

Date Registered: 05/12/2023

Application Type: Varying a Condition

Community: Llanberis

Ward: Llanberis

Proposal: Application to amend condition 1 of planning permission reference C21/0934/15/AC for the installation of underground 132kV grid connection cables between the Glyn Rhonwy Pumped Storage Facility and Pentir Substation so as to extend the development commencement period for an additional 2 years.

Location: Glyn Rhonwy Estate Land, Llanberis, Caernarfon, Gwynedd LL55 4EL

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

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1. Description:

- 1.1 This is an application to amend condition 1 of planning permission reference C21/0934/15/AC for the installation of underground 132kV grid connection cables between the Glyn Rhonwy Pumped Storage generating station and Pentir Substation so as to extend the development commencement period for an additional two years.
- 1.2 The length of the connection measures approximately 9km and is completely underground. It will initially run within the Glyn Rhonwy site, through a 0.6m wide and 1.2m deep ditch and then through a similar ditch along the verge of the A4086, A4244 and B4547 highways towards the substation in Pentir. The cables themselves would be installed within a protected duct, at a depth of 1.7m within the ditch. At the point where the cable path crosses Afon Rhythallt, it is proposed to bore into the land near the riverside and send the borer under the riverbed to land on the other side of the river. This is essential as the existing duct within the bridge is not suitable for 132kV cables.
- 1.3 Most of the land affected by the proposal is mainly previously-developed land, including roads and public pavements and green verges on the edge of public roads.
- 1.4 The installation of the underground 132kV grid connection cable was originally approved under application reference C12/0886/15/LL. An application was granted to amend the condition relating to the commencement period of the development in January 2022 under reference C21/0934/15/AC so as to provide an additional two years, i.e. until 10/1/2024. The proposal submitted seeks to amend the condition once again so as to provide a further two years for its implementation. It can be seen from the planning history below that the process of releasing conditions associated with the original planning permission continues.
- 1.5 Article 2 of the Town and Country Planning Order (Development Control Procedure) (Wales) 2012 (DMPWO) defines 'major' developments, and therefore, which ones have to go through the process of providing a 'Pre-application Community Consultation' pack. This requirement is irrelevant to proposed applications under sections 73 or 73A in order to vary a condition and, therefore, the applicant is not required to provide a 'Pre-application Community Consultation' pack with the current application.
- 1.6 The application has been assessed through a screening opinion under the Town and Country Planning (Environmental Impact Assessment) Regulations (Wales) 2017 and it was not deemed that an Environmental Impact Assessment needed to be submitted.

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:

ISA 1: Infrastructure provision

ISA 2: Community facilities

PS 4: Sustainable transport, development and accessibility

TRA 2: Parking standards

TRA 4: Managing transport impacts

PS 7: Renewable technology

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

PS 20: Preserving and where appropriate enhancing heritage assets

AMG 2: Special Landscape Areas

AMG 5: Local Biodiversity Conservation

PCYFF 1: Development Boundaries

PCYFF 2: Development criteria

PCYFF 3: Design and place shaping

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

PS 5: Sustainable development

Supplementary Planning Guidance (SPG): Maintaining and Creating Distinctive and Sustainable Communities

Supplementary Planning Guidance (SPG): The Slate Landscape of North West Wales World Heritage Site

2.4 National Policies:

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 11 - February 2021)

Technical Advice Note 5: Planning and nature conservation

Technical Advice Note 8: Renewable energy

Technical Advice Note 12: Design

Technical Advice Note 15: Development and flood risk

Technical Advice Note 18: Transport

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Technical Advice Note 24: The historic environment

Circular Ref: WGC 016/2014 'The Use of Planning Conditions for Development Management' (October, 2014)

3. Relevant Planning History:

3.1 C23/0998/15/RA 'Application for partial release of requirement 4 'Step-by-step delivery plan', 5 (Part 2, 3, 4 and 5) 'Detailed plan', 6 'Construction code of practice', 6 (Part 2 [G]) 'Emergency response plan and flood risk management', 9 'Water management plan', 14 'Building compound and temporary structures', 16 'Lighting plan', 18 'Fencing and other methods of enclosure' from the Development Consent Order Reference 'OS 2021 No 1284 (W.323)' for the development of a pumped storage facility' – Yet to be determined at the time of writing this report.

C23/0868/15/RA 'Request to release requirement 7 (Part 1 [A]) 'Air Quality Baseline Monitoring Report', 7 (Part 1 [D]) 'Archaeological compensation and restoration strategy', 9 (Parts 2, 6 and 7) 'Pre-construction Water Quality Monitoring Report', 21 (Parts 1, 2 and 3) 'Archaeological Compensation and Enhancement Strategy' from the Development Consent Order reference 'AO 2021 No. 1284 (W.323)' for the development of a pumped storage facility' – Approved on 28/12/2023.

'2021 No.1284 (W.323)' 'Glyn Rhonwy generating station pumped storage Development Consent Order 2021' (Non-material amendment to the Glyn Rhonwy Pumped Storage Generating Station Order 2017 (as amended by the Glyn Rhonwy Pumped Storage Generating Station Order (Amendment) 2017) ("Order 2017") under paragraph 2 Schedule 6 of the Planning Act 2008 ("2008 Act")) – Approved by Welsh ministers on 17/11/2021.

C21/0934/15/AC 'Application to amend condition 1 of planning permission reference C16/0886/15/LL for the installation of underground 132kV grid connection cables between the Glyn Rhonwy Pumped Storage Facility and Pentir Substation so as to extend the development commencement period for an additional 2 years' - Approved with conditions on 10/01/2022.

C18/0328/15/LL 'Erection of two-storey B1 business use building incorporating a workshop/lab/office together with parking and planting' - Approved with conditions on 25/05/2018.

2017 No.000 'Glyn Rhonwy generating station pumped storage Development Consent Order 2017' - Granted by the Secretary of State for Business, Energy and Industrial Strategy on 08/03/2017.

C16/0886/15/LL 'An application to install an underground 132kV grid connection cable between the Glyn Rhonwy pumped storage site and Pentir substation' - Approved with conditions on 29/09/2016.

C16/0737/15/SC 'Screening opinion for the grid connection between the proposed Glyn Rhonwy pumped storage system and the substation in Pentir' - No EIA needed.

C15/0308/15/DA 'Application for a non-material amendment to previously approved application C12/1451/15/LL to amend the list of approved plans as noted under condition 2 of the permission' - Approved with conditions on 07/05/2015.

C12/1451/15/LL 'Development of a pumped storage facility to include an upper reservoir at Chwarel Fawr and associated dam, a lower reservoir at Glyn Rhonwy with associated dam,

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erection of powerhouse to include turbines, associated engineering works including the creation of new slate spoil heaps and diversion of highways' - Approved with conditions on 19/02/2014.

C09A/0583/15/R3 'Creation of new vehicular access, roads and footpath and removal of slate tip and regrading of site' - Approved with conditions on 12/01/2010.

4. Consultations:

Community/Town Council: No response.

Transportation Unit: Response received on 08/12/2023:

I refer to the above application and I confirm that the transportation unit does not have any objection to amending the condition.

Natural Resources Wales: Response received on 22/12/2023:

Thank you for consulting with Natural Resources Wales (NRW) regarding the above, received by us on 05 December 2023. We do not oppose the proposed development as submitted and we provide the following advice. However, we remind you of conditions 3, 4 and 5 of the original consent, reference C16/0886/15/LL and recommend that those conditions are also included in any further consent. The following observations were also noted:

Protected Species

Most of the grid connection path will be located within the road verge. We are satisfied with the conclusions of the Wales Spatial Plan Technical Note Updated PEA 05 December 2023, within the context of the grid connection planning application.

Other Matters

Our above observations only relate specifically to matters included on our check-list, Advice Service on Development Planning: Consultation Topics (September 2018), published on our website. We have not considered the potential impacts on other matters and we cannot disregard the possibility that the proposed development can impact the interests of others.

We inform the applicant that it is they, together with planning permission, who are responsible for ensuring that they obtain all the other permits/permissions/licences relevant to their development. Please refer to our website for further details.

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Advice for the Developer:

Water courses:

The path crosses three main rivers (Rhythallt/Seiont, Caledffrwd and Cegin). The crossing from the Rhythallt/Seiont (by directional drilling) requires a dedicated Flood Risk Activity Permit although it is likely that the other two crossings will be considered exempt activities under the Environmental Permitting Regulations. It is advised that the applicant visits our

website to determine if the works are deemed Flood Risk Activities at:

<https://naturalresources.wales/apply-for-a-permit/flood-risk-activities/?lang=en> or to contact Natural Resources Wales on 0300 065 3000 for further advice and to discuss the issues likely to be raised. The applicant should be aware that there may not be a permit granted. If you have any further enquiries about the above, you are more than welcome to contact us.

Welsh Water:

Response received on 13/12/2023:

We refer to your planning consultation relating to the above site, and we can provide the following observations in respect of the proposed development. We have no objection in principle to the application to vary condition 1 on planning permission

C21/0934/15/AC, to enable a time extension; however we respectfully ask for any conditions associated with drainage to be kept on any new permission granted for the development.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation. If you have any queries, please contact the undersigned on 0800 917 2652 or via e-mail at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.

Biodiversity Unit:

Response received on 19/12/2023:

No objection.

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Cadw:

Response received on 14/12/2023:

Thank you for your letter inviting our comments on the information submitted for the above planning application.

Advice

Having carefully considered the information submitted, we do not have an objection to the proposed development in terms of the scheduled ancient monuments or registered historic parks and gardens listed in our assessment of the application below. The national policy and Cadw's role in planning are set out in Annex A.

Assessment

Scheduled Ancient Monuments

CN168 Cae Metta Hut Group

CN200 Cefn Mawr Hut Group

CN198 Vivian Slate Quarry, Inclines, Walls and associated structures

CN225 Enclosed Hut Group north-east of Caer Mynydd

CN223 Llys Dinorwig

CN392 Parc y Gleision Standing Stone

CN231 Hut Circles north-east of Carreg Lefain

CN230 Hut and Enclosure near Mur-Moch

CN232 Hut Group near Tan-y-coed, Pont Rhythallt

CN228 Hut Group, near Galltycelyn, south of Cwm-y-glo

CN233 Hut Group and Enclosure near Cae Cerrig

CN288 Hut Circle Settlement and Rectangular Hut north of Hebron Station

CN058 Caer Carreg y Frân

CN066 Dolbadarn Castle

CN224 Settlement north-west of Waen Rhythallt

CN227 Enclosed Hut Group south-west of Bronydd

CN226 Enclosed Hut Group south-west of Caer Mynydd

CN163 Dinorwig Quarry: Hafod Owen Winding Engine, Locomotive Shed, Main

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Waterwheel and Housing

CN017 Dinas Dinorwig Camp

CN060 Glascoed Ancient Village

CN150 Glascoed Round Cairn

CN050 Pen-Isa'r-Waen Camp

CN197 Castell Llanddeiniolen

CN156 Rectangular Earthwork 110m north-west of Coed Tŷ Mawr

CN203 Gors y Brithdir Enclosed Hut Group and Ancient Fields

CN177 Dinorwig Quarry Barracks 'A' Incline

CN1492 Pen-y-gaer Camp

CN337 Dinorwig Quarry

CN374 Moel y Ci Cairn

CN376 Goetre Uchaf Barrow

CN375 Coed Nant-y-garth, standing stone to north of

CN390 Carreg Lefain Cairn

CN192 Gerlan Hut Group

CN175 Fodol Ganol Enclosed Hut Group

Registered Parks and Gardens

PGW(Gd)41(GWY Bryn Bras Castle (grade II)

PGW(Gd)52(GWY) Vaynol (grade I)

World Heritage Site

The Slate Industry of North West Wales - mountainous landscape of Dinorwig Quarry

A heritage impact assessment prepared by Wales Spatial Plan accompanies the application as an inscribed Slate Landscape of North West Wales World Heritage Site since planning permission C21/0934/15/AC was granted. The report concludes that the proposed plan will not have any permanent or operational impacts on the Site, although there may be temporary changes within the STB setting as a result of construction work, which will not be significant.

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We agree with this conclusion.

National Grid (protection of gas assets): Response received on 08/12/2023:

Thank you for your e-mail. In terms of planning application C23/0959/15/AC, no National Gas Transmission assets are affected in this area. If you would like to find out if any other assets are affected in this area, please raise an enquiry with www.lsbud.co.uk. In addition, if the location or type of work changes, please raise an enquiry.

National Grid (protection of electricity assets): Response received on 15/01/2023:

They need to agree cable easement with us before doing any work on NGET land.

The observations below are still valid in relation to the fact that their cable installation needs to be coordinated with NGET to ensure that their cable is installed safely and without damaging the NGET cables going South from the Pentir substation.

Observations from the previous application:

NGET notes Eryri Pumped Hydro Ltd's request to extend the time period for the planning application to install underground 132kV grid connection cables between the Glyn Rhonwy Storage Facility and Pentir Substation. We would make the following observations to the Council:

Pentir Substation

- *Part of the application is within the operational land owned and occupied by National Grid Electricity Transmission plc at Pentir substation. Any work within the National Grid's land ownership will require discussion with the National Grid regarding the granting of easement or wayleave for cables through this area.*
- *NGET has its own development proposals (Pentir-Dinorwig Cable Replacement Project) at Pentir substation which has recently started; this work will continue until 2026 and any work on the site will require detailed coordination.*

A4244

- *NGET has 400kV underground cables already installed in the A4244 from Pentir to Brynrefail. These cables form essential National Infrastructure and work on the highway in the vicinity of these cables should be carefully planned, taking into account the relevant safety guidelines so as to avoid interference with these cables. The National Grid can provide information on the location,*

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etc. of these cables and the developer should contact [LSBUD] before commencing any work, etc.

Pentir-Dinorwig Cable Replacement Project

- Since planning permission was originally granted for this project the National Grid has developed its Pentir-Dinorwig cable replacement project. In May this year, NGET requested a screening opinion from Cyngor Gwynedd who confirmed that the work was a permitted development. Ref.: C21/0414/18/SC*
- This project involves the replacement of the existing single 400kV cable circuit in the A4244 with two 400kV cable circuits along the highway. A path which is also used by the cables proposed in this planning application.*
- The design and development work is ongoing with construction work on the project starting in November this year. Cable retention ducts will be installed in the A4244 under NRSW. The developer should pay attention to the location of these when commencing their own work. NGET can provide information on the location, etc. of these cables and pipes and the developer should contact the project team before commencing any work, etc. such as a programme of highway works for the developer.*
- Information about the new cable installation project can be found on our project website. Dinorwig to Pentir / O Ddinorwig i Bentir / National Grid ET.*

Response received on 20/12/2023:

Thank you for your e-mail. It does not appear that NGET were consulted on the original planning application for the installation of a cable path. I would like to confirm whether the developer has consulted with NGET in relation to existing assets in the vicinity of their proposed cable path including our buried cables and overhead lines? It would also be useful to understand whether the developer has engaged with NGET through the process of using NGET land to secure easement for their cable routed to Pentir substation on land owned by NGET?

Gwynedd Archaeological
Planning Service (GAPS):

Response received on 21/12/2023:

No concerns and confirmation that the application's Heritage Impact Assessment is acceptable.

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Public Consultation: A notice was posted on the site and nearby residents were notified. The advertisement period ends on 05/01/2024 and a letter/correspondence was received objecting on the following grounds:

- There is no reason to extend the development commencement period as the proposal should have commenced originally 10 years ago. Public funding has been used to develop Glyn Rhonwy and the local area deserves to use it rather than a remote company that is unlikely to ever develop the site (the proposal submitted).

5. Assessment of the material planning considerations:

The principle of the development

5.1 The principle of the development of installing an underground cable to connect the Glyn Rhonwy pumped storage generating station with the Pentir substation has already been established by the Local Planning Authority by means of planning permission C16/0886/15/LL. The application before us means extending the implementation period of the development by an additional two years by amending condition 1 of application C21/0934/15/AC and there are no changes to the plan. It is important to consider whether circumstances or the local and national planning policy situation have changed since the application was originally approved. The proposal can only be considered differently if there is evidence of a substantial change in circumstances in the context of these policies.

5.2 The relevant local policies that involve the acceptability of the principle of this latest application are Policies ISA 1 'Infrastructure Provision' and PS 7 'Renewable Technology'. Policy ISA 1 of the LDP states

"Proposals to provide infrastructure or public services, including water supply, drainage, sewers, gas, electricity and other relevant services will be granted provided they do not cause significant harm to the local environment, public amenities or public safety."

As discussed in the rest of this report, it is believed that this proposal is unlikely to cause any significant harm to the environment, public amenities or public safety.

5.3 Policy PS 7 relating to Renewable Technology states that councils should ensure that the plan area wherever feasible and viable realises its potential as a leading area for initiatives based on renewable or low carbon energy technologies. This will be promoted by means of renewable energy technologies as part of development proposals which support energy generation from a variety of sources which include biomass, marine, waste, water, ground, solar and wind, including micro generation; or free-standing renewable energy technology development. It depends on compliance with the following criteria:

- Ensuring that installations in areas covered by international or national landscape designations and visible beyond their boundaries, or areas of local landscape value, in accordance with Strategic Policy PS 19 do not individually or cumulatively compromise the objectives of the designations especially with regard to landscape character, and visual impact.

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- Ensuring that installations in accordance with PS 19 do not individually or cumulatively compromise the objectives of international, national and local nature conservation designations.
- Supporting installations outside designated areas provided that the installation would not cause significant demonstrable harm to landscape character, biodiversity, or amenity of residential or holiday accommodation, either individually or cumulatively.

5.4 Further guidance states

"To lessen the visual impact of new overhead lines associated with such installations, especially in sensitive locations, the lines should be placed underground unless this causes significant harm to other acknowledged interests or the viability of the scheme, which cannot be negated or mitigated."

- 5.5 The proposed cable path runs through the 'North Western Fringes of Snowdonia' Special Landscape Area, the 'Dinorwig' Landscape of Outstanding Historic Interest and borders the 'North West Wales Slate Landscape' World Heritage Site. The proposal to install this cable underground complies with the above guidance in policy PS 7.
- 5.6 As already discussed, the principle of creating a pumped storage generating station in the Glyn Rhonwy quarry has already been accepted and approved by the Secretary of State for Business, Energy and Industrial Strategy granting a Development Consent Order in 2017. Permission for a non-material amendment to the Development Consent Order was granted by Welsh Ministers in order to extend the operational period.
- 5.7 The work of creating a grid connection could usually be considered as an Associated Development but here in Wales it cannot be approved as part of the process; therefore, a formal application for permission had to be submitted separately in line with the Planning Act. It is therefore believed that the principle is acceptable and that this element is a necessary step following the planning permission that has already been granted by ensuring that a connection exists between the site where the electricity is generated and the site where it is distributed.

Visual, general and residential amenities

- 5.8 A section of the cable path leads through the 'North Western Fringes of Snowdonia' Special Landscape Area while the entire path is within the 'Dinorwig' Landscape of Outstanding Historic Interest designation and adjacent to the 'Slate Landscape' World Heritage Site. Installing the connection above ground would cause an unacceptable disruption to these designations; however, as the proposal is one to bury the cables, it is believed that the development avoids a harmful visual impact on these designated landscapes. Consequently, it is believed that the proposal would be acceptable from the perspective of visual amenities and therefore it complies with the requirements of policies PCYFF 2, PCYFF 3, AT 1, PS 20 and AMG 2 of the LDP.
- 5.9 This type of work, in particular considering that it would be undertaken on the verges of busy roads, is likely to affect local amenities including the amenities of residents who live near the path and who will be directly affected should it cross sections of private lands. It is also likely to cause an occasional impact when traffic management measures need to be put in place when work is undertaken on narrower sections.

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- 5.10 Despite these impacts, it is believed that they would be short-term impacts and that there would not be a long-term harmful impact on the general amenities of the area or on the affected residents. This type of work is commonplace on public roads and road verges and is often carried out without the need for planning permission. It is not believed that the development would have an unacceptable or long-term disruption on amenities; therefore, it is believed that it complies with the requirements of policy PCYFF 3 of the LDP.

Transport and access matters

- 5.11 The Transportation Unit has confirmed that there is no objection to the proposal and no observations were received from the Rights of Way Unit. Note that both units' observations on the original application (C16/0886/15/LL) acknowledged that the work is likely to have an occasional impact on movements, but that this will be a short-term impact during the construction work.
- 5.12 The developer needs to submit applications for relevant licences to carry out the work on highway lands and this will ensure that restoration work will be done to an acceptable standard.
- 5.13 It is considered that the proposal is acceptable in terms of compliance with the requirements of policies PS 4, TRA 2 and TRA 4 of the LDP and TAN 18.

Biodiversity matters

- 5.14 A revised Initial Ecological Assessment Report was provided with the application and in response to the statutory consultation period, the Council's Biodiversity Unit has confirmed that there is no objection and no observations. As most of the work will be carried out within the verges of existing public highways as a result it is not believed that there would be a notable harmful impact on protected species as mentioned in the report (December 2023) along with information received on the original application.
- 5.15 The work of boring under Afon Rhythallt means that it will cross a section of the 'Llyn Padarn' Site of Special Scientific Interest. Observations from NRW on the current application and from the Biodiversity Unit on the original application confirm that there is no objection and proposed conditions for the work.
- 5.16 Considering the observations of NRW and the Biodiversity Unit, and provided that appropriate conditions are imposed, and the relevant advice is followed and that relevant licences are secured prior to the commencement of the work, it is believed that this proposal is acceptable and complies with the requirements of policy AMG 5 of the LDP and TAN 5. On 11 October, the Welsh Government published an update to Chapter 6 of Planning Policy Wales (PPW), which deals with green infrastructure, net worth to biodiversity, the protection afforded to Sites of Special Scientific Interest and trees and woodlands. The changes to PPW have been considered, however, in this case, they do not raise any new matters that have any material influence on the recommendation.

Archaeological and Heritage Matters

- 5.17 As already discussed, the proposal leads through the 'North Western Fringes of Snowdonia' Special Landscape Area, is entirely within the 'Dinorwig' Landscape of Outstanding Historic Interest and borders the 'Slate Landscape' World Heritage Site. In addition, it is located close to many ancient monuments, registered gardens and parks. A 'Heritage Impact Assessment' was provided by the applicant in accordance with Cadw guidelines. This document has taken into

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account the heritage designations nearby and assessed the potential for the development to disrupt them. The document concludes that there will be no permanent impact but potentially a temporary visual impact (during construction) as the path of the proposed cable is located within the local road network (road, road verges, pavement, etc.).

- 5.18 A response was provided by a Cadw Officer to the public consultation stating that although there will be a potential for a temporary impact on the World Heritage Site setting, they have confirmed that this will not be significant.
- 5.19 In addition to Cadw's response, the archaeological service has confirmed that the application will not have an impact on archaeological matters (in accordance with its observations on the original application).
- 5.20 Given the responses of Cadw and the archaeological service, it can be considered that the proposal is acceptable and complies with the requirements of policies AT 1 and PS 20 of the LDP and TAN 24.

Flooding matters

- 5.21 The path of the proposed connection crosses Afon Rhythallt near the village of Brynrefail and therefore, permission would be required from NRW in the form of a special licence to carry out the work.
- 5.22 NRW does not object to the proposal and therefore, it is not believed that there would be a harmful impact in terms of flooding issues. Therefore, it is believed that the proposal is acceptable in terms of its compliance with the requirements of TAN 15.

Language Matters

- 5.23 Section 1 (a) of strategic policy PS 1 'The Welsh Language and culture' notes that a Welsh Language Statement will need to be provided with a proposed "retail, industrial or commercial development which employs more than 50 employees and/or has a floor area of at least 1,000 m sq. or more".
- 5.24 In accordance with the instructions of appendix 5 of Supplementary Planning Guidance (SPG): Maintaining and Creating Distinctive and Sustainable Communities, the applicant has concluded that a 'Welsh Language Statement' is not required.
- 5.25 At the time of writing the report, the Council's Language Unit had not responded to the consultation but observations are expected before the Planning Committee meeting. However, there is no evidence to hand that shows that there is a significant change to the situation and there is no change to the plan previously approved. It is therefore considered that the proposal remains in accordance with policy PS 1 and would not cause harm to the Welsh language.

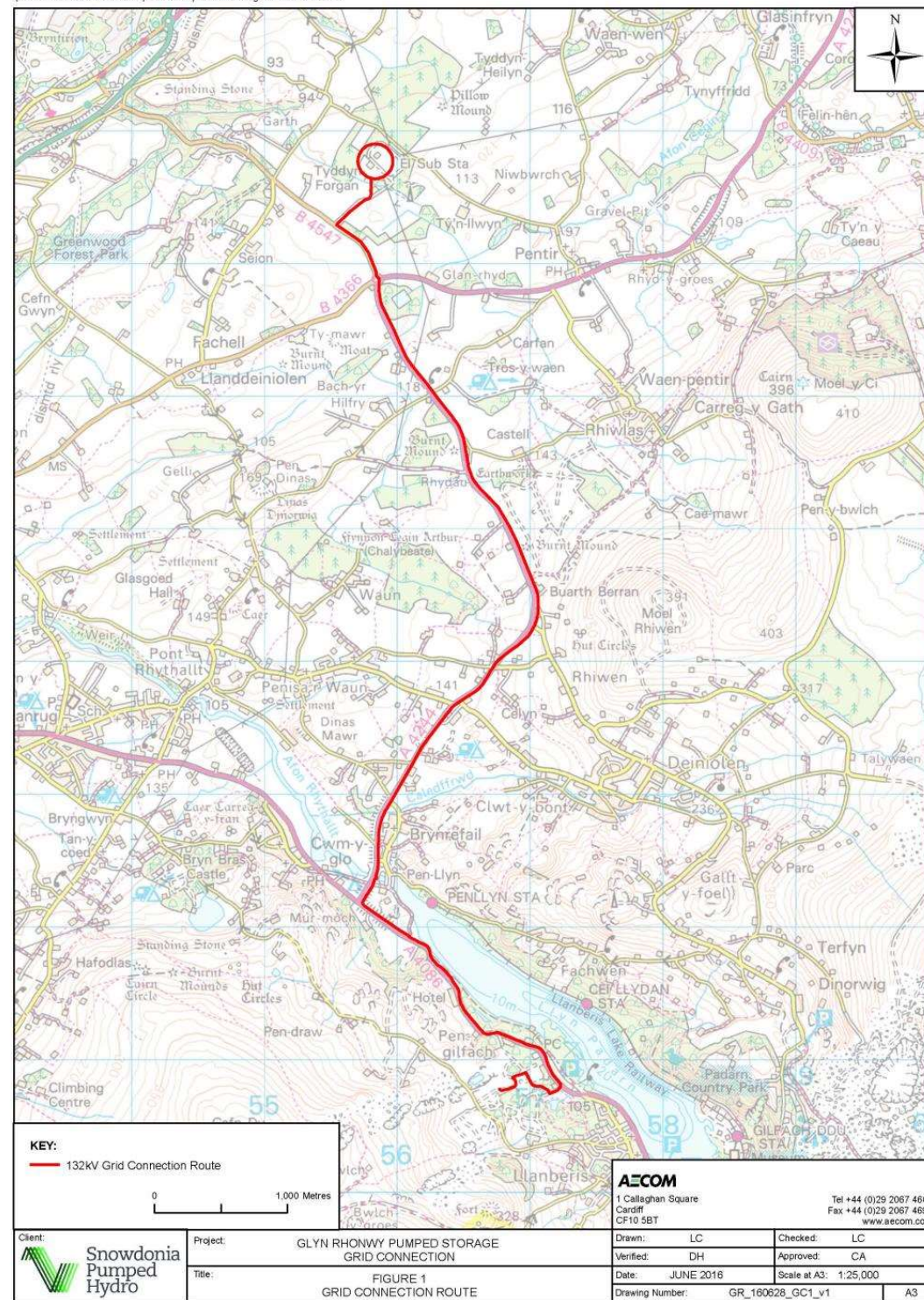
6. Conclusions:

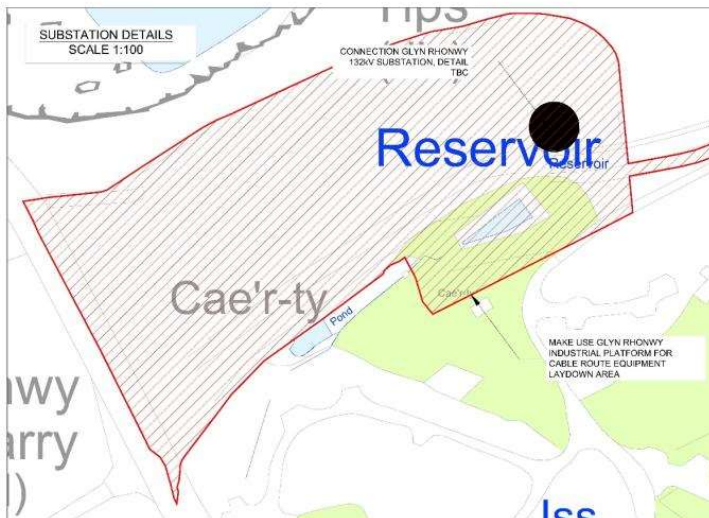
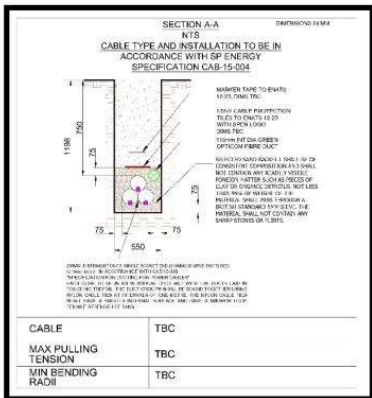
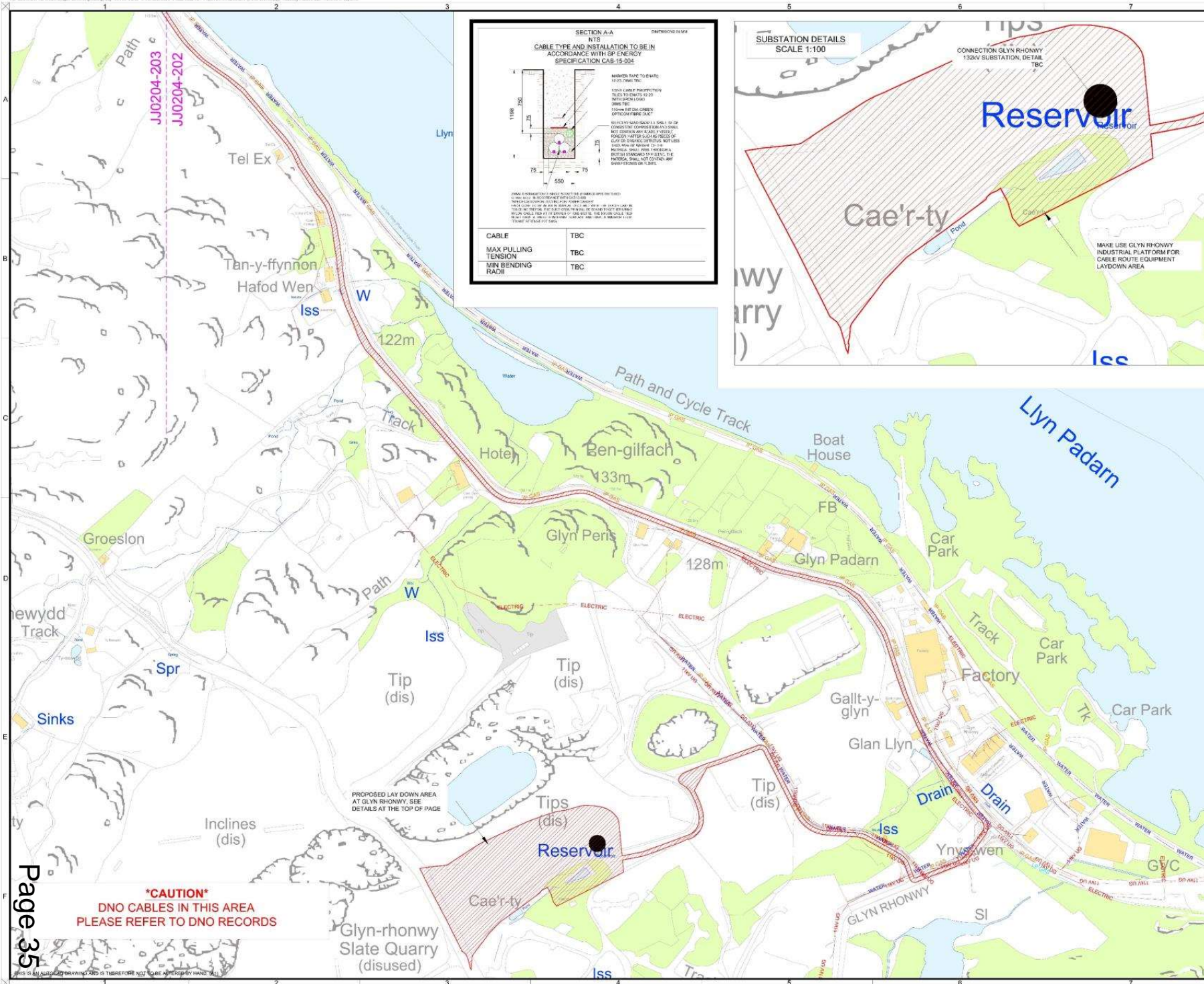
- 6.1 Having considered all the relevant matters, it is not considered that the proposal of extending the time given under permission number C21/0934/15/AC in order to commence the development is contrary to the relevant local and national policies or guidance. Based on the above assessment, it is considered that the proposal continues to be acceptable subject to including relevant conditions and as included within the previous planning permissions. Acknowledging the observations objecting to the proposal regarding the delay in starting work but having fully assessed the proposal, there is no valid planning reason to reject the application.

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7. Recommendation:

- 7.1 To delegate powers to the Senior Planning Manager to approve the application, subject to the following conditions:
1. Five years
 2. Complete the development in accordance with the conditions attached to permission C16/0886/15/LL and any details agreed through the condition release requests.

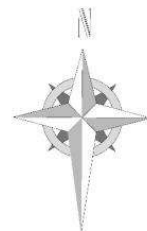




DRAWING KEY

EXISTING 11kV OVERHEAD LINE	
EXISTING 33kV OVERHEAD LINE	
EXISTING 11kV UNDERGROUND CABLE	
EXISTING 33kV UNDERGROUND CABLE	
PROPOSED UNDERGROUND 11kV CABLE	
PROPOSED UNDERGROUND 33kV CABLE	
96mm ONE WAVEFORM LV CABLE	
EARTH CONDUCTOR	
WORKING ROOM FOR INSTALLATION	
BOUNDARY LINE	
ACCESS ROUTE TO DNO SIS	
CABLE EASEMENT	
ELECTRICITY CABLE DUCT	
11 kV POLE POSITION	
33 kV POLE POSITION	
EXISTING WATER MAIN	
EXISTING GAS MAIN	
EXISTING TELECOMS	
EXISTING RAILWAY LINE	

- NOTES**
- CABLE ROUTE IS SHOWN IN VERGE WHERE POSSIBLE. HOWEVER, IF ON-SITE CONDITIONS DICTATE THAT IT IS NOT POSSIBLE FOR PRACTICAL OR LEGAL REASONS, THE CABLE CAN BE MOVED INTO THE ROAD.



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PROJECT
GLYN RHONWY

SITE ADDRESS
GLYN RHONWY PUMPED HYDRO, LLANBERIS, LL55 4EL

DRAWING TITLE
CABLE ROUTE PLAN

DRAWING NO
JJ0204-202

SIZE
A1

SCALE
1:2000

DATE
22.04.16

REVISION

DNO
SPEN

DRAWN
MS

CHECKED
TD

APPROVED
B






NOTES:

1. CABLE ROUTE IS SHOWN IN VERGE WHERE POSSIBLE. HOWEVER, IF ON-SITE CONDITIONS DICTATE THAT IS NOT POSSIBLE FOR PRACTICAL OR LEGAL REASONS, THE CABLE CAN BE MOVED INTO THE ROAD.

A	NEW RIVINGTON ROAD		17.14	80	ET
B	NEW RIVINGTON ROAD		17.14	80	ET
C	NEW RIVINGTON ROAD		17.14	80	ET



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2000/01/01/01

CABLE ROUTE PLAN

DRYING/NO	DATE	SCALE	1:2000
JJ0204-206	A1	DATE	22.04.16
SPEN		NO. SKIPS	
200	155	4	





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Number: 2

Application Number: C23/0463/18/LL

Date Registered: 09/10/2023

Application Type: Full

Community: Llanddeiniolen

Ward: Penisarwaun

Proposal: Retrospective application to convert an outbuilding to holiday let

Location: Plas Coch, Penisarwaun, Caernarfon, Gwynedd, LL55 3PW

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

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1. Description:

- 1.1 The application in question is a retrospective full application to convert an outbuilding to a holiday let. Because the above proposal has already been completed without planning permission, a retrospective application is submitted. The unit in mind was an outbuilding which was being used as an ancillary use to the Plas Coch property. The outbuilding has now been renovated and converted into one modern holiday unit.
- 1.2 The structure in question stands approximately 5m to the east of the main Plas Coch house. From looking at the plans submitted, the size or shape of the structure have not changed as a result of the conversion. The height of the roof and its one-sided ridge has been kept, but changes have been made to the position of windows and doors and the finish. Glazed windows and doors cover most of the front elevation, a large roof window has been installed on the side elevation, and two windows have been installed on the other side elevation. The unglazed parts of the front of the property are finished in stone cladding, and the rest of the unit is finished in white painted render. The roof of the unit has also been finished with natural slate.
- 1.3 The structure in its entirety contains a kitchen, a sleeping area, seating area and bathroom on the ground floor, and then another bedroom on the first floor or mezzanine as it appears on the plans. Externally, a decking has been installed in front of the front elevation to provide an outdoor area for a hot tub. A hedge will be planted around the decking and there is parking space for two cars to the east of the property on an existing area of gravel.
- 1.4 The site is located in a countryside location close to the Waun Cluster (Penisarwaun), approximately 500m north of the Local Penisarwaun Village development boundary as defined by the Anglesey and Gwynedd Joint Local Development Plan, 2017. The site is served by a private road that also serves another property and links with an unclassified road leading to the west to the wider roads network. The site lies within the Dinorwig Landscape of Outstanding Historic Interest.
- 1.5 The following documents/assessments have been submitted as part of the application:
 - Ecological Survey Report
 - Business Plan
- 1.6 The application was deferred at the Planning Committee on 15/01/2023 in order to hold a site visit.

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

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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 4: Sustainable transport, development and accessibility

TRA 2: Parking standards

TRA 4: Managing transport impacts

PS 5: Sustainable Development

PS 6: Alleviating and adapting to the effects of climate change

PCYFF 1: Development Boundaries

PCYFF 2: Development Criteria

PCYFF 3: Design and Place Shaping

PS 14: The Visitor Economy

TWR 2: Holiday Accommodation

PS19: Conserve and where appropriate enhance the natural environment

AMG 5: Local Biodiversity Conservation

PS20: Conserving and where appropriate enhancing heritage assets

AT1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens.

2.4 National Policies:

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 11 - February 2021)

Letter of the Welsh Government's Minister for Climate Change, dated 11 October 2023 announcing an update to chapter 6 of Planning Policy Wales with immediate effect.

- Technical Advice Note 12: Design
- Technical Advice Note 13:
- Technical Advice Note 18: Transport
- Technical Advice Note 22: Planning for sustainable buildings

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Local Supplementary Planning Guidance (as a material planning consideration) -

- Tourist Facilities and Accommodation (March, 2021)
- Replacement Dwellings and Conversions in the Countryside (September 2019)

3. Relevant Planning History:

3.1 C22/0916/18/LL Change of use of existing land to create temporary lodge structures to be let as holiday accommodation. Change of Use of existing land to create temporary structure lodges for holiday lets. Refused 19-01-2023

C23/0494/18/LL Change of use of existing land to create temporary structures as holiday lets
Change of use of existing land to create temporary structure lodges for holiday lets. Refused
(date)

This application that is under consideration was submitted following an Enforcement investigation under reference G22/0221.

4. Consultations:

Community/Town Council: Object to the application as it has a 'harmful effect on a small, quiet area of rural Wales'.

Transportation Unit: 'I refer to the application above and wish to state that I do not intend to submit a recommendation as it is assumed that the proposed development will not have a detrimental impact on any road, or proposed road'

Public Protection: Should the applicant intend to connect to the existing sewage treatment unit, it must be ensured that the current system is in good condition. It will need to be adequate to deal with any potential increase in effluent and loads because of the proposed development. We ask the applicant to provide these details to the Authority to prove that there is enough capacity in the current tank. Note: Private sewage treatment tanks and systems must comply with Building Standard 6297:2007 + A1 2008, and Approved Document H (Drainage and waste disposal) of the Building Regulations. It is not permitted to install any part of the system within 10 metres of a stream, ground drain or ditch. The applicant will need to contact Natural Resources Wales to register any sewage tanks.

Welsh Water: 'Since the proposal intends utilising an alternative to mains drainage we would advise that the applicant seek advice from Natural

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Resources Wales and or the Building Regulations Authority / Approved Building Inspector as both are responsible to regulate alternative methods of drainage. However, should circumstances change and a connection to the public sewerage system/public sewerage treatment works is preferred we must be re-consulted on this application.'

Biodiversity Unit:

The unit asked for an ecological report for the site to alleviate concerns regarding ecological matters and identify biodiversity mitigation measures.

After receiving the report the Biodiversity Unit confirmed that they had no objection as long as the Biodiversity improvements noted in the ecological report are completed within one month of the date of the planning permission.

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Public Consultation:

A notice was posted on the site and nearby residents were notified. The advertisement period has ended, and a large number of letters were received objecting to the development on the following grounds:

- negatively affects a residential area
- the changes to the unit are not in keeping with the area
- a narrow access and the unit will increase the volume of traffic along a narrow road
- an intrusive effect on neighbours
- concerns about Biodiversity, especially the effect on bats and felling trees and hedges without permission
- does not blend in with the landscape
- the property is outside the cluster
- new materials, not the original
- concerns regarding litter
- noise disruption arising from the unit
- pollution from the hot tub water
- a negative visual impact
- destroys the character
- overuse of a location
- have lost a lot of tranquillity and privacy
- the development is in the countryside with no access to public transport close by
- concerns regarding the septic tank
- there is strong lighting outside the property
- the existing house is a holiday let
- the plans are incorrect
- the absence of a structural report and the quality of construction
- the water supply in the area is already poor
- part of the original building has been demolished
- there is no planning permission for the use of the building
- - is there appropriate insurance in place for the use of the building

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5. Assessment of the material planning considerations:

The principle of the development

- 5.1 The principle of the proposal should be assessed against policy TWR 2: Holiday Accommodation in the Local Development Plan. Policy TWR 2 permits proposals that involve the provision of self-serviced holiday accommodation provided the proposal complies with a series of criteria as included in the policy, namely:
- i. In the case of new build accommodation, that the development is located within a development boundary, or makes use of a suitable previously developed site;
 - ii. that the proposed development is appropriate in scale considering the site, location and/or settlement in question;
 - iii. That the proposal will not result in a loss of permanent housing stock;
 - iv. That the development is not sited within a primarily residential area or does not significantly harm the residential character of an area;
 - v. That the development does not lead to an over-concentration of such accommodation within the area.”
- 5.2 In terms of the criteria i-iv above, the building already exists, and is not a new building. We note that the site is also located within the curtilage of the existing property and that the building was a traditional one, used as ancillary to the residential property, therefore it would also make use of a suitable previously developed site. It is believed that the scale is reasonable as it does not create a holiday let that is excessively large, it does not involve erecting an extension, and because the unit is already being used as an outbuilding it does not lead to the loss of permanent housing stock. The unit is located in a rural area close to individual dwellings that are scattered around, and as such it does not cause significant harm to the area's residential character as there are scattered residential dwellings around the location.
- 5.3 It is noted that any application to convert existing buildings should include a full structural survey report by a qualified person which states that the building is structurally sound for conversion without requiring substantial reconstruction, alterations or extensions. It is noted that no structural report has been included as part of the information pack accompanying the application as the property has already been converted, therefore there is no value to a structural report as the changes have already been completed on the site. We note here again that the proposal makes use of a suitable previously developed site, and that comments have been received highlighting the difference between the original building and the current structure, and that part of the building and the roof were demolished. This difference is minimal and does not affect the scale or size of the building compared with the original – rather, it does affect the shape of the roof slightly, and we note that one gable-end of the building is completely glazed. To this end, the development is acceptable and complies with the principles of criteria i-iv of policy TWR 2.
- 5.4 Paragraph 3.2.1 TAN 33 states as follows: Economic Development, the re-use and adaptation of existing rural buildings has an important role to play in meeting the needs of rural areas for commercial and industrial development, and tourism, sports and recreation. It emphasises the need for the building in question to be suitable for the proposed use and paragraph 3.2.1 notes:

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"The re-use and adaptation of existing rural buildings has an important role in meeting the needs of rural areas for commercial and industrial development, and tourism, sport and recreation. In recognising this, local planning authorities are expected to adopt a positive approach to the conversion of rural buildings for business re-use, especially those buildings that are located within or adjoining farm building complexes, on the basis that:

- they are suitable for the specific use;
- the conversion does not lead to dispersal of activity on such a scale as to prejudice town and village vitality;
- their form, bulk and general design are in keeping with their surroundings;
- imposing conditions on a planning permission overcomes any planning objections, for example on environmental or traffic grounds, which would otherwise outweigh the advantage of re-use;
- if the buildings are in the open countryside, they are capable of conversion without major or complete reconstruction;
- the conversion does not result in unacceptable impacts upon the structure, form, character or setting where the building is of historic and/or architectural interest."

5.5 Further guidance relating to the suitability of buildings that are subject to conversion is provided in the adopted Supplementary Planning Guidance, 'Replacement Dwellings and Conversions in the Countryside'. Section 10 of the SPG provides guidance on aspects relating to design.

5.6 Having assessed the application against the relevant policy principles noted above, we believe the application as a whole is acceptable in principle and complies with the relevant criteria that are highlighted above.

Excess

5.7 After establishing whether the principle of the proposal is acceptable in terms of the build, we should be mindful of the proposal's compliance or otherwise with criterion 'v' of Policy TWR 2 which states as follows:-

"v. That the development does not lead to an over-concentration of such accommodation within the area."

5.8 When considering criterion v, it should be ensured that a Business Plan is presented as part of the application to include the necessary information in terms of the vision for the proposal and to ensure that there is a market for this type of use (paragraph 6.3.67 of the JLDP). In addition, the existing provision of holiday accommodation within the local area should be taken into account. It is noted that a Business Plan has been submitted with the planning, outlining its intention and how the development adds to the local economy through tourism. To this end we consider that the Business Plan meets the requirements of criteria 'v' of policy TWR2.

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- 5.9 Furthermore, the Supplementary Planning Guidance: Tourist Facilities and Accommodation (March 2021) states that a high number of holiday accommodation or a concentration of holiday accommodation in a specific area can have a detrimental impact on the social fabric of those communities. Section 4.6 of the guidance seeks to define excess and paragraph 4.6.5 states:

"In assessing whether or not there is an over-provision of holiday accommodation, the following should be considered:-

- Whether or not there is an even distribution of holiday accommodation across the area – A provision of holiday accommodation that has been distributed evenly across the area is a way of ensuring that it does not lead to pockets of empty properties during the winter and ensures that excess pressure is not placed on local services and infrastructure at the peak of the season;
 - Sociocultural impact – If holiday accommodation permeates into a traditionally residential area it can lead to a change in people's values and behaviour, and consequently, lead to them losing their cultural identity.
 - Impact on the amenities of local residents, e.g. complaints regarding noise, disturbance, increase in traffic etc.
 - Lack of community facilities and services – Local businesses providing for the needs of visitors more than the needs of local residents and only opening on a seasonal basis.
 - Pressure on local infrastructure – The capability and capacity of local infrastructure to cope at the peak of the season.
 - Quantity of holiday accommodation – Favourable consideration will not be given to applications for self-serviced holiday accommodation when the existing combination of holiday accommodation and second homes within the Community/Town/City Council area is higher than 15%. Council Tax information should be used as the information source in order to find this information. Exceptions may arise, where it is considered that there is a high level (more than 15%) of holiday accommodation in a particular settlement/area within a Community/Town/City Council area. In such circumstances, consideration may need to be given to provision beyond the Community/Town/City Council level."
- 5.10 In accordance with Council Tax figures (February 2022) the combined number of second homes and holiday accommodation in the Llanddeiniolen Community Council area is **3.63%**, therefore it is considered that the proposal complies with this element of the relevant SPG, and that permitting this proposal would not lead to an over-provision of a particular type of holiday accommodation in the area.
- 5.11 In this case it is considered that the proposal is acceptable for approval in principle.

Visual amenities

- 5.12 Policy PCYFF 3 states that proposals, including extensions and alterations to existing buildings and structures, will be permitted provided they conform to a number of criteria including that the proposal complements or enhances the character of the site, the building or the 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 uses materials that are appropriate to their surroundings and incorporates soft landscaping; that it enhances a safe and integrated transport

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and communications network; that it limits surface water run-off and flood risk and prevents pollution; that it achieves an inclusive design that allows access for all and helps to create healthy and vibrant environments taking into account the health and well-being of future users.

- 5.13 The application involves converting the existing outbuilding into a holiday let, which is sited in the countryside and where there are several individual dwellings in the surrounding area and along the road to the property in question. The proposal does not involve any change to the size of the outbuilding, however, there are changes to the front elevation with glass being installed on most of the elevation. As well as this, a roof-window is installed, and other windows and doors are being repositioned, and the building's finish is completely different to that of the former building. We must note that the property's size, shape or scale has not changed as a result of its conversion into a holiday unit. It is not believed that the proposal would disrupt the visual or general amenities of the area as a whole, nor that it would have a significantly negative impact on the Landscape of Outstanding Historic Interest. Observations have been received noting concerns that the unit does not blend in with the landscape and that original materials have been removed and replaced by alternative materials. There are also concerns that the change to the building is causing a negative visual impact, however, the plans do not show a change in the shape or size of the original building. We must emphasise that there is a substantial change to the front elevation with the developer having installed glass along the elevation, but the elevation does not directly face nearby housing, and the elevation is not overly noticeable from the road as it is the side elevation that faces the access road. Although the original materials are not retained, the materials used are not considered unacceptable and they do not affect the character of the area significantly enough to cause a negative impact. This means that the proposal is acceptable and meets the requirements of policies PCYFF 3, PS 20 and AT 1 of the LDP.

General and residential amenities

- 5.14 Policies PCYFF 2 and PCYFF 3 of the Joint Local Development Plan relate to assessing the design of the proposal, amenities and landscaping. The site is located outside any development boundary as defined in the Local Development Plan. Since the proposal only involves the conversion and alteration of an existing building on the site into a holiday let, a new structure is not being installed on the site. Although the building's appearance has changed somewhat, it is not believed that the changes are excessive, and consequently they do not affect the setting of the unit on the site. Although the changes made to the unit can be considered to be modern changes that do not complement the rural character and feel of the area, we do not believe that this effect is substantial enough to be considered unacceptable in policy terms, since the shape and scale of the unit remain unchanged.
- 5.15 Some screening is offered by existing trees and hedgerows, and we do not believe that additional screening is needed as the unit already existed on the site, and this proposal is essentially a change in its appearance as a result of windows, doors and finish.
- 5.16 In addition to this, currently the nearby houses abut either other residential dwellings and their gardens or open fields. This proposal would mean a change of use from a unit that is ancillary to a residential dwelling into a self-serviced holiday let. Despite its proximity to residential dwellings in the vicinity, and that the nature of holiday use may be different to full-time residential use; because of the small size of the unit with only two double beds, we do not believe that the impact of the proposed unit would be significant enough to harmfully affect the character of the site and the local neighbourhood, or the amenities of neighbouring residents. Although the Local Planning

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Authority accepts that there will be some noise disturbance and an increase in movement as a result of the use, due of the location of the individual unit and the fact that the unit is acceptable in principle through the conversion of an outbuilding into a high-quality holiday let, we do not believe that it is likely to lead to a harmful impact on neighbouring residents' amenities through disruption, traffic, the timing of movements, noise etc. Although the proposed site is located close to the current dwelling-house, the effect on the amenities of the nearby residential dwelling (which is in the same ownership) is not considered significant. In light of the above, the proposal is considered to comply with policies PCYFF 2 and PCYFF 3 of the LDP.

Transport and access matters

- 5.17 We noted that there were concerns regarding the location of the holiday unit along a narrow road that is used by local people. There were concerns that the holiday let use would make this narrow lane busier and affect the amenities of nearby residents. The Transportation Unit was consulted regarding this matter and the unit had no objection regarding this element of the development. Parking spaces have been designated for the holiday unit, and the residential property has a garage on site. The Transportation Unit assume that the proposed development would not have a detrimental impact on any road or proposed road. On this basis therefore, it is considered that the proposal complies with the requirements of policies TRA 2 and TRA 4 of the LDP.

Biodiversity matters

- 5.18 The Biodiversity Unit requested an ecological report for the site to alleviate concerns regarding ecological matters and to identify biodiversity mitigation measures. The Biodiversity Unit agrees with the results and requirements of the wildlife report received. The unit requests that the development be carried out in accordance with the Etive Ecology report, October 2023. The ecology report had been commissioned for two applications on the same site. Application C23/0463 which is the retrospective application in front of the committee for converting a dilapidated outbuilding into a single residential unit, and also C23/0494 which is a planning application for change of use to permit the construction of three holiday lodges on a residential area of a back garden. Application C23/0494 has been refused through delegated powers. Because there are two applications linked to the ecological report, it is difficult to understand which elements relate to which application. In this case and in the circumstances, it will be necessary to impose a condition to agree biodiversity improvements within one month of the date of the permission, and to also be implemented according to an agreed timetable. This will ensure that specific biodiversity improvements are made to this development directly.
- 5.19 Although observations have been made that the developer has cut trees and hedges on the site, this is remedied by following biodiversity enhancements and mitigation measures that are introduced in the ecological report. In addition to this, concern was received regarding pollution from the hot tub and septic tank. As the foul water drainage system and the septic tank already exist, and that the proposal has already been completed, any problem would have already highlighted itself. Any problems that may arise in the future are managed by Building Control, or are civil matters. Therefore, there is no need for the planning system to duplicate other legislation that is in place to protect the environment, although a condition could be imposed to agree on the details of any improvements or a new system should the need arise.
- 5.20 As a result of the above, we believe that the development complies with Policies PS19 and AMG 5 of the LDP, together with the Letter of the Welsh Government Minister for Climate Change dated 11 October 2023 which announced an update to chapter 6 of Planning Policy Wales relating to the green infrastructure and the phased approach.

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The Welsh Language

- 5.21 In accordance with the Planning (Wales) Act 2015, it is a duty when deciding 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.
- 5.22 The Supplementary Planning Guidance (SPG) 'Maintaining and Creating Distinctive 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.
- 5.23 It is noted that there are some specific types of developments where the proposal will be required 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 proposed development does not reach these thresholds.
- 5.24 The applicant was asked for a Welsh Language Statement several times, but nothing was received. The guidance contained in Appendix 5 stated that all retail, commercial or industrial developments that are not required to submit a Welsh Language Statement/Assessment should demonstrate how consideration has been given to the language. In this case the policies of the plan support tourism developments according to specific criteria that relate to over-provision, therefore it is considered in this case and since the proposal complies with the requirements of the relevant policies, that the proposal is unlikely to have a harmful impact on the language. We can also impose a condition to ensure that bilingual signs are used on the site. It is therefore considered that the proposal is acceptable in respect of Policy PS1 of the relevant SPG.

Response to the public consultation

- 5.25 Several observations were received to the public consultation and have been noted under the above public consultation.
- 5.26 These matters have been considered in the body of the report. Individuals had raised some concerns that were outside the remit of planning issues. The Local Planning Authority has no control over the fact that the original property on the site is also a holiday accommodation, as there is currently the right to change use from a residential property to a holiday accommodation without planning permission. We must emphasise in this case that it will be the plans that are the subject of the application that will be approved, and that it is the applicant's responsibility to ensure that the development conforms to what has been permitted.
- 5.27 As well as this there were concerns regarding the area's water supply, but Welsh Water have not raised a concern regarding this. Some observations were made about refuse from the property, but this would be handled in the same way as a residential dwelling as their refuse densities are similar, therefore we do not require further information regarding the management of refuse and bins.
- 5.28 Matters involving safety and quality of work are outside the planning system and are managed by a different legislation and the matter has been forwarded to the Building Control Service.
- 5.29 The development has been completed without the necessary Planning permission and consequently it is an 'unauthorised development'. Carrying out a development without first obtaining the necessary planning permission is not a criminal offence, but such action is discouraged. However and in accordance with national guidelines as contained in the

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Development Control Manual it should be sought to correct the effects of the unauthorised development and not to penalise the person(s) carrying out the unauthorised development. The application should therefore be considered on its own merits as discussed in the report to the committee.

- 5.30 Please note that insurance matters are not a material planning consideration when considering the application.

6. Conclusions:

- 6.1 In accordance with the above assessment, it is not believed that any matter arising with the proposal is contrary to the requirements of the relevant policies, and the proposal is considered to meet the requirements of the policies noted above and is acceptable for approval.

7. Recommendation:

- 7.1 Approve – conditions

1. In accordance with the plans
2. Use as holiday accommodation only
3. Any changes or upgrades to the foul water drainage system to be agreed within a specified time of the permission
4. Agree biodiversity enhancements
5. Bilingual signage.

RECEIVED

By 840071 at 4:08 pm, 6/6/23

LARGE BAND OF
TREES AND
SHRUBBERY

EXISTING GARAGE

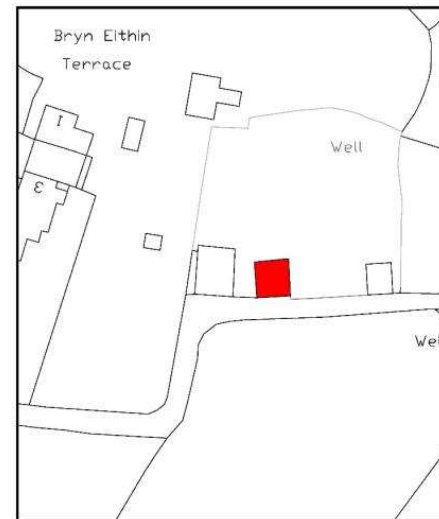
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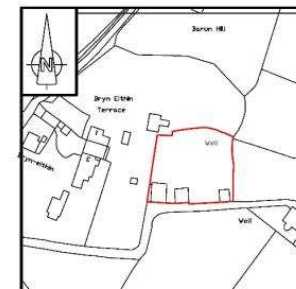
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EXISTING SITE PLAN 1 : 100



BLOCK PLAN 1 : 500



SITE LOCATION PLAN 1 : 1250

R+R DESIGN

- STRUCTURAL ENGINEERS
- SURVEYORS
- PROJECT MANAGERS
- ARCHITECTURAL DESIGNERS

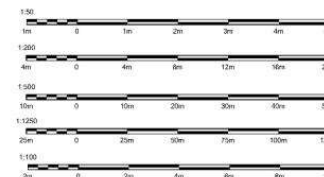
CHURCH LODGE WINCHY ARBOR RD. MERESIDE L15 3SE
TEL: 0151 483 2729 EMAIL: info@randdesign.co.uk

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LL55 3PW

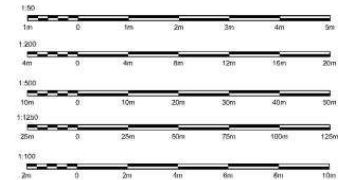
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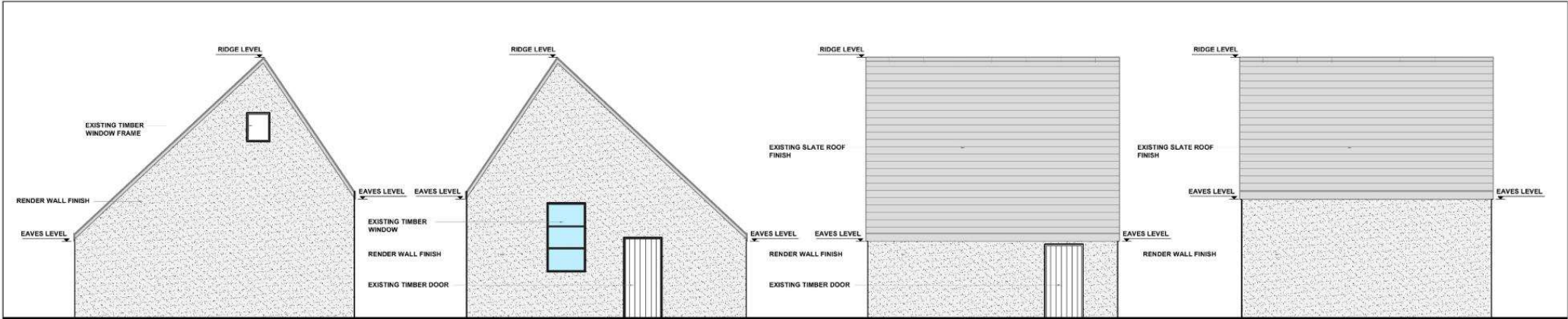


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PROPOSED SITE PLAN 1:100

<p>R+R DESIGN</p> <ul style="list-style-type: none"> • STRUCTURAL ENGINEERS • SURVEYORS • PROJECT MANAGERS • ARCHITECTURAL DESIGNERS <p><small>CHURCH LODGE WINCHY ARBOR RD. MERESYDE LL55 3SE TEL: 0151 483 2729 EMAIL: info@randdesign.co.uk</small></p>
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<p>Title PROPOSED SITE PLAN</p>
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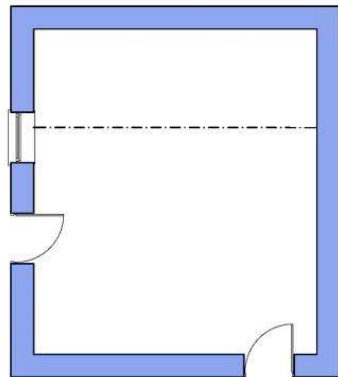


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EXISTING PLAN 1:50

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- STRUCTURAL ENGINEERS
- SURVEYORS
- PROJECT MANAGERS
- ARCHITECTURAL DESIGNERS

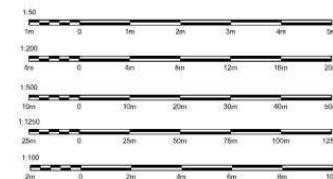
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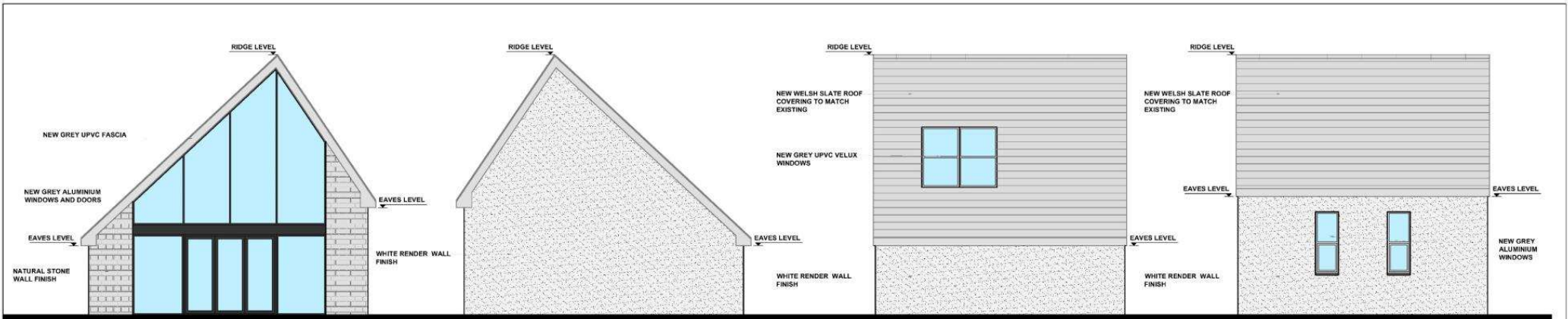
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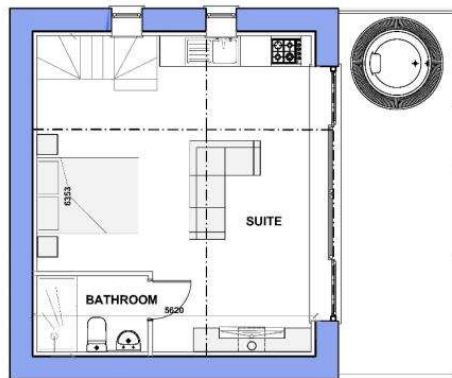


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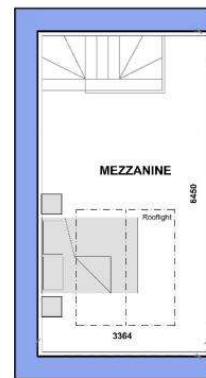
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PROPOSED SIDE ELEVATION 1:50

PROPOSED SIDE ELEVATION 1:50



PROPOSED PLAN 1:50



MEZZANINE PLAN 1:50

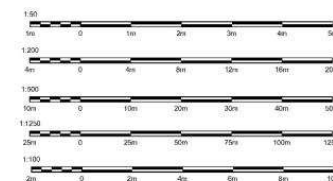


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PROPOSED PLANS AND
ELEVATIONS

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Number: 3

Application Number: C23/0574/26/AC

Date Registered: 25/07/2023

Application Type: Vary Condition

Community: Waunfawr

Ward: Bontnewydd

Proposal: Application to vary condition 1 on planning permission C18/0993/26/LL (to extend planning permission C09A/0412/26/LL to erect 12 new houses and associated work) to extend the time given to commence the work for another five years.

Location: Hen Gapel, Caeathro, Gwynedd, LL55 2ST

Summary of the Recommendation: TO DELEGATE POWERS TO THE HEAD OF PLANNING TO APPROVE THE APPLICATION, SUBJECT TO AGREEING ON A DISCOUNT FOR THE AFFORDABLE UNITS AND AMENDING THE 106 AGREEMENT IF REQUIRED AND IN ACCORDANCE WITH THE CONDITIONS.

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1. Description:

- 1.1 This application is to vary condition 1 on planning permission C18/0993/26/LL to extend the period of the planning permission on the site for another 5 years. Planning permission C18/0993/26/LL itself was to amend condition number 1 of planning permission C09A/0412/26/LL to erect 12 residential dwellings, create a new entrance and drainage work on a plot of land measuring approximately 0.5 hectares within the development boundary of the Local Village of Caeathro, as defined by the Anglesey and Gwynedd Joint Local Development Plan.
- 1.2 The development of this site has been prevented in the past due to the concerns of Welsh Water regarding the capacity of the sewerage system to cope with the foul water that derives from the site. Those concerns have by now been resolved. The applicant explains that they want to sell the site, however, to ensure that the site is attractive to a new developer they are eager to secure an extension of 5 years for the commencement of the development.
- 1.3 The site is currently used as pasture and the proposal includes five types of houses which vary from two-bedroom semi-detached houses to detached four-bedroom houses, and of the 12 dwellings, four of them would be affordable (a 106 Agreement is already in place to control the occupation of these properties). Externally, each dwelling would have a natural slate roof, a natural stone façade, painted render and uPVC windows/doors. Due to the slope of the land engineering work would be required to create platforms for the dwellings themselves and in order to build the estate road and the new entrance.
- 1.4 It should be noted that current application C21/1245/26/LL for 25 houses (including 7 affordable houses) remains outstanding with no decision on this site.
- 1.5 The following information was received in support of the application:
 - Initial Ecological Assessment
 - A water vole and otter survey report
 - Welsh Language Statement

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 Under the Well-being of Future Generations (Wales) Act 2015 the Council has a duty not only to carry out sustainable development, but also to take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act, and in making 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. It is considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.
- 2.3 **Anglesey and Gwynedd Joint Local Development Plan. (July 2017)**

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PS 5 – Sustainable development
 ISA 1 - Infrastructure provision
 TRA2 - Parking standards
 TRA4 - Managing transport impacts
 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
 TAI 4 - Housing in local, rural and coastal villages
 TAI 15 - Threshold of affordable housing and their distribution.
 AMG 5 - Local biodiversity conservation
Supplementary Planning Guidance (SPG)
 Housing Developments and Educational Provision
 Housing Developments and Open Spaces of Recreational Value
 Planning Obligations
 Affordable Housing
 Housing Mix.

2.4 National Policies:

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 11 - February 2021)

Letter of the Welsh Government's Minister for Climate Change, dated 11 October 2023 announcing an update to chapter 6 of Planning Policy Wales with immediate effect.

Technical Advice Notes (TAN)

TAN 2 Planning and Affordable Housing

TAN 12 Design (2016)

TAN 18 Transport (2007)

NCT20: Planning and the Welsh Language (2013).

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3. Relevant Planning History:

C23/0576/26/RA: Application to discharge planning condition 10 (foul water treatment infrastructure) on planning permission C18/0993/26/LL (variation to condition 1 on planning permission C09A/0412/26/LL to erect 12 new houses and associated work). - Approved 19/09/23

C21/1245/26/LL: Construction of 25 houses (including 7 affordable houses with a financial contribution towards 0.5 unit), new entrance to vehicles and pedestrians and associated work - Current application.

C18/0993/26/LL: Amend condition 1 of planning permission C09A/0412/26/LL in order to extend the time granted to commence work to a further five years - Approved 06/06/19

C09A/0412/26/LL - Construction of 12 houses including 4 affordable houses, new entrance and drainage work was approved subject to signing a legal agreement under Section 106: Approved 30/06/14

4. Consultations:

Community/Town Council:	No response received
Transportation Unit:	No objection
Welsh Water:	No objection. Offer guidance for the developers
Biodiversity Unit:	An update was required to the previous Ecological Report - an update to the ecological information was submitted as a result of these observations
Land Drainage Unit:	No additional observations to those provided for the previous application.
Strategic Housing Unit:	Confirm that the proposal addresses the need in the area.
Education Department:	No response received
Cadw:	No response received
Language Unit:	State concern that the Language Statement does not use the latest data from the 2021 census.
Public Consultation:	A notice was posted on the site and the advertising period has expired. No observations were received in response to the public consultation.

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 The application before you entails extending the implementation period of the development by an additional five years by amending condition 1 of application C18/0993/26/LL and there are no changes to the plan. It is important to consider whether circumstances or the local and national

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planning policy situation have changed since the application was originally approved. The proposal can only be considered differently if there is evidence of a substantial change in circumstances in the context of these policies.

- 5.2 Application C09A/0412/26/LL namely the original application is assessed against the policies in the Unitary Development Plan, i.e. the Development Plan in effect at that time. Application C18/0993/26/LL was assessed later on. This extended the original permission against the policies within the Local Development Plan, and therefore as the Local Development Plan continues to be in effect, there is no change in the local planning policy situation since this previous application was assessed.
- 5.3 The site of the application is entirely located within the Caeathro development boundary as contained in the LDP, and therefore the proposal complies with the requirements of Policy PCYFF 1 of the LDP that aims to locate new developments within the development boundary.
- 5.4 The relevant policies relating to developing houses within the boundaries of a local village such as Caeathro are TAI 4 and TAI 15. These secure open market housing with a percentage of affordable housing, provided that the size, scale, type and design of the development are in keeping with the character of the settlement.
- 5.5 The indicative housing supply level in Caeathro for the period of the LDP is seven units, which includes a 10% slippage allowance. All these units are to be provided on windfall sites. In the period from 2011 to 2023, a total of 1 unit was completed in Caeathro. The windfall land bank, i.e., sites with extant planning permission on sites not allocated for housing, in April 2023, was 12 units. Please note that the 12 units with extant planning permission on the site of this application are all of the units in the windfall land bank in the settlement.
- 5.6 Policy PS 17 in the Plan states that 25% of the Plan's housing growth will be located within Villages, Clusters and Open Countryside. A survey of the situation in relation to the provision within all the Villages, Clusters and Open Countryside in April 2022 (2023 information is not currently available) indicates that 1,565 units from the total of 1,953 units (without the 10% slippage allowance) have been completed, and that 592 were in the land bank (and likely to be completed). This data reflects the fact that the Plan inherited several permissions granted by the Local Planning Authorities, based on the previous development plans' requirements and relevant planning considerations. As there is already planning permission for this site it is included within the land bank figures and they are not in addition to this. Currently, this site can be approved against expected provision within the Villages, Clusters and Countryside category (based on the completion rate so far).
- 5.7 Policy TAI 8 of the LDP promotes proposals that will contribute towards improving the balance of housing and will meet the needs noted for the entire community. The Local Housing Market Assessment (LMHA) states the need for specific types of housing in the area. The LMHA reports that the biggest need for housing is currently for smaller dwellings with one or two bedrooms, but the data also showed that the need for larger dwellings (5+ person) will increase. This application offers a mixture of two, two-bedroom units that would meet the need for smaller units highlighted in the LMHA with two three-bedroom units to provide for larger families. The remaining eight houses will be three and four-bedroomed open market houses and it is believed that the housing mixture is appropriate and meets the recognised need for housing in the local area.
- 5.8 Considering the context and requirements of the above policies together with the fact that this is a site with extant planning permission and already within the development land bank, it is believed that the proposal is consistent with the policies noted and therefore the principle of extending this planning permission is acceptable especially as it will be of assistance to ensure that these houses are delivered.

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Visual amenities

- 5.9 The site is located in a fairly visible place in the centre of the village and near a busy road. Most of the houses will be visible from nearby public places but they will not be visible from afar as they would be seen in the context of existing housing developments within the village. The proposal involves erecting two-storey houses consisting of natural slate roofs, natural stone work walls and painted render together with clean brickwork. The existing dwellings that are located around the site have different and eclectic appearances that vary from painted render to traditional clean stonework and pebble dash of different colours. Although the proposed houses would be of a modern design and materials, it is not believed that they would significantly affect the visual amenities of this part of the village.
- 5.10 Policy TAI 4 of the LDP states that it should be ensured that the residential developments within local villages must be acceptable and in keeping with the character of the settlement and the local area in terms of scale, size, type and design of the construction. Although the design and external appearances of the proposed houses are different to the existing houses in the vicinity, it is believed that they add to the variety and mix of dwellings that currently surround the site, and that their scale and materials would not lead to the creation of an unsuitable or incongruous development. The design, appearances, materials, layout or form of the houses have not changed since the previous application was approved in 2014. It is therefore considered that the proposal remains acceptable based on the requirements of Policy TAI 4, PCYFF 3 and PCYFF 4 of the LDP.

General and residential amenities

- 5.11 Considering the setting of these proposed houses in relation to the surrounding existing houses, together with the distance between them, and as the situation has not changed since the previous application, it is not believed that the development would create any significant amenity harm to the amenities of nearby residents in terms of impacts such as over-looking, loss of privacy or creating oppressive structures. Therefore, it is deemed that the proposal is acceptable on the grounds of the requirements of Policy PCYFF 2 of the LDP.

Transport and access matters

- 5.12 The previous site plan has been amended to take into consideration the requirements of the Transportation Unit with respect to designing the estate road to adoption standards together with the main entrance/pavement to the site from the trunk road. It is also considered that the parking spaces are acceptable. To this end, and considering that the plans submitted and approved as part of the previous application have not changed, and that the Transportation Unit have confirmed that they have no objection, it is believed that this current proposal is acceptable based on the requirements of Policy TRA 2 and TRA 4 of the LDP.

Biodiversity matters

- 5.13 In response to the initial observations of the Biodiversity Unit a Preliminary Ecological Evaluation was submitted in support of the application together with a report of further surveys regarding protected species such as otters and water voles. The results and conclusions repeat the results of the 2019 and 2021 ecological surveys/reports to support previous applications, and the reports conclude that the site has not significantly changed since the previous surveys.

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- 5.14 On 11 October, the Welsh Government published an update to Chapter 6 of Planning Policy Wales (PPW), which deals with green infrastructure, net worth to biodiversity, the protection afforded to Sites of Special Scientific Interest and trees and woodlands. In this case, in considering that there is no significant change in the nature of the habitat on the site since approving the previous applications, and the current conditions on the site regarding submission of an Ecological Construction Management Plan together with an Ecological Management Plan may be repeated to protect the existing biodiversity characteristics, it is believed that the proposal is consistent with PPW and complies with the requirements of Policy AMG 5 of the LDP.

Flooding matters

- 5.15 Although the site is not situated within a flooding zone as a result of concerns that the site has become flooded in the past, a Flood Consequence Assessment was received with the previous application which included mitigation measures (which include surface water management) and a plan to redesign and re-route an existing culvert which runs through the site. The Land Drainage Unit have confirmed that they have no further comments to that proposed on the previous application, and an existing condition requires the submission of a comprehensive drainage scheme for the development. It is, therefore, believed that the proposal is acceptable based on the requirements of Policy ISA 1, PCYFF 5 and PCYFF 6 of the LDP.

Infrastructure matters

- 5.16 Welsh Water originally objected to the proposal because the village's sewerage system (the sewage treatment works) was unable to deal with any additional use which would have put added pressure on the system at the time. However, the latest situation is that Welsh Water has carried out engineering work in order to increase the capacity of the public system to cope with additional housing in the village. To this end, Welsh Water has no objections to this current application to extend the period to commence work on the site. Therefore, the proposal is acceptable based on the requirements of Policy ISA 1 of the LDP.

Linguistic and Community Matters

- 5.17 As the proposal will lead to more units than the indicative housing provision and in accordance with Policies PS 1 and PS 5 of the LDP, a Language Statement to support the application was submitted and concludes that the impact of the development on the Welsh language in the community will be neutral. The Statement proposes improvements such as:
- A commitment to use local contractors during the construction work
 - The site will provide four affordable units to meet with identified local need; and
 - Commitment to provide a Welsh name for the development.
- 5.18 The Language Unit noted that the applicant should have used the latest data, that is now available from the 2021 Census, when drafting this Statement and that this has not occurred. The Language Unit's concerns were conveyed to the applicant and a revised statement has been received and the response of the Language Unit is awaited and the matter will be further reported in the committee.

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- 5.19 The amended statement continues to report a neutral impact, and in considering that the plan continues to be the same as the one already approved and that the previous planning permission remains extant, there is no evidence that approving the extension to the planning permission is likely to change the impact of the development on the Welsh language within the community compared to what has already been approved and therefore it is considered that the proposal is consistent with the requirements of Policy PS1 and PS5 of the LDP.

Affordable housing

- 5.20 As the proposal is for of two or more houses, Policy TAI 15 states that at least 30% of the units in a development in Caeathro must be affordable. The development contains four affordable houses, which equates to 33%; as such, it is considered that the proposal complies with the requirements of Policy TAI 15 and it is believed to be acceptable in terms of type, size and tenure of the affordable units. A 106 agreement is already in place to ensure that the units would be continually affordable. The agreement ensures that the affordable units shall either be transferred to a Registered Social Landlord or should this not be practicable, are sold at a discount of 30% of the market price in accordance with the normal procedure for affordable housing. It is noted in order to ensure that the existing discount continues to be acceptable there now needs to be a further discussion and to receive current prices for the affordable units, together with amending the 106 agreement, if required.

Educational Provision Matters

- 5.21 The legal agreement under Section 106 that exists for the development approved in 2014 includes an education contribution of £61,285 for Ysgol Gynradd Bontnewydd as there was insufficient capacity within the school at that time. Based on the information in the SPG: Housing Developments and Educational Provision, the development of 12 houses is likely to result in five school pupils. The current assessment has confirmed that the primary school continues to be over capacity. The latest SPG: Housing Developments and Educational Provision supersedes the previous SPG which means that the figure per pupil has been reduced, and based on the information in the current SPG there would be an expectation for a total contribution of £50,480, which is less than the figure in the existing 106 condition. In addition, there is a proposal to build a new school in Bontnewydd, although there is no certainty of the school's construction time-schedule compared with the housing development time-schedule that is the subject of this application. To this end, it would be possible for the applicant to amend the 106 agreement later on the grounds of the current information at the time.

Open amenity spaces

- 5.22 On the basis that there is no change in the scale or the type of development to what was approved previously together with the fact that the children's play area continues to exist in the village, and there is no change in the relevant planning policy there is no justification to provide an amenity area as part of the proposal. It must also be borne in mind that the houses have private gardens which also provide a play area and a suitable amenity for the occupants of the new houses. The proposal, therefore, complies with the requirements of policy ISA 5 of the LDP.

6. Conclusions:

- 6.1 Taking into consideration the above assessment it is believed that the proposal to amend condition 1 of planning permission number C18/0993/26/LL to extend the time given to

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commence work on the construction of 12 houses (four of them affordable) for a further five years on this site is acceptable in principle and in respect of location, scale, density, visual/residential amenities, road safety and infrastructure matters and, therefore, complies with the policies noted in this assessment. Indeed, it would also extend the period of the planning permission as a result of the historical difficulties to connect with the sewerage system, and offers an opportunity to realise the plan that contributes to delivering housing in accordance with the LDP strategy.

7. Recommendation:

7.1 To delegate powers to the Head of Planning to approve the application, subject to agreeing on a discount for the affordable units and amending the 106 agreement if required and in accordance with the conditions.

1. Five years
2. In accordance with the plans.
3. Slate on the roof.
4. Highway conditions - entrance, estate road, turning space, kerbs, footway, height of wall/hedge/fence
5. Details of fencing and flooding diversion
6. Plan of system to control surface water
7. Environmental Management Plan - to include lighting scheme and biodiversity improvements.
8. Construction environmental management plan
9. The applicant should adopt and comply with plan number TR-01-VR in the Tree Restrictions Preliminary Report (03.06.13) submitted with application number CO9A/0412/26/LL, and to also appoint a tree specialist and ensure that the restrictions are lifted.
10. All the work on the trees must be carried out in accordance with British Standard 5837: 2012.
11. Landscaping.
12. Removal of permitted delegated rights from the affordable units
13. To agree on external finish.
14. The southern gable-end window of dwelling 5 on plan number BP/CB/12 submitted as part of application number CO9A/0412/26/LL must be of opaque glass and permanently closed.
15. Welsh names must be used for the development permitted here to include the name of the houses and the streets.
16. The houses hereby permitted must only be used for residential use within the C3 Use Class as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended) and not for any other use, including any other use within C Use Classes.

Hen Gapel, Caeathro

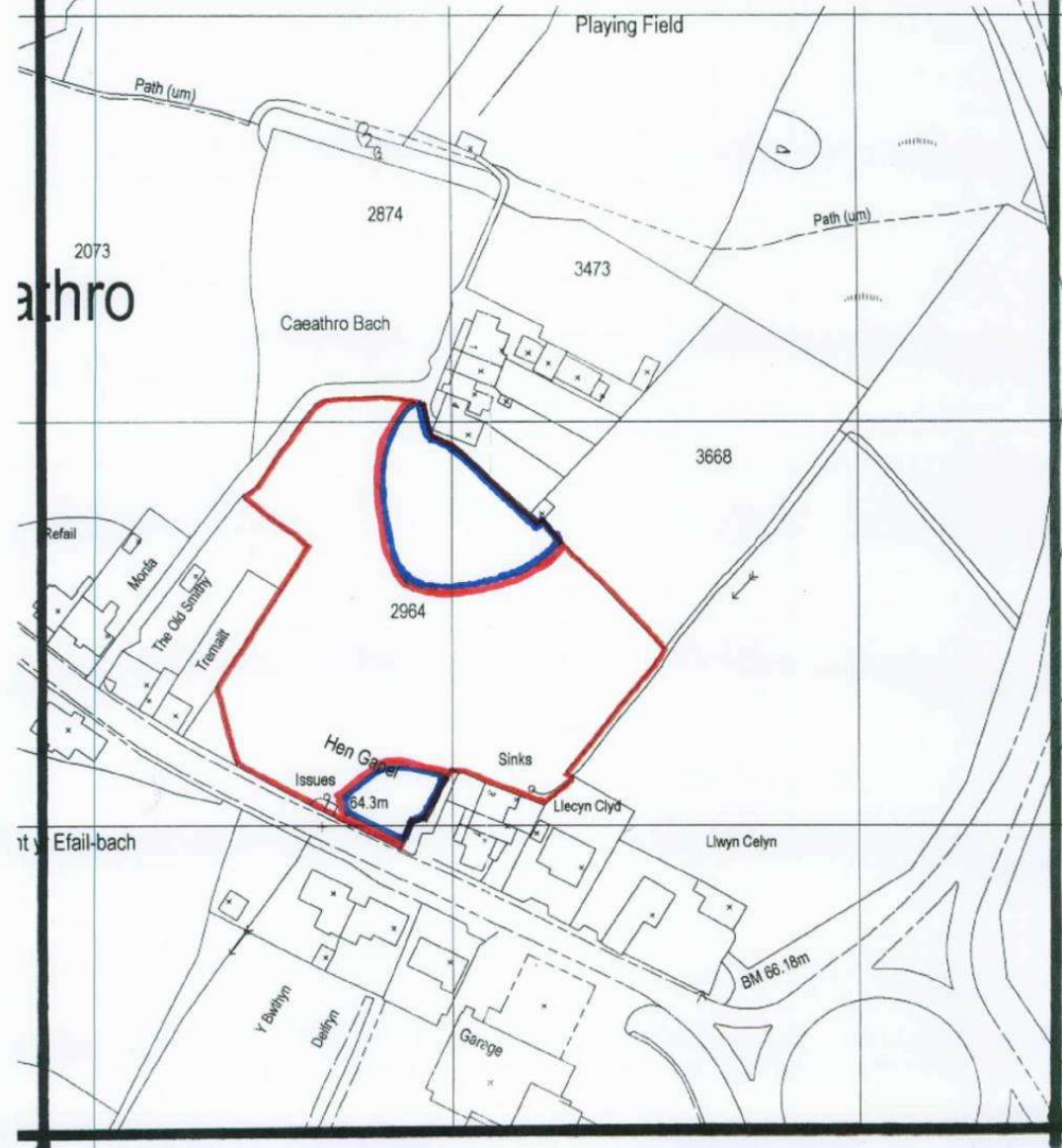
Cynllun / Drawing - BP/CB/10, Rev A.

Cynllun Lleoliad / Site Location Plan

Graddfa / Scale - 1:1250



Gogledd
North



**CYNLLUN DIWYGIEDIG
REVISED PLAN**

Deddfyniwyd/Received 56.11.0
Llofnod/signature 56.11.0



SECTION A-A



SECTION B-B



SECTION C-C

REV. 1	SECTION APPROVED - 14/11/10	02/11/10
REV. 2	SECTION APPROVED - 14/11/10	02/11/10
REV. 3	SECTION APPROVED - 14/11/10	02/11/10
BRIARCROFT		
Projects		
81 Hall Lane, Maghull, Merseyside, L3		
STREET SCENES		
CAEATHRO		
SCALE	1:100	DRAWN BY
DATE	14/11/10	BP/CB/12
DESIGN	BP	14/11/10

CYNLLUN DIWYGIEDIG
REVISED PLAN

Derbyniwyd/Received 09.01.14

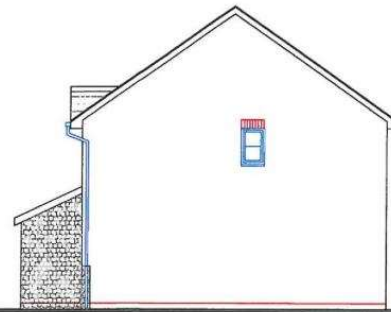
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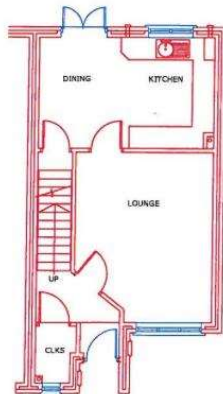
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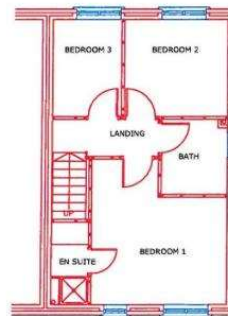
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR

LAYOUT AND ELEVATIONS

PLANNING DRAWING

1:100

24:08:09

COLWYN

3 BED SEMI-DET / MEWS HOUSE

DWG.NO BP/CB/09



SCHEDULE




4 No. ELAN	4 BED DETACHED
2 No. TEGID	4 BED DETACHED
2 No. DINAS	3 BED SEMI-DETACHED
2 No. PERIS	2 BED SEMI-DETACHED
2 No. COLWYN	3 BED SEMI-DETACHED

NOTES

LANDSCAPE SCHEME TO BE SUBMITTED AND APPROVED BY
L.A. PLANNING OFFICER

DWELLINGS TO BE CONSTRUCTED USING APPROVED FACING MATERIALS AND ROOF COVERING

DRAINAGE SCHEME TO BE SUBJECT TO APPROVAL
BY WELSH WATER AND NATURAL RESOURCES WALES

-  CYCLE STORAGE SHED
 REFUSE BIN POSITION
 ROUTE OF OVERLAND FLOW
 ON FAILURE OF SW DRAINAGE SYSTEM

BRIARCROFT
Projects

81 Hall Lane, Maghull, Merseyside, L3

PLANNING LAYOUT

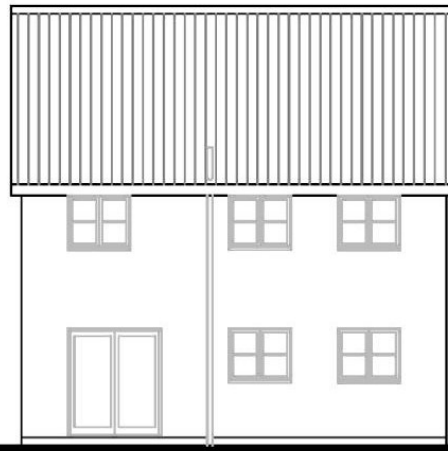
CAEATHRO

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DATE	1/1/2000	TIME	10:00
DATE	1/1/2000	TIME	10:00

BP/CB/01



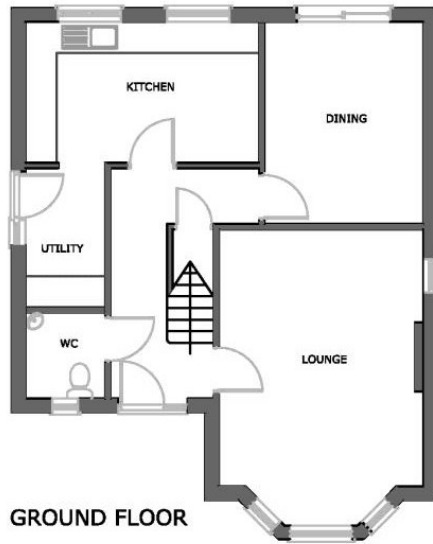
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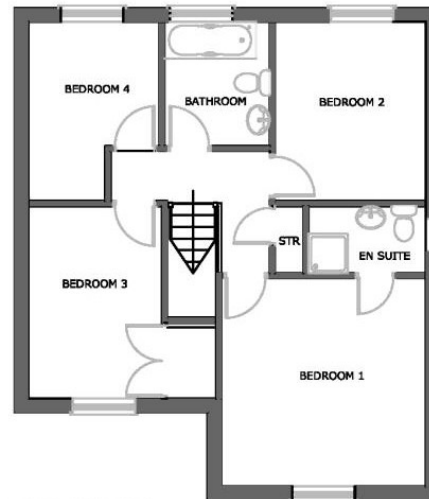
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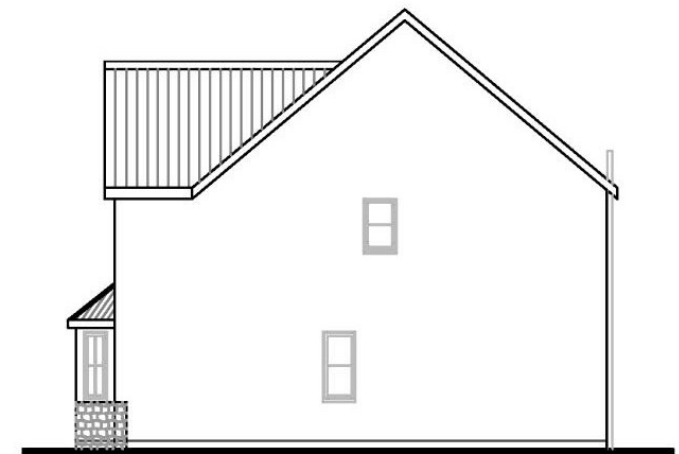
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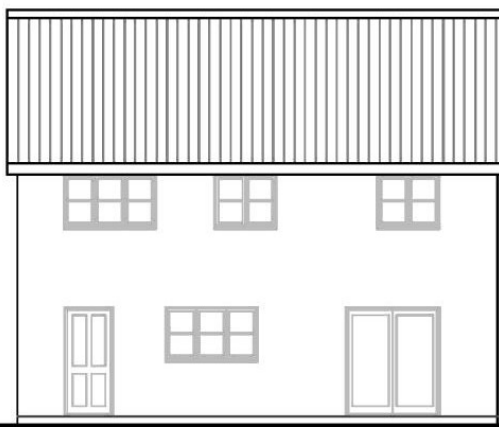
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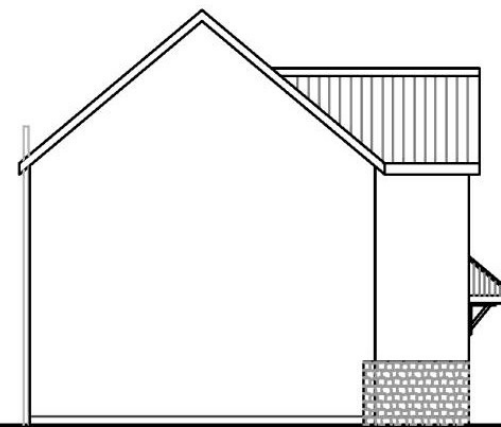
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FRONT ELEVATION



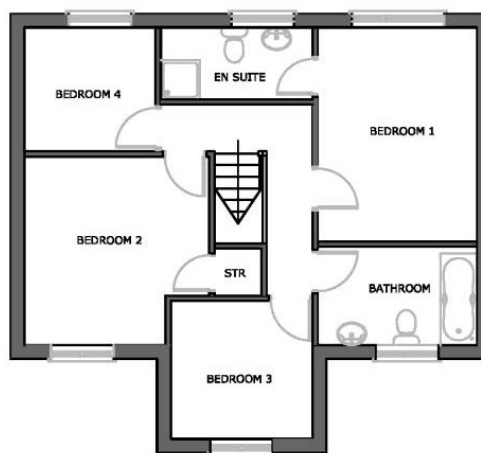
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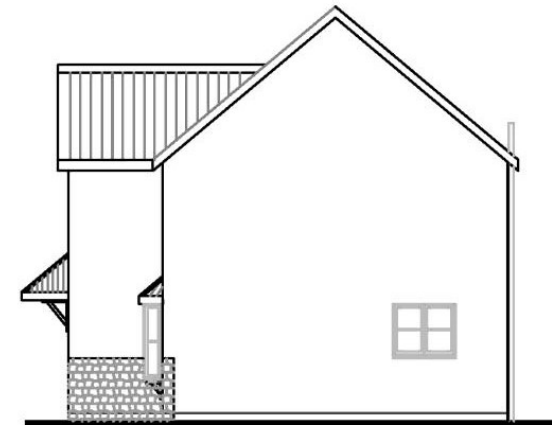
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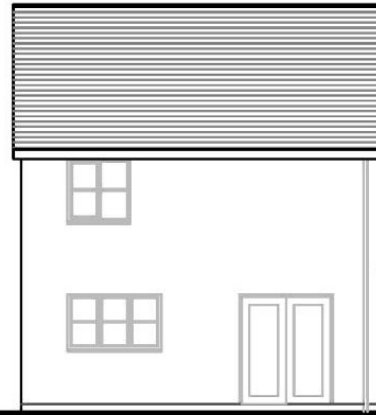
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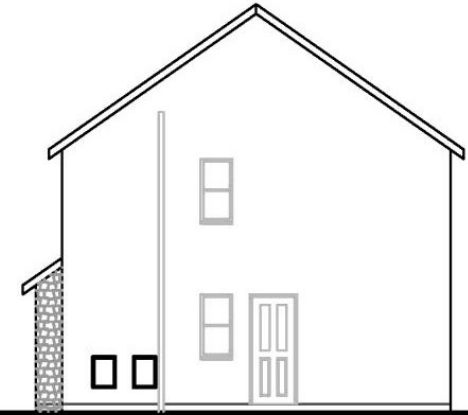
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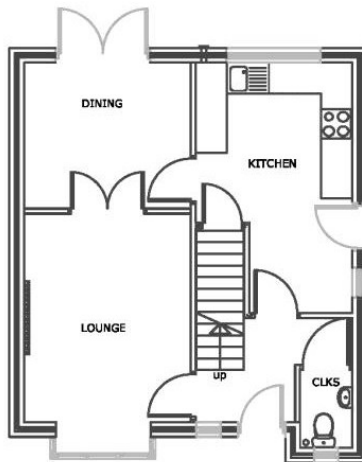
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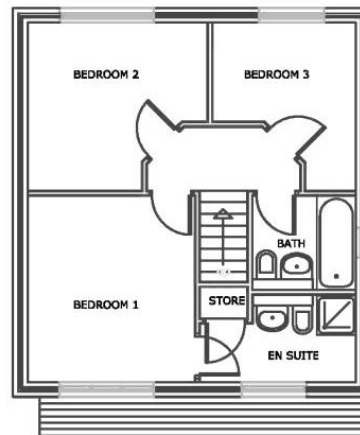
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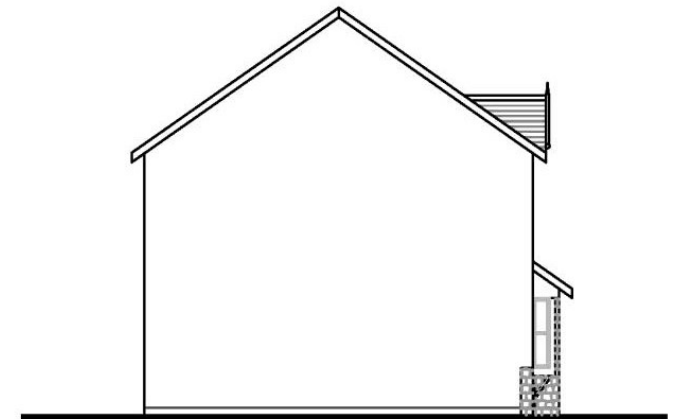
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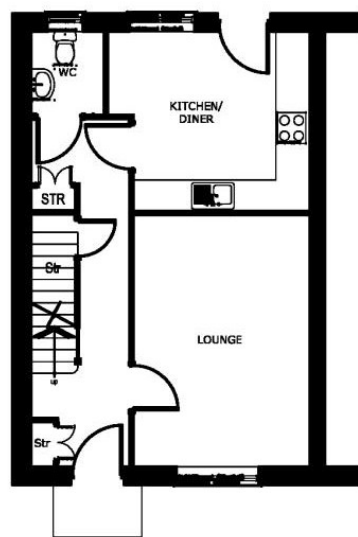
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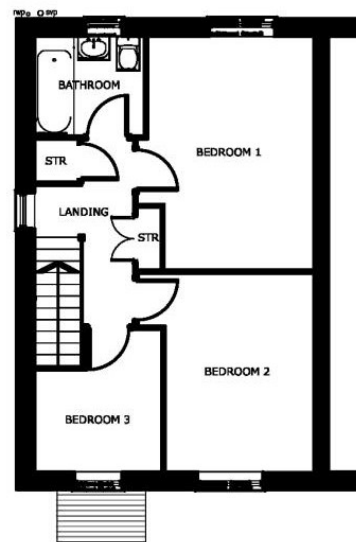
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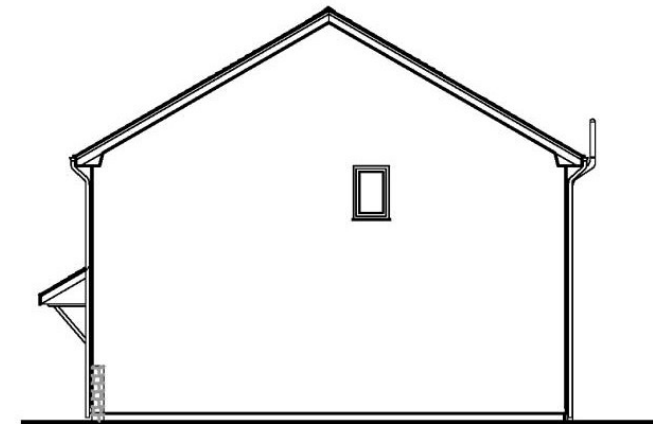
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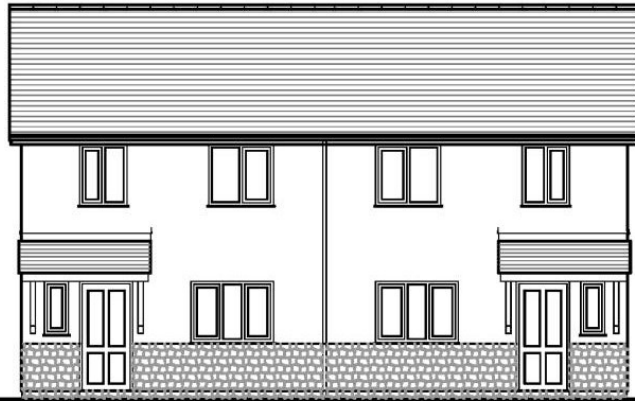
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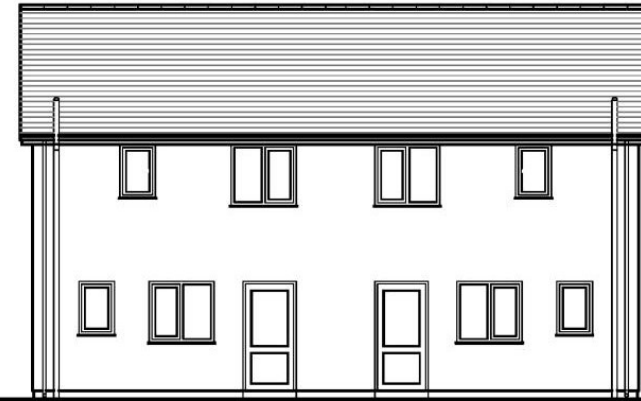
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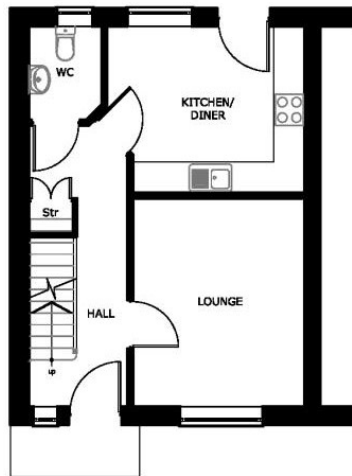
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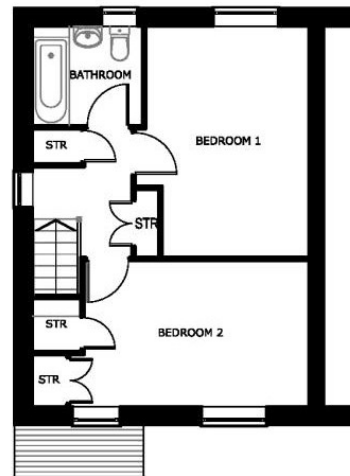
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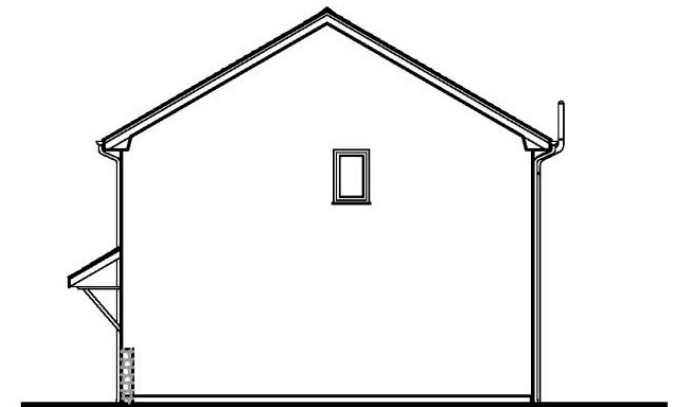
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GROUND FLOOR



FIRST FLOOR



SIDE ELEVATION





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Number: 4

Application Number: C23/0844/16/AM

Date Registered: 07/11/2023

Application Type: Outline

Community: Llandygai

Ward: Tregarth & Mynydd Llandygai

Proposal: Development of 4 commercial units (of varying sizes) inclusive of new vehicular and pedestrian access with car parking.

Location: Zone 7, Parc Bryn Cegin, Llandygai, Gwynedd.

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

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1. Description:

- 1.1 This is an application for outline planning permission to develop four commercial buildings of various sizes on one of the empty plots within Bryn Cegin Business Park, Llandygai. It is intended to apply for flexible permission for uses within Use Classes B1 (Business), B2 (General Industrial) or B8 (Storage or Distribution services) in accordance with the permission for the estate in its entirety. All the buildings would be single-storey with three measuring 52m x 15m (783 m²) in size and the other measuring 50m x 52.7m (2635 m²) bringing the total to 5020m² of surface floor area. The buildings would be 8m high to the ridge of the roof (5.0m to the eaves).
- 1.2 The access to the site would be provided via the existing vehicular access that provides access from the inner road serving the broader Parc Bryn Cegin site and it is intended to provide hard-standings to park and turn in front of each unit. It is also intended to undertake soft landscaping throughout the site with the use of indigenous trees and shrubs.
- 1.3 The site is located on the Bryn Cegin Strategic Regional Business Site. It would be approximately 1km south of the development boundary of the Bangor Sub-regional Centre, as defined by the Anglesey and Gwynedd Joint Local Development Plan (LDP). It also stands within the Dyffryn Ogwen Landscape of Outstanding Historic Interest.
- 1.4 This an outline application and details have been submitted regarding access to the site and the internal arrangements. Agreement must be reached on the reserved matters listed below prior to implementing the planning permission:
 - Appearance
 - Landscaping, and
 - Scale
- 1.5 This is one of three current applications for developments on this site, namely:
 - C23/0844/16/AM - Outline application to develop 4 commercial units (of varying sizes) including a new access for vehicles and pedestrians with a car park (this application).
 - C23/0849/16/LL - Full application to construct new industrial units (on the southern part of this application site)
 - C23/0850/16/LL - Full application to construct new industrial units (on the north-eastern part of this application site)

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 Under the Well-being of Future Generations (Wales) Act 2015 the Council has a duty not only to carry out sustainable development, but also to take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act, and in making 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. It is considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.

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2.3 Anglesey and Gwynedd Joint Local Development Plan. (July 2017)

PS 1: Welsh Language and Culture

PS 4: Sustainable transport, development and accessibility

PS 5: Sustainable Development

PS 6: Alleviating and adapting to the effects of climate change

PS13: Providing opportunities for a prosperous economy

PCYFF 1: Development Boundaries

PCYFF 2: Development criteria

PCYFF 3: Design and place shaping

PCYFF 4: Design and landscaping

PCYFF 5: Carbon Management

TRA 2: Parking standards

TRA 4: Managing transport impacts

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

PS 20: Preserving and where appropriate enhancing heritage assets

CYF 1: Safeguarding, allocating and reserving land and units for employment use

AMG 5: Local biodiversity conservation

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

Supplementary Planning Guidance - The Slate Landscape of Northwest Wales World Heritage Site

Supplementary Planning Guidance - Maintaining and Creating Distinctive and Sustainable Communities (SPG)

2.4 National Policies:

Future Wales: The National Plan 2040

Planning Policy Wales, Edition 11, 2021

Technical Advice Note 23: Economic Development (2014)

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Technical Advice Note 24: The Historic Environment

Letter of the Welsh Government's Minister for Climate Change, dated 11 October 2023 announcing an update to chapter 6 of Planning Policy Wales with immediate effect.

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:	No response received
Transportation Unit:	No objection subject to conditions relating to ensuring acceptable parking arrangements and surface water management.
Footpaths Unit	No response received
CADW :	No response received
Economy and Community Department:	Aware of the shortage of business units across the County, particularly in more populated areas such as Bangor
	There is a specific need especially along the A55 corridor, and this application is a positive response to this demand.
	The varied size of the units is also to be welcomed
Public Protection:	No response received
Land Drainage Unit:	No response received
Welsh Water:	Request a condition to agree a foul water drainage plan and offer guidance for the developers.
Network Rail	No observations to offer
Gwynedd Archaeological Planning Service	The site is in a known area of archaeological potential, however, much of the industrial park has already been excavated, with only a few areas remaining unexamined.

In this case, in the upper north-eastern corner of the red line boundary there is a pocket of land with a high potential for archaeology, however the plans suggest that there will be no development there. Confirmation has been requested regarding the

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intention for this part of the site.

Public Consultation: A notice was posted on the site and nearby residents were notified. The publicity period has expired and a response was received stating no objection to the proposal

5. Assessment of the material planning considerations:

The Principle of the Development

- 5.1 It is a requirement that planning applications be determined in accordance with the adopted development plan unless other material planning considerations indicate otherwise. The Anglesey and Gwynedd Joint Local Development Plan (LDP) is the adopted 'Development Plan' in this case. The application site is located outside the development boundary of the Bangor Sub-regional Centre as defined in the LDP but it is part of a site that has been protected as a Regional Strategic Business Site. Policy PCYFF 1 of the LDP encourages the refusal of developments outside development boundaries, unless they are in accordance with other local or national planning policies. In this case, taking account of its designation as a Business Site in the LDP, there is appropriate justification to approve such developments in this location.

Economic Development

- 5.2 Parc Bryn Cegin is protected as a Regional Strategic Business Site for businesses in Use Classes B1, B2 and B8 by policy CYF 1 in the LDP, and the proposal is therefore consistent with this policy. During the consultation process, the Economy and Community Department confirmed that there was a shortage of units of this type in the area, and that the development would meet a recognised need.
- 5.3 Strategic Policy PS 13 in the LDP aims to facilitate economic growth by supporting several aspects of the local economy including supporting economic prosperity by facilitating appropriately scaled growth. This is a scheme to enable employers to establish a business locally on a site of strategic importance and we believe that the proposal is for suitable uses and is appropriately scaled for its location within an industrial site of this type. It is therefore considered that the proposal satisfies the requirements of policy PS 13 in the LDP.

Visual, general and residential amenities

- 5.4 Generally, policies PCYFF 2 and PCYFF 3 of the Joint Local Development Plan encourage the approval of proposals for new developments provided they do not have a detrimental impact on the health, safety or amenities of the occupiers of local properties or on the overall area.
- 5.5 Although large, the new buildings would be of a size, design and of materials that would be expected within modern industrial buildings. The application also states an intention to implement a landscaping plan to include indigenous species. Considering its location on an industrial estate that has already received planning permission, it is not considered that this business development would cause significant harm to the site's general appearance or affect the area's visual amenities.
- 5.6 Given that this is a designated industrial site, it is believed that it is inevitable that some noise will arise from the site. The applicants have noted the operational hours from 08:00 to 18:00 Monday to Friday, 9:00 to 17:00 Saturday and closed Sunday / Bank Holidays, and it is believed, considering the nature of the site and proposed businesses, that those hours would be acceptable.

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- 5.7 The nearest house is approximately 400m from the site and it must be noted that businesses in use classes B2 and B8 can generate significant noise impacts and there is no assurance in the application regarding the end use of the units; indeed, there is nothing from a planning perspective to prevent the whole site from being operated as one large industrial unit. In the absence of any specific noise assessment, we believe it is reasonable to keep the operating hours to those of a standard working day until it can be shown that there would be no significant additional harm from any particular activity. Any individual business will be free to submit an application to vary its operating hours, in accordance with the evidence available at the time. Ultimately, considering the busy nature of the surrounding roads and the proximity of the existing Llandygai industrial estate, by keeping to reasonable operating hours, it is not believed that these businesses are likely to create a significant additional harmful impact on residential amenities. There are also regulations outside the planning field to manage noise that causes a constant nuisance to local residents.
- 5.8 Overall, the layout of the proposed development is considered to be acceptable and suited to the location. It is not considered that the development will cause significant harm to the amenity quality of the site or the local neighbourhood compared to what could occur on the site under its designation in the LDP and therefore it is considered that the development is acceptable under Policies PCYFF 2 and PCYFF 3 of the LDP as they relate to these matters.

Highways matters

- 5.9 The Transportation Unit did not have any objection to the scheme in relation to its impact on transportation, but they did request conditions to ensure that appropriate parking spaces are provided and that appropriate steps are taken to prevent water drainage from the site onto the inner road. Essentially, the development would use the roads network that has been designed for the industrial estate and therefore the existing infrastructure has been designed to cope with the likely transport levels as anticipated. The location is also connected to the local walking and cycle paths network with public footpaths passing the front of the site and Lôn Las Ogwen running along the western boundary of Bryn Cegin. There is also a bus stop in the village of Llandygai, which is located approximately 700m away. Therefore, it is believed that the development would meet the requirements of policies TRA 2 and TRA 4 of the LDP in relation to parking requirements and highway safety and that the site is in an accessible location for alternative modes of transport, in accordance with the objectives of Policy PS 4 of the LDP.

Biodiversity

- 5.10 On 11 October, the Welsh Government published an update to Chapter 6 of Planning Policy Wales (PPW), which deals with green infrastructure, net worth to biodiversity, the protection afforded to Sites of Special Scientific Interest and trees and woodlands. No ecological information was submitted with the application but, when considering the proposal's location on an existing industrial estate, it is believed that it would be appropriate to try to secure biodiversity improvements that contribute to the green infrastructure by means of an appropriate planning condition to agree on a Biodiversity Enhancement Plan before development of the site commences. In doing so, it is believed that the development would be consistent with PPW and comply with the requirements of Policy AMG 5 of the LDP that aim to protect, and where appropriate, enhance the area's biodiversity.

Language Matters

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- 5.11 In accordance with the requirements of the Supplementary Planning Guidance: Maintaining and Creating Distinctive and Sustainable Communities (SPG), as well as policy PS1 of the LDP, there are some specific types of developments where the proposal must submit a Welsh Language Statement. The thresholds regarding when such a document must be submitted have been set out in Policy PS1 of the Joint LDP and Diagram 5 of the SPG. The application form notes that the proposed development would create 50 full time posts, and that the surface area of the intended buildings on the site would be significantly above the 1,000m² threshold that is stipulated in the policy regarding the need for a Welsh Language Statement. As a result, a Welsh Language Statement would need to be submitted in support of the application.
- 5.12 The applicant has been informed of this requirement and a statement is expected before the date of the planning committee. The matter will be further reported upon in the committee. Despite this, the site is located on a site that has been earmarked for this type of use and, as a result, it is not an unexpected development and the process of earmarking the site as part of the Local Development Plan has included a language impact assessment. Should the application be approved and in accordance with policy PS 1, a condition could be imposed to secure a Welsh name for the development as well as the internal signage on the site to improve and alleviate the impact on the language. As there is no evidence to show that the development will cause harm to the language and by imposing conditions, it is considered that the proposal complies with policy PS1.

Archaeology Matters and the Historic Landscape

- 5.13 The Bryn Cegin site has been the subject of extensive archaeological excavation which has been identified as a location of historic importance, which offers a snapshot of life in the final prehistoric years in Wales (Iron Age), and the relationship with the Roman Occupation. Having said that, for practical reasons, not all parts of the site with archaeological potential were excavated during the previous work. A strip of land on the outskirts of this site is one where there is potential for important archaeological material and therefore the Gwynedd Archaeological Planning Service (GAPS) asked for confirmation that this development is unlikely to have an impact on that strip of land. Confirmation was received from the applicant that there would be no development in this part of the site but no further response has been received from the Archaeological Trust. Provided we receive confirmation from GAPS that they are satisfied with the scheme, it is believed that the scheme may proceed in accordance with the requirements of policy AT 4 of the LDP. The matter will be further reported upon in the Committee.
- 5.14 The site is within 400m of the Slate Landscape of North Wales World Heritage Site (WHS) designated by UNESCO and is also within the Dyffryn Ogwen Landscape of Outstanding Historic Interest. Nevertheless, when considering the location on a designated industrial site as well as the formation of the local landscape and the presence of existing natural growth around the site, it is not believed that the development would have a significant harmful impact on the designated landscape or on the visual setting of any heritage asset. We therefore believe that the application would meet the requirements of policies AT1 and PS 20 of the LDP.

Infrastructure and Sustainability Matters

- 5.15 Bryn Cegin has been earmarked as a sustainable location for business by means of the process of adopting the Local Development Plan and it has been developed with the plots served by appropriate utilities for the expected businesses. Welsh Water confirmed that there is adequate

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capacity in the local sewerage system to meet the requirements of the development and that a connection to the water supply can be ensured. Sustainable drainage systems (SuDS) are required to control surface water for every new development of more than 100m² in floor area and an application will need to be submitted to the SuDS Approval Body for approval before the construction work commences.

- 5.16 By following the statutory requirements regarding sustainable drainage, it is believed that this development will comply with the requirements of policies PCYFF 5, PS 5 and PS 6 as they relate to ensuring that new developments will not have a harmful impact on the broader environment and that they are resilient against likely environmental changes in the future.

6. Conclusions:

- 6.1 As a result of the above assessment, it is not considered that the proposal is contrary to any material planning policy within the LDP, and the proposed development is believed to be appropriate for the site and is likely to be of strategic importance to the county as a starting point for business developments on the site. Consideration was given to all material planning issues and it is not believed that the proposal is likely to cause any unacceptable adverse impacts to nearby residents or the community in general.

7. Recommendation:

- 7.1 To delegate powers to the Assistant Head of Environment Department to approve the application subject to completing discussions regarding archaeology as well as relevant planning conditions relating to:
1. The commencement of the development and submitting reserved matters
 2. All materials to be agreed
 3. Submission of a Biodiversity Enhancement Plan prior to the commencement of the development
 4. Landscaping scheme
 5. Welsh Water condition
 6. Highways conditions
 7. Permitted use of buildings for any purposes within Use Class B1, B2 or B8 only
 8. Ensure Welsh / Bilingual signs
 9. Opening Hours: 08:00 to 18:00 Monday to Friday, 09:00 to 17:00 Saturday and not at all on Sunday / Bank Holidays
 10. A Welsh name for the development and ensure that there is Welsh language signage within the site.

Notes

1. Welsh Water
2. Land Drainage Unit

24/10/23

DERBYN - Cynllunio Cyngor Gwynedd



Location View

Online Source: <https://www.google.com/maps/place/Parc+Bryn+Cegin/@53.2134366,-4.110014,867m/data=!3m1!1e3!4m6!3m5!1s0x4865072283267365:0x4b74c2e6cf3eb128m2!3d53.2122554!4d-4.1073354!16s%2Fg%2F11cmf51dz?entry=tlu> Accessed: 19/06/23

— Site Boundary



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CUSTOMER
Hillcliff Holdings Ltd.

PROJECT
Plateau 7, (Zone 7) Bryn Cegin Park, Llandygai, Bangor LL57 4BG

DRAWING TITLE
Location View

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Planning

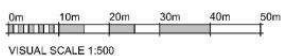
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Proposed Site Plan
1:500



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PROJECT
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DRAWING STATUS
Outline Planning Permission

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	REV

24/10/23

DERBYN - Cynllunio Cyngor Gwynedd

Platau 7

3.368ha
36826.170 m²

1.10 ha
11090.90 m²

03 Proposed Site Zones
1:500

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DRAWING TITLE
Proposed Site Zones

DRAWING STATUS
Outline Planning Permission

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PLANNING COMMITTEE	DATE: 05/02/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Number: 5

Application Number: C23/0849/16/LL

Date Registered: 07/11/2023

Application Type: Full

Community: Llandygai

Ward: Arllechwedd

Proposal: Construction of new industrial units

Location: Zone 7, Parc Bryn Cegin, Llandygai, Gwynedd.

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

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1. Description:

- 1.1 This is an application for full planning permission to erect a new building to include four business units on one of the empty plots within Bryn Cegin Business Park, Llandygai. It is intended to develop the site for uses within the B2 use class (General industrial) which is in accordance with the permission for the estate in its entirety. The building would be single-storey and measure 52.5m x 17m (919m²) in surface area and would be 8.35m high to the ridge of the roof (6.0m to the eaves).
- 1.2 The site would be entered from the existing vehicular access that provides access from the inner road that serves the wider Parc Bryn Cegin site, and it is proposed to provide hard standings for parking and turning in front of each unit.
- 1.3 The site is located in the south-eastern corner of Plot 7 on the Bryn Cegin Regional Strategic Business Site. It would be approximately 1km south of the development boundary of the Bangor Sub-regional Centre, as defined by the Anglesey and Gwynedd Joint Local Development Plan (LDP). It also stands within the Dyffryn Ogwen Landscape of Outstanding Historic Interest.
- 1.4 This is one of three current applications for developments on this site, namely:
 - C23/0844/16/AM – Outline application to develop 4 commercial units (of varying sizes) including a new access for vehicles and pedestrians with a car park.
 - C23/0849/16/LL – Full application to erect new industrial units (this application)
 - C23/0850/16/LL – Full application to erect new industrial units (on the north-eastern part of the plot)

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 Under the Well-being of Future Generations (Wales) Act 2015 the Council has a duty not only to carry out sustainable development, but also to take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act, and in making 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. It is considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.

2.3 Anglesey and Gwynedd Joint Local Development Plan. (July 2017)

PS 1: The Welsh Language and Culture

PS 4: Sustainable transport, development and accessibility

PS 5: Sustainable Development

PS 6: Alleviating and adapting to the effects of climate change

PS13: Providing opportunities for a prosperous economy

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PCYFF 1: Development Boundaries

PCYFF 2: Development criteria

PCYFF 3: Design and place shaping

PCYFF 4 : Design and landscaping

PCYFF 5 : Carbon Management

TRA 2 : Parking standards

TRA 4 : Managing transport impacts

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

PS 20: Preserving and where appropriate enhancing heritage assets

CYF 1: Safeguarding, allocating and reserving land and units for employment use

AMG 5 : Local biodiversity conservation

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

Supplementary Planning Guidance – The Slate Landscape of Northwest Wales World Heritage Site

Supplementary Planning Guidance – Maintaining and Creating Distinctive and Sustainable Communities (SPG)

2.4 National Policies:

Future Wales: The National Plan 2040

Planning Policy Wales, Edition 11, 2021

Technical Advice Note 23: Economic Development (2014)

Technical Advice Note 24: The Historic Environment

Letter of the Welsh Government's Minister for Climate Change, dated 11 October 2023 announcing an update to chapter 6 of Planning Policy Wales with immediate effect

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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:	No response received
Transportation Unit:	No objection subject to conditions relating to ensuring acceptable parking arrangements and surface water management.
Footpaths Unit	No Rights of Way to be affected by this proposal.
CADW :	No response received
Economy and Community Department:	No response received
Public Protection:	No response received
Land Drainage Unit:	Due to the size and nature of the development, an application will need to be made to the SuDS Approval Body for approval before construction work commences.
Welsh Water:	No response received
Network Rail	No observations to offer
Gwynedd Archaeological Planning Service	No response received
Public Consultation:	A notice was posted on the site and nearby residents were notified. The publicity period has expired and a response was received stating no objection to the proposal

5. Assessment of the material planning considerations:

The Principle of the Development

- 5.1 It is a requirement that planning applications be determined in accordance with the adopted development plan unless other material planning considerations indicate otherwise. The Anglesey and Gwynedd Joint Local Development Plan (LDP) is the adopted 'Development Plan' in this case. The application site is located outside the development boundary of the Bangor Sub-regional Centre as defined in the LDP but it is part of a site that has been protected as a Regional Strategic Business Site. Policy PCYFF 1 encourages the refusal of developments outside development boundaries, unless they are in accordance with other local or national planning policies. In this case, taking account of its designation as a Business Site in the LDP, there is appropriate justification to approve such developments in this location.

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Economic Development

- 5.2 Parc Bryn Cegin is protected as a Regional Strategic Business Site for businesses in Use Classes B1, B2 and B8 by policy CYF 1 in the LDP, and the proposal is therefore consistent with this policy.
- 5.3 Strategic Policy PS 13 in the LDP aims to facilitate economic growth by supporting several aspects of the local economy including supporting economic prosperity by facilitating appropriately scaled growth. This is a scheme to enable employers to establish a business locally on a site of strategic importance and we believe that the proposal is for suitable uses and is appropriately scaled for its location within an industrial site of this type. It is therefore considered that the proposal satisfies the requirements of policy PS 13 in the LDP.

Visual, general and residential amenities

- 5.4 Generally, policies PCYFF 2 and PCYFF 3 of the Joint Local Development Plan encourage the approval of proposals for new developments provided they do not have a detrimental impact on the health, safety or amenities of the occupiers of local properties or on the overall area.
- 5.5 Although large, the new building would be of a size, design and materials that would be expected within contemporary industrial buildings. Considering its location on an industrial estate that has already received planning permission, it is not considered that this business development would cause significant harm to the site's general appearance or affect the area's visual amenities.
- 5.6 Given that this is a designated industrial site, it is believed that it is inevitable that some noise will arise from the site. Opening hours have not been specified in this application but the outline application for the site proposes operational hours from 8:00 to 18:00 Monday to Friday, 9:00 to 17:00 Saturday and closed on Sunday / Bank Holidays, and it is believed, considering the nature of the site and the proposed businesses, that those hours would be acceptable.
- 5.7 The nearest house is approximately 400m from the site and it must be noted that businesses in use classes B2 and B8 can generate significant noise impacts and there is no assurance in the application regarding the end use of the units; indeed, there is nothing from a planning perspective to prevent the whole site from being operated as one large industrial unit. In the absence of any specific noise assessment, we believe it is reasonable to keep the operating hours to those of a standard working day until it can be shown that there would be no significant additional harm from any particular activity. Any individual business will be free to submit an application to vary its operating hours, in accordance with the evidence available at the time. Ultimately, considering the busy nature of the surrounding roads and the proximity of the existing Llandygai industrial estate, by keeping to reasonable operating hours, it is not believed that these businesses are likely to create a significant additional harmful impact on residential amenities. There are also regulations outside the planning field to manage noise that causes a consistent nuisance to local residents.
- 5.8 Overall, the layout of the proposed development is considered to be acceptable and suited to the location. It is not considered that the development will cause significant harm to the amenity quality of the site or the local neighbourhood compared to what could take place on the site under its designation in the LDP, and as such the development is considered acceptable under Policies PCYFF 2 and PCYFF 3 of the LDP as they relate to these matters.

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Highways matters

- 5.9 The Transportation Unit did not have any objection to the scheme in relation to its impact on transportation, but they did request conditions to ensure that appropriate parking spaces are provided and that appropriate steps are taken to prevent water drainage from the site onto the inner road. Essentially, the development would use the roads network that has been designed for the industrial estate and therefore the existing infrastructure has been designed to cope with the likely transport levels as anticipated. The location is also connected to the local walking and cycle paths network with public footpaths passing the front of the site and Lôn Las Ogwen running along the western boundary of Bryn Cegin. There is also a bus stop in the village of Llandygai, which is located approximately 700m away. Therefore, it is believed that the development would meet the requirements of policies TRA 2 and TRA 4 of the LDP in relation to parking requirements and highway safety and that the site is in an accessible location for alternative modes of transport, in accordance with the objectives of Policy PS 4 of the LDP.

Biodiversity

- 5.11 On 11 October, the Welsh Government published an update to Chapter 6 of Planning Policy Wales (PPW), which deals with green infrastructure, net worth to biodiversity, the protection afforded to Sites of Special Scientific Interest and trees and woodlands. No ecological information was submitted with the application but, when considering the proposal's location on an existing industrial estate, it is believed that it would be appropriate to try to secure biodiversity improvements that contribute to the green infrastructure by means of an appropriate planning condition to agree on a Biodiversity Enhancement Plan before development of the site commences. In doing so, it is believed that the development would be consistent with PPW and comply with the requirements of Policy AMG 5 of the LDP that aim to protect, and where appropriate, enhance the area's biodiversity.

Language Matters

- 5.12 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 consideration should be given to the Welsh language in Appendix 5 (The Screening Procedure) of the Supplementary Planning Guidance (SPG) 'Maintaining and Creating Distinctive and Sustainable Communities'. The guidance contained states that every retail, commercial or industrial development that are not required to submit a Welsh Language Impact Statement / Assessment should show how consideration has been given to the language.
- 5.13 The applicant has been informed of this requirement and information is awaited before the date of the planning committee. The matter will be further reported upon in the committee. Despite this, the site is located on a site that has been earmarked for this type of use and, as a result, it is not an unexpected development and the process of earmarking the site as part of the Local Development Plan has included a language impact assessment. Should the application be approved and in accordance with policy PS 1, a condition could be imposed to secure a Welsh name for the development as well as the internal signage on the site to improve and alleviate the impact on the language. As there is no evidence to show that the development will cause harm to the language and by imposing conditions, it is considered that the proposal complies with policy PS1.

Archaeology Matters and the Historic Landscape

PLANNING COMMITTEE	DATE: 05/02/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

- 5.14 The Bryn Cegin site has been the subject of extensive archaeological excavation which identified it as a location of historic significance, which offers a snapshot of life during the final prehistoric years in Wales (Iron Age), and the relationship with the Roman Occupation. Having said that, for practical reasons, not all parts of the site with archaeological potential were excavated during the previous work. A strip of land on the outskirts of this site is one where there is potential for important archaeological material and, therefore, in their observations on outline application C23/0844/16/AM which is also relevant to this application, the Gwynedd Archaeological Planning Service (GAPS) asked for confirmation that this development is unlikely to have an impact on that strip of land. Confirmation was received from the applicant that there would be no development in this part of the site, but no further response has been received from the Archaeological Trust. Provided we receive confirmation from GAPS that they are satisfied with the scheme, it is believed that the scheme may proceed in accordance with the requirements of policy AT 4 of the LDP. The matter will be further reported upon in the Committee.
- 5.15 The site is within 400m of the Slate Landscape of North Wales World Heritage Site (WHS) designated by UNESCO and is also within the Dyffryn Ogwen Landscape of Outstanding Historic Interest. Nevertheless, when considering the location on a designated industrial site as well as the formation of the local landscape and the presence of existing natural growth around the site, it is not believed that the development would have a significant harmful impact on the designated landscape or on the visual setting of any heritage asset. We therefore believe that the application would meet the requirements of policies AT1 and PS 20 of the LDP.

Infrastructure and Sustainability Matters

- 5.16 Bryn Cegin has been earmarked as a sustainable location for business through the process of adopting the Local Development Plan and it has been developed with plots served by appropriate utilities for the expected businesses. Welsh Water confirmed that there is adequate capacity in the local sewerage system to meet the requirements of the development and that a connection to the water supply can be ensured. Sustainable drainage systems (SuDS) are required to control surface water for every new development of more than 100m² in floor area and an application will need to be submitted to the SuDS Approval Body for approval before the construction work commences.
- 5.17 Provided the statutory requirements regarding sustainable drainage are followed, it is believed that this development will comply with the requirements of policies PCYFF 5, PS 5 and PS 6 as they relate to ensuring that new developments will not have a harmful impact on the wider environment and that they are resilient against likely environmental changes in the future.

6. Conclusions:

- 6.1 As a result of the above assessment, it is not considered that the proposal is contrary to any material planning policy within the LDP, and the proposed development is believed to be appropriate for the site and is likely to be of strategic importance to the county as a starting point for business developments on the site. Consideration has been given to all material planning issues and it is not believed that the proposal is likely to cause any unacceptable adverse impacts to nearby residents or the community in general.

7. Recommendation:

- 7.1 To delegate powers to the Assistant Head of Environment Department to approve the application subject to completing discussions regarding archaeology as well as relevant planning conditions relating to:

PLANNING COMMITTEE	DATE: 05/02/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

1. Commencement of development
2. Development must be in accordance with the plans
3. All materials to be agreed
4. Submission of a Biodiversity Enhancement Plan prior to the commencement of the development
5. Landscaping scheme
6. Welsh Water condition
7. Highways conditions
8. Permitted use of buildings for any purposes within Use Class B1, B2 or B8 only
9. Ensure Welsh / Bilingual signs
10. Opening Hours: 08:00 to 18:00 Monday to Friday, 09:00 to 17:00 Saturday and not at all on Sunday and Bank Holidays

Notes

1. Welsh Water
2. Land Drainage Unit

24/10/23

DERBYN - Cynllunio Cynghor Gwynedd

Lon Cefn Ty

Lon Cefn Ty

Plateau 7

A5

A5

01 Location Plan
1:1250

— Plateau 7 Boundary
— Proposed Development Boundary

0m 25m 50m 75m 100m 125m
VISUAL SCALE 1:1250



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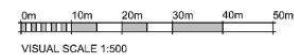
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DERBYN - Cynllunio Cynghor Gwynedd



Proposed Site Plan
1:500

- Plateau 7 Boundary
- Proposed Development Boundary



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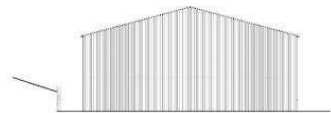
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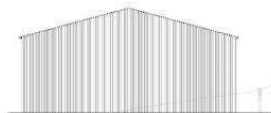
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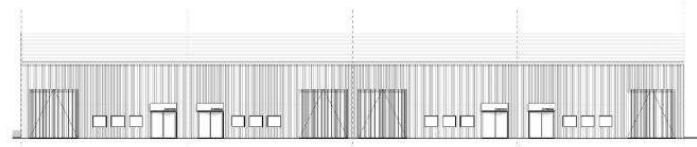
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North-East (Side) Elevation Units 5 - 8
1:200



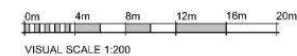
South-East (Side) Elevation Units 5 - 8
1:200



South-West (Front) Elevation Units 5 - 8
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South-East (Rear) Elevation Units 5 - 8
1:200



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CLIENT
Hillcliff Holdings Ltd.

PROJECT
Plateau 7, (Zone 7) Bryn Cegin Park,
Llandygai, Bangor LL57 4BG

DRAWING TITLE
Proposed Elevations

DRAWING STATUS
Planning

SCALE 1:200 @ A1	DATE 20/06/23	
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JOB NO. SW0205	DWG NO. P(00)05	REV

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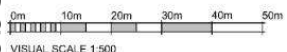
PROJECT
Plateau 7, (Zone 7) Bryn Cegin Park,
Llandygal, Bangor LL57 4BG

DRAWING TITLE:
Proposed Roof Plan

DRAWING STATUS
Planning

SCALE As indicated @ A1	DATE 19/06/23	
DRAWN BY MK	CHECKED BY CMD	
JOB NO. SW0206	DWG NO. P(00)06	REV

Proposed Roof Plan
1 : 500





PLANNING COMMITTEE	DATE: 05/02/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Number: 6

Application Number: C23/0850/16/LL

Date Registered: 07/11/2023

Application Type: Full

Community: Llandygai

Ward: Arllechwedd

Proposal: Construction of new industrial units

Location: Zone 7, Parc Bryn Cegin, Llandygai, Gwynedd.

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

PLANNING COMMITTEE	DATE: 05/02/2024
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1. Description:

- 1.1 This is an application for full planning permission to erect a new building to include four business units on one of the empty plots within Bryn Cegin Business Park, Llandygai. It is intended to develop the site for uses within B2 use class (General industrial) which is in accordance with the permission for the estate in its entirety. The building would be single-storey and measure 52.5m x 17m (919m²) in surface area and would be 8.4m high to the ridge of the roof (6.0m to the eaves).
- 1.2 The access to the site would be provided via the existing vehicular access that provides access from the inner road serving the broader Parc Bryn Cegin site and it is intended to provide hard-standings to park and turn in front of each unit.
- 1.3 The site is located in the north-eastern corner of Plot 7 on the Bryn Cegin Strategic Regional Business Site. It would be approximately 1km south of the development boundary of the Bangor Sub-regional Centre, as defined by the Anglesey and Gwynedd Joint Local Development Plan (LDP). It also stands within the Dyffryn Ogwen Landscape of Outstanding Historic Interest.
- 1.4 This is one of three current applications for developments on this site, such as:
 - C23/0844/16/AM - Outline application to develop 4 commercial units (of varying sizes) including a new access for vehicles and pedestrians with a car park.
 - C23/0849/16/LL – Full application to construct new industrial units (on the south-eastern part of the plot)
 - C23/0850/16/LL - Full application to construct new industrial units (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 Under the Well-being of Future Generations (Wales) Act 2015 the Council has a duty not only to carry out sustainable development, but also to take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act, and in making 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. It is considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.
- 2.3 **Anglesey and Gwynedd Joint Local Development Plan. (July 2017)**
 - PS 1: Welsh Language and Culture
 - PS 4: Sustainable transport, development and accessibility
 - PS 5: Sustainable Development
 - PS 6: Alleviating and adapting to the effects of climate change

PLANNING COMMITTEE	DATE: 05/02/2024
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PS13: Providing opportunities for a prosperous economy

PCYFF 1: Development Boundaries

PCYFF 2: Development criteria

PCYFF 3: Design and place shaping

PCYFF 4: Design and landscaping

PCYFF 5: Carbon Management

TRA 2: Parking standards

TRA 4: Managing transport impacts

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

PS 20: Preserving and where appropriate enhancing heritage assets

CYF 1: Safeguarding, allocating and reserving land and units for employment use

AMG 5: Local biodiversity conservation

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

Supplementary Planning Guidance - The Slate Landscape of Northwest Wales World Heritage Site

Supplementary Planning Guidance - Maintaining and Creating Distinctive and Sustainable Communities (SPG)

2.4 National Policies:

Future Wales: The National Plan 2040

Planning Policy Wales, Edition 11, 2021

Technical Advice Note 23: Economic Development (2014)

Technical Advice Note 24: The Historic Environment

Letter of the Welsh Government's Minister for Climate Change, dated 11 October 2023 announcing an update to chapter 6 of Planning Policy Wales with immediate effect

PLANNING COMMITTEE	DATE: 05/02/2024
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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:	No objection subject to conditions relating to ensuring acceptable parking arrangements and surface water management.
CADW :	Not received.
Economy and Community Department:	Not received.
Public Protection:	Not received.
Land Drainage Unit:	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.
Welsh Water:	Ask for a condition and offer observations for the developer.
Network Rail:	No observations to offer.
Gwynedd Archaeological Planning Service:	Not received.
Public Consultation:	A notice was posted on the site and nearby residents were notified. The advertisement period has expired and a response was received stating no objection to the proposal.

5. Assessment of the material planning considerations:

The Principle of the Development

- 5.1 It is a requirement that planning applications be determined in accordance with the adopted development plan unless other material planning considerations indicate otherwise. The Anglesey and Gwynedd Joint Local Development Plan (LDP) is the adopted 'Development Plan' in this case. The application site is located outside the development boundary of the Sub-regional Centre of Bangor as defined in the LDP but it is part of a site that has been protected as a Strategic Regional Business Site. Policy PCYFF 1 states that outside the development boundaries, proposals will be refused unless they are in accordance with other specific local or national policies in the plan. In this case, when considering its designation as a Business Site in the LDP, there is appropriate justification to approve such developments in this location.

PLANNING COMMITTEE	DATE: 05/02/2024
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Economic Development

- 5.2 Parc Bryn Cegin is protected as a Strategic Regional Business Site for businesses in Use Classes B1, B2 and B8 by policy CYF 1 in the LDP and therefore the proposal is consistent with this policy.
- 5.3 Strategic Policy PS 13 in the LDP aims to facilitate economic growth by supporting several aspects of the local economy including supporting economic prosperity by facilitating appropriately scaled growth. This is a plan to enable employers to establish a business locally in a site of strategic importance and it is believed that the proposal is for suitable use at an appropriate scale for its location within an industrial site of this type. It is therefore considered that the proposal satisfies the requirements of policy PS 13 in the LDP.

Visual, general and residential amenities

- 5.4 Generally, policies PCYFF 2 and PCYFF 3 of the Joint Local Development Plan encourage the approval of proposals for new developments provided they do not have a detrimental impact on health, safety or the amenities of the residents of local properties or on the overall area.
- 5.5 Although large, the new building would be of a size, design and of materials that would be expected within modern industrial buildings. In considering its location on an industrial estate that has already received planning permission, it is not considered that this business development would cause significant harm to the site's general appearance or affect the area's visual amenities.
- 5.6 In considering that this is a designated industrial site, it is believed that it is inevitable that some noise will derive from the site. Opening hours have not been noted in this application but the outline application for the site proposes operational hours from 8:00 to 18:00 Monday to Friday, 9:00 to 17:00 Saturday and closed on Sunday / Bank Holidays, and it is believed, considering the nature of the site and proposed businesses, that those hours would be acceptable.
- 5.7 The nearest house is approximately 400m from the site and it must be noted that businesses in use classes B2 and B8 could be ones that can generate significant noise impacts and there is no assurance in the application regarding the end use of the units; indeed, there is nothing from a planning perspective to prevent the whole site from being operated as one large industrial unit. In the absence of any specific noise assessment, it is believed reasonable to keep to the operational hours during a normal working day until it can be shown that no significant additional harm derives from any specific activity. Any individual business will be free to submit an application to vary its operational hours, in accordance with the evidence available at the time. Ultimately, considering the busy nature of the nearby roads and the proximity of the existing Llandygai industrial estate, by keeping to reasonable operational hours, it is not believed that these businesses are likely to create a significant additional harmful impact on residential amenities. There are also regulations outside the planning field to manage noise that causes a consistent nuisance to local residents.
- 5.8 Overall, it is considered that the arrangement of the proposed development is in keeping with the location in an acceptable manner. It is not considered that the development will cause significant harm to the amenity quality of the site or the local neighbourhood compared to what could occur on the site under its designation in the LDP and therefore it is considered that the development is acceptable under Policies PCYFF 2 and PCYFF 3 of the LDP as they relate to these matters.

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Highways matters

- 5.9 The Transportation Unit did not have any objection to the plan in relation to its impact on transportation despite their asking for conditions to ensure that appropriate parking spaces are provided and that appropriate steps are taken to prevent water drainage from the site onto the inner road. Ultimately, the development would use the road network designed for the industrial estate and therefore the existing infrastructure has been designed to cope with the likely transport levels as anticipated. The location is also connected to the local walking and cycle paths network with public footpaths passing the front of the site and Lôn Las Ogwen running along the western boundary of Bryn Cegin. Also, there is a bus stop in the village of Llandygai, which is located approximately 700m away. Therefore, it is believed that the development would meet the requirements of policies TRA 2 and TRA 4 of the LDP in relation to parking requirements and highway safety and that the site is in an accessible location for alternative modes of transport, in accordance with the objectives of Policy PS 4 of the LDP.

Biodiversity

- 5.10 On 11 October, the Welsh Government published an update to Chapter 6 of Planning Policy Wales (PPW), which deals with green infrastructure, net worth to biodiversity, the protection afforded to Sites of Special Scientific Interest and trees and woodlands. No ecological information was submitted with the application but, when considering the location of the proposal, on an existing industrial estate, it is believed that it would be appropriate to try to ensure biodiversity improvements that contribute towards the green infrastructure by means of an appropriate planning condition to agree on a Biodiversity Enhancement Plan before starting to develop the site. In doing so, it is believed that the development would be consistent with PPW and comply with the requirements of Policy AMG 5 of the LDP that aim to protect, and where appropriate, to enhance the area's biodiversity.

Language Matters

- 5.11 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 consideration should be given to the Welsh language in Appendix 5 (The Screening Procedure) of the Supplementary Planning Guidance (SPG) 'Maintaining and Creating Distinctive and Sustainable Communities'. The guidance 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.
- 5.12 The applicant has been informed of this requirement and information is expected to be received before the date of the planning committee. The matter will be further reported upon to the committee. Despite this, the site is located on a site that has been earmarked for this type of use and, as a result, it is not an unexpected development and the process of earmarking the site as part of the Local Development Plan has included a language impact assessment. Should the application be approved and in accordance with policy PS 1, it is possible to impose conditions to secure a Welsh name for the development as well as internal signage on the site to improve and mitigate impact on the language. As there is no evidence to show that the development will cause harm to the language and by imposing conditions, it is considered that the proposal is in accordance with policy PS1.

PLANNING COMMITTEE	DATE: 05/02/2024
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Archaeology Matters and Historic Landscape

- 5.13 The Bryn Cegin site has been the subject of extensive archaeological excavation which has been identified as a location of historic importance, which offers a snapshot of life in the final prehistoric years in Wales (Iron Age), and the relationship with the Roman Occupation. Having said that, for practical reasons, not all parts of the site with archaeological potential were excavated during the previous work. A strip of land on the outskirts of this site is one where there is potential for important archaeological material and, therefore, in their observations on outline application C23/0844/16/AM, which is also relevant to this application, the Gwynedd Archaeological Planning Service (GAPS) asked for confirmation that impact on this land, as a result of this development, is unlikely. Confirmation was received from the applicant that there would be no development in this part of the site but no further response has been received from the Archaeological Trust. After receiving confirmation from GAPS that they are satisfied with the plan, it is believed that the plan may proceed in accordance with the requirements of policy AT 4 of the LDP. The matter will be further reported upon to the Committee.
- 5.14 The site is within 400m of the Slate Landscape of North Wales World Heritage Site (WHS) designated by UNESCO and is also within the Dyffryn Ogwen Landscape of Outstanding Historic Interest. Having said this, when considering the location on the designated industrial site as well as the formation of the local landscape and the presence of existing surrounding natural growth, it is not believed that the development would have a significant detrimental impact on the designated landscape or on the visual setting of any heritage asset. Therefore, it is believed that the application would meet the requirements of policies AT1 and PS 20 of the LDP.

Infrastructure and Sustainability Matters

- 5.15 Bryn Cegin has been earmarked as a sustainable location for business by means of the process of adopting the Local Development Plan and it has been developed with the plots served by appropriate utilities for the expected businesses. Welsh Water confirmed that there is adequate capacity in the local sewerage system to meet the requirements of the development and that a connection to the water supply can be ensured. Sustainable drainage systems (SuDS) are required to control surface water for every new development of more than 100m² in floor area and an application will need to be submitted to the SuDS Approval Body for approval before the construction work commences.
- 5.16 By following the statutory requirements regarding sustainable drainage, it is believed that this development will comply with the requirements of policies PCYFF 5, PS 5 and PS 6 as they relate to ensuring that new developments will not have a harmful impact on the broader environment and that they are resilient against likely environmental changes in the future.

6. Conclusions:

- 6.1 As a result of the above assessment, it is not considered that the proposal is contrary to any material planning policy within the LDP and the proposed development is appropriate for the site and is likely to be of strategic importance to the county as a starting point for business developments on the site. Consideration was given to all material issues and it is not believed that the proposal is likely to cause any unacceptable detrimental impact to nearby residents or the community in general.

PLANNING COMMITTEE	DATE: 05/02/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

7. Recommendation:

- 7.1 To delegate powers to the Assistant Head of Environment Department to approve the application subject to completing discussions regarding archaeology as well as material planning conditions relating to:
1. Start time
 2. Development must be in accordance with the plans
 3. All materials to be agreed
 4. Submission of a Biodiversity Enhancement Plan prior to the commencement of the development
 5. Landscaping plan
 6. Welsh Water Condition
 7. Highways Conditions
 8. Permitted use of buildings for any purposes within Use Class B1, B2 or B8 only
 9. Ensure Welsh / Bilingual signs
 10. Opening Hours: 08:00 to 18:00 Monday to Friday, 09:00 to 17:00 Saturday and not at all on Sunday and Bank Holidays

Notes

1. Welsh Water
2. Land Drainage Unit

24/10/23

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Lon Cefn Ty

Lon Cefn Ty

Plateau 7

A5

A5

01 Location Plan
1:1250

— Plateau 7 Boundary
— Proposed Development Boundary

0m 25m 50m 75m 100m 125m
VISUAL SCALE 1:1250



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REV	DESCRIPTION	DATE	BY / CHK

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CLIENT
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PROJECT
Plateau 7, (Zone 7) Bryn Cegin Park,
Llandygai, Bangor LL57 4BG.

DRAWING TITLE
Location Plan

DRAWING STATUS
Planning

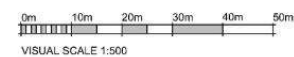
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MR	CMO
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1 : 500

- Plateau / Boundary
- Proposed Development Boundary

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PROJECT
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DRAWING TITLE
Proposed Site Plan

DRAWING STATUS
Planning Issue

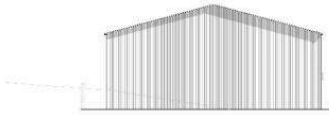
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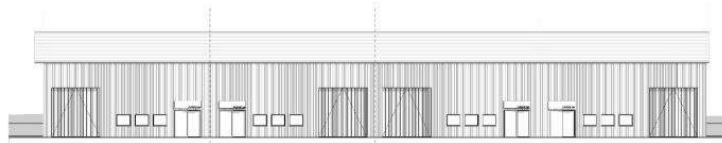
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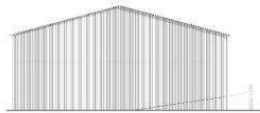
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North-East (Side) Elevation Units 1 - 4
1:200



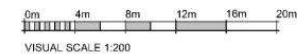
North-West (Front) Elevation Units 1 - 4
1:200



South-West (Side) Elevation Units 1 - 4
1:200



South-East (Rear) Elevations Units 1 - 4
1:200



VISUAL SCALE 1:200

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REV	DESCRIPTION	DATE	BY / CHK

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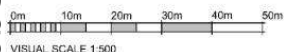
PROJECT
Plateau 7, (Zone 7) Bryn Cegin Park,
Llandygat, Bangor LL57 4BG.

DRAWING TITLE
Proposed Elevations

DRAWING STATUS
Planning

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DERBYN - Cynllunio Cyngor Gwynedd



Page 122

 - Plateau 7 Boundary
 - Proposed Development Boundary

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CLIENT
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PROJECT
Plateau 7, (Zone 7) Bryn Cegin Park,
Llandygai, Bangor LL57 4BG

DRAWING TITLE:
Proposed Roof Plan

DRAWING STATUS
Planning

SCALE	DATE
As indicated @ A1	19/06/23

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MK	CMD

JOB NO.	DWG NO.	REV.
SW0206	P(00)06	



PLANNING COMMITTEE	DATE: 05/02/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Number: 7

Application Number: C23/0891/22/LL

Date Registered: 23/11/2023

Application Type: Full

Community: Llanllyfni

Ward: Llanllyfni

Proposal: Creation of new football pitch and erection of new storage shed.

Location: Talysarn Celts FC, Talysarn, LL54 6BY

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

PLANNING COMMITTEE	DATE: 05/02/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

1. Description:

- 1.1 This is a full application to create a new football pitch and erect an additional storage shed near the existing football ground. The football pitch would be slightly smaller in size than a full-size pitch, measuring 91 metres long by 55 metres wide, and it is not proposed to install any floodlights. It is also proposed to erect a storage building measuring 13.7 metres long by 7 metres wide, and approximately 4 metres high. The shed would be covered with green-coloured steel sheets, and will be located by the south-western gable of the existing shed where a steel container is currently located. A revised site plan showed existing and proposed parking spaces together with a land drainage system.
- 1.2 The site is served by an existing entrance and access road from a third-class county road and unclassified road nearby. The site is located outside any development boundary, inside a Special Landscape Area, a Landscape of Outstanding Historic Interest and a Wildlife Site.
- 1.3 The following documents were submitted with the application:
 - Supporting Planning Statement,
 - A Statement by Oolong Sports Pitch Consultancy,
 - Drainage Assessment,
 - Initial Ecological Assessment
 - A statement identifying the necessary work for creating a pitch on the current site.

2. Relevant Policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Planning Policy Wales emphasise that planning decisions should be in accordance with the Development Plan, unless material planning 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**
 - ISA 1: Infrastructure provision
 - ISA 2: Community facilities
 - PCYFF 1: Development Boundaries
 - PCYFF 2: Development criteria
 - PCYFF 3: Design and place shaping
 - PCYFF 4: Design and landscaping
 - AMG 3: Protecting and enhancing features and qualities that are distinctive to the local landscape character
 - AMG 5: Local Biodiversity Conservation
 - PS 19: Conserving and where appropriate enhancing the natural environment
 - PS 4: Sustainable Transport, Development and Accessibility

PLANNING COMMITTEE	DATE: 05/02/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

TRA 2: Parking standards

TRA 4: Managing transport impacts

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

Technical Advice Note 12: Design

Technical Advice Note 16: Sports, Leisure and Open Spaces

Technical Advice Note 18: Transport

Technical Advice Note 24: The historic environment

2.4 National Policies:

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 11 - February 2021)

Letter of the Welsh Government's Minister for Climate Change, dated 11 October 2023 announcing an update to chapter 6 of Planning Policy Wales with immediate effect.

3. Relevant Planning History:

No recent relevant planning history to the site.

4. Consultations:

Community/Town Council: There was no objection to this application.

Natural Resources Wales: We have reviewed the planning application submitted to us, and from the information provided, we are not of the opinion that the proposed development impacts any matters listed on our Consultation Topics, Development Planning Advisory Service: Consultation Topics (September 2018): Therefore, we have no observations to make on the proposed development.

Please note that our decision not to make observations does not mean that there is not a possibility for the proposed development to affect other interests, including environmental interests of local importance.

We note that there is no information regarding protected species with the application and therefore we presume that your authority has screened the application and has concluded that there is no reasonable likelihood of protected species being present.

The applicant should be notified that they are responsible for ensuring that they obtain all the permits/permissions applicable to their development, along with planning permission.

Transportation Unit: I am concerned that the development could lead to an increase in demand for parking while at the same time reduce the number of parking spaces that are available on the site. The application states that there is only a limited number of parking spaces, and that the proposed new playing pitch will be sited in an area that is currently used for parking. I ask the applicant to provide

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information regarding the proposed parking arrangements associated with the development.

Response to the revised plans:

Not received at the time of writing the report.

Welsh Water:

As of 7th January 2019, this application may be subject to Schedule 3 of the Flood and Water Management Act 2010 and therefore may require approval of Sustainable Drainage Systems (SuDS) features, if the proposed development amounts to an area exceeding 100 square metres. We would request if minded to grant planning consent, that the following Condition and Advisory Notes are included to ensure no detriment to existing residents or the environment and to Dŵr Cymru 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.

Advisory Notes:

As of 7th January 2019, this proposed development may be subject to Schedule 3 of the Flood and Water Management Act 2010. The development may therefore require approval of Sustainable Drainage Systems (SuDS) features, from the determining SuDS Approval Body (SAB), in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'.

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. In accordance with Planning Policy Wales (Edition 11) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption.

We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.

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Biodiversity Unit:

The Ecology reports have been completed to an acceptable standard.

They confirm the ecological baseline of the site, including presence of protected species and propose reasonable mitigation and enhancement measures.

The developer should produce a Green Infrastructure Statement which addresses how green infrastructure is being incorporated into this development, also addressing how net biodiversity benefit is being attained. It must demonstrate how the stepwise approach has been applied and incorporate all mitigation and enhancement as informed by the ecological baseline data and expertise provided. – this could be accompanied by a green infrastructure design plan or alternatively, all green infrastructure (particularly biodiversity mitigation and enhancement) should be included in a landscaping design. – see PPW sec. 6.2.5 a 6.4.21. Planning should then be conditioned in strict conformity to the commitments made in the GIS and design plans.

The developer is also expected to produce a maintenance plan to set out how a net benefit for biodiversity will be achieved within the short and long term management of the site. This should describe appropriate and reasonable actions which will be taken to ensure all biodiversity mitigation and enhancement are delivered. The implementation of this document should then be conditioned with planning. – see PPW sec. 6.5.21 (5)

Gwynedd Archaeological
Planning Service:

The archaeological potential at this site comes from the historic Coed Madoc slate quarry (PRN: 20019) – which covers the entire footprint of the football pitches. The site is described as having been landscaped some years ago, however the exact degree to which structural material was removed is unknown. Hence there could be a potential for archaeological remains surviving beneath the surface, and hence groundworks to varying depths could disturb these remains.

I have had another look at the ground investigations that have been carried out, and unfortunately the information is limited (in an archaeological capacity). The photographs show a relatively shallow depth, whilst the notation describes ‘made ground of slate and stone observed at varying depths (450-740mm). This ‘made ground’ could describe archaeological deposits – however it is difficult to assess at this time.

Historic mapping shows extensive tramlines and associated buildings throughout the complex – and as such if any such material survives (especially tramlines), it could cause issues installing drainage. Do you know if there is any additional information available from the GI works (i.e. photos, description of material, etc)?

In the meanwhile, I am trying to obtain more reliable information

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on the extent to which the site was reclaimed – and will update accordingly.

Public Protection

The proposed development is an addition to the principal use of the site as a playing field, however the intensification at any site can give rise to a range of amenity concerns, especially noise and lighting, particularly where they are proposed in residential areas. The application does not include any floodlights to extend the daylight use of the site, however portable floodlights are commonly used in sports fields to extend the use of the site during the evenings.

Noise

A Noise Management Plan can be submitted, covering issues such as hours and days of use, community liaison, complaints procedures and response required/timescales and preventing unauthorised use.

The World Health Organisation (WHO) ‘Guidelines for Community Noise’ 1999, provides guidance for noise levels in outdoor living areas. It states that, to avoid ‘moderate annoyance’ during the daytime and evening, the noise levels should not exceed 50 dB LAeq,T, for a 16-hour daytime period from 07:00 to 23:00 hrs. Further guidance has stated that as the 16-hour assessment period may not truly reflect the noise impact a one hour, (LAeq,1hour) level can be conditioned as this is typically the time period for a community sports session:

The noise level from the development shall not exceed 50 dB LAeq(1 hour) at the façade of any nearby property and in gardens for community noise, recreational noise is included on the World Health Organisation.

It is not necessarily the case that where these levels are exceeded, the noise will adversely affect nearby residential properties, however, should complaints be received and the noise condition exceeded, a full noise assessment will be required, carried out by a noise consultant who is competent in terms of noise.

The noise assessment shall detail the of activities on site and measure the noise levels and compare with relevant standards such as:

- World Health Organisation Environmental Noise Guidelines for the European Region 2018/Guidelines for Community Noise (1999)/Night Noise Guidelines for Europe (2009)
- IoA/IEMA Guidelines for Environmental Noise Impact
- Sports England Noise Guideline Values

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- BS8233:2014 Guidance on sound insulation and noise reduction for buildings
- Or any other relevant, updated guidance on sports recreation use and noise.

Detail the Noise mitigation measures to be employed and the resulting predicted level of noise at sensitive locations. Where the management plan is changed, all such activities on the site shall take place in accordance with an updated noise management plan.

Construction Noise

Construction, demolition and site clearance operations shall be limited to the following days and hours:

- 08:00 to 18:00hrs on each day Monday to Friday.
- 08:00 to 13:00hrs Saturday.
- No construction, demolition or site clearance operations on Sundays or public holidays.

Lighting

There is an increasing pressure on sites to open later and can provide additional income by renting to other teams. If the proposed development leads to a nuisance, the Planning authority can suggest that the use of the site is conditioned to cease between 21:00 and 08:00.

Alternatively, a condition can be placed that an assessment of the potential for light impact is undertaken, submitted to and approved in writing by the Local Planning Authority.

The lighting assessment shall include:

- Identification of sensitive receptors likely to be impacted upon by light nuisance, with a determination of the proposed scheme's compliance with the design guidance in the Institution of Lighting Professionals Document: Guidance Notes for the Reduction of Obtrusive Light. <https://www.theilp.org.uk/documents/obtrusive-light/>
- and where required proposed methods of mitigation against potential light nuisance, including potential glare and light spill, on sensitive receptors.
- Any agreed lighting scheme shall be implemented and permanently retained. Any deviation from the agreed lighting scheme shall require approval in writing by the Local Planning Authority.

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A notice was posted on the site and nearby residents were notified, the following observations were received:

- Concern about people cutting through the hedge to the path that runs behind the residential houses.
- There is already disturbance during large events.
- Daily disruption by children and people walking their dogs.
- Balls are being kicked into the back yard.
- Litter and dog mess being left behind.

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 Policy ISA 2 Community Facilities is relevant to this application. The policy aims to protect existing community facilities and encourage the development of new facilities where appropriate. Local leisure and community facilities are important to the health, social, educational, linguistic and cultural needs of the Plan area, as well as its economic well-being. For the purpose of this policy, community facilities are defined as facilities used by local communities for the health, leisure, social and educational purposes and they include schools, libraries, leisure centres, health care provisions, theatres, village halls, cemeteries, places of worship, public houses and any other facility that fulfils a role of serving the community.
- 5.2 The site lies outside the development boundary of Talysarn but is located on the periphery of the village and close to the development boundary. Although the application does not propose new facilities (in terms of land use), it would significantly improve and enhance the existing facilities and is likely to benefit the school and the wider community. The site is easily accessible on foot, bicycle and public transport, and we consider that the scale and type of proposal is appropriate in relation to the size, character and function of the settlement. It is therefore considered that the proposal is acceptable in principle and complies with policy ISA 2.

Visual amenities

- 5.3 Policy PCYFF 3 states that proposals, including extensions and alterations to existing buildings and structures, will be approved provided they comply with a number of criteria including that the proposal complements or enhances the character of the site, the building or the area in terms of setting, appearance, scale, massing, height and elevation treatment; that it respects the context of the site and its place in the local landscape; that it uses materials that are appropriate to their surroundings and incorporates soft landscaping; that it improves a safe and integrated transport and communications network; that they limit the risk and danger of flood water run-off and prevent pollution; that it achieves an inclusive design that allows access for all and helps to create healthy and lively environments taking into account the health and well-being of future users.
- 5.4 The proposal is situated on land next to an existing playing field to the south west. There are residential properties and a county road to the north west. During a site visit, it was noticed that steel containers were located near the current changing rooms for storing equipment on the site. The building would replace those containers. A condition would be required on any permission to ensure that such containers are not installed on the site after the permission is implemented. Additional plans were received showing the size of the building in comparison with the existing changing rooms, and they show that the height of the new building will be slightly lower than the

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existing changing rooms. Taking this into consideration, as well as the design and materials, it is not considered that the building would create an alien feature within the local area. Neither is it considered that the football pitch will have a significant impact on the local landscape or area.

- 5.5 It is not believed that this development will cause significant harm to the visual amenities of the local area and, by imposing appropriate conditions, we believe that it can be ensured that the visual impact of the development is acceptable under policies PCYFF 2 and PCYFF 3 of the LDP.

General and residential amenities

- 5.6 Policy PCYFF2 is relevant to the proposal and states that proposals that would have a significant adverse impact on the health, safety or amenity of occupiers of local residences, other land and property uses or characteristics of the locality due to increased activity, disturbance, vibration, noise, dust, fumes, litter, drainage, light pollution, or other forms of pollution or nuisance, will be refused.
- 5.7 The site is located near an existing football pitch and associated activities already exist on the site. However, current use of the application site is only occasional and informal and does not include full football matches. The site backs onto a residential area and it is fair to say that the proposal's effect will be different to the existing situation. The site also connects with several amenity footpaths that are regularly used by the public. The applicant states that there are 1 men's team and 6 youth teams using the site at present, with a view to increasing this and using the new pitch for practices and youth matches. Consequently, the use of the entire site would intensify as a result of developing the site.
- 5.8 Public Protection observations were received, recommending that the applicant submits a Noise Management Plan that covers matters such as hours and days of use, community liaison, complaints procedures and the response required/timescales, and preventing unauthorised use. In addition, it was suggested that a condition be imposed to manage the development hours, and a condition to manage the noise level arising from the site when it is operational. This type of condition means that a noise assessment can be requested should complaints be received, and means that we can ensure that mitigations measures are implemented to keep the noise levels within an acceptable limit. It is also considered that the increase of parking spaces within the site will help to reduce the effect on the local area. Provided such conditions are imposed, it is considered that the proposal can meet the requirements of policy PCYFF 2.
- 5.9 Although acknowledging the comments received in objection to the proposal, it is not considered that the proposal, with conditions, will cause significant harmful disturbance to the residential amenities of neighbouring dwellings, and neither is it considered that the proposal will cause a change in the use of the nearby footpaths by the public. It is likely that the trees and vegetation to the north of the site act as a natural barrier that prevent most balls from reaching the houses nearby. Consequently, we cannot justify requesting a new boundary fence as part of the application, and preventing access through the trees and vegetation are matters that are beyond the considerations of this application.
- 5.10 The applicant states that they do not intend to install floodlights on the site, as notes that there are no light posts currently on the site. In accordance with the advice given by the public protection service, it is intended to impose a condition on any permission to agree on any lighting systems before they are installed on the site, should the situation change. It is not believed that this development will cause significant harm to the general and residential amenities of the local area and, by imposing appropriate conditions, we believe it can be ensured that the amenity impact of the development is acceptable under policy PCYFF 2 of the LDP.

Transport and access matters

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- 5.11 The proposal involves creating a new formal football pitch, and it seems likely that this would increase traffic into and out of the site. No change is proposed to the existing access. The Transportation Unit has expressed concern regarding the provision of parking spaces, but following this a revised plan was received showing the existing and additional parking spaces. The site is also situated within reasonable walking distance of the centre's public car park, and there are also informal parking areas near the site's vehicular entrance. The site is in an accessible location, within reasonable walking distance of a large number of residential housing and is also close to a bus stop. The proposal is therefore considered to comply with policies TRA 2 and TRA 4.
- 5.12 Policy PCYFF 3 requires the design of developments to achieve an inclusive design by ensuring environments that are barrier free; which enables access for all and offers a comprehensive provision for disabled people. We note that there are no disabled parking spaces indicated on the plans, but this can be ensured through a condition should the development be approved. We received confirmation from the agent that it is intended to revise the plans to provide disabled parking spaces, after obtaining guidance from the transportation unit regarding the number required to be provided on site. With a condition, it is considered that the proposal meets the requirements of Policy PCYFF 3 in terms of access for all.

Biodiversity Matters

- 5.13 The proposal involves the creation of a football and sports pitch and erecting a new steel shed. The field is located on land that has, to a large extent, already been cleared, and the proposed shed on hard ground near an existing shed. An ecological assessment was submitted, and observations were received from the Biodiversity Unit stating that the ecological assessment presented with the application was of a good standard and confirmed the starting point in terms of the site's ecological situation. It is intended to impose a condition on any permission, enforcing the implementation of any right strictly in accordance with the contents of the report and also ecological notes.
- 5.14 There is existing vegetation between the sports ground and nearby properties, however, it is felt that a suitable landscaping scheme should be implemented for the proposal and a condition will be placed on any permission enforcing this. By ensuring that appropriate conditions are imposed on the development, it is believed that this development will meet the requirements of Policies PS19 and AMG 5 of the LDP which encourage proposals to protect, and where appropriate, enhance the area's biodiversity.
- 5.15 On 11 October, the Welsh Government published an update to Chapter 6 of Planning Policy Wales (PPW), which deals with green infrastructure, net gain to biodiversity, the protection afforded to Sites of Special Scientific Interest and trees and woodlands. The changes to PPW have been considered, together with the observations by the Biodiversity Unit, however, in this case, they do not raise any new matters that have any material influence on the decision, and it is considered that the contents of the ecological report along with the ability to place conditions to secure mitigation measures and enhancements to biodiversity are sufficient to satisfy the requirements of PPW.

Language Matters

- 5.16 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 consideration should be given to the Welsh language in Appendix 5 (The Screening Procedure) of the Supplementary Planning Guidance (SPG) 'Maintaining and Creating Distinctive and Sustainable Communities'. The guidance contained states that every retail, commercial or industrial development that are not required to submit a Welsh Language Impact Statement / Assessment should show how consideration has been given to the language.

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5.17 The application is one to improve communal facilities that would be used by the local community. The site is located on the outskirts of the settlement, close to the development boundary. As it is a scheme to improve and enhance current facilities, it is not an unexpected development nor is it contrary to other policies within the local development plan.

5.18 A statement was received from the applicant stating;

“The project and the club's language policy addresses many elements of the Gwynedd Plan 2023-28 including the "Gwynedd Gymraeg" priority. The club's activities are carried out entirely / the vast majority through the medium of Welsh. This allows all children (first and second language) to be able to use the Welsh language naturally in a social / sports situation which is such an important foundation to protecting and developing the language in our communities to the future..”

5.19 The football club's website is bilingual and the messages on social media prioritises the Welsh language which shows that the club is committed to the language, and supports the above statement.

5.20 Should the application be approved and in accordance with policy PS 1, conditions can be imposed to ensure that any new internal signs are Welsh or bilingual. It is considered that the proposal complies with policy PS1.

Archaeological Matters

5.21 The Gwynedd Archaeological Planning Service (GAPS) states that the archaeological potential of this site arises from the Coed Madog historic slate quarry that covers the entire footprint of the football pitches. The evidence shows that the site was landscaped some years ago, but the exact degree to which any historical structural material was removed is unclear. There is the possibility of archaeological remains surviving beneath the surface, therefore groundworks to varying depths could disturb any remains.

5.22 GAPS requested additional time to research the historic landscaping work further, and they also asked for more information from the applicant. Although no responses have been received at the time of preparing the report, matters such as these can either be resolved prior to releasing any permission, or by imposing planning conditions to agree a programme of archaeological work. Provided we receive advice and confirmation from GAPS that they are satisfied with the scheme, it is believed that the scheme can proceed in accordance with the requirements of policy AT 4 of the LDP. The matter will be further reported upon in the Committee.

5.23 The site is within 400m of the Slate Landscape of North Wales World Heritage Site (WHS) designated by UNESCO and is also within the Dyffryn Nantlle Landscape of Outstanding Historic Interest. Considering the nature of the development, its location near a settlement as well as the formation of the local landscape and the presence of existing natural growth around the site, it is not believed that the development would have a significant harmful impact on the designated landscape or on the visual setting of any heritage asset. We therefore believe that the application would meet the requirements of policies AT1 and PS 20 of the LDP.

6. Conclusions:

6.1 Having considered the material planning matters in this case, the proposed development meets the objectives of the Anglesey and Gwynedd Joint Local Development Plan by proposing a development of a high-quality and modern design that is appropriate to its location, and which

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will make a substantial contribution towards improvements to local sports facilities. Concerns about the proposal are acknowledged; however, the specialist evidence indicates that the impacts would not be significantly adverse, and the effects can be managed by imposing planning conditions.

7. Recommendation:

To delegate powers to the Assistant Head of Environment Department to approve the application subject to completing discussions regarding archaeology as well as relevant planning conditions relating to:

1. Five years.
2. In accordance with plans and documents
3. No containers or other equipment to be kept outdoors.
4. No lighting on the site without agreement.
5. Landscaping.
6. Landscape maintenance.
7. Welsh / bilingual signs
8. Provision of disabled parking spaces
9. Additional car parking spaces to be completed before the new pitch is used
10. Public Protection conditions



1 CYNLLUN LLEOLIAD / LOCATION PLAN
1:2500



2 CYNLLUN SAFLE PRESENNOL / EXISTING BLOCK PLAN
1:500

Cynllunio

Derbyn 07.11.23

No.	Description	Date
1	DO NOT SCALE FROM DRAWING CHECK ALL DIMENSIONS ON SITE	

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CPD Talsarn Ceils
Gladilla Gŵ, Talsarn,
Gwynedd, LL54 6BY

Cynlluniau Lleoliad
Location Plans

Drawn by: GJ	Date: Hyd 2023
Checked by: No	Rev:
OBS-2023-056 GA001	



Biodiversity Enhancements

The following enhancements / mitigation measures have been taken from the Preliminary Ecological Assessment (PEA), Reptile Survey Report and Bat Survey Report as prepared by Boffon Mossley.

Recommendations from PEA

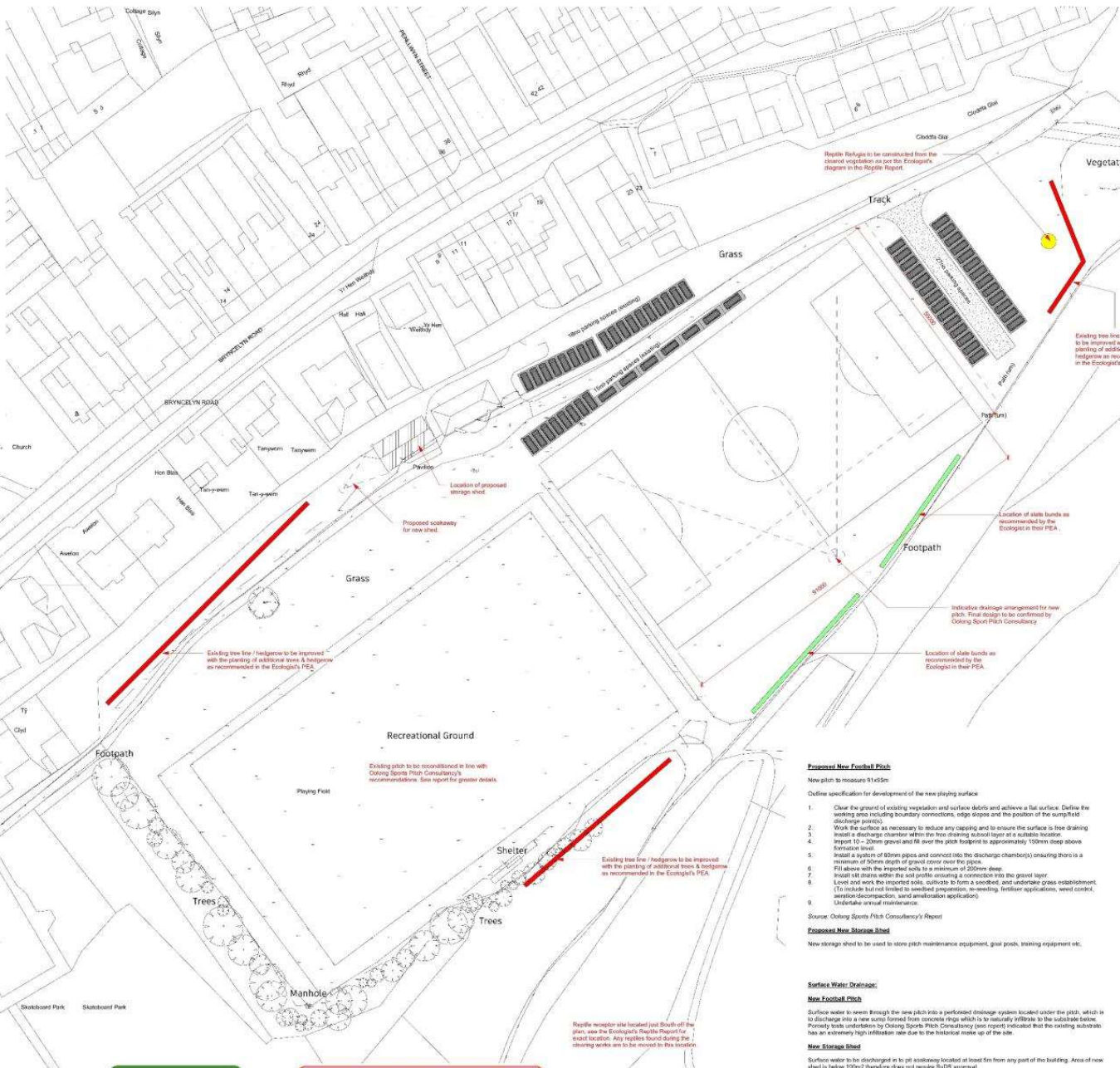
- Following the preliminary ecological survey it is recommended that emergence surveys take place on the north and western side of the changing room. See attached survey results.
- The open mosaic habitat of previously developed land is listed on section 7 habitat. Loss of the open mosaic habitat of previously developed land would need to be compensated for. It is proposed that the native occurring trees are planted on the northern and southern boundary of the new football field along with a fund of slate to provide habitat for various invertebrates (bug hotels).
- The topsoil from the area of the open mosaic habitat should be retained and used in the slate bund on the site boundary. This will ensure that any seed stock is retained.
- No invasive non-native species were found on site even so all machinery, equipment and tools should be cleaned and sprayed with 'virex' disinfectant before entering and leaving site to stop the introduction of invasive non-native species and pathogens.
- Suitable excavated material can be reused on site.
- Any excavations should have a material ladder or timbered back sides to allow access.
- The trees on the site boundary will be retained, only a few remaining trees between the existing football pitch and proposed football pitch will be lost (see species list in table 10). The trees were relatively young in age and any trees lost will be replaced by native trees on the site boundary.
- The ecologist will check the trees and shrubs for nesting birds immediately before the works start (if within the bird nesting season (March to August inclusive), if active nests are found the works will be postponed until all broods have fledged a slate bund will be constructed on the site's southern boundary this will provide habitat for invertebrates and any common reptiles found on site will also be moved to this location.
- The root stock of the plants found on site will be retained in the area of the slate bund and vegetation on the site boundary to provide invertebrates such as butterflies or moths habitat to complete their life cycle.
- No additional external lighting is expected to be placed on the building or the football pitch itself.
- If floodlights are included on site in the future PEA to identify if the proposal is likely to have a significant effect on LWS (see table 10).
- The proposed development and mitigation measures identified is likely to have much less of an ecological impact than the current permitted development rights for the site under planning ref CGBA/2014/0224.

Recommendations from the Reptile Report

- Vegetation clearance should be undertaken in stages; stage 1 is to clear to 30cm height, stage 2 is to clear the remaining vegetation the following day to enable the reptiles time to relocate from the area.
- All vegetation clearance and soil stripping within areas of woodland and scrub should be completed under an ecological watching brief for reptiles by a suitably experienced and qualified ecologist. Vegetation clearance should only be undertaken during the reptile active season (April to October inclusive) on days above 10°C.
- If any individuals are found during the works, they should be moved to the predetermined receptor site (see Reptile Report appendix 1, figure 1 for location details).
- Vegetation cleared should be left in a pre-determined location to safeguard reptiles that may use the cleared vegetation as refuge during construction.
- A toolbox talk will be given to construction workers on site.

Recommendations from the Bat Report

- Two integrated bat roosting boxes must be included in the new building and located on the north facing wall.
- External lighting will be avoided especially in the area of the integrated bat boxes on the northern side.
- All machinery, equipment including staff boots will be disinfected and washed before entering and leaving the area of the works to stop the introduction or movement of invasive non-native species in the area of the works.
- If the proposed works have not been undertaken within 24 months from the date of this assessment or if there has been any deterioration of the habitat, a repeat survey needs to be carried out.
- There are opportunities for the licensee to plant local occurring trees and shrubs, this will increase local foraging opportunities for bats and birds along the existing site boundaries.
- A check for nesting birds will be completed before the works start (if within the bird breeding season generally 1st March to 31st August).
- Bats are highly mobile animals and can move into a property at any time after the survey has taken place. In the unlikely event a bat is found during the works, all works must stop, and the licensed bat worker called to assist (no impacts are expected on the changing room building now that a separate building is proposed to be constructed).



Parking

Currently the majority of the people who attend the club park in the public car park of Canolfan Talyarn which is located across the road.

Those who do park on site do so in the areas highlighted opposite an existing

The proposal will not affect existing parking facilities on the location of the new pitch does not take up space used for parking. The location of the pitch is currently overgrown scrub.

The formation of a new pitch merely causes the pressure on the existing pitch during winter months and services the existing number of members and home. The current home on diagonised and play of different lines and days to each other, besides there is never going to be a situation where all youth and senior home turn up to the club all the same time resulting in a need for a large number of parking spaces.

Additional parking spaces to be formed with stone roads which will allow and surface water to permeate through into the substrate.

S	Biodiversity notes added	Rev
A	Additional notes on parking added	23
No	Description	Date

DO NOT SCALE FROM DRAWING

CHECK ALL DIMENSIONS ON SITE

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CPD Talyarn Cells
Gladfilla Gfa, Talyarn,
Gwynedd, LL54 6BY

Cynllun Sefi Arfaethid
Proposed Pitch Plan

Drawn by: GJ Date: Hyd 2023
Drawing No: OBS-2023-056 GA002 Rev: B



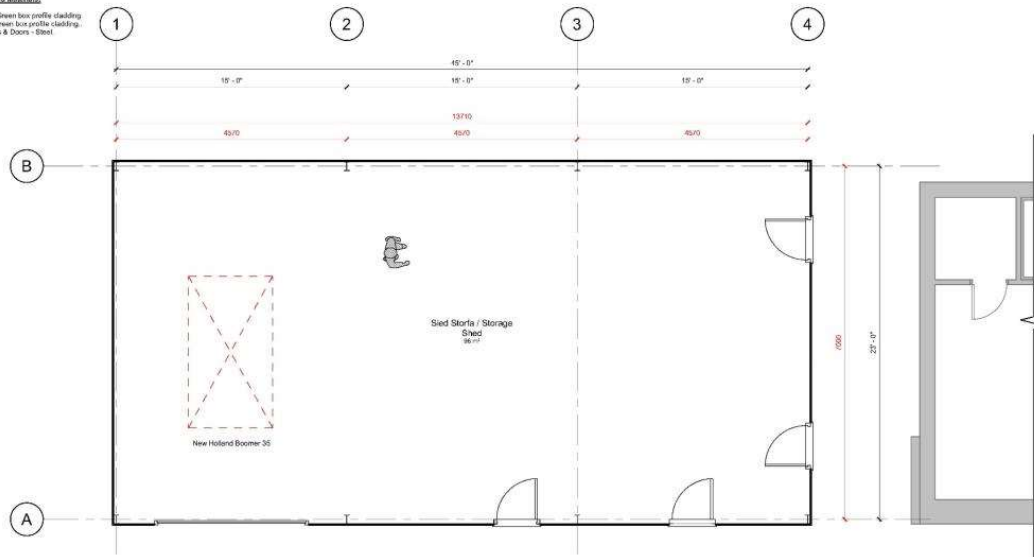
Certificate No: 3006/2021



Gweler Cynllun Diwygiedig
See Amended Plan

Proposed Materials:

Walls - Green box profile cladding
Roof - Green box profile cladding
Windows & Doors - Steel



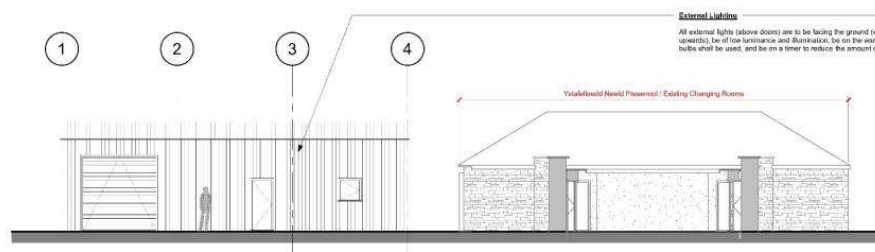
1 CYNLLUN LLAWR ARFAETHEDIG / PROPOSED FLOOR PLAN
1:50

Cynllunio
Derbyn 04.12.23

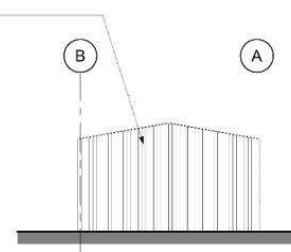
**GWYBODAETH YCHWANEGOL
ADDITIONAL INFORMATION**



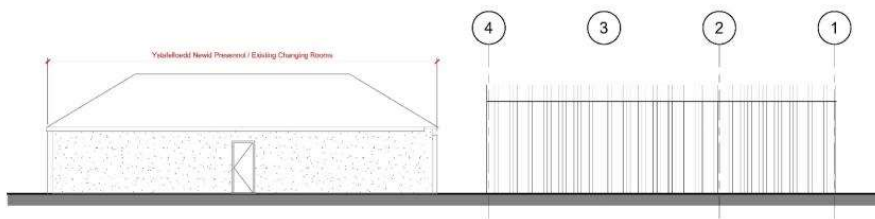
2 DRYCHAD 3D ARFAETHEDIG / PROPOSED 3D VIEW



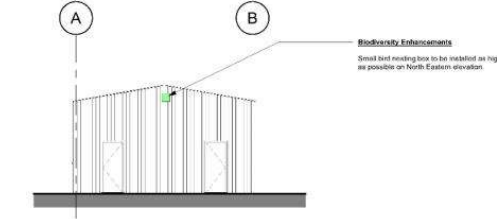
3 DRYCHAD DE-DDWYREINIOL ARFAETHEDIG / PROPOSED SOUTHEASTERN ELEVATION
1:100



4 DRYCHAD DE-GORLLEWINOL ARFAETHEDIG / PROPOSED SOUTHWESTERN ELEVATION
1:100



5 DRYCHAD GOGLEDD-ORLLEWINOL ARFAETHEDIG / PROPOSED NORTHWESTERN ELEVATION
1:100



6 DRYCHAD GOGLEDD-DDWYREINIOL ARFAETHEDIG / PROPOSED NORTHEASTERN ELEVATION
1:100

No.	Description	Rev	Date
1	Revision of existing changing rooms added	23	23

DO NOT SCALE FROM DRAWING
CHECK ALL DIMENSIONS ON SITE

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CPD Tallysman Cells
Gladilla Gfa, Tallysman,
Gwynedd, LL54 6BY

Sled Arfaethedig
Proposed Shed

Drawn by: GJ	Date: Hyd 2023
Checked by: No	Rev: A
OBS-2023-056 GA003	









