



Complete Agenda

Democratic Service
Swyddfa'r Cyngor
CAERNARFON
Gwynedd
LL55 1SH

Meeting

PLANNING COMMITTEE

Date and Time

1.00 pm, MONDAY, 26TH 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 C21/0861/23/LL
Seiont Manor Hotel, Llanrug, Caernarfon, Gwynedd, LL55 2AQ

Committee members to meet on site at 10:00am

Contact Point

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(DISTRIBUTED 16/02/24)

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 - 21

The Chairman shall propose that the minutes of the previous meeting of this committee, held on the 5th of February 2023, be signed as a true record.

5. PLANNING APPLICATIONS

To submit the report of the Head of Environment Department.

5.1 APPLICATION NO C23/0302/22/LL CHWAREL CAE EFA LLWYD, 22 - 74 PENYGROES, LL54 6PB

Application for extension to Cae Efa Lwyd sand and gravel pit

LOCAL MEMBER: Councillor Craig ab Iago

[Link to relevant background documents](#)

5.2 APPLICATION NO C22/0952/17/LL LAND AT COLEG 75 - 109 GLYNLLFION, LLANDWROG, LL54 5DU

Demolition of existing sheds and erection of two livestock sheds together with associated facilities and milking parlour, creation of landscaping bund and associated works

LOCAL MEMBER: Councillor Llio Elenid Owen

[Link to relevant background documents](#)

5.3 APPLICATION NO C22/0953/17/LL LAND TO THE NORTH OF 110 - 152 EXISTING FARM YARD AT COLEG GLYNLLIFON, LLANDWROG, LL54 5DU

Demolition of existing dairy farm building and cow shed, removal of two existing slurry tanks, erection of a new livestock shed and milking parlour, construction of a silage clamp and dry manure store, internal access road together with associated works.

LOCAL MEMBER: Councillor Llio Elenid Owen

[Link to relevant background documents](#)

**5.4 APPLICATION NO C23/0917/14/DT 7, RHES MARINE PORTH 153 - 171
WATERLOO, CAERNARFON, GWYNEDD, LL55 1LP**

Full renovation of the existing house, proposed new garage, proposed photovoltaic array, landscaping and flood mitigation measures in addition to demolition of existing outbuilding.

LOCAL MEMBER: Councillor Ioan Thomas

[Link to relevant background documents](#)

**5.5 APPLICATION NO C23/03/TP COLLEGE PARK, FFORDD 172 - 180
DEINIOL, BANGOR, GWYNEDD, LL57 2TQ**

Mixed woodland with mature trees

LOCAL MEMBERS: Councillor R Medwyn Hughes and Councillor Huw Wyn Jones

No link to application

**5.6 APPLICATION NO C21/0861/23/LL SEIONT MANOR HOTEL, 181 - 242
LLANRUG, CAERNARFON, GWYNEDD, LL55 2AQ**

Application for the remodeling and extension of the existing hotel and spa to together with the siting of 39 holiday lodges, formation of outdoor activity zone, reception, biomass plant unit together with temporary construction traffic road, car parking and landscaping.

LOCAL MEMBER: Councillor Beca Brown

[Link to relevant background documents](#)

**5.7 APPLICATION NO C23/0981/39/AM MYNYTHO GARAGE, 243 - 275
MYNYTHO, PWLLHELI, GWYNEDD, LL53 7RH**

Outline application with some matters reserved to demolish an existing residential dwelling and commercial garage with associated buildings and redevelopment of brownfield land to create a new hotel, community public house & shared community parking for the village hall (re-submission of withdrawn application C23/0089/39/AM).

LOCAL MEMBER: Councillor Angela Russell

[Link to relevant background documents](#)

PLANNING COMMITTEE 05 February 2024

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

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

Local Member: Cllr Peter Thomas

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) – observers.

1. APOLOGIES

Apologies were received from Councillors Elin Hywel and John Pughe Roberts.

2. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

- a) 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 (C23/0959/15/AC) and 5.2 (C23/0463/18/LL) on the agenda.
 - Councillor Peter Thomas (not a member of this Planning Committee), in item 5.7 (C21/08912/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 15 January 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.

- 5.1 Application Number C23/0959/15/AC**
Glyn Rhonwy Estate Land, Llanberis, Caernarfon, Gwynedd LL55 4EL

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 to extend the development commencement period for an additional 2 years.

Attention was drawn to the late observations form which included an update to the relevant planning history.

The Development Control Team Leader highlighted that an application to amend the condition relating to the commencement period of the development was granted in January 2022 under reference C21/0934/15/AC so as to provide an additional two years, i.e. until 10/1/2024.

It was explained that the principle of the development of installing an underground cable to connect the Glyn Rhonwy pumped storage generating station with the Pentir substation had already been established by the Local Planning Authority by means of planning permission C16/0886/15/LL and the application before them involved extending the development's operating period by an additional 2 years by amending condition 1 of application C21/0934/15/AC. It was confirmed that there were no changes to the plan and that the process of releasing conditions associated with the original planning permission continued. However, the importance of considering whether local and national planning policy circumstances or the policy position had changed since the application was originally granted was highlighted. Only if there was evidence of a significant change in position could the proposal be considered differently in the context of local relevant policies relating to the acceptability of the principle of this latest application - Policy ISA 1 'Infrastructure Provision' and policy PS 7 'Renewable Technology'. Policy ISA 1 of the Local Development Plan (LDP) states

It was reported that 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 intention was to lay an underground cable in line with the guidance in policy PS 7.

It was reiterated that the principle of creating a pumped storage generating station at Glyn Rhonwy quarry had 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 to extend the operational period. The work of creating a grid connection could usually be considered as an Associated Development but here in Wales it could not be approved as part of the process; therefore, a separate formal application for permission must be submitted in line with the Planning Act. The principle was deemed acceptable and that this element was a necessary follow-up step to the planning permission already granted by ensuring a link between the electricity generating site and the distribution site.

In the context of visual, general and residential amenities it was accepted that this type of work, particularly given that it would be undertaken on the verges of busy public roads, would be likely to affect local amenities and the amenities of residents living close to the path and those affected directly should it cross a section of private land. It is also likely to occasionally have an impact when traffic control needs to be installed when working on more restricted/narrow sections.

Although there was no objection from the Transportation Unit, it was highlighted that the developer needed to submit applications for relevant permits to carry out the work within highway lands. This will ensure that the restoration work is carried out to appropriate standards.

When considering biodiversity issues, it was noted that a revised Initial Ecological Assessment Report had been submitted with the application and in response to the statutory consultation period the Council's Biodiversity Unit had no objection to the application although excavation work under afon Rhyddallt meant that it would cross a section of the Llyn Padarn Site of Special Scientific Interest.

In the context of archaeological and heritage issues, it was highlighted that CADW had stated that while there would be potential for temporary impacts on the setting of the World Heritage Site, it was considered that this would not be significant, and the Gwynedd Archaeological Planning Service (GCAG) had confirmed that the application would not have an impact on archaeological matters (in accordance with its observations on the original application).

In accordance with the instructions in appendix 5 of the Supplementary Planning Guidance (SPG): Maintaining and Creating Distinctive and Sustainable Communities, the applicant had concluded that a 'Welsh Language Statement' was not required. It was therefore considered that the proposal continued to be in accordance with policy PS 1 and would not cause harm to the Welsh language.

Having considered all the relevant matters, it was not considered that the proposal of extending the time given under permission number C21/0934/15/AC to commence the development was contrary to the relevant local and national policies or guidance. It was considered that the proposal continued to be acceptable subject to including relevant conditions as included within the previous planning permissions. The observations objecting to the proposal were acknowledged regarding the delay in commencing the work, but having fully assessed the proposal, there was no valid planning reason to reject the application.

The Local Members (Councillors Kim Jones, Elfed Williams, Menna Baines, Elwyn Jones, Sasha Williams, Iwan Huws and Berwyn Parry Jones) highlighted via emails, that they agreed with the recommendation, and although the work caused temporary inconvenience, undergrounding was the best option.

It was proposed and seconded to approve the application.

RESOLVED:

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

1. **5 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.**

**5.2 Application number C23/0463/18/LL
Plas Coch, Penisarwaun, Caernarfon, Gwynedd, LL55 3PW**

Retrospective application to convert an outbuilding to a holiday let.

Some of Members had visited the site on the morning of 05-02-2024.

- a) The Planning Manager highlighted that this was a full retrospective application to convert an outbuilding to a holiday let. As the proposal had already been completed without planning permission, a retrospective application had been 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. A decision on the application was deferred at the Planning Committee on 15-01-24 for Members to visit the site.

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.

In considering the criteria, it was noted that the building already existed and was not a new building - it was located within the curtilage of the existing property and made good use of a used building that was ancillary to the residential property. It was considered that the scale was appropriate as it did not create a holiday let that was excessively large, and as the unit was already being used as an outbuilding it did not lead to the loss of permanent housing stock. It was reiterated that the unit was located in a rural area near individual scattered houses, and as a result would not cause significant damage to the residential character of the area as it was a sprawling residential housing location.

It was highlighted that any application to convert an existing building should include a full structural survey by a qualified person indicating that the building would be structurally suitable for conversion without undertaking substantial reconstruction, alterations and extensions. It was noted that no structural report had been included with the application as the property had already been converted - there was no value to a structural report as the alterations had already been completed on 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 was emphasised that the building in question needed to be suitable for 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 LDP). 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 the majority of the elevation. As well as this, a roof-light, 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 deemed that the proposal would detract from the visual amenities of the

area, nor that it would have a significantly negative impact on the Landscape of Outstanding Historic Interest.

However, attention was drawn to concerns received that the unit did not fit in with the landscape and that original materials had been removed and replaced with other materials. It was reiterated that concerns that the alteration 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 significant 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 had not been 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 development 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 matters, it was noted that although the building's appearance had changed somewhat, the changes were not considered excessive, and consequently did not affect the setting of the unit on the site. Although it could be argued that the changes made were modern, contrary to the character and the rural sense of the area, the impact was not considered significant enough to be considered unacceptable and it was not believed that this impact was substantial enough to be considered unacceptable in terms of the policy as the shape and scale of the unit remained unchanged.

In the context of transport and access matters, it was noted that there were concerns about the location of the holiday unit on a narrow road which was used by local people. There were concerns about the holiday unit use that 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.

Although the applicant was asked several times for a Language statement, no statement had been received. It was noted that the guidance contained in Appendix 5 stated that all retail, commercial or industrial developments where a Welsh Language Statement/Assessment was not needed to be submitted should demonstrate how consideration had been given to the language. In this case, the policies of the plan supported tourism developments in line with specific criteria that related to over-provision, therefore it was considered in this case and as the proposal complied with the requirements of the relevant policies, the proposal was unlikely to have a harmful impact on the Welsh 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 and 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 a 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 noted that the development was completed without the necessary Planning permission and was consequently an 'unauthorised development'. Carrying out a development without first obtaining the necessary planning permission was not a criminal offence, but such action was discouraged. However, and in accordance with national guidelines as contained in the 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. It was considered that the proposal met the requirements of the relevant policies and was acceptable for approval.

- b) Taking advantage of the right to speak, the Local Member made the following points:
- He was grateful to Members for visiting the site.
 - That the development infringed the neighbours' privacy.
 - The Member did not agree with the officers' statement that there was only 'a little change' here; one side of the converted house had been converted from stone to glass.
 - That light from inside the house would disturb a dark night.
 - There were other huts on site - was there an intention for these also to be converted into holiday homes? Setting a dangerous precedent.
 - The track to the site was in a poor condition - this would worsen with increased occupancy - need to ensure that the track is maintained in a good condition.
 - That the site was unsuitable for holiday accommodation.
- c) It was proposed and seconded to approve the application.
- ch) During the ensuing discussion, the following observations were made by members:
- That overlooking was a concern- it was possible to see into the conservatory of nearby neighbours.
 - Although the holiday accommodation had been converted to a high-quality, it looked out of place.
 - That the track to the site was narrow and in a poor condition – unsuitable.
 - There were other buildings on site - concern that this may set a precedent.
 - That the Community Council had stated their opposition along with several objections from neighbouring residents.
 - That the property was having a negative impact on nearby residents - particularly its proximity to Coed y Parc - this was a gross infringement on privacy.
 - That the window was too obvious - substantial overlooking.
 - The property was in a quiet area - the hot tub encouraged noise.
- d) In response to a question regarding the installation of a window pane with opaque glass to reduce overlooking and the impact on neighbours' amenities, it was noted that a condition could be imposed to secure this.
- dd) The proposal was modified to allow the application subject to the inclusion of a condition to install an opaque glass pane in the window.

A vote was taken on the proposal. The proposal fell.

- e) It was proposed to refuse the application on the grounds of overlooking, disturbance and the impact on the amenities of neighbouring properties

The amendment was not seconded.

- f) The Assistant Head of Planning and Environment suggested that an option of deferring the decision could be considered to hold further discussions with the applicant about the level of activity within the site, set a definite boundary and consider further modifications to mitigate the impact on neighbours.
- ff) It was proposed and seconded to defer the decision to hold further discussions with the applicant.

**RESOLVED: To defer to conduct further discussions with the applicant
- need to discuss the mitigation measures to reduce the development's impact on residential amenities in terms of disturbance and privacy**

5.3 Application Number C23/0574/26/AC Hen Gapel, Caeathro, Gwynedd, LL55 2ST

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

Attention was drawn to the late observations form which contained observations regarding the Affordable Housing arrangement, residential use, Biodiversity matters and further comments from the Language Unit responding to the revised language statement.

- a) The Development Control Team Leader highlighted that it was an application 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. The site was located on a plot of land within the development boundary of Caeathro Local Village as defined in the LDP and it was reiterated that there were no changes to the original plan.

It was explained that the development of the site had 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 would derive from the site. The concerns had now been resolved. It was highlighted that the proposal consisted of five types of houses ranging from two-bedroom semi-detached houses to detached four-bedroom houses, satisfying the recognised need for housing within the local area; four of the 12 dwellings would be affordable (a 106 Agreement was already in place to control their occupation).

The importance of considering whether local and national planning policy circumstances or the policy position had changed since the original application was granted was noted. The proposal could only be considered differently if there was evidence of a substantial change in circumstances in the context of relevant policies.

Application C09A/0412/26/LL (the original application) was assessed against the policies in the Unitary Development Plan, i.e., the Development Plan in effect at that time and later application C18/0993/26/LL extending the original consent was assessed against the policies within the LDP. As the LDP remained in force, there was no change in the local planning policy position since the time the previous application had been assessed.

It was explained that the application site as a whole was located within the Caeathro development boundary as contained in the LDP and the proposal complied with the

requirements of Policy PCYFF 1 which aimed to locate new developments within the development boundaries. It was expressed that Policies TAI 4 and TAI 15 were the relevant policies in terms of housing development within the boundaries of a Local Village such as Caeathro. These secure open market housing with a percentage of affordable housing, provided that the size, scale, type and design of the development were in keeping with the settlement's character.

In the context of visual amenities, it was noted that the site was identified as being in a fairly prominent spot in the centre of the village and adjacent to a busy road. Most of the houses would be visible from nearby public places but they would not be noticeable from afar as they would be seen in the context of existing housing developments within the village. The design, elevations, materials, layout nor the form of the houses have not changed since the previous application was approved in 2014. It was therefore considered that the proposal remained acceptable based on the requirements of Policy TAI 4, PCYFF 3 and PCYFF 4 of the LDP. In the context of general and residential amenities, the development was not considered to create any significant amenity harm to the amenities of nearby residents in terms of impacts such as over-looking, loss of privacy or creating dominant structures and therefore was acceptable on the basis of the requirements of policy PCYFF 2 in the LDP.

In considering biodiversity matters, no significant change had occurred in the nature of the site's habitat since the previous applications were granted; the current conditions of introducing an Ecological Construction Management Plan and an Ecological Management Plan could be reiterated to protect existing biodiversity features and bring about improvements.

Although the site was not situated within a flooding zone due to concerns that the site had been flooded in the past, a Flood Consequence Assessment was received with the previous application which included mitigation measures (which included surface water management) and a plan to redesign and re-route an existing culvert running through the site. The Land Drainage Unit had confirmed that they had no further comments to that proposed on the previous application, and an existing condition required the submission of a comprehensive drainage scheme for the development; the proposal was acceptable based on Policy requirements ISA 1, PCYFF 5 and PCYFF 6 of the LDP.

In the context of educational provision issues, it was noted that the latest SPG: Housing Developments and Educational Provision superseded the previous SPG which meant that the figure per pupil had been reduced, and based on the information in the current SPG there would be an expectation for a total contribution of £50,480, which was less than the figure in the existing 106 agreement condition. 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. It was reiterated that in the context of amenity open spaces, as there was no change in the scale or type of development from what was previously approved, along with the fact that a children's playground existed in the village and there was no change in the relevant planning policy, there was no justification for providing amenity spaces as part of the proposal.

The Local Planning Authority considered that the proposal met the requirements of the local and national policies and recommended that the application should be granted.

- b) Taking advantage of the right to speak, the agent noted the following observations:
- In the past, the Watkin Jones Group had been prevented from developing the site due to Welsh Water's concerns about the capacity of the sewerage system in the area. These concerns had now been resolved, and had recently led to a condition relating to

the drainage system. This would mean that should the application be approved, the site would be developed.

- They were working in partnership with local builders and affordable housing providers to ensure that the site was being developed. It would not be possible to start the development before the existing permission expired at the end of the summer, and therefore an application had been made to extend the consent.
- That the company was committed to providing homes on this site.
- A request was made for the Committee to support the officers' recommendation and to approve the application,

c) It was proposed and seconded to approve the application in accordance with imposing an agreed condition and the affordable housing scheme.

ch) In response to a question as to why there was no reference to a contribution for playground equipment or a contribution towards the maintenance of an existing playground, it was noted that as there was no change in the scale or type of development from that previously approved along with the continued existence of a children's playground in the village. There was no justification for providing an amenity area as part of the proposal.

In response to a comment that neither the Community Council nor the Local Member had commented and if the Local Planning Authority had re-consulted them, it was noted that officers would re-consult those Councils who respond consistently, but if they do not receive a response they would not re-ask. In response to an accompanying question that the boundaries of this ward had changed recently and that there was a different Local Member from the one consulted during the previous application. It was noted that the officers had consulted with the current Local Member.

RESOLVED: To delegate the power to the Head of Planning to approve the application

1. **5 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 obstructions are removed.**
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 for 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 hereby permitted 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**
17. **Affordable Housing Scheme agreement condition**
18. **Biodiversity Condition**

5.4 Application Number C23/0844/16/AM Zone 7, Parc Bryn Cegin, Llandygai, Gwynedd.

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

It was highlighted that the late observations form noted that a Welsh Language Statement had now been submitted together with additional plans displaying the site layout and indicative elevations for a new building on Plot 3 of the site - the plans were consistent with the scale, design and overall industrial nature of the location.

- a) The Planning Manager highlighted that this was 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.

As this was an outline application, members were reminded that details of access to the site and the internal arrangement had been submitted - the reserved matters would have to be agreed before the planning permission could be implemented. Appearance, Landscaping and Scale. It was reiterated that it was proposed to obtain flexible permission for uses within Use Classes B1 (Business), B2 (General Industrial) or B8 (Storage or Distribution) - the application being one of three current applications for on-site developments.

- 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) - item 5.5
- C23/0850/16/LL - Full application to construct new industrial units (on the north eastern part of this application site) - item 5.6

It was explained that the site was situated on the Bryn Cegin Strategic Regional Business Site approximately 1km south of the development boundary of the Bangor Sub-regional Centre, as defined in the LDP and within the Dyffryn Ogwen Landscape of Outstanding Historic Interest. Reference was made to Policy PCYFF 1 of the LDP that encourages the refusal of developments outside the development boundaries, unless they are in accordance with other specific local or national policies. In this case, when considering its designation as a Business Site in the LDP, there was proper justification to approve this development.

In the context of Economic Development, Parc Bryn Cegin is protected as a Regional Strategic Business Site for businesses in Use Classes B1, B2 & B8 by policy CYF 1 of the LDP and therefore the proposal is consistent with that policy. During the consultation process the Economy and Community Department confirmed that there was a shortage of such units in the area and the development would meet with recognised demand. It was reiterated that

Strategic Policy PS 13 in the LDP aimed to facilitate economic growth by supporting many aspects of the local economy including supporting economic prosperity by facilitating growth at an appropriate rate. It was highlighted that this was a scheme to enable employers to set up a business locally on a strategically significant site. The proposal for suitable uses was considered to be at an appropriate scale for the location within such an industrial site and therefore met with the requirements of the policy PS 13 in the LDP.

In the context of access, it was noted that the development would use a road network designed for the industrial estate with the existing infrastructure designed to cope with transport levels similar to what was envisaged, and the site may be controlled via conditions. It was reiterated that the Bryn Cegin site had been the subject of extensive archaeological excavations and had been known as a historically significant location offering an insight into life of the last years of prehistory in Wales (Iron Age), and the relationship with the Roman Occupation. That said, for practical reasons, not all areas of the site with archaeological potential were excavated during the previous work. Confirmation was received from the applicant that there would be no development in that part of the site, but no further response had been received from the Archaeological Trust. Once confirmation was received from GCAG that they were satisfied with the scheme, it was considered that the scheme could move forward in accordance with the requirements of the policy AT 4 in the LDP.

- b) It was proposed and seconded to approve the application, contrary to the recommendation.

RESOLVED 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

**5.5 Application Number C23/0849/16/LL
Zone 7, Parc Bryn Cegin, Llandygai, Gwynedd.**

Construction of new industrial units.

Attention was drawn to the late observations form that highlighted that a Welsh Language Statement had now been submitted – this went beyond the statutory requirement.

- a) The Planning Manager highlighted that it was a full application for a new building to include four business units on one of the vacant plots within Bryn Cegin Business Park, Llandygai with a view to developing the site for uses within use class B2 (General Industrial) in accordance with the permission for the estate as a whole.

Access to the site would be provided via the existing vehicular entrance which provided access from the inner road that served the wider Parc Bryn Cegin site and it was proposed to provide hard-standings for parking and turning in front of each unit.

It was explained that the application site was located outside the development boundary of the Sub-regional Centre of Bangor as defined in the LDP, however, it was part of a site protected as a Strategic Regional Business Site. It was reiterated that Policy PCYFF 1 of the LDP encouraged the refusal of developments outside development boundaries unless they were in accordance with other local or national planning policies. In this case, when considering its designation as a Business Site in the LDP, there was appropriate justification to approve such developments at this location.

It was noted that in the context of access the development would use a road network designed for the industrial estate and therefore the existing infrastructure was designed to cope with similar transport levels to what had been envisaged. The site could be managed by means of conditions.

The proposal was not considered to be contrary to any material planning policy within the LDP and the proposed development was appropriate for the site, it complied with the relevant policies and was likely to be of strategic importance to the county as a starting point for business developments on the site. Having taken all material planning considerations into account it was not considered that the proposal would be likely to cause unacceptable adverse effects to nearby residents or the community in general.

- b) It was proposed and seconded to approve the application stating that it was good to see a development in Parc Bryn Cegin after twenty dormant years.

RESOLVED 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. **Commencement 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 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 / Bank Holidays**

Notes:

1. Welsh Water
2. Land Drainage Unit

5.6 Application Number C23/0850/16/LL Zone 7, Parc Bryn Cegin, Llandygai, Gwynedd.

Construction of new industrial units.

Attention was drawn to the late observations form that highlighted that a Welsh Language Statement had now been submitted – this went beyond the statutory requirement.

- a) The Planning Manager highlighted that it was a full application for a new building to include four business units on one of the vacant plots within Bryn Cegin Business Park, Llandygai with a view to developing the site for uses within use class B2 (General Industrial) which was in accordance with the permission for the estate as a whole.

Access to the site would be provided via the existing vehicular entrance which provided access from the inner road that served the wider Parc Bryn Cegin site and it was proposed to provide hard-standings for parking and turning in front of each unit.

It was explained that the application site was located outside the development boundary of the Sub-regional Centre of Bangor as defined in the LDP, however, it was part of a site protected as a Strategic Regional Business Site. It was reiterated that Policy PCYFF 1 of the LDP encouraged the refusal of developments outside development boundaries unless they were in accordance with other local or national planning policies. In this case, when considering its designation as a Business Site in the LDP, there was appropriate justification to approve such developments at this location.

It was noted that in the context of access the development would use a road network designed for the industrial estate and therefore the existing infrastructure was designed to cope with similar transport levels to what had been envisaged. The site could be managed by means of conditions.

The proposal was not considered to be contrary to any material planning policy within the LDP and the proposed development was appropriate for the site, it complied with the relevant policies and was likely to be of strategic importance to the county as a starting point for business developments on the site. Having taken all material planning considerations into account it was not considered that the proposal would be likely to cause unacceptable adverse effects to nearby residents or the community in general.

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

RESOLVED 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. Commencement 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 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

**5.7 Application Number C23/0891/22/LL
Talysarn Celts Football Club, Talysarn, LL54 6BY**

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

- a) The Planning Manager highlighted that this was a full application for the creation of a new football pitch and the erection of an additional storage shed adjacent to the existing football pitch. The football pitch would be slightly smaller in size than a full-sized pitch, and it was not proposed to install any floodlights.

A revised site plan was submitted, highlighting existing parking along with a land drainage system.

The site was located outside the Talysarn development boundary, but on the outskirts of the village inside a Special Landscape Area, Landscape of Special Historic Interest and Wildlife Site and the site was served by an existing entrance and access road to a nearby class 3 and unclassified county road.

It was explained that policy ISA 2 Community Facilities applied to this application and aimed to protect existing community facilities and encourage the development of new facilities where appropriate. Although the application does not propose new facilities (in terms of land use), it would significantly improve and enhance the existing facilities and was likely to benefit the school and the wider community. It was reiterated that the site was easily accessible by foot, bicycle and public transport, and it was considered that the scale and type of proposal was appropriate in terms of size, character and function of the settlement. The proposal was therefore considered acceptable in principle and was in compliance with policy ISA 2.

In the context of visual, general and residential matters, it was noted that the site was located adjacent to an existing football pitch with associated activities already on the site. However, it was considered that the current use of the application site was occasional and informal and did not include full football matches. Although the site backed onto a residential area, it was not considered that the proposal would have a different impact to what already existed. The site was associated with several amenity paths which were regularly used by the public and it was considered that the use of the site as a whole would be more intense as a result of the site's development.

Comments had been received from Public Protection recommending that the applicant submit a Noise Management Plan that covered matters such as hours and days of use, community liaison, complaints procedures and the required response/timescales, and prevention of unauthorised use. In addition, it was suggested that a condition be imposed to manage the development hours, and also a condition to manage the noise level emanating from the site were included when it was operational to ensure that the proposal met with the policy requirements of PCYFF 2.

Comments received in objection to the proposal were acknowledged, however, it was not considered that the proposal, with appropriate conditions, would cause significant adverse disruption to the residential amenities of nearby dwellings, and would not alter public use of the nearby footpaths.

In the context of Biodiversity matters, it was noted that recent changes to Planning Policy Wales (PPW) had been considered along with the comments from the Biodiversity Unit. There were no new matters that would have any material influence on the decision, and it was considered that the contents of the ecological report along with the ability to impose conditions to secure mitigation measures and enhancements to biodiversity were sufficient to satisfy the requirements of PPW.

In the context of linguistic matters, it was made clear that the application was to improve community facilities that would be used by the local community. A statement was received from the applicant stating, "The project and the club's language policy address many elements of the 2023-28 Gwynedd Plan including the priority of "Gwynedd Gymraeg". It was added that "the club's activities are operated entirely / a large majority through the medium of Welsh which allows all children (first and second languages) to be able to use Welsh naturally in a social / sporting setting which is such an important foundation to protect and develop the language in our communities in the future."

It was also noted that the football club's website was bilingual and messages on social media prioritised the Welsh language which showed that the club was committed to the language, and supported the above statement.

In the context of archaeological matters, it was noted that GAPS stated that the archaeological potential of this site arose from the Coed Madog historic slate quarry that covered the entire footprint of the football pitches. It was explained that evidence indicated that the site was landscaped some years ago however, it was unclear to what extent any historic structural material had been removed. Despite the possibility that archaeological remains survived beneath the surface, groundworks to varying depths could disturb any remains, however, conditions could be imposed for a programme of archaeological work to be agreed to address this.

- b) Taking advantage of the right to speak, the Local Member made the following points:
- Talysarn Football Club would celebrate its 100th anniversary this year.
 - The current field was provided for the purpose of 1 men's team.
 - There were now children's, youth, women's and men's teams in the club with a waiting list due to the lack of space.
 - The application was in response to the challenge of extending opportunities to the youth and funds had been raised locally for the enterprise.

- The need and potential had been identified - this was an opportunity to create more facilities and plan ahead so that more of the local community could get involved.
- Long-term lease (25 years) agreed with Cyngor Gwynedd for the land with grants received from Football Wales and Cyngor Gwynedd (depending on the Committee's decision).
- It was not just a Club for the village - several nearby villages used it.
- The Club was a hub for community events.
- The provision would make a difference – the plan was fair and responsible, with the community benefiting from the scheme in the future.
- Gratitude was expressed to the Chair of Talysarn FC and the local community for bringing the application together.

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

RESOLVED: 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. **Contaminated land survey work condition**
11. **In accordance with the noise management plan**
12. **Archaeological survey work condition**

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

CHAIR

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Number: 1

Application Number: C23/0302/22/LL

Date Registered: 17/04/23

Application Type: Full

Community: Llanllyfni

Ward: Penygroes

Proposal: Application for extension to Cae Efa Lwyd sand and gravel pit

Location: Chwarel Cae Efa Llwyd, Penygroes, LL54 6PB

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

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1. Description:

- 1.1 This is an application for an extension to the extraction area of the Cae Efa Lwyd sand and gravel pit. Cae Efa Lwyd is a working sand and gravel pit located on agricultural land west of the village of Penygroes with vehicular access gained off Ffordd Clynog (Class 3 public highway). Under existing planning permission(s), the site has been subject of phased mineral extraction that is transported along the public highway to Cefn Graianog for processing and sale. The proposed extension to the extraction area and existing planning permissions do not provide any scope for screening, crushing, washing or the installation of any machinery at the Cae Efa Lwyd site. Overburden and soils stripped from working areas will be stored on site in screening bunds until use in restoration following the end of mineral extraction operations.
- 1.2 The proposed extraction extension area will extend the site northwards, covering an area 4.1ha with the base level of the extraction at 93m-95m aOD. This will release around 792,803 tonnes of sand and gravel in addition to the 298,000 tonnes remaining within the existing permitted extraction area (giving a total of 1.1 million tonnes extracted from the site). The mineral will be limited to 125,000 tonnes a year and will take approximately 10 years to complete (in combination with existing permitted reserves). The vehicular access completed in March 2019 under planning permission reference C17/0455/22/LL will continue to be used under the proposal.
- 1.3 This application is accompanied by an Environmental Statement (*ES*) and is subject of an Environmental Impact Statement following a screening and scoping opinions in line with the requirements The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017.

2. Relevant policies:

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

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

PS1: 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 the effects of climate change
 PCYFF 1: Development boundaries
 PCYFF 2: Development criteria
 PCYFF 3: Design and place shaping
 PCYFF 4: Design and landscaping

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PCYFF 5: Carbon management
 PCYFF 6: Water conservation
 PS 13: Providing opportunity for a flourishing economy
 PS 19: Conserving and where appropriate enhancing the natural environment
 AMG 2: Special Landscape Areas
 AMG 5: Local biodiversity Conservation
 AMG 6: Protecting Sites of Regional or Local Significance
 PS20: Preserving and where appropriate enhancing heritage assets
 AT 1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens
 AT 4: Protection of non-designated archaeological sites and their settings
 PS 22: Minerals
 MWYN 1: Safeguarding mineral resources
 MWYN 2: Preferred Areas
 MWYN 3: Mineral developments
 MWYN 5: Buffer zones around mineral sites
 MWYN 9: Restoration and after care

Supplementary Planning Guidance (SPG): 'The Slate Landscapes of Northwest Wales' World Heritage Site.
 SPG 'Maintaining and Creating Distinctive Sustainable Communities'

2.4 National Policies:

Planning Policy Wales (Edition 12 - February 2024)
 Future Wales: The National Plan 2040
 Mineral Technical Advice Note 1 (MTAN) Aggregates
 Technical Advice Note 5: Nature Conservation and Planning
 Technical Advice Note 11: Noise
 Technical Advice Note 18: Transport
 Technical Advice Note 23 Economic Development
 Technical Advice Note 24: The Historic Environment

3. Relevant Planning History:

C19/0852/22/AC 'Discharge of conditions 1 (Written notification of commencement of development), 2 (Written notice of commencement of development), 8 (Completion of access), 27 & 28 (Restoration & aftercare), 37 (Badgers), 38 (Archaeology), 40 (Oil & fuel), 41 & 42 (Surface water management) on ROMP determination C13/0217/22/MW' – Conditions formally discharged on 09/10/2019.

C18/1190/22/AC 'Discharge of Conditions 1, 3, 7, 11, 14, 23, 24, 27 & 28 on Planning Permission C17/0455/22/LL (Condition 1 – Written notification of commencement, Condition 3 – Written notification of commencement of certain activities, Condition 7 – Location and details of wheel wash, Condition 11 – Soil storage scheme, Condition 14 – Restoration and aftercare proposals, Condition 23 – Badgers, Condition 24 – Archaeology, Condition 27 & 28 – Hydrology (surface water management)' - Conditions formally discharged on 04/02/2019.

C17/0455/22/LL 'Formation of a vehicular access to Cae Efa Lwyd sand and gravel pit from the Class 3 County Highway at Allt Goch and associated engineering works.' – Planning permission granted on 18/12/2017.

C13/217/22/MW 'Environment Act 1995. Application for the determination of conditions to re-activate a dormant sand and gravel site under planning permission 2250 dated 10 December

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1951 - field no. 297, Cae Efa Lwyd, Penygroes – Permitted as under permission No.2250 subject schedule of conditions modified on 20/12/2017.

2250 ‘Proposed re-opening of existing gravel pit on Field No.297 and future working of Field Nos. 155, 298 and 298a, at Cae Efa Lwyd Fawr, Penygroes’ – Planning permission granted on 10/12/1951.

4. Consultations:

Community Council:

Response received on 11/05/2023:

Comments requesting that conditions placed on the existing planning permission can be extended to cover the new application.

Transportation Unit:

Response received on 09/05/2023:

I have no objection to the proposed increase from 20 to 25 HGV loads per day.

Public Rights of Way Unit:

Response received on 28/11/2023:

Comments- I refer to the above-mentioned application. No recorded Rights of Way appear to be affected by this proposal.

Natural Resources Wales:

2nd Response received 20/11/2023:

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the further information in support of the above, which we received on 31 October 2023. We continue to have concerns with the application as submitted. However, we are satisfied that these concerns can be overcome by attaching the following groundwater protection condition to any planning permission granted: Please note, without the inclusion of this condition we would object to this planning application. Further details are provided below.

Groundwater Protection

We have reviewed the following information:

1. Environmental Statement. Kedd Limited, February 2023
2. Hydrogeological Impact Assessment – Penygroes Quarry. Hafren Water Limited, Report Reference: 3013/HIA Final version F2, November 2022.
3. Email dated 16/10/23 (17:30) from Lian Toland to Rhys Cadwaladr. Re: Application for extension to Cae Efa Lwyd sand and

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gravel pit – Ref: C23/0302/22/LL.

We note the reiteration of working above the water table with a 1 metre unsaturated zone buffer. We previously advised details on ongoing monitoring be submitted to ensure that mineral extraction remains 1 metre above the local water table. The email dated 16/10/23 (17:30) from Lian Toland to Rhys Cadwaladr explains that the existing groundwater monitoring network will be used to check the 1m buffer above the water table is maintained. The email goes on to suggest this could be checked annually via condition. We advise that this is implemented and secured through a suitably worded condition within any permission. The applicant should inform the LPA (and NRW) immediately if it is found that the 1m buffer above the water table is breached.

Protected Sites

We note that both bat transect and activity surveys for bats have been undertaken on the site between June and September in years 2020 and 2022, and that 6 bat species were recorded during the surveys. Whilst the survey undertaken did not detect Lesser Horseshoe bat, we note the proximity of the Glynllifon Special Area of Conservation and Glynllifon Site of Special Scientific Interest (SSSI) (<1km), and therefore welcome the proposals for site restoration, particularly the inclusion of an interconnecting woodland corridor at the northern end of the development site. We note that revised restoration plans have been submitted which include some planting in phase 2, in order to introduce connecting features that could be used by bats. As the competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended), your authority must, before deciding to give consent for a project which is likely to have a significant effect on a SAC/SPA/Ramsar site, either alone or in combination with other plans or projects, make an appropriate assessment of the implications of the project for that site in view of its conservation objectives. You must for the purposes of the assessment consult NRW and have regard to any representations we make within such reasonable time as you specify. In the absence of that assessment, NRW cannot advise that the proposals would not result in an adverse effect upon the SAC/SPA/Ramsar site. Providing the impact pathways referenced above for the SAC are adequately addressed, NRW consider the features of the SSSI will also be adequately safeguarded.

European Protected Species

We refer you to our advice within the Protected Sites section above and have no other European Protected Species comments. Protected Landscapes The proposal is 3.2km from the Eryri National Park and 2.1km from the Llŷn Area of Outstanding Natural Beauty (AONB). We do not consider that proposal would conflict with the purpose of

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the National Park / AONB however we advise that you liaise with your internal landscape advisory regarding any local landscape impacts.

Surface Water Drainage

The site lies within Zone A of the Development Advice Maps (DAM) contained within Technical Advice Note 15 Development and Flood Risk (July 2004). TAN15 advises that for development located in Zone A the justification test is not applicable and surface water requirements apply. The acceptability criteria is for no increase in flooding elsewhere to occur as a result of the development. Given the location of development in Zone A, we advise that surface water requirements should be assessed. We note it is for the Authority's Land Drainage Department to comment on the suitability of these proposals.

Other Matters

Our comments above only relate specifically to matters included on our checklist, Development Planning Advisory Service: Consultation Topics (September 2018), which is published on our website. We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests. We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our website for further details. If you have any queries on the above, please do not hesitate to contact us.

1st Response received on 24/05/2023:

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 21st April 2023. We have concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, you should seek further information from the applicant regarding groundwater protection. If this information is not provided, we would object to this planning application. Further details are provided below.

Groundwater Protection

We have reviewed the following information:

1. Environmental Statement. Kedd Limited, February 2023
2. Hydrogeological Impact Assessment – Penygroes Quarry. Hafren Water Limited, Report Reference: 3013/HIA Final version F2, November 2022.

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We note the reiteration of working above the water table with a 1 metre unsaturated zone buffer. However, how will this be checked and complied with is, has not explained. There is a groundwater monitoring network at the site – will this be retained to ensure that the 1 metre unsaturated zone is maintained during the extraction of the mineral? We advise that the applicant provide details on the ongoing monitoring that will be employed on site to ensure that mineral extraction remains 1 metre above the local water table to support this application.

Protected Sites

We note that both bat transect and activity surveys for bats have been undertaken on the site between June and September in years 2020 and 2022, and that 6 bat species were recorded during the surveys. Whilst the survey undertaken did not detect Lesser Horseshoe bat, we note the close proximity of the Glynllifon Special Area of Conservation and Glynllifon Site of Special Scientific Interest (SSSI) (<1km), and therefore, welcome the proposals for site restoration, particularly the inclusion of an interconnecting woodland corridor at the northern end of the development site. Landscape mitigation measures include the use of progressive restoration, however as shown and described on the phasing plans this would not be considered full restoration. No tree or shrub planting is proposed until after the last phase (Phase 4). We would therefore recommend tree/hedgerow planting as part of the earlier phases, wherever feasible (e.g., in the western part of the site), in order to introduce connecting features that could be used by bats. As the competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended), your authority must, before deciding to give consent for a project which is likely to have a significant effect on a SAC/SPA/Ramsar site, either alone or in combination with other plans or projects, make an appropriate assessment of the implications of the project for that site in view of its conservation objectives. You must for the purposes of the assessment consult NRW and have regard to any representations we make within such reasonable time as you specify. In the absence of that assessment, NRW cannot advise that the proposals would not result in an adverse effect upon the SAC/SPA/Ramsar site. Providing the impact pathways referenced above for the SAC are adequately addressed, NRW consider the features of the SSSI will also be adequately safeguarded.

European Protected Species

We refer you to our advice within the Protected Sites section above and have no other European Protected Species comments.

Protected Landscapes

The proposal is 3.2km from the Eryri National Park and 2.1km from

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the Llŷn Area of Outstanding Natural Beauty (AONB). We do not consider that proposal would conflict with the purpose of the National Park / AONB however we advise that you liaise with your internal landscape advisory regarding any local landscape impacts.

Surface Water Drainage

The site lies within Zone A of the Development Advice Maps (DAM) contained within Technical Advice Note 15 Development and Flood Risk (July 2004). TAN15 advises that for development located in Zone A the justification test is not applicable and surface water requirements apply. The acceptability criteria is for no increase in flooding elsewhere to occur as a result of the development. Given the location of development in Zone A, we advise that surface water requirements should be assessed. We note it is for the Authority's Land Drainage Department to comment on the suitability of these proposals.

Other Matters

Our comments above only relate specifically to matters included on our checklist, Development Planning Advisory Service: Consultation Topics (September 2018), which is published on our website. We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests. We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our website for further details. If you have any queries on the above, please do not hesitate to contact us.

Dŵr Cymru:

Response received on 02/05/2023:

We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development.

ASSET PROTECTION

The proposed development is crossed by a trunk/distribution watermain, the approximate position being shown on the attached plan. Dŵr Cymru Welsh Water as Statutory Undertaker has statutory powers to access our apparatus at all times. I enclose our Conditions for Development near Watermain(s). It may be possible for this watermain to be diverted under Section 185 of the Water Industry Act 1991, the cost of which will be re-charged to the developer. The developer must consult Dŵr Cymru Welsh Water before any development commences on site.

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SEWERAGE

It appears the application does not propose to connect to the public sewer, and therefore Dŵr Cymru Welsh Water has no further comments. However, should circumstances change and a connection to the public sewerage system/public sewage treatment works is preferred we must be re-consulted on this application. 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.

Public Protection Unit:

Response received on 05/10/2023:

I refer to the above application and make the following comments:

The application has been considered and responses are made in reference to the submitted reports as follows;

- Dust Impact Assessment by SLR, Ref: 416.13225.00001
Version No: 2.0 July 2022 (Dust IA)
- Noise Assessment by SLR, Ref: 403.13225.00002v1 Version
No: 2 July 2022 (NA)
- Proposed Extension to Penygroes Quarry, Gwynedd
Environmental Statement, February 2023 KEDD Ltd (EA)

The application is for the extension to the existing Sand and Gravel Quarry determined under Planning Application C13/0217/22/MW for a further 7 years, the areas for the proposed works have been highlighted in the application as phase 2,3 and 4.

The application is to include the extension to phase 1 area. The normal operational hours are stated as 0800 hours to 1800 hours daily Monday to Friday and not at all on Saturday, Sunday, or Bank Holidays. We note and agree to these hours as detailed in the EA report para 3.2.1. Condition 12 of C13/0217/22/MW which relates to the working hours should be transposed to this application should the application be granted.

The plans reference KD.PEN.D.012A and KD.PEN.D.013A make reference to screening bunds 1-5 indicating their height and location. We would advise that the heights of the bunds are conditioned should the application be granted. Bund 1 is highlighted as a noise attenuation bund and must be 5m in height as indicated.

No permitted process activities, such as the processing and crushing of materials should be conducted on site.

Noise

Potential noise impacts are associated with mobile/fixed site plant

and vehicle movement. The noise assessment makes calculations at sensitive receptors for a worst-case scenario of all activities operating concurrently; and these are compared against suggested noise limits set out in the relevant guidance.

Concerns were raised by the Service with the noise consultant prior to receiving this application regarding the background noise monitoring undertaken over the Easter holidays. However, the noise report has provided evidence of background surveys undertaken in 2014 and 2017. The results of the 2017 survey are representative and similar to the levels taken in 2022.

There are several residential neighbouring properties located close to the proposed area, which is within a mainly rural area.

The Mineral Technical Advice Note (Wales) recommends 100 metres minimum buffer zone for sand and gravel between active operational areas of a pit (not the application boundary) and sensitive property. The extension of the Quarry will comply with the buffer zone. An acoustic barrier and bund are already in place to the south-eastern boundary for the existing quarry and must remain in situ should the extension be granted.

The noise report has provided calculations of the predicted noise levels from the proposed extension in comparisons to MTAN 1 guidance, stating noise levels from the proposed workings of the Quarry shall not exceed the background noise level by more than 10dB(A). We accept the conclusion of the noise report and proposed mitigation measures outlined within section 4.2 of the report. It is advised that the mitigation measures are conditioned.

Except with prior written agreement with the Mineral Planning Authority, noise emissions from the operations carried out at the site (excluding temporary operations such as soil stripping etc) shall not exceed the following noise levels in dB LAeq, 1 hour at the specified monitoring locations, when measured at a height of 1.5meters above the ground and in free-field conditions:

Monitoring location	Monday-Friday 0800-1800 (excluding Bank holidays)	Temporary operations (no more than 8 weeks per annum)	Any other period
Pentyrch, LL54 6NS	45	67	42
Ffermdy	47	67	42

Minffordd, LL54 6PE			
Cae Efa Lwyd Fawr, LL54 6PB	46	67	42
Cae Efa Llwyd Fach, LL54 6PB	51	67	42

Temporary Activities

Where temporary activities can bring a longer-term environmental benefit, a limit of 67dB LAeq has been adopted (no more than eight weeks per annum), based on the MTAN 1 guidance. A written record shall be made of the dates that these activities are taking place and shall be made available to the Planning Authority on request.

Operational Noise/ Road Traffic

A written record shall be maintained at the site office of all movements out of the site by heavy goods vehicles; such records shall contain the vehicle's weight, registration number and the time and date of the movement and shall be made available for inspection by the planning Authority on request at any time during permitted working hours.

The number of vehicles should also be restricted by means of planning condition. Planning conditions should be imposed in respect of controls for the use of 'white noise' reverse alarms for site based mobile plant.

All vegetation, topsoil and subsoil stripped from each phase, and areas affected by excavations, temporary access roads and vehicle haulage roads, should be stored within acoustic screening bunds.

Air Quality

Between February 2019 and April 2020, the Public Protection Service deployed an OSIRIS Particle Monitor (instrument # TNO2558) at Pentyrch, LL54 6NS. This house is directly adjacent to the Quarry and the monitoring period included pre and post operation.

This instrument is a continuous monitor and was used to measure PM10, PM2.5 and PM1 particles with a resolution of 0.1 µg/m3. It is Environment Agency MCERTS certified for reliable and accurate recording of PM₁₀ and PM_{2.5} data.

The data obtained over this period was collected and used to

determine any exceedances of the Air Quality Standards below:

Air Quality (Wales) Regulations 2000, as amended by the Air Quality (Wales) (Amendment) Regulations 2002

Pollutant	Air Quality Objective	
	Concentration	Measured as
Particles (PM ₁₀) (gravimetric)	50 µg/m ³ , not to be exceeded more than 35 times per year	24-hour mean
	40 µg/m ³	annual mean

Other air quality standards relevant to human health

Pollutant	EU Limit or target value	
	Concentration	Measured as
Particles (PM _{2.5}) (gravimetric)	25 µg/m ³	annual mean

No exceedances of the above standards were shown in the data collected over this period.

Air Quality criteria should be included in relation to public health to meet the air quality objectives to ensure that any air pollutants arising from the works do not have an adverse impact on public health. The main area of concern would be the release of fugitive emissions to air during the operational phases and resulting from HGV traffic movements.

We have reviewed the submitted Dust Impact Assessment by SLR Ref: 416.13225.00001 Version No: 2.0 July 2022. We concur with Section 6.2.1 of the report that there is little potential for Site operations to cause a breach in the above objectives.

An updated Dust Monitoring and Control Scheme will be required as outlined in Section 6.1.1 of the report. The scheme must be put in place and the following matters conditioned (see Table 1 and Table 2

below):

The levels of PM₁₀'s shall not exceed 50µg/m³ as a daily mean with no more than 35 exceedances per year, and 40µg/m³ measured as an annual mean, when measured at the nearest sensitive human health receptor.

The levels of PM_{2.5} shall not exceed 25µg/m³ as an annual mean, when measured at the nearest sensitive human health receptor.

Nitrogen Dioxide NO₂ levels shall not exceed an hourly mean of 200µg/m³ more than 18 per year and shall not exceeded 40µg/m³ measured as an annual mean and shall be measured at nearest sensitive human health receptor.

Table 1

Authority	Pollutant	Objective	Measured as:	Relevance
EC/UK Air Quality Standard	PM ₁₀	50µg/m ³ Exceeded < 35 times/annum	24hr mean	Air Quality in relation to public health
EC/UK Air Quality Standard	PM ₁₀	40µg/m ³	Annual mean	Air Quality in relation to public health
EC/UK Air Quality Standard	NO ₂	200µg/m ³	Hourly mean	Air Quality in relation to public health
EC/UK Air Quality Standard	NO ₂	40µg/m ³	Annual mean	Air Quality in relation to public health
UK Air Quality Standard - target	PM _{2.5}	Target value 25µg/m ³	Annual mean	Air Quality in relation to public health

Statutory Nuisance and Dust Deposit Gauges

No statutory limits have been set for acceptable levels of dust nuisance, but UK guidance suggests a guideline value of 200 mg/m²/day as an indication of likely nuisance. It is therefore advised to place a condition to reflect Table 2 below.

Table 2

Authority	Pollutant	Objective	Measured as:	Relevance
Nuisance Dust Deposition Rate	Particulate	200 mgm ⁻³ /day	Averaged over 1 month - Annual mean	Nuisance Dust Deposition

Upon receipt of a complaint or on the request of the Planning department Air Quality Monitoring, and/or a dust survey shall be undertaken for a minimum period of 3 months at agreed location/s with the planning authority. This can be conditioned worded in condition 14 of the planning consent C13/0217/22/MW.

Dust from HGV's and Road Debris

A wheel wash facility should be sited before the weighbridge and exiting the public highway. Details of the vehicle cleaning facilities to be installed including location, design, specification, and controls to be used to ensure correct usage shall be submitted to the for approval in writing. The approved facilities shall thereafter be maintained in full working order and used by all HGV's leaving the site to ensure that no mud, dust, or other deleterious material is transferred onto the public highway when leaving the site.

All vehicles transporting minerals from the site, of a size less than 100mm in any dimension, shall be securely sheeted.

Soil Policy & Agricultural Land Use Planning Unit:

2nd Response received on 22/11/2023:

I refer to your e-mail on the 31st of October 2023 consulting the Department on the above amended planning application. This response is made in accordance with:

- Schedule 51 of the Town and Country Planning Act 1990 (as amended); and,
- Minerals Technical Advice Note (MTAN) 1, Chapter D2

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- Annex B of Technical Advice Note (TAN) 6 – 2010. 3
- Planning Policy Wales (PPW), Edition 11 – 2021. 4 The Department for Climate Change does not wish to comment upon the principle of the development and will confine comments to the agricultural after use that is proposed for part of the site.

Agricultural Land Classification (ALC):

A detailed ALC survey was commissioned by the Applicant using LRA (January 2022). The survey mapped two distinct blocks of ALC sub-grades 3a and 3b.

Agricultural After Use:

The submitted scheme for the working and restoration of the quarry identifies an area approximately 0.81ha (noted as Field A) intended for restoration to Best and Most Versatile agricultural land (Subgrade 3a) and an agricultural after use on cessation of quarrying. Plan 2 of the Clarification of Soil Resources and Agricultural Quality of Land report specifies Species Rich Grassland managed by grazing. All soil material found within the extension area shall be recovered, stored and used in the agricultural and amenity restorations all in a manner that is detailed in Technical Appendix H.

Schedule 5, Part 1(1):

Subject to the condition below, it is confirmed that agriculture is an appropriate after use for Area A and can be specified as such by your Authority in accordance with Schedule 5, Part 1(1) of the 1990 Act. Condition 1: The applicant has provided additional information on water table and drainage management for Field A. The Department cannot comment on the validity of this information. Your Authority will need to be satisfied that the drainage proposals are adequate. Any drainage problems causing a high-water table or surface water ponding whether seasonally or permanent would prevent a beneficial agricultural after use and as such render the paragraph above void, i.e., not in accordance with Schedule 5, Part 1(1) of the 1990 Act.

Schedule 5, Paragraph 3(2):

The scheme does not provide confidence that it is practicable to restore Area A to Best and Most Versatile (BMV) Agricultural Land. As such the standard of agricultural after use should create an agricultural resource that is of continuing, long term economic benefit to the local agricultural community. Grade 3b (ALC) productive grassland is considered to be the appropriate standard in this case, to reflect the quality of land taken in the extension area, the available soil resource, the lack of a soil physical characteristics report and specific BMV measures, and to satisfy the requirement of

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paragraph 3(2) of Schedule 5 of the 1990 Act. BMV Policy: 0.81ha of BMV agricultural land is likely to be lost as a result of this development (Plan 1 of the Clarification of Soil Resources and Agricultural Quality of Land Report). TAN6 Annex B6 expects, “that planning authorities should be able normally to determine applications for development on agricultural land in the light of evidence before them... Such [non-statutory] consultations [with the Department] should be confined to matters of technical detail and not relate to the merits or otherwise of the application, on which it is for the planning authority to take a view.”

Agricultural Restoration and Aftercare Conditions

It will be necessary to impose appropriate conditions to regulate the necessary operations during the life of the quarry to achieve the required standard of agricultural after use. These conditions should require the quarry operator to follow the sequence of operations set out in the submitted working scheme, as above, or in the event of a change in method of working and/or restoration strategy, to require submission of revised proposals for prior approval. I attach a schedule of conditions that highlight restoration and aftercare operations that require to be regulated by condition (see Annex 1 and Annex 2). Please discuss if your Authority sees any difficulty in including such matters in the permission. The advice expressed does not bind any other part of Welsh Government commenting on the proposal. I trust the above expression of view and associated remarks are clear and unambiguous. Please do not hesitate to contact if necessary.

1st Response received on 15/05/2023:

I refer to your e-mail on the 24th of April 2023 consulting the Department on the above planning application. This response is made in accordance with:

- Schedule 51 of the Town and Country Planning Act 1990 (as amended); and,
- Minerals Technical Advice Note (MTAN) 1, Chapter D2
- Annex B of Technical Advice Note (TAN) 6 – 2010. 3
- Planning Policy Wales (PPW), Edition 11 – 2021. 4 This response will first set out our consideration of the Agricultural Land Classification survey undertaken for the site, followed by our response on the proposed application and wider worked area within the existing permitted boundary.

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1. Agricultural Land Classification (ALC) - Advice:

An ALC report has been prepared by Land Research Associates (LRA) (Ref: 1921/1 – Soil Resources and Agricultural Quality of land at Penygroes Quarry, dated 10th January 2022) – a copy is attached for information. The report found the survey area to be 5.6ha ALC Subgrade 3a, 4.2ha Subgrade 3b and 3.7ha ‘other land’ – a total of 13.5ha surveyed. The Department has undertaken a validation of the LRA survey report and can confirm it has been undertaken in accordance with the ‘Revised Guidelines and Criteria for Grading the Quality of Agricultural Land’ (MAFF 1988)⁵. The report can be accepted as an accurate reflection of the agricultural land quality on the site. This confirms the surveyed area contains 5.60ha of Best and Most Versatile (BMV) agricultural land as defined in Planning Policy Wales (PPW) 11, paragraph 3.58. The Department wishes to note that references to ‘MAFF Good Practice Guide for Handling Soils’ (Section 5.0 of the report) has now been superseded by the Institute of Quarrying (IoQ) ‘Good Practice Guide for Handling Soils in Mineral Workings’ 6 (2021). Sheets 1, 2, 3, 4 and 14 are now superseded by Sheets A, B, C, D and G respectively of the IoQ guidance.

2. Best and Most Versatile (BMV) agricultural land.

The application involves BMV agricultural land and therefore Planning Policy Wales (PPW) paragraphs 3.58 and 3.59 will apply. The department does not consider that the policy has been addressed in the application, demonstrating how: - i. ‘considerable weight’ is given to protecting BMV land from development. ii. demonstrating an ‘overriding need’ if BMV land needs to be developed, iii. clear application of the sequential test approach. The application is unclear on how much BMV land will be worked / disturbed and how much will be lost or intended for restoration and if this is to pre-working condition or alternative after use. BMV agricultural land is a finite resource. The department disagrees with the statements in paragraph 5.3.45 and 5.3.47 of the planning statement. TAN 6, paragraph 6.2.2 notes that ‘...once agricultural land is developed, even for ‘soft’ uses such as golf courses, its return to agriculture as best and most versatile agricultural land is seldom practicable’.

3. Restoration and After Use:

A concept restoration plan has been provided for the entire site (drawing: KD.PEN.D.006A Concept Restoration - FINAL) noting that the quarry will be progressively restored to an ‘...agricultural and/or wildlife habitats...’ after use (see paragraph 1.1.5 of planning statement). It is unclear if the intended after use of the site is for amenity (Schedule 5, 3 (4) of the 1990 Act) or agricultural (Schedule 5, 3 (2) of the 1990). It appears to be for amenity after use managed by grazing (para 1.1.6), however, this is matter for the Applicant to

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clearly state and not for the Department to assume. It is essential to clarify the intended after use to ensure restoration and aftercare proposals are achievable and be able to condition against. If agriculture after use is intended for the quarry floor, it is not clear how water table and drainage would be managed for beneficial agricultural after use. The Department is concerned that the bowl feature may lead to drainage problems and surface water ponding whether seasonally or permanently (MTAN1 para 99). The concept restoration plan (Ref: KD.PEN.D.006A) notes the slopes of the quarry would be 1:2 or 1:3, this would limit these areas to no better than ALC Grade 5 (very poor quality agricultural land) due to risk of soil erosion and safe working limits of agricultural machinery (Table 1 of ALC Guidelines and Criteria7). Some of this area is currently confirmed ALC Subgrade 3a (BMV). From the figures provided in the soil resources report (Technical Appendix H) there appears to be adequate topsoil (29,400m³) and subsoil (11,800m³ and 23,500m³) available to restore the 7.73ha worked area (based on 300mm topsoil and 400mm subsoil). The application provides no details on expected base material, base ripping or a proposed aftercare scheme. It is the responsibility of the mineral operator to design and implement a high-quality restoration and aftercare scheme that must be an integral part of any mineral extraction application (MTAN1 Para 97 and PPW 5.14.50). At this stage, it is not clear whether agriculture is an appropriate after use for the quarry floor area, given the uncertainty over drainage and practicality.

4. Expression of View:

The Department offers a Conditional Objection to the application on the basis of the proposal's inconsistency with PPW, MTAN1 and TAN6. Reasons:

- BMV agricultural land policy (PPW 3.58 & 3.59) has not been addressed.
- The intended after use of the site (as defined in Schedule 5, 3 of the 1990 Act) is unclear.
- The application lacks details of an appropriate restoration and aftercare scheme. It is the responsibility of the mineral operator to design and implement a high-quality restoration and aftercare scheme that must be an integral part of any mineral extraction application (MTAN 97 and PPW 5.14.50).

Further Consideration: The Department would be pleased to reconsider its position should further information be provided addressing the deficiencies raised.

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Biodiversity Unit:

Response received on 30.01.2024:

The application is unlikely to have a significant effect on the SAC and therefore an appropriate assessment is not required.

Response received on 20/06/2023:

The extension will be within agricultural fields to the north of the existing permitted Penygroes Quarry. There is approximately 298,000 tonnes of remaining permitted mineral on site. This gives an approximate 3 year remaining lifespan based on extraction of 125,000 tonnes per annum. Based on geological investigations, it is estimated that the proposed extension will release approximately 792,803 tonnes of additional sand and gravel.

Badgers

Badgers are protected in the UK under the Protection of Badgers Act 1992 and Wildlife and Countryside Act 1981 (as amended). I visited the quarry in February 2023. I found an active badger sett within the quarry and more signs of badger around the quarry. During my site visit I was disappointed to see that the mitigation badger sett was in a similar and worse condition than it was in 2019. Badger condition for mineral permission C13/0217/22/MW in a letter discharging the conditions for quarrying works under C19/0852/22/AC states that repairs and enhancements are required for the badger mitigation sett (condition 37). These have still not been completed. I would like to see that the fence around the mitigation badger sett is repaired, and the gate locked shut and that trees are planted around along the fence that includes elder, hazel, damson, hawthorn and bramble. I would be grateful if this was completed as soon as possible. The applicant has provided a Badger Report by Kedd Ltd dated Feb 2023 the survey found two outlier setts are in locations that are not currently required for extraction works, and recommends that a 30m stand-off is to be retained to ensure the protection of these setts. A licence from Natural Resource Wales will be required to undertake works that will destroy a badger sett. The artificial badger sett is to be retained during the extent of the works. In addition, the quarry extraction will observe a 30m stand-off from this sett and hedgerow planting is recommended to be undertaken around the protection fence of the sett. I continue to be disappointed that the mitigation badger sett has not been enhanced. I would like a report as soon as possible detailing enhancements made to the artificial replacement sett. I recommend that this is completed before this planning proposal is determined.

Reptiles

The applicant has provided a Reptile Report dated July 2022 by Kedd Ltd. No reptiles were recorded. However, I consider it likely

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that reptiles would be present and perhaps in March 2022 a Common Lizard was found 58 meters from the quarry entrance on the opposite side of the road on a stile. The cycle track is 270 meters to the east of the quarry and this is likely to have reptiles as is the wetland 240 meters to the west. I therefore recommend that it is assumed that reptiles are present and the reptile report also recommends “Although no reptiles were recorded during the surveys, it may be the case that individual reptile species may move through the site commuting from adjacent habitats. It is therefore recommended that all soil stripping works for the proposals are conducted under Ecological Clerk of Works (ECoW). The ECoW supervision will involve a suitably qualified ecologist conducting a fingertip search prior to the commencement of soil stripping works onsite. In addition, the ecologist should then observe soil stripping works from a safe distance and in the unlikely case that reptiles are observed, these reptiles can then be safely translocated from the site boundary” I agree with this.

Breeding Birds – Sand Martins

The soft cliffs of the quarry have sand martin colonies and the Breeding bird Survey Report dated July 2022 produced by Kedd Ltd. confirms that 29 sand martins were counted. Several other bird species are possibly breeding on site including tree pipit and cuckoo. A total of 25 species were recorded within the site during the breeding bird surveys. The proposed development has the potential to impact on four Red List Species (cuckoo, herring gull, grasshopper warbler and tree pipit) and seven Amber List species (dunnock, song thrush, rook, wren, whitethroat, woodpigeon and willow warbler). The Bird Report recommends that the removal of any vegetation should occur outside of the nesting bird season which usually takes place from late February to late August. In the event that this is not possible then all vegetation removal works should be preceded by a survey conducted by a suitably qualified ecologist, in order to check for nesting birds and to advise accordingly on the most appropriate way to proceed. Mitigation should include the planting of scrub such as bramble, hawthorn, blackthorn, elder and hazel as patches and hedges. The Bird report recommends a sand martin wall to be installed.

Cloddiau & hedges

The proposed extension area is agricultural fields with degraded hedges (mainly gorse) and cloddiau. The applicant has provided a PEA produced by Kedd Ltd. The hedges and cloddiau on the site will be destroyed by the quarry extension. To mitigate this it is important that once quarrying is completed that hedges and scrub is planted.

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Grasslands

Although the majority of the grasslands are agriculturally improved there are area where they are semi-improved and support several wildflower species. This habitat will be lost.

Wildlife Site

Wildlife Site: Minffordd South596 is a wetland to the west of the quarry directly adjacent to the proposed extension. The quarry will not be within the Wildlife Site but quarry may alter the flow of ground water which could impact the Wildlife Site by reducing the amount of water it receives. To ensure that this Wildlife Site I recommend hydrological monitoring.

Hydrology

Hydrogeological Impact Assessment produced by Hafrenwater November 2022. Sand and gravel extraction will be undertaken to approximately 1 meter above the water-table. A small watercourse and a spring are located close to the western boundary of the site, no other sensitive water features or abstractions are present within 500 m of it. Groundwater monitoring indicates that water features located immediately to the west of the site are partially groundwater-supported. Wetland to the west of proposed quarry extension. Extraction depths should not be deeper than the wetland to the west of the site.

Bats

The applicant has provided a Bat Activity Report dated February 2023 produced by Kedd Ltd. Surveys took place on 11 dates in 2020 and 2022. Bat Activity Surveys recorded Common Pipistrelle, Soprano Pipistrelle, Noctule, Myotis Bat (natterers and Daubenton's) Brown long eared. Bats were observed foraging within onsite pasture and also along the quarry boundary and linear scrub patches on the site. However, optimal foraging corridors were observed along the marshy grassland to the west of the site and also along the woodland to the north of the site boundary. The quarry extension will not cause the loss of bat roosts. The extension of the quarry will result in a loss of wildlife corridors and foraging habitats for bats. This must be mitigated by shrub and hedge planting in the restoration of the quarry.

HRA

As the competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended), Cyngor Gwynedd must undertake an assessment, before deciding to give consent for a project which is likely to have a significant effect on a SAC. The applicant has provided information to inform a HRA produced by

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Kedd Ltd. Dated Feb 2023 This HRA information assesses any likely significant effects (LSEs) on the Corysydd Eifionydd / Eifionydd Fens Special Areas of Conservation (SAC), Glynllifon SSSI and Cors Llanllyfni SSSI. The Cors Llanllyfni SSSI is part of Corysydd Eifionydd SAC is located approximately 1.2km to the south of the quarry. This site is predominantly wet heathland found to have internationally important moss species which include slender green feather moss. The hydrological assessment conducted in February 2022 by Hafrenwater Report Reference: 3013/HIA concluded the following, 'as the mineral extraction will be undertaken entirely above the water table, consequently, there will be no change in the groundwater level resulting from mineral extraction'. This report further states 'As no development is taking place below the water table, groundwater flow paths and elevations are predicted to remain unchanged following restoration'. This report then concluded by stating 'As it is considered that there is no risk posed to the water environment from the site post restoration, no mitigation measures are considered necessary'. It is therefore assessed that there will be no hydrological issues for any designated sites within 2km of the site boundary. The Glynllifon SSSI & SAC is located approximately 1.1km to the north of the site boundary. Glynllifon is designated for its population of Lesser Horseshoe Bats. No lesser horseshoe bats were recorded foraging within the site during the 2020 activity surveys and also within the automated static detector surveys. In addition, no lesser horseshoe bats were recorded during the May and June 2022 surveys and also during the May/June 2022 static detector survey. The HRA report produced by Kedd concludes that the proposed quarry extension will not have any likely, significant effects on the Corysydd Eifionydd / Eifionydd Fens Special Areas of Conservation (SAC), Glynllifon SSSI and Cors Llanllyfni SSSI; and I agree with this conclusion.

Restoration & Biodiversity Enhancement

The Environment Act (Wales) 2016 places a duty on all public bodies to enhance biodiversity and ecological resilience. The restoration plan shows that one field will be a species rich grassland. The details of how this is created and managed will be required. I recommend that a condition states that within 2 years of permission being granted that a biodiversity management plan be provided that details management for 25 years and must include traditional hay meadow management that excluded livestock from April until September to allow flowers to set seed and provided a nectar source for pollinators, and that the hay is cut and baled. Livestock grazing levels must be suitable for the enhancement of biodiversity. The restoration plan includes two ephemeral ponds, hedge planting and clawdd reinstatement. I recommend that the hedges are wide to create substantial wildlife corridors and are at least 2meters wide. Pole mounted bat boxes. I recommend that the restoration plan

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include a cliff for nesting sand martins or Vivara Pro Sand Martin Wall as recommend in the Bird Report, reptile habitat suitable for hibernation. The applicant has provided a biodiversity metric, but this is not applicable to Wales. I recommend that an amended Restoration Plan is provided before this proposal is determined. It must be more detailed and include all the recommendations in the ecological reports. Recommend Planning Conditions:

1. Restoration – Before works for the extension of the quarry any works take place a final Restoration Plan must be submitted. It must include features for bats, reptiles, badgers, sand martins and habitats such as wildflower meadow, cloddiau, hedges, tree planting and pools and habitat management plan. Restoration must be completed to the satisfaction of the LPA.
2. Nesting Birds – Vegetation, shrub, tree clearance must not take place within the bird nesting period (1st March until 31st August) unless it can be proven in writing that such works will not damage nesting birds. Quarry faces with Sand Martin colonies must be not be damaged while birds nesting.
3. Reptiles – Removal of hedges and cloddiau and soil stripping must only take place under supervision of an ecologist.
4. Hydrology monitoring of Wildlife Site wetland and extraction depths and ground water levels. The hydrological monitoring reports must be provided to the LPA each quarter.

**Gwynedd Archaeological
Planning Service:**

Response received on 13/12/2023:

Thank you for the above consultation. Having reviewed the submitted information, this appears to be unchanged (in terms of archaeology and cultural heritage) since the pre-application consultation in November 2022. The Council was copied to our response to the PAC (our ref. 0105je/D3590.02, 5th January 2023), but I have attached a further copy for ease of reference.

Two key points raised in our PAC response were that the Heritage Impact Assessment (HIA) did not meet professional standards for an archaeological desk-based assessment and that post-excavation work arising from the trial trenching had not been undertaken and needed to be completed in order to understand what had been found. These points remain unaddressed. While the role of the HIA in the planning process has to some extent been superseded by the subsequent field evaluation, the post-excavation work (specifically radiocarbon dating) is important. Besides the risk of samples degrading, the dates of features may determine their importance and will inform on the potential for further associated evidence. We

Would therefore advise that this should be completed as soon as possible, regardless of the decision, in order to adhere to professional standards and conclude this phase of work.

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The application documents make various statements to the effect that extensive archaeology is unlikely to be present, or that the proposed development would not have a significant archaeological impact. These assertions are not supported by the evaluation results or by previous fieldwork in comparable locations. The evaluation has demonstrated the presence of archaeological remains at the site, the most significant of which is the probable later prehistoric enclosure (PRN 96890), which may reasonably be regarded as of

at least regional importance (based on similar examples in the region). This is located in the south-western corner of the Phase 2 area, extending into the existing consented area and a proposed screening bund. As such, the proposed development will result in substantial or total loss of this enclosure and any associated features. In the Phase 3 area, a gully possibly denoting a small settlement was recorded, and it is likely that additional deposits and pit-type features, which have not been identified by the work to date, will be present. These again may be provisionally expected to be of up to regional significance.

In light of the above, and in accordance with Planning Policy Wales 11 (February 2021) and TAN24: The Historic Environment (May 2017), it is recommended that, should the minerals planning authority be minded to grant planning permission, an appropriate programme of archaeological mitigation should be required. The following wording is suggested to secure such work:

(i) No development (including site clearance, topsoil strip or other ground works) shall take place until a written scheme of investigation for archaeological work has been submitted by the applicant (or their agent or successors in title) and approved in writing by the Local Planning Authority. The development shall be carried out and all archaeological work completed in accordance with the approved written scheme of investigation.

(ii) A detailed analytical report on the archaeological work required by condition (i) shall be submitted to the Local Planning Authority within 12 months of completion of archaeological fieldwork. The report must be approved in writing by the Local Planning Authority. Reasons: 1) To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2021 and TAN24: The Historic Environment.

2) To ensure that the work will comply with MORPHE/Management of Archaeological Projects (MAP2) and the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA).

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The archaeological mitigation programme should entail the archaeological strip, map and record of the site in advance of development activity, with full excavation of any remains identified and subsequent post-excavation stages as appropriate to the discoveries made. The investigation area should include the extent of intended extraction and ancillary activities with a 2m buffer, so as to record any archaeological deposits that would be impacted upon by temporary or permanent landscaping, soil management, and general construction/operational activity. If the archaeological mitigation will be completed in stages connected to the phases of extraction, each stage must be reported separately. This is to prevent loss of evidence through environmental decay and to ensure that the results are promptly entered into the public domain. The local planning authority may wish to modify the above suggested wording to allow the condition(s) to be discharged in phases as the development progresses: I am happy to discuss such an approach if needed. Please do not hesitate to contact me with any queries regarding the above.

**North and Mid Wales Trunk
Roads Agency:**

2nd Response received on 23/01/2024:

I refer to your consultation of 15/01/2024 regarding the above planning application and advise that the Welsh Government as highway authority for the A487 trunk road does not issue a direction in respect of this application.

1st Response received on 12/05/2023:

I refer to your consultation of 21st April 2023 regarding the above application and advise that the Welsh Government as highway authority for the A487 trunk road directs that planning permission is not granted at this time as the applicant has provided insufficient information to determine the application. The applicant must provide the following information to support this application or resubmit the application with the following details;

1. The increase in vehicle movements will, as noted in one of the reports, increase at the junction to Cefn Graianog Quarry (Postcode LL54 6SY). At this junction there are quarry signs which may be in verge that is adopted highway, developer must therefore review if this land is adopted highway and propose alterations to signage if so (land ownership details not applicable). Developer must also submit proposals for this access to demonstrate how vehicles exiting the trunk road has priority over the cattle grid towards the quarry to vehicles coming from the quarry. This is so that large vehicles do not hamper free flow and visibility of the trunk road at this junction due to the development.

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Health and Safety Executive: No response received.

Language and Scrutiny Unit **2nd Response received on 11/01/2024:**

The applicant is encouraged to secure Welsh or bilingual signs on the site. There is no solid evidence to support the positive economic view. We would like to direct the developer to the website of the Welsh Language Commissioner and the Welsh Offer in order to assist them in creating a Language Scheme

1st Response received on 19/12/2023:

In order for the Unit to be able to offer a fair and balanced opinion on the application, we encourage the applicant to use the latest data that is now available from the 2021 census, and include a more detailed analysis, for example, by age groups for the study area.

Consideration should be given to resubmitting the updated assessment before submitting the application to a committee.

The applicant is encouraged to secure Welsh or bilingual signs on the site.

There is no solid evidence to support the positive economic view.

We would like to direct the developer to the website of the Welsh Language Commissioner and the Welsh Offer in order to assist them in creating a Language Scheme.

Public Consultations:

A notice was placed in the press, notices were placed in several locations close to the site and nearby residents were informed. The advertising period has expired, and comments were received noting;

- Signage for the quarry refers to the site as 'Penygroes Quarry' in English only that is contrary to Welsh language policies of the Welsh Government and Gwynedd Local Authority.
- Concerns about the assessment of potential impact of the quarry operations on local air quality.

5. Assessment of the material planning considerations

Principle of development

- 5.1 The principle of a lateral extension to an existing mineral operation is based on Strategic Policy PS 22 and policy MWYN 3 of the JLDP which support such developments to maintain the plan area's landbank. Strategic Minerals Policy PS 22, Policy MWYN 2 and Policy MWYN 3 of the Anglesey and Gwynedd Joint Local Development Plan 2011 (JLDP). Policy PS 22 states that the council will contribute to the continuous regional and local demand for a supply of minerals by

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maintaining a minimum 7-year land bank of Sand and Gravel and 10 years land bank of crushed rock aggregate reserves in line with national guidance.

5.2 The aim of Policy MWYN 2 is to provide ‘Preferred Areas’ to maintain a future provision (of mineral extraction to meet the need of the industry. The proposed extraction extension area falls entirely within an identified preferred area for supply of sand and gravel. The purpose of this policy is to facilitate the additional provision of sand and gravel reserves to meet the identified shortfalls highlighted by the North Wales Regional Technical Statement.

5.3 Policy MWYN 3 states that support will be given to mineral developments to maintain the plan area’s landbank where it can be demonstrated that the proposal complies with the following criteria;

1. There is no unacceptable harm to the amenity or health of local residents in terms of visual impact, levels of dust, noise, vibration, and light as a result of the operation itself or the resulting traffic movements;

2. There is a suitable buffer between mineral development and sensitive development;

3. There is no unacceptable harm to the stability and support of adjacent land;

4. The development is sensitively screened and landscaped;

5. The development will not have a significant adverse impact on sites of international, national, regional or local environmental, nature conservation, landscape and /or heritage importance;

6. The proposal does not sterilize or otherwise prevent the working of other significant mineral deposits;

7. There is no unacceptable harm to land drainage groundwater and water resources;

8. The proposal ensures that the potential use of the resource is maximised and there is satisfactory disposal of any waste arising from the mineral operation;

9. Where blasting is proposed, the proposal includes a scheme of blasting to demonstrate that it can be controlled to meet the conditions detailed in Mineral Technical Advice Note MTAN (Wales) 1: Aggregates, or any amendments;

10. The proposal includes a scheme for the after use of the site and details of the restoration and aftercare required to achieve it in accordance with Policy MWYN 9;

11. Wherever economically feasible, mineral waste or products should be transported by rail or water.

5.4 Planning Policy Wales Edition 11 (PPW) integrates the Welsh Government’s planning policies for minerals development which were previously set out in Minerals Planning Policy Wales (2001). In accordance with the requirement of PPW 11, Gwynedd Council as the Mineral Planning Authority has a duty to ensure that mineral resources are exploited in a sustainable way so that they can make an appropriate contribution to the area’s construction materials requirements. The key principles noted in the section 5.14 (Minerals) of the PPW are;

- Provide positively for the safeguarding and working of mineral resources to meet society’s needs now and in the future, encouraging the efficient and appropriate use of high-quality materials;

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- Protect environmental and cultural characteristic of places, including those highly cherished for their intrinsic qualities, such as wildlife, landscapes, ancient woodlands and historic features, and to protect human health and safety and general well-being;
- Reduce the impact of mineral extraction and related operations during the period of working by ensuring that impacts on relevant environmental qualities caused by mineral extraction and transportation, for example air quality and soundscape, are within acceptable limits; and
- Achieving, without compromise, a high standard of restoration and aftercare so as to avoid dereliction and to bring discernible benefits to communities, heritage and/or wildlife, including beneficial after uses or opportunities for enhancement of biodiversity and the historic environment.
- Amongst other objectives, Planning Policy Wales recognises that mineral working is different from other forms of development in that extraction can only take place where the mineral is found to occur, and that the development is transitional and cannot be regarded as a permanent land use even though operations may occur over a long period of time.

5.5 Gwynedd Council, along with all of the Welsh Authorities have endorsed the Regional Technical Statement (RTS) produced by the North Wales Regional Aggregates Working Party (NWRAP). The statement has been prepared in accordance with the provisions of the Minerals Planning Policy (Wales) and Technical Advice Note (Wales) 1: Aggregates (MTAN1), to set out an overarching objective to ensure a sustainable managed supply of aggregates;

5.6 “.... so that the best balance between environmental, economic and social considerations is struck, while making sure that the environmental and amenity impacts of any necessary extraction are kept to a level that avoids causing demonstrable harm to interest of acknowledged importance”.

5.7 The main purpose of the Regional Technical Statement is to set out the strategy for the provision of the aggregates in the North Wales region. The 2021 RTS identified an existing permitted reserve of sand and gravel in Gwynedd of 1.175 million tonnes (an equivalent of 6.7 years landbank) with a shortfall of shortfall and minimum allocation needed to meet required provision of 2.659 million tonnes.

5.8 The proposed extension would release around 792,803 tonnes of sand and gravel in addition to the 298,000 tonnes remaining within the existing permitted extraction area (giving a total of 1.1 million tonnes extracted from the site). Therefore, the proposal will provide additional mineral and a reduction in the shortfall in existing reserves landbank within the plan area as required by Strategic Policy 22: Minerals, MWYN 2 and MWYN 3 of JLDP. In addition to the principle of the need for the development, the essential planning issues in this case are addressed in the following chapters.

Visual amenities and landscape

5.9 The Cae Efa Lwyd site is located immediately west of Penygroes with the proposed extraction area extending northwards. The application does not fall within any landscape designations and is area predominately characterised by the village of Penygroes to the East enclosed agricultural land and scattered dwellings. Nearby landscape designations include the ‘Nantlle Valley’ Landscapes of Outstanding Historic Interest (LOHI) (60m east), Special Landscape Area of the ‘North Western fringes of Snowdonia’ (900m east), Area of Outstanding Natural Beauty (AONB) (2.3km south west), UNESCO World Heritage Site ‘Slate landscapes of North West Wales’ (2.8km east).

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- 5.10 A Landscape and Visual Impact Assessment (LVIA) has been included within the submitted Environmental Statement. As mentioned above the site does not fall within any statutory landscape designations but entirely is located entirely within the Caernarfon Coast & Plateau Landscape Character Area (LCA) which extends from Clynog in the south to Bangor in the north. The area comprises of rolling pasture between the coastal lowlands and rising foothills of Snowdonia, separated by shallow west-flowing valleys with field boundaries consisting of a mix of woodland, stone walls, and hedges in varied state of repair.
- 5.11 In addition to these designated landscape assets, the LVIA has incorporated the undesignated landscape assets of the area surrounding site within the assessment. Prior to assessing any potential impact on the landscape, the current value, sensitivity and susceptibility of these sites has been determined.
- 5.12 The primary landscape effects and changes from the development will include gradual reduction in land level, mobile operating in quarry, 5m high soil screening bund along eastern boundary, restoration of site to ground below original levels and to a wildlife enhanced agricultural land.
- 5.13 The LVIA has identified receptors in the immediate surrounding areas will receive the greatest adverse effect, specifically, during the operational period. This is due to the progressive extraction of mineral that will alter the landform. Areas from higher ground will also be affected during operational period, however, the combination of distance and broad panoramic from these areas will reduce the magnitude of effect.
- 5.14 Drawing 'No. KD.PEN.D.006A' details the concept restoration scheme of the site to agricultural land and wildlife habitat. The scheme incorporates;
- Undisturbed grazing land;
 - Reinstated grazing land;
 - Agriculturally managed Species Rich Grassland;
 - Native tree and shrub planting;
 - Ephemeral surface water Ponds; and
 - Native hedgerows / hedgerow trees and reinstated Clawdd/Cloddiau.
- 5.15 The LVIA also states that the post restoration level of visual impact will be neutral or beneficial with no adverse view to receptors.
- 5.16 A conceptual restoration scheme has been produced indicating intention to reinstate agricultural land and wildlife habitat. This will include undisturbed and reinstated grazing land, species rich grassland, native tree and shrub planting, water ponds, hedgerows and cloddiau. The vehicular access will be retained for agricultural and land management access and the site will be subject to a 5-year aftercare and management plan.
- 5.17 Concerns have been raised by the Soil Policy & Agricultural Land Use Planning Unit (Welsh Government) about the practicality of restoring the site to the Most Versatile (BMV) Agricultural Land and issues relating to ground water. Matters surrounding ground water have been resolved and are discussed below in the Hydrology chapter.
- 5.18 The Soil Policy & Agricultural Land Use Planning Unit consider that the land is considered Grade 3 (a and b) in the Agricultural Land Classification to be the appropriate standard of land in this case and 0.81ha of the this is to be lost. Paragraph 3.59 of the PPW states "*When considering the search sequence and in development plan policies and development management decisions considerable weight should be given to protecting such land from development, because of its special importance. Land in grades 1, 2 and 3a should only be developed if there is an overriding*

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need for the development, and either previously developed land or land in lower agricultural grades is unavailable, or available lower grade land has an environmental value recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations.”

5.19 As discussed above, there is an overriding need for the development to occur to meet demand (as supported by local and national planning policies) as mineral can only be extracted where it can only take place where the mineral is found to occur. The Soil Policy & Agricultural Land Use Planning Unit have provided a schedule of conditions for agricultural conditions restoration and agricultural aftercare.

5.20 It is considered therefore that, subject to a detailed restoration scheme and scheme of aftercare to be agreed under planning condition, there will be sufficient mitigation for the potential visual & landscape impacts of the development and complies with the requirements of Strategic Policies PS 19, PS 20 and Policies AMG 3, MWYN 3 & MWYN 9 of the Gwynedd & Môn Joint Local Development Plan.

General and residential amenities

5.21 Policy MWYN 3 of the JLDP states that extensions to existing mineral sites will be acceptable subject to no unacceptable harm to the amenity or health of residents in terms of visual impact, levels of dust, noise, vibration, and light as a result of the operation itself or the resulting traffic movements.

5.22 MTAN 1 Wales; Aggregates recognises that there is often a conflict between mineral workings and other land uses and has established the principle of buffer zones around permitted and allocated mineral extraction sites. The objective of a buffer zone is to protect land uses that are most sensitive to the impact of mineral operations by establishing a separation distance. MTAN 1 further recommends that a minimum distance of 100 metres should be adopted for sand and gravel extraction sites and that development plans should indicate the boundary of a buffer zone for each mineral working.

5.23 Both Minerals Planning Policy Wales and MTAN1: Aggregates have established the principle of buffer zones around mineral extraction sites, where the objective is to protect land uses that are most sensitive to the impact of mineral operations by establishing a separation distance between potentially conflicting land uses. Sensitive development is defined in MTAN1 as; “any building occupied by people on a regular basis and includes housing areas, hostels, meeting places, schools and hospitals where an acceptable standard of amenity is expected”. A buffer zone is defined from the outer edge of the operational area, including site haul roads and lagoons. MTAN1 recommends a minimum distance of 100 metres for sand and gravel operations and others where no blasting is permitted.

5.24 The Welsh Government have taken the stance that unless there are justifiable reasons for reducing this distance, the buffer zones should be adopted. At this particular site, the existing permitted workings were subject of a ROMP (agreed/permitted in 2017) that raised issue that there was a clear conflict with national and local planning policy in respect of the buffer zones. Residential properties are located within 100m of the original workings, however, the principle of quarrying the site had already been established through grant of planning permission. The proposals subject of this application intend to extend the site in a northerly direction, away from residential properties and outside of the 100m buffer zone. Given the separation distance, and the evidence to demonstrate that site already operates without detriment to amenity, under the terms of planning conditions and/or environmental permits it is considered that the proposal complies with policy PCYFF 2 and MWYN 3.

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5.25 Issues relating to noise, vibration and air quality are discussed in further detail below.

Noise and vibration

5.26 The noise assessment submitted has considered the operational noise associated with the proposed development to extend the site and the noise impacts to the nearest sensitive receptors at a worst-case scenario of all activities operating concurrently. These results have then been compared against the noise limits set out in the guidance.

5.27 A baseline sound survey was undertaken over a continuous period including weekdays and weekends at the nearest noise sensitive sites. The assessment undertaken has considered both extraction operations and the transporting of material from site. The assessment concludes that based on a limit of 10dB(A) (above prevailing background noise in line with MTAN 1 guidance) the predicted noise levels would have an impact level and significance of effect of 'None'. Section 4.2 of the assessment numerous mitigation measures so as to reduce or alleviate any noise generated on site, these include;

- *Activities within the site would be undertaken in locations where noise attenuation from existing landforms would maximise the benefit to the noise-sensitive properties; avoid unnecessary revving of engines and switch off equipment when not required;*
- *Internal haul routes would, wherever possible, be routed such that separation distances to the noise sensitive properties is maximised;*
- *Use rubber linings in, for example, chutes and dumpers to reduce impact noise;*
- *All haul roads would be kept clean and maintained in a good state of repair to avoid unwanted rattle and "body slap" from vehicles;*
- *Start-up plant and vehicles sequentially rather than all together;*
- *All mobile plant and heavy goods vehicles entering the site will move in a circular pattern to minimise, as far as is practical and safe, noise from reverse warning systems;*
- *Plant would be operated in a proper manner with respect to minimising noise emissions, for example, minimisation of drop heights and no unnecessary engine revving;*
- *Plant would be subject to regular maintenance.*
- *All plant at the site would be fitted with effective exhaust silencers and would be maintained in good working order to meet manufacturers' noise rating levels. Defective silencers would be replaced immediately;*
- *Plant that is used intermittently, would be shut down when not in use; and*
- *Pumps, generators and compressors would be located behind existing screening mounds or landform, would be electrically powered and fitted with an acoustic cover where necessary. Diesel powered pumps, generators and compressors, if used, will be installed within acoustic enclosures.*

5.28 Consultation was undertaken with the local authority's Public Protection Unit for comments on the contents of the assessment and proposal. They accept the conclusion of the assessment subject of conditioning the mitigation measures, use of white noise reversing alarms and retention of the acoustic barrier and bund along the south eastern boundary of the site.

5.29 Subject to the appropriate conditions it is considered that the proposal complies with the relevant policies of MWYN 3 and PCYFF 2 of the JLDP.

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Air Quality and dust

- 5.30 Air quality impacts (specifically dust) deriving from operations associated with the proposed extension on local receptors have been assessed in chapter 9 of the ES and accompanying dust impact assessment. The dust impact assessment has assessed the potential impacts from particulate matter arising from onsite operations with regard to PM₁₀ and PM_{2.5} particulate matter.
- 5.31 The assessment concludes that there is little potential for the proposed operations to cause a breach in air quality standards.
- 5.32 Concerns were raised by Public Health Wales regarding management of air quality however, the local authority's Public Protection Unit have been reviewed the contents of the dust impact assessment and agree with its conclusion of negligible effects. Conditions relating to an updated 'Dust Monitoring and Control Scheme' following specific levels of air quality, limits on dust nuisance, air quality monitoring/dust survey in the event of complaints, wheel wash facility and sheeting of vehicles (laden with mineral less than 100mm dimension).
- 5.33 Subject to the appropriate conditions it is considered that the proposal complies with the relevant policies of MWYN 3 and PCYFF 2 of the JLDP.

Traffic matters and Public Rights of Way

- 5.34 Policy TRA 4 of the JLDP states that *"Proposals that would cause unacceptable harm to the safe and efficient operation of the highway, public transport and other movement networks including pedestrian and cycle routes, public rights of way and bridle routes, will be refused. The degree of unacceptable harm will be determined by the local authority on a case-by-case basis."*
- 5.35 The site would continue to utilise the vehicular access developed under planning permission C17/0455/22/LL with a proposal to increase the maximum rate of HGV loads leaving the site to 25 (from 20 currently conditioned). The loaded HGVs will transport an average payload of 20 tonnes to Cefn Graianog Quarry where the material will be processed. The site's vehicular access is onto Ffordd Clynnog (a class 3 Highway) that links to the A487 Trunk (approximately 380m distance).
- 5.36 Cyngor Gwynedd's Transportation Unit have confirmed that they do not object to the proposed increase in daily traffic movements. The North and Mid Wales Trunk Road Agency (NMWTRA) originally placed a holding direction on the application to the location of a sign on a highway verge and junction arrangements (near Nasareth) from the A478 Trunk Road and unclassified road to Cefn Graianog Quarry. Although the site (Cae Efa Lwyd) operator/applicant intend to carry the mineral for processing at the Cefn Graianog site, there is no guarantee or requirement specifying the next destination of the extracted material (nor can this be conditioned). The NMWTRA confirmed on the 23/01/24 that they no longer issued a direction in relation.
- 5.37 The closest Public Right of Way (PROW) to the site is PROW Llanllyfni 37 that skirts around north-eastern corner of the application boundary. Consultation with the PROW officers confirmed that they are of the opinion that no routes will be affected by the proposal.

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- 5.38 To this end, it is considered that the proposal poses no risk to the highway network and accessibility of footpaths and complies with Strategic Policy PS 4 and TRA 4 of the JLDP.

Hydrology and Hydrogeology

- 5.39 The application has been accompanied by a Hydrological Impact Assessment (HIA) and Flood Consequences Assessment (FCA).
- 5.40 During the initial consultation period Natural Resources Wales (NRW) raised concerns regarding compliance with working above the water table and surface water runoff. Further information shared by the agent via e-mail on the 16/10/2023 confirmed the existing groundwater monitoring is undertaken by a network of boreholes. The agent confirmed that during operations, ground level pegs and levels boards are set in the ground to ensure that work remains at approved levels and have offered to supply annual topographical surveys to ensure that approved levels are adhered.
- 5.41 The HIA supplied by Hafren Water confirmed that operational and restoration landform will slope inwards to ensure retention of surface water runoff in addition to the 1m of sand and gravel retained above the water table retained that will act as a soakaway. NRW have confirmed that the additional information submitted is acceptable and are satisfied that any effects from the development can be controlled by inclusion of a condition(s) and advise that any breaches should be reported immediately to the LPA and NRW.
- 5.42 The Environmental Statement (supplemented by the HIA), states that mitigation measures for accidental spillages to watercourses will include;
- *Fuel will not be stored on-site. Fuel bowsers will only be on-site to facilitate refuelling and will be double skinned and/or bunded;*
 - *All plant will be maintained in accordance with best practice and manufacturer's specification. Where possible, all maintenance will be undertaken off-site;*
 - *Written procedures will be in place for responding to accidental spillages of hydrocarbons, which will minimise the risk to the environment. A copy of the Safe System of Works is presented in Appendix 3013/HIA/A4 of Technical Appendix F.1; and*
 - *Spills kits will be available for use on-site in the unlikely event that a spillage occurs.*
- 5.43 Previous mitigation measures conditioned as part of the agreed ROMP will be reinstated for the proposed extension. These include;
- *A small bund established around the periphery of the site will contain any surface water to within the quarry and which will be allowed to dissipate and drain naturally through the in situ mineral via a soakaway whilst the site is in operation. The soakaway will be retained as part of the restoration proposals within the north western void of the quarry which will provide an ephemeral water body with additional advantages for wildlife.*
 - *A drain will be installed alongside the access roads to contain the run off from the road.*
 - *Appropriate measures will be put in place to ensure that the fuel stores, leakages from machinery or any other sources of pollution are controlled to ensure that pollution does not reach ground water.*
 - *Fuel will not be stored on site. All fuel will be transported from Cefn Graianog in a bowser when required. Ellesmere Sand and Gravel have a set procedure for refuelling. The fuel bowser will be; double skinned, can be securely locked, has an on-board spill kit, auto stop nozzle fitted, does not have a drain fitted to either the inner or outer tank and can therefore only be emptied by pumping.*

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- *Only minor maintenance / servicing of plant and machinery will be carried out at Penygroes. All major work would be removed to Cefn Graianog and tasks performed there where the facilities are located.*

5.44 Additionally, NRW's statutory guidance on pollution prevention measures include;

- Plant and wheel washing to be carried out in designated hard standing area at least 10m from any watercourse or surface water drain.
- Run off to be collected in sump and recycled and reused if possible.
- Settled soils to be removed regularly.
- Discharge of contained water to foul sewer where possible with prior permission from local sewerage provider.

5.45 The site is located within 'Zone A' of the Development Advice Maps (DAM) contained within Technical Advice Note 15 Development and Flood Risk (TAN 15). Zone A is described as "Considered to be at little or no risk of fluvial or tidal/coastal flooding" and a justification test is not applicable.

5.46 It is considered that the any surface and ground water issues can be managed accordingly subject to the relevant conditions and complies with the requirements of policies MWYN 3 and PCYFF 6 of the JLDP.

Ecological and biodiversity matters

5.47 The site does not fall within any ecological/biodiversity related designations and is primarily comprised of agriculturally and semi-improved lowland grassland. The closest protected sites include Wildlife Site 'No. 596 Minffordd South' immediately west of the site, Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC) 'Glynllifon', located approximately 1km north and SSSI 'Corsydd Llanllyfni' and SAC 'Corsydd Eifionydd' located 1.2km south.

5.48 Technical documents submitted with the accompanying ES include; Preliminary Ecological Appraisal, Breeding Bird Survey Report, Reptile Survey Report, Bat Activity Survey Report, Badger Survey Report, Habitats Regulations Assessment and Biodiversity Net Gain Report.

5.49 The council's ecologist noted that during an inspection in February 2023 a mitigation badger sett subject of a previous planning permission was in a poor state of repair and requested that works to provide fencing, locked gate and tree planting around the badger sett be completed. In July 2023 this work to replace the fencing and gate around a vacant artificial sett was carried out and a specification of proposed planting and monitoring was provided. The Badger Survey Report submitted found two outliner badger setts located beyond the extraction areas and a recommended 30m standoff will be implemented for their protection.

5.50 Reptiles were not recorded during the survey of the site. The Council's Ecologist advises that although reptiles were not recorded, it should be considered likely that this does not guarantee their absence (as there are recent records of reptiles in the surrounding area). The report recommends that as there is potential for reptiles to be moving through the site to adjacent habitats, that all soil stripping works is conducted with a suitably qualified ecologist conducting fingertip search prior to works and translocate any reptiles found beyond the site. The council's ecologist has confirmed agreement with this approach.

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- 5.51 The Breeding Bird Survey Report has confirmed that 25 species of breeding birds were counted and recommends the removal of vegetation outside of the nesting season (February-August). If this approach is not possible, then it is advised that vegetation removal should proceed subject to surveys by suitably qualified ecologist to check for nesting bird and advise works accordingly. Mitigation measures proposed include a Sand Martin wall, planting of scrub (Bramble, Hawthorn, Blackthorn, Elder and Hazel) as patches and hedges.
- 5.52 Various bat species were recorded during the Bat Activity Surveys observed onsite and along the boundaries. The extension to the site will not result in the loss of bat roosts but will result in the temporary loss of wildlife corridors for foraging bats. Mitigation recommendations are for shrub, hedging and cloddiau to be reinstated during restoration.
- 5.53 Whilst the restoration concept for the site provides scope for rough grazing and biodiversity, it is considered that a detailed scheme of aftercare should be submitted for the approval of the mineral planning authority prior to the commencement of development on site to specify the best use of soil resources on site together with aftercare, soil handling and husbandry of the restored area. Restoration plan should include compensation measures for the impact of the development proposals on biodiversity including badgers, reptiles, invertebrates, lowland acid grassland & sand habitat and restoration of cloddiau & hedgerows.
- 5.54 Other conditions will include a restriction of vegetation, shrub, and tree clearance to avoid nesting periods, removal hedges and cloddiau to be undertaken with the supervision of qualified ecologist and hydrology monitoring of wildlife site 'No. 596 Minffordd South' wetland, extraction depths and ground water levels to be provided on a quarterly basis.
- 5.55 On 7th February 2024, 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.
- 5.56 In consideration of the above, the proposal is acceptable subject to the appropriate mitigation measures and complies within policies AMG 5, AMG 6, PS 19 of JLDP and TAN 5.

Habitats Regulation Assessment

- 5.57 Under regulation 63 of the Habitats and Species Regulation 2017 the applicant has provided a Habitats Regulations Assessment (HRA) as the proposal is within approximately 1.2km of the SSSI 'Corsydd Llanllyfni' and SAC 'Corsydd Eifionydd / Eifionydd Fens' and 1km of the SSSI and SAC of 'Glynllifon'.
- 5.58 As the competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended), Cyngor Gwynedd must undertake an assessment, before deciding to give consent for a project which is likely to have a significant effect on the designations. The Biodiversity Unit have screened the proposal and concur that there are not likely significant effects (LSE) on any of the qualifying habitats within the SAC or SSSI from the water environment as extraction is to be above the water table, surveys indicated an absence of bat activity at the site and cumulative effects with other nearby developments.

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Archaeology and cultural heritage

- 5.59 Policies PS20 and AT 1 of the JLDP and TAN 24: The Historic Environment places a duty on local authorities to assess the impacts of new developments on heritage assets and archaeological matters. Chapter 10 of the ES addresses Archaeology and Cultural Heritage and supporting works including a Heritage Impact Assessment (HIA), Geophysical Survey and Trial Trenching has been undertaken.
- 5.60 A desk-based survey (include within the HIA) has been undertaken to identify designated heritage assets in the vicinity of the application area, the closest being Cae Efa Lwyd farmhouse and cowshed (Grade II Listed Buildings), Eglwys Sant Rhedyw (Grade II Listed Building), Penybryn Mawr standing stone (Scheduled Ancient Monument). The HIA concludes that the proposal will not have adverse impact on any designated heritage features in the vicinity.
- 5.61 In accordance with a Written Scheme of Investigation (WSI) the Geophysical Survey was conducted to assess the archaeological resource within the proposed development area. The chapter provides potential mitigation measures including identification and recording of archaeological features within the proposed extraction area and to avoid the prehistoric circular enclosure entirely.
- 5.62 Gwynedd Archaeological Planning Service (GAPS) have reviewed the submitted information and have provided comments and recommended conditions. As outlined in their response to the pre-application consultation process, there were concerns that the HIA did not reach a professional standard for an archaeological desk-based assessment. Additionally, the assertion that 'extensive archaeology' is unlikely to be present is not supported by the evidence submitted. There is presence of archaeological remains (specifically a potential for prehistoric enclosure and small settlement) that are located partially within the extraction area.
- 5.63 GAPS do not object to the application subject to the following conditions being imposed (if minded granting permission);
- Submission of written scheme of investigation for archaeological work prior to the development implementation (extension) and work completed in accordance with submitted scheme.
 - Submission of detailed analytical report of the archaeological work required by 1st permission with 12 months of completion of works.
- 5.64 Subject to these conditions and mitigation measures, it is considered that the proposal will have no significant impact on designated and undesignated heritage assets and therefore, complies with policies PS20, AT 1 and AT 4 of the JLDP.

The Welsh language

- 5.65 Criterion 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"*.
- 5.66 In response to this need, the applicant has provided a Welsh Language Statement. Chapter 6 of the statement has assessed the potential effects of the developments on the language and community based on language and population movement; visual elements; quality of life and community infrastructure; employment.

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- 5.67 Chapter 7 of the statement concludes that there is an established workforce at Cae Efa Lwyd (and Cefn Graianog Quarry) that are Welsh speakers. The proposal would help sustain and operations and maintain the current workforce and there is no requirement of an inward migration of workers.
- 5.68 A single objection was received during the course of the public consultation in relation to the signage of the quarry. The signage in question refers to the site as ‘Penygroes Quarry’ exclusively in English. Criterion 5 states that *“The Councils will promote and support the use of the Welsh language in the Plan area. This will be achieved by... Expect that Welsh names are used for new developments, house and street names”*.
- 5.69 Further guidance is provided in C31 of the SPG ‘Maintaining and creating distinctive sustainable communities’ that state’s; *“criterion 5 of Policy PS 1 encourages developers to use Welsh place names for developments, new house and street names in order to strengthen the linguistic character of communities... Using a new name that derives from historical, geographical or local links to the area would be a good idea. If the existing name is an original one or has been the name of the property for a number of years, particularly if it is a Welsh one, the Council will ask the applicant to reconsider the new name, even if the proposed new name is a Welsh one. However, the final decision lies with the owner.”*
- 5.70 Given that the application site’s name (Cae Efa Lwyd) is linked with nearby historic Cae Efa Lwyd Fawr farmhouse, it is considered reasonable to request the applicant to consider this to be displayed as the sites name. Alternatively, if this is not agreed then a condition requiring the display of Welsh version of the site’s name will be placed on the permission.
- 5.71 The Council's Language Unit have given comments recommending that the site uses bilingual signage and that they do not consider there to be no evidence of a positive economic view. Based on the nature of the application and evidence to hand, it is not considered likely that the proposal would have a negative impact on the Welsh Language. It is therefore considered that the proposal conforms with policy PS 1 and the guidance contained within the SPG Maintaining and creating distinctive and sustainable communities.

The economy

- 5.72 Technical Advice Note 23, Economic Development states; in determining planning applications local planning authorities need to bear in mind that traditional business use, classes B1-B8, only account for part of the activity in the economy. It is important that the planning system recognises the economic aspects of all development and that planning decisions are made in a sustainable way which balance social, environmental and economic considerations. It further states that; Local planning authorities should recognise market signals and have regard to the need to guide economic development to the most appropriate locations, rather than prevent or discourage such development.
- 5.73 The proposal is critical to supply additional mineral to Cefn Graianog quarry. The company makes a direct and significant contribution to the local economy and direct/indirect employment as a result of quarry operations. Furthermore, the retention of a local workforce has positive impacts on the culture and more specifically, the status of the Welsh Language in the region.
- 5.74 Therefore, it is considered that the proposal would make a positive impact of the economy of the area and accord with policy PS 13 of the JLDP and TAN 23.

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6. Conclusion:

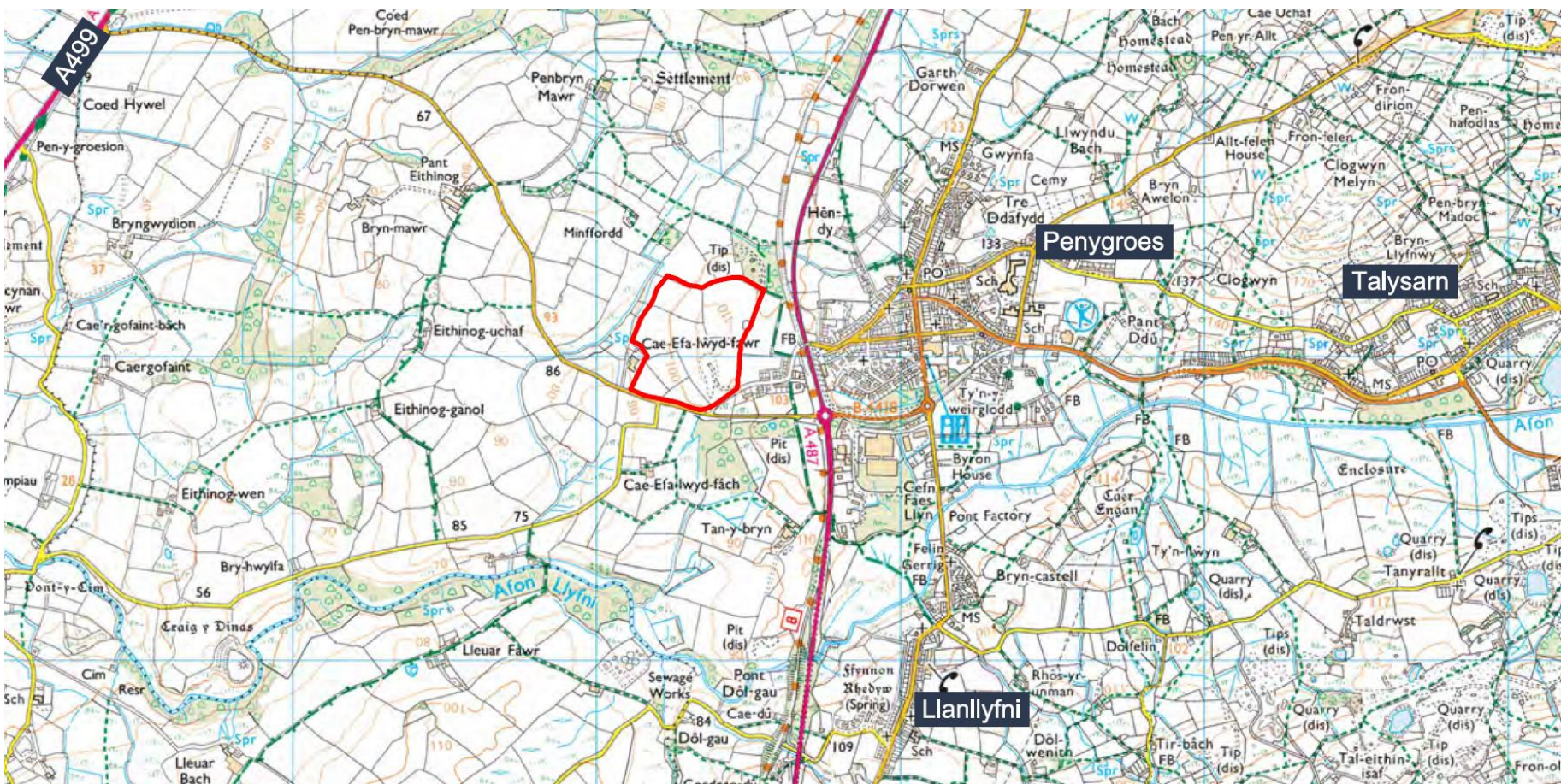
- 6.1 This is an application for an extension to the extraction area of the Cae Efa Lwyd sand and gravel pit. As discussed above, the principal of a lateral extension and increase in HGV movement from the site is acceptable and supported by local policies MWYN 2, MWYN 3 and PS 22 of the JLDP and nationally by MTAN 1.
- 6.2 Due to the location, scale and well-established controls regarding noise, dust and environmental matters it is considered that it is unlikely for the development to result in any adverse effect to visual and residential amenities.
- 6.3 The main ecological issues relate to mitigation measures to protect badgers, nesting breeding birds and reptiles. Both NRW and the local authority's Biodiversity Unit have confirmed that the proposal is acceptable subject to relevant conditions will ensure compliance with policy AMG 5 of the JLDP and TAN 5.
- 6.4 Conditions relating to archaeological works will ensure that the proposal is adequately mitigated against causing detrimental harm to heritage assets or designations, therefore, complying with policies PS 20, AT1 and AT 4 of the JLDP.
- 6.5 The development will result in an increase of 5 HGV loads per day (to a total of 25). No objections have been raised in relation to the increase of HGV movements from the site and the access arrangements. It is considered that the proposal will have no effect on highway safety or proposed highway. The proposal therefore complies with TRA 4 of the JLDP.
- 6.6 The development would have a minor positive impact on the Welsh language by securing and maintaining employment locally and it is considered that the proposal complies with policy PS 1 of the JLDP.
- 6.7 The proposed development, therefore, complies with all relevant planning policy and considerations and it is recommended that planning permission is granted subject to conditions.

7. Recommendation:

- 7.1 To delegate powers to the Head of the Environment Department to approve the application, subject conditions relating to the following:
 1. 5-years
 2. Duration of works – 10 years at 125tpa
 3. In accordance with plans
 4. Restriction of GPDO rights for buildings, structures, private ways, floodlighting, fencing etc.
 5. Copy of determination and approved plans to be shown at site office.
 6. Restriction to 125,000 tonnes per annum removed from site at a maximum rate of twenty-five (25) HGV loads per day.
 7. Surface of site access to county highway to kept clean and no mud/debris to be deposited on highway.
 8. No materials shall be imported to site (Refuse or waste materials).
 9. Mark boundary of site and mineral extraction zones.
 10. Hours of working. No operations on Saturdays, Sundays or Bank & Public Holidays other emergency, servicing, maintenance.
 11. All loaded vehicles to be sheeted or treated to avoid emission of dust.
 12. Record of traffic.
 13. No processing on site.
 14. Noise limits and noise limits in relation to temporary operations.

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15. Noise mitigation measures.
16. Acoustic fencing retained and bunding retained.
17. Vegetation, topsoil, subsoils to be stored in acoustic screening bund.
18. Noise monitoring.
19. Air quality limits and Air quality monitoring.
20. Dust mitigations measures and updated dust monitoring and control scheme.
21. Boundary of mineral extraction area temporarily fenced.
22. Groundwater monitoring.
23. Detailed Submission of written scheme of investigation for archaeological work.
24. Submission of detailed analytical report of the archaeological work required by WSI.
25. oration plan.
26. Storage/management of soils.
27. No soils to be removed from site and kept in to be employed in restoration.
28. Soil storage mounds to be kept free from weeds.
29. Submission of restoration and 5-year aftercare plan.
30. Restoration subject to 5-year aftercare and monitoring scheme.
31. Ripping of ground to avoid compaction.
32. Correct sequence and spread of soils in restoration.
33. Chemical analysis of soils during restoration.
34. No livestock to be kept until land is of an acceptable condition.
35. Annual review of operations and aftercare.
36. Revised scheme of restoration to be submitted to the LPA in the event of premature cessation of mineral extraction for a period of 12 months.
37. Mitigation measures for badgers, breeding birds, reptiles.
38. Restriction on removal of vegetation during bird nesting season.
39. RAMs to protect reptiles during demolition of walls and field boundaries.
40. Pollution prevention measures.
41. Collection and disposal of water to restrict release to water environment.
42. Compliance with surface water management plan.
43. Condition to identify the site by its Welsh name





LEGEND

- Proposed Application Site Boundary (13.49 Ha)
- Proposed Limit of Mineral Extraction (~7.62 Ha)
- Existing Woodland / Hedgerows
- Buildings & Roads
- Contours (5m intervals) & Spot Heights (m aOD)
- Agricultural Grazing Land within the Site
- Permitted Quarry & Access (~3.32 Ha)

05/04/23

DERBYN - Adran Cynllunio Pwllheli



PROJECT:
Penygroes Quarry

TITLE:
Context Plan

REF NO:
KD.PEN.D.007

DATE: January 2022 SCALE: 1:5,000 @ A3

STATUS:
FINAL



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LEGEND

- Proposed Application Site Boundary (13.49 Ha)
- Existing Woodland / Hedgerows
- Buildings & Roads
- Contours (1m intervals) & Spot Heights (m aOD)
- Agricultural Grazing Land within the Site
- Permitted Quarry & Access (~3.32 Ha)

05/04/23

DERBYN - Adran Cynllunio Pwllheli



PROJECT:
Penygroes Quarry

TITLE:
Current Situation

REF NO:
KD.PEN.D.004

DATE:
July 2022

SCALE:
1:2,500 @ A3

STATUS:
FINAL

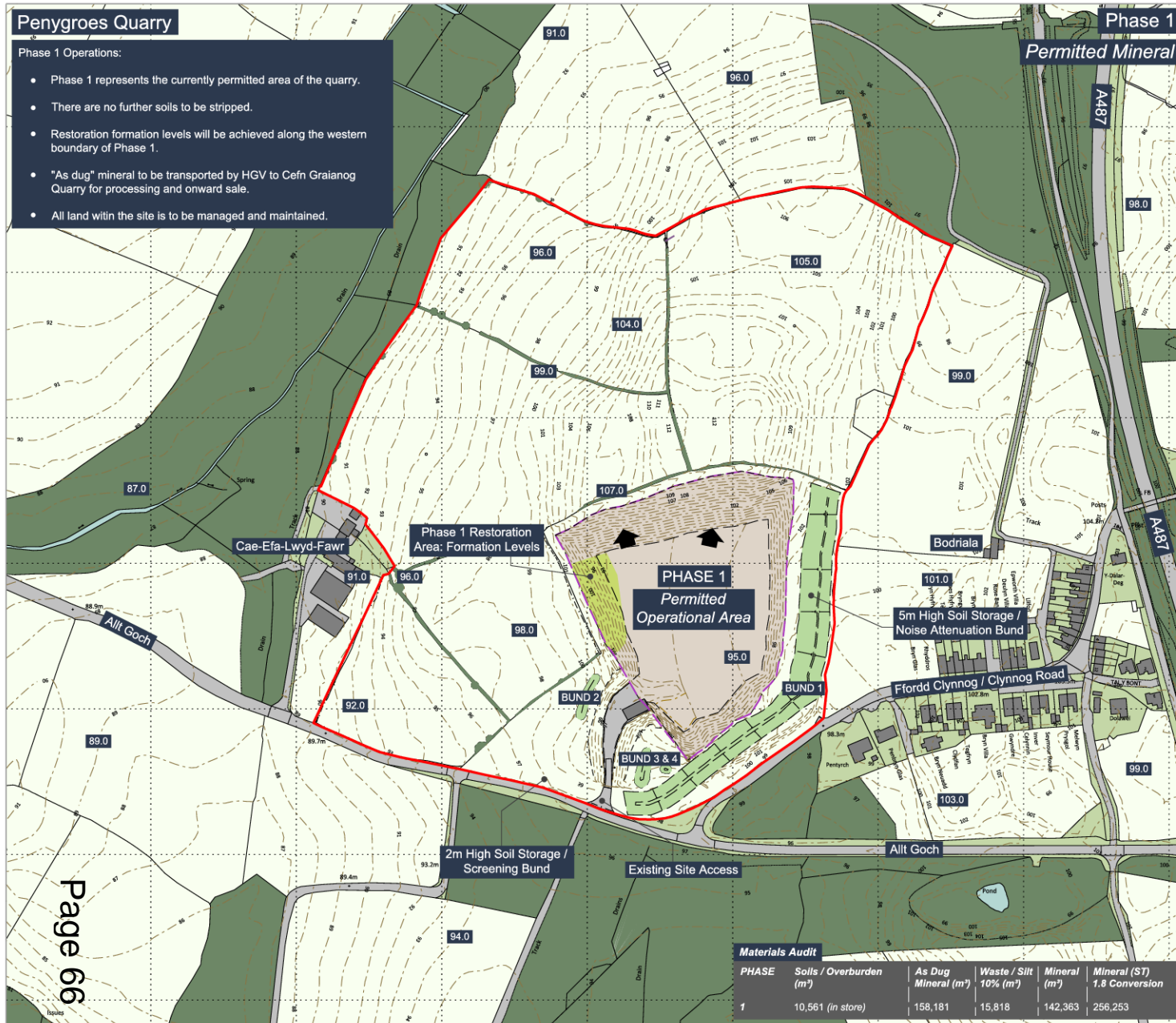


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Penygroes Quarry

Phase 1 Operations:

- Phase 1 represents the currently permitted area of the quarry.
- There are no further soils to be stripped.
- Restoration formation levels will be achieved along the western boundary of Phase 1.
- "As dug" mineral to be transported by HGV to Cefn Graianog Quarry for processing and onward sale.
- All land within the site is to be managed and maintained.



LEGEND

- Proposed Application Site Boundary (13.49 Ha)
- Phase 1 Extraction Area (Remaining Mineral)
- Direction of Working
- Temporary Soil storage / Screening Bunds
- Restoration within this Phase to Formation Levels (i.e. final landform awaiting the placement of soil profile)
- 99.0 Contours (1m intervals) & Spot Heights (m aOD)

05/04/23

DERBYN - Adran Cynllunio Pwllhell



PROJECT:
Penygroes Quarry

TITLE:
Phase 1

REF NO:
KD.PEN.D.011A

DATE:
Jan 2023

SCALE:
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STATUS:
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Penygroes Quarry

The proposals are for an extension of mineral extraction to the existing Penygroes Quarry.

- The extension is required to enable the on-going supply of mineral, to allow for a balanced supply of mineral products / blending materials from Penygroes and Graianog Quarries, to meet building / construction supply needs and for the non-sterilisation of mineral.
- The extension will be within agricultural fields to the north and west of the existing permitted development.
- There will be no initial increase in vehicle movements (for 3 to 4 years), whilst Penygroes mineral is blended with mineral from Graianog Quarry.
- "As dug" mineral will be transported from the quarry to Tudor Griffiths Graianog Quarry, where it will be processed and then transported to point of sale.
- Mineral will only be worked dry i.e. there will be no extraction below the ground water table.

2m High Soil Storage / Screening Bund / Integrated Landform

Cae Efa-Lwyd-Fawr

2m High Soil Storage / Screening Bund

Existing Site Access

Block Proposals Plan

LEGEND

- Proposed Application Site Boundary (13.49 Ha)
- Progressive Phased Mineral Extraction (Phases 1 to 3)
- Phase 4 - Final Working & Restoration Area
- Direction of Working
- Temporary Soil storage / Screening Bunds
- Contours (1m intervals) & Spot Heights (m aOD)

Please Note: the Site will be worked and restored progressively so that at any one point in time, approximately, only one quarter of the Site area will be disturbed

05/04/23

DERBYN - Adran Cynllunio Pwllheli

The remaining permitted mineral on Site is: ~ 298,000 tonnes.

Processed sales of this mineral is based upon 100,000 tonnes per annum (~3 years remaining life).

There is a similar tonnage remaining at Graianog Quarry. Post this 3 to 4 year period, all mineral and sales will be based upon mineral supplied from Penygroes. The extension will release ~ 792,803 tonnes of Sand and Gravel.

It is important to note that during this period, all existing mitigation measures will remain in place e.g. the eastern screening bund and no right turn from the quarry for HGV vehicles. New mitigation measures will include additional screening and wildlife enhancement measures.

All restored land will be placed in Aftercare and Managed

Materials Audit

PHASE	Soils / Overburden (m³)	As Dug Mineral (m³)	Waste / Silt 10% (m³)	Mineral (m³)	Mineral (ST) 1.8 Conversion
1	10,561 (in store)	158,181	15,818	142,363	256,253
2	7,651	167,301	16,730	150,571	271,028
3	13,847	250,133	25,013	225,120	405,215
4	14,001 (partially in store)	97,720	9,772	87,948	158,306
TOTAL	46,060	673,335	67,334	606,002	1,090,803



PROJECT:

Penygroes Quarry

TITLE:

Block Proposals Plan

REF NO:

KD.PEN.D.005A

DATE:

Jan 2023

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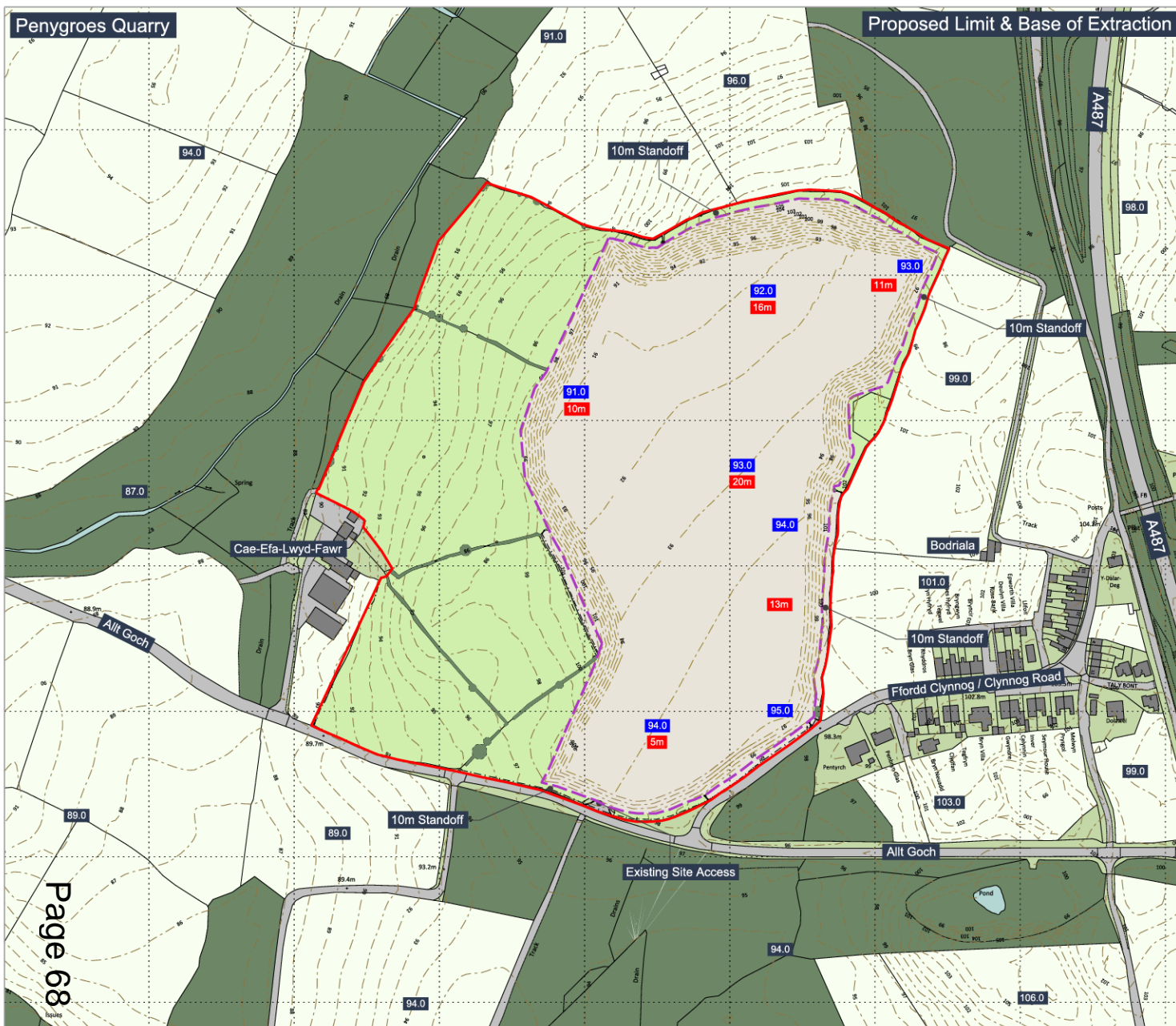
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PROJECT: Penygroes Quarry

TITLE: Proposed Limit & Base of Extraction



REF NO: KD.PEN.D.008

DATE: January 2022

SCALE: 1:2,500 @ A3

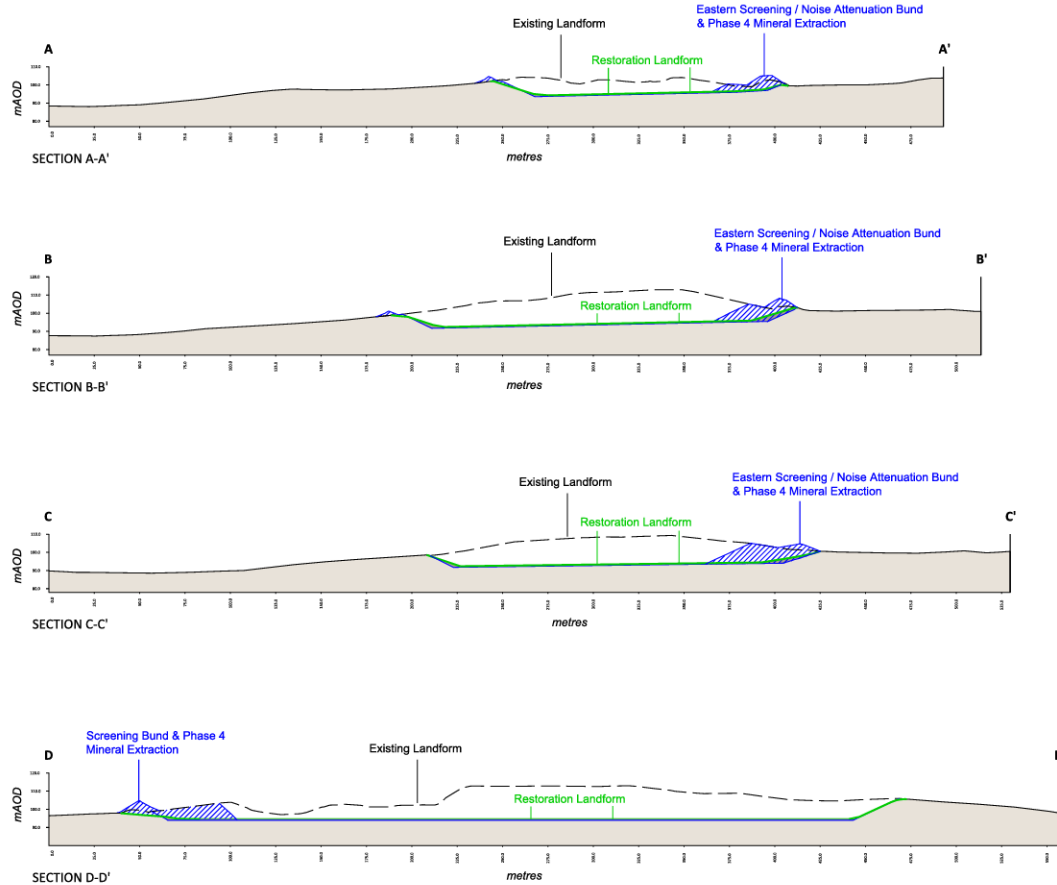
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-  Current Topographical Levels (mAOD)
-  Base of Extraction (mAOD)
-  Restoration Landform Levels (mAOD)
-  Screening Bunds / Phase 4 Extraction

See Drawing No. KD.PEN.D.006A for Section Locations

05/04/23
DERBYN - Adran Cynllunio Pwllhel



PROJECT:
Penygroes Quarry

TITLE:
Mineral Extraction and Restoration Sections

REF NO:
KD.PEN.D.017A

DATE:
Jan 2023

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PLANNING COMMITTEE	DATE: 26/02/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Number: 2

Application Number: C22/0952/17/LL

Date Registered: 01/02/2024

Application Type: Full

Community: Llandwrog

Ward: Groeslon

Proposal: Demolition of existing sheds and erection of two livestock sheds together with associated facilities and milking parlour, creation of landscaping bund and associated works.

Location: Land at Glynlifon College, Llandwrog, LL54 5DU

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

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1. Description:

1.1 This is a full application to demolish existing sub-standard agricultural sheds and replace them with two livestock (sheep) sheds together with associated facilities, milking parlour, landscaping bund and associated works on one hard-standing area of the agricultural holding of Glynllifon College to the south of the main education centre. The proposal can be split into several elements as follows: -

- Demolish the existing sub-standard structure which includes two agricultural sheds used for lambing and to shelter sheep as well as a pheasantry.
- Erect a building for a sheep milking parlour and area to keep 300 sheep which measures 43m in width, 56m in length with a height of 8.4m (2,105 m²) to the ridge. Internally, the building will include an office, equipment room, freezer, milking parlour, concrete paths for feeding, stores, changing rooms and a processing area. Externally, the building will be covered with profile corrugated steel to the roof; walls to include Yorkshire boarding, profile steel covering, concrete panels and natural stone to be reclaimed from the existing structure if possible; timber windows and doors to be confirmed.
- Erect a building for lambing which measures 16m in width, 30m in length with a height of 6.5m (480m²) to the ridge. Internally, the building will include a water store together with 11 folds measuring 30m².
- Erect a feed silo adjacent to the northern elevation of the milking parlour (details to be agreed).
- Create a parking space for lorries near the feed silo.
- Create a service and turning area for vehicles to the west of the proposed structure.
- Provide a fold to treat sheep between the two proposed buildings.
- Provide car parking spaces to the west and to the north-east.
- Create a 1m high *clawdd*/bund and plant an indigenous hedgerow on it to the south-east of the site.
- Install lighting on the external elevations of the proposed buildings.
- Fell some trees where the new structure is located.
- Biodiversity enhancements by providing boxes for swallows, bats and sparrows.
- It is proposed to use the existing private road network within Glynllifon to serve the site.

1.2 The site is located adjacent to several grade II* *Fort Williamsburg* listed buildings/structures and is within the grade I Registered Historic Park and Gardens of Glynllifon by CADW. It is also noted that it is located close to the Glynllifon Special Area of Conservation and the Glynllifon Site of Special Scientific Interest. The Afon Llifon Wildlife Site is located approximately 600m to the west of the site.

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1.3 In order to support the application, the following documents were submitted:

- Design, Access and Planning Statement;
- Bat Survey Report;
- Archaeological Assessment;
- Pre-application Consultation Report;
- Heritage Impact Assessment;
- Pheasantry Building Record;
- Biodiversity Risk Assessment and Management Plan;
- Arboriculture Impact Assessment;
- Arboriculture Report and Restrictions;
- Drainage Strategy;
- Energy Conservation Statement;
- Preliminary Ecological Assessment;
- Preliminary Roost Assessment;
- Sheep Shed Construction Details;
- Ecology Impact Assessment and Shadow Habitats Regulations Assessment.

1.4 Following the statutory consultation as part of the Planning process, additional information was received on 16 June 2023 and 18 October 2023 which included the following documents along with changes to elevation plans, landscaping and ecological plans that addressed the impact of the development on protected species:

- Update to the Shadow Habitats Regulations Assessment (HRA) (June 2023)
- Construction Environment Management Plan (CEMP) (January 2023)

1.5 As part of the Planning process, discussions in terms of managing protected species and Biodiversity mitigation plans have been an important point. Note that, as part of the discussions, new mitigation areas have been submitted since the beginning of the application. To this end, amended plans were received on 1 February 2024 indicating that the location of the application's red line had changed. Therefore, the additional ecological matters have been included within a developed area of this planning application where it will be possible to control.

1.6 It was confirmed that the applicant had undertaken a pre-application consultation in accordance with the requirements of Article 1 of the Town and Country Planning Act (Development Control Procedure) (Wales) (Amendment) 2016, as the proposal is defined as a major development. A Pre-application Consultation Report (*PAC*) has been included with the application to reflect this consultation.

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

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2. Relevant Policies:

2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be 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 Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the 7 well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

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

PCYFF 1 - development boundaries

PCYFF 2 – development criteria

PCYFF 3 - design and place shaping

PCYFF 4 - design and landscaping

PCYFF 5 - carbon management

PCYFF 6 - water conservation

ISA 1 - infrastructure provision

ISA 3 - further and higher education developments

PS 1 - the Welsh language and culture

PS 4 - sustainable transport, development and accessibility

PS 5 – sustainable development

PS 19 - conserving and where appropriate enhancing the natural environment

PS 20 - preserving and where appropriate enhancing heritage assets

TRA 2 - parking standards

TRA 4 - managing transport impacts

AMG 5 - local biodiversity conservation

AT 1 - conservation areas, world heritage sites and landscapes, parks and registered historic gardens

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Supplementary Planning Guidance: Maintaining and Creating Unique and Sustainable Communities.

Gwynedd Design Guidance (2003).

2.4 National Policies:

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 12 - February 2024)

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

TAN 6: Planning for Sustainable Rural Communities.

TAN 12: Design.

TAN 20: Planning and the Welsh Language.

TAN 24: The Historic Environment.

3. Relevant Planning History:

3.1 There is no relevant planning history to this particular site.

4. Consultations:

Community/To
wn Council: Support the application.

Transportation
Unit: No response.

PLANNING COMMITTEE	DATE: 26/02/2024
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Natural Resources Wales: (Due to the number of responses and length of observations, NRW's final observations are shown only, previous observations can be viewed on the Council website via the track and trace system.)

21/12/23 Observations

We continue to have concerns about the application as submitted. However, we are satisfied that these concerns can be overcome by attaching the following conditions to any planning permission granted:

CONDITIONS 1-2: PROTECTED SITES

CONDITION 3: CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP)

We also advise, based on the information submitted thus far, that the documents noted below (Protected Sites section) should be included in the approved plans and documents conditions on the decision notice. Without including the condition and documents, we would object to this planning application:

Special Area of Conservation (SAC) Protected Sites - The proposal is located within 75m of the Glynllifon SAC. We have concerns that a significant effect from the proposed development on the Glynllifon SAC (designated feature: lesser horseshoe bat, *Rhinolophus hipposideros*) cannot be ruled out. We note the submission of the following documents in support of this application and these address many of our concerns detailed in our previous response, dated 03/08/2023 (ref: CAS-221751-Z9S1):

- Proposed External Lighting (WSC-WSP-XX-XX-DR-E-63 0001KC T04 WSP). 12/09/2023
- Proposed Landscape Plan (WSC-GLH-00-XX-DR-L-0001A)WSP 18/05/2022
- Proposed Site Ecology Features) WSC WSP 00 ZZ DR A 900002) WSP 08/09/2022
- Bat Cavity Roosting (WSC WSP Z1 ZZ DR A 770001) WSP 30/03/2023
- Zone 1 Section A-A, F-F, G-G, H-H, and J-J (WSC WSP Z1 ZZ DR A 063001)WSP.25/07/2022
- Zone 1 Proposed GA Elevations Sheet 2 - East and West (WSC WSP Z1 ZZ DR A 062003 P02) 22/07/2022.
- Zone 1 Proposed Elevations (WSC WSP Z1 ZZ DR A 062001 P02) WSP 22/07/2022
- Proposed Sections - Welsh Sheep Centre (WSC WSP Z1 ZZ DR A 050009 P05) WSP.23/03/2022
- Proposed Elevations - Welsh Sheep Centre (WSC WSP Z1 ZZ DR A 050008 P06) WSP22/03/2022
- Zone 1 Sheep Farm Proposed Ecology Plan (WSC WSP Z1 00 DR A 061008) WSP .12/09/2022.
- Bat Loft Box Plan, Elevations and section (WSC WSP Z1 ZZ DR A 770002) WSP 18/09/2023

We welcome the additional proposals, including:

The incorporation of a dedicated bat loft suitable for Lesser Horseshoe Bat (LHBs) in the larger building.

- Bat boxes and openings including bat cavity roosting boxes. These appear to be well planned and located.

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- The external lighting is an improvement on the existing situation and we welcome it. Downward pointing 2700K, motion activated external lighting will be a great improvement for bats and other wildlife. We note that all the College lighting is being audited and upgraded by the Dark Skies Project and welcome the College's cooperation in this project.
- The removal of non-native rhododendron and replanting with native, shade-tolerant species to replace the under-storey, which will provide improved, dense future habitat for LHBs forage and dispersal.

We recommend that the hedges are maintained 'above' 2m as the desired height. Ideally, at a height of 3m, and 3m wide at the base, to form robust, sheltered flight lines for bats. We also recommend that other hedges within the farm are allowed to grow to this size as well to enhance the area for the benefit of bats.

We also recommend that suitable wetland tree species (e.g. alder & willow) should be sparsely planted in the proposed wetland meadow. This would create a better habitat more suitable for bats at an earlier stage and would be easier to manage in the long-term. To secure the mitigation measures identified in the above information, we advise that the above reports must be included in the 'approved list of plans/documents' condition within the decision notice should consent for the project be granted. However, we advise that long-term management of habitat features is also secured and we therefore advise that the conditions and obligations set out below are attached to any future planning permission for this development. Provided the development is carried out in accordance with those conditions, and with the detail described in the documents listed above we do not consider that it will adversely affect the integrity of the Glynllifon SAC.

Conditions:

Condition 1: No development, including site clearance, shall commence until the submission of a Long-term Management Plan (for a duration of no less than 25 years). The Management Plan should include:

- Defined aims and objectives (including targets that can be used as key performance indicators for monitoring purposes);
- Habitat management and roost maintenance prescriptions;
- Details of the extent and timescales of any tree works proposed, and how the natural range of LHBs is to be maintained at all times.
- Site liaison, wardening, incident reporting and response arrangements;
- Detail of the skills and competencies required by those undertaking identified works (including building maintenance) or activities (including surveillance) including whether they require European Protected Species licenses for the activities proposed;
- Submission of a Post Construction Monitoring and Record Dissemination Plan over a (minimum) 25 year period. This scheme shall include surveillance methodologies, timescales and reporting requirements. The approved monitoring scheme shall include monitoring artificial lighting during construction and operational phases of the scheme.
- Periodic review mechanism for the Management Plan.

Condition 2: No development, including site clearance, shall commence until the submission of an Ecological Compliance Audit (ECA) scheme to the satisfaction of the Local Planning Authority. Owing to the importance of the site for bats, we advise

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that ECAs are carried out by an external party.

The purpose of the ECA is to evidence compliant implementation of all ecological avoidance, mitigation and compensation works, either proposed or subject to the provisions of reserved matters conditions. The Audit shall identify Key Performance Indicators (KPIs) that are to be used for the purposes of assessing and evidence compliance. The approved scheme shall include specific KPI's in respect of lighting. We also advise that a night-time audit of the lighting post-construction is conducted to ensure lighting is working as proposed.

Planning Obligation: We advise that any subsequent planning consent is subject to the requirement for an appropriate planning obligation (Unilateral undertaking/Section 106 Agreement) to ensure the long-term functionality of the site for bats in respect of defined "red" and "blue" land. The applicant may wish to amend the red line boundary so as to incorporate all the proposed mitigation, which may avoid the need for a planning obligation.

Provisions of the plan to include:

- (a) Long-term dedication of identified red and blue land specifically for bat conservation purposes;
- (b) Long-term restrictions on the future use of the identified land including relinquishment of future development rights to land proposed for long term bat conservation purposes;
- (c) Review and update of the Management and Monitoring Plan every 6 years to the satisfaction of the Local Planning Authority in consultation with the SNCB.

The Management and Monitoring Plan reviews and updates every 6 years to the satisfaction of the Local Planning Authority in consultation with the SNCB. As the competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended), your authority must, before deciding to give consent for a project which is likely to have a significant effect on a SAC/SPA/Ramsar site, either alone or in combination with other plans or projects, make an appropriate assessment of the implications of the project for that site in view of its conservation objectives. You must for the purposes of the assessment consult NRW and have regard to any representations we make within such reasonable time as you specify. In the absence of that assessment, NRW cannot advise that the proposals would not result in an adverse effect upon the SAC/SPA/Ramsar site.

Shadow HRA - We note that the 2023 Update for the Shadow Habitats Regulations Assessment (HRA) has been submitted for the Glynllifon Welsh Sheep Centre and Dairy Development Projects. We note that it states:

"The Rural Economy Hub currently risks causing adverse effects alone and mitigation of the current proposals is unlikely to be sufficient, which is likely to preclude it from being permitted. It is also anticipated to take place at a later stage than these developments and is not yet permitted so where the proposals for that development indicate loss of woodland and hedgerows, this is not confirmed and is unlikely to be permitted and so is not a consideration for this in-combination assessment at this time."

We agree that the proposal risks causing adverse effects alone and that the proposed mitigation is likely to be sufficient. We advise that as the Competent Authority, you consider whether the Rural Economy Hub constitutes a Plan or Project under the Habitat Regulations 2017 (as amended) and whether its potential in-combination effects on Glynllifon SAC and the LHBs it supports with the dairy development application. The proposal should be considered as part of your HRA.

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We note the 5-year felling plan included in the Shadow HRA. We have concerns regarding the potential impact of this work. The shadow HRA shows a considerable area of woodland within the SAC to be worked within a five-year period. The information on tree felling and the impact from the tree works within this document is unclear. The LHBs SAC feature is dependent on having access to the woodland and hedgerows within the SAC, and the wider environment, for foraging and commuting. Therefore, any reduction in these habitats will directly impact the LHBs. It's crucial that the overall woodland (and hedgerows) is not reduced and that commuting routes are maintained at all times.

Five years is also too short a time to allow for sufficient regrowth before additional sections are felled. We note that section 8 of the shadow HRA states:

'the natural range of lesser horseshoe bats is unlikely to be reduced by these proposals once all the mitigation is in place as planned, the planting matures and the bats have had chance to adapt to the new landscape and connective features (if they indeed can and do).'

Please see the 3rd bullet in the Long-Term Management Plan condition above. Any felling work may require a felling license and/or NRW assent.

As the competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended), your authority must, before deciding to give consent for a project which is likely to have a significant effect on a SAC/SPA/Ramsar site, either alone or in combination with other plans or projects, make an appropriate assessment of the implications of the project for that site in view of its conservation objectives. You must for the purposes of the assessment consult NRW and have regard to any representations we make within such reasonable time as you specify. In the absence of that assessment, NRW cannot advise that the proposals would not result in an adverse effect upon the SAC/SPA/Ramsar site.

Site of Special Scientific Interest (SSSI) - NRW consider the proposals have the potential to impact upon the Glynllifon SSSI. Providing the impact pathways referenced above for the SAC are adequately addressed, NRW consider the features of the SSSI will also be adequately safeguarded. We would welcome an on-site meeting with the developer to discuss our concerns and also the long-term management of the SSSI and opportunities to work in partnership.

Bats - We note that the ecological report submitted in support of the above application (Preliminary Ecological Appraisal (PEA) and Preliminary Roost Assessment (PRA) Report Glynllifon Welsh Sheep Centre. Capita. 15 July 2022) has identified that bats are present at the application site (lesser horseshoe bat). From the information submitted, we consider that the proposed development is likely to represent a higher risk for bats, as defined in our guidance document '*Natural Resources Wales Approach to Bats and Planning* (2015)'.

- Bats and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). Where bats are present and a development proposal is likely to contravene the legal protection, they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three tests set out in the Regulations (please also refer to Paragraph 6.3.7 of Technical Advice Note 5: Nature Conservation and Planning). Please note, for the purposes of providing advice at the planning application stage, our comments are limited to the test relating to "demonstration of no detriment to the maintenance of the favourable conservation status of European protected species".

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Please see our detailed comments above relating to protected sites. Provided those measures described are implemented, we consider that the proposed development is not likely to be detrimental to the restoration or maintenance to favourable conservation status for each local population of bat that has been recorded within and in the environs of the application site.

Great Crested Newts - Section 4.6.12 of the Preliminary Ecological Appraisal regarding the pond on site states: *"The HSI results for the pond at TN3 are in the table below, indicating a 'good' scoring for potential to support great crested newt".* It goes on to state: *"An attempt to collect eDNA on 21 June 2022 was aborted as the pond had largely dried up with a thick layer of silt present (Photograph 45)."* Great Crested Newts and their breeding sites and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). The Pre-Application Consultation Report (October 2022; Cadnant Planning; ref: 2019.176_05) confirms: *"The ecological reports have been updated to confirm that the proposal does not propose to discharge into the pond, only into the rushes around it, therefore there would be no detrimental effect on GCNs."* We therefore have no comments to make in relation to this aspect as submitted. Please consult us again if any survey undertaken finds that Great Crested Newts are present at the site, and you require further advice from us.

Otter and Water Vole - We agree with the conclusions in respect of these species. Natural Resources Wales would refer the Planning Authority to the letter from the Welsh Government to the Chief Planning Officer's letter dated 1 March 2018 which advises Local Planning Authorities to attach an informative regarding licence requirements to all consents and notices where European Protected Species are likely to be present on site.

Barn Owl - We note that the amended plans show the proposed Barn Owl box will now be fixed to a robust tree trunk at least 3m high, facing east, away from buildings and prevailing winds. We welcome this, however we advise that any planned Barn Owl provision should be as far as possible from any planned bat access points and not a minimum of 3m, as described. Keeping these 2 species separate is essential to avoid predation of the bats. We are satisfied that the protected species survey has been carried out to an acceptable standard. Given the nature and scale of the development, we are in overall agreement with the conclusions in the Report and concur that a survey for breeding Barn Owls would need to be conducted prior to demolishing the existing sheds, so as to avoid adverse impacts.

Foul Drainage - Having considered the further details submitted, (Response to Planning Consultation Feedback NRW - Welsh Sheep Centre) we raise no further concerns regarding this matter. However, if a private drainage solution is to be progressed, the Applicant will need to apply for an Environmental Permit from us. It is important to note that a grant of planning permission does not guarantee that a permit will be granted, should a proposal be deemed to be unacceptable (either because of environmental risk or because upon further investigation, a connection to mains sewer was feasible). The Applicant is therefore advised to hold pre-application discussions with our Permitting Team on 0300 065 3000, at the earliest opportunity, to try to ensure that there is no conflict between any planning permission granted and the permit requirements.

Pollution Prevention - We would advise that the following condition is included to any planning consent granted for the proposals.

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Condition 3: No development or phase of development shall commence until a Construction

Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction Environment Management Plan should include the following:

- Construction methods: details of materials, how waste generated will be managed;
- General site management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
- Biodiversity Management: details of tree and hedgerow protection; invasive species management; species and habitats protection, avoidance and mitigation measures.
- Soil management: details of topsoil strip, storage and amelioration for re-use.
- CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures.
- Resource management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, waste water and energy use.
- Traffic management: details of site deliveries, plant on site, wheel wash facilities.
- Pollution prevention: demonstrate how relevant guidelines for pollution prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details.
- Landscape/ecological clerk of works to ensure construction compliance with approved plans and environmental regulations.

The CEMP shall be implemented as approved during the site preparation and construction phases of the development. Justification: A CEMP should be submitted to ensure necessary management measures are agreed prior to commencement of development.

Drainage Plan - In our Statutory Pre-Application Consultation response, we noted that section 3.2.2 of the Proposed Drainage Strategy (July 2022; Capita) explains that a storage tank to collect dairy washings would be used. We advised that the formal planning application should provide further clarification on the number of days' storage that would apply. We note that the Proposed Drainage Strategy (September 2022; Capita) 3.2.2 now states: *"The drainage connected by manholes discharge into a small holding tank for 2 weeks before being pumped and tankered away to be distributed across the local fields as specified by operators."* We also noted the sheep are to be located on hardcore rather than concrete. We advised that further detail should be provided on how the sheds would be cleaned out.

Section 3.2.2 of the Proposed Drainage Strategy now states: *"The milking ewes and lambs will be housed on straw bedding. The bedding will be collected as Farm Yard Manure and either stored under cover or taken directly to a temporary field site, in*

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accordance with The Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021". Any manure produced should be managed (storage and application to land) in line with the Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021 and Code of Good Agricultural Practice guidance. Transition periods apply for manure management and further guidance is available here: The Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021 Guidance for Farmers and Land Managers (gov.wales).

Groundwater - We refer the developer to the Environment Agency (2017) 'Approach to groundwater protection' position statements which have been adopted by Natural Resources Wales. In particular, the developer should be aware of the position statements in Section G "Discharge of liquid effluents into the ground" and H "Diffuse (rural) sources of pollution".

Ancient Woodland - The application site is adjacent to Plantation on Ancient Woodland Sites. Please refer to our Advice to planning authorities considering proposals affecting ancient woodland.

31/1/2024 Observations

Thank you for consulting Natural Resources Wales (NRW) on your Habitats Regulations Assessment for the above development, which we received on 16/01/2024.

Our response should be taken as NRW's formal representation, as the appropriate nature conservation body, to your appropriate assessment (AA) (HRA. Emily Meilleur. under Regulation 63 of the Conservation of Habitats and Species Regulations 2017, as amended.

In consideration of the mitigation measures detailed we agree with your conclusion that the development is unlikely to have an adverse effect upon the integrity of the Glynllifon Special Area of Conversation.

Welsh Water: No observations to offer.

Public
Protection Unit: No response.

Gwynedd
Archaeological
Planning
Service: Although they confirmed that the Pheasantry Report, for an archaeological recording purpose, is acceptable based on statutory requirements, details of a programme of archaeological recording will still need to be approved by the Local Planning Authority within 6 months to complete the fieldwork in the form of a planning condition.

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CADW: Although the development does not involve additional improvements to the grade 1* listed building (Fort Williamsburg), considering the location and setting of the existing structure, along with the content of the Heritage Impact Assessment submitted with the application, CADW has no objection to the proposal.

The additional landscaping that has been included as part of the amended plans is welcomed.

Water and Environment Unit: Since 7 January 2019, sustainable drainage systems (SuDS) are needed to control surface water for every new development of more than 1 house or where the construction area with drainage obligations is 100m² or more. Drainage systems must be designed and constructed in accordance with the minimum standards for sustainable drainage as published by Welsh Ministers.

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

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

Trees Unit: Arboriculture Report completed to acceptable standard and a condition will need to be included in any planning permission with regards to compliance with the content of these reports.

Any felling work must be undertaken outside the nesting season and by a tree surgeon competent with BS 3998:2010.

Biodiversity Unit: **29/08/23 Observations**

- The developer is advised to plant more trees to improve the corridors between the proposal and the existing woodland.
- Include a bat roost in the buildings
- Include lighting plans
- Plant more hedgerows as part of the ecological mitigation plans.
- It is advised to keep deforestation areas to a minimum and replant with broadleaved trees and a variety of conifers species.
- Need to resubmit the Habitats Regulations Assessment that assesses this plan against the new plans for the cattle farm and the HUB.

16/01/24 Observations

The applicant has provided the following documents:

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- CEMP (38782 R1 Rev1) dated January 2023 and received by the Planning Department on 21st December 2023, produced by Atmos Consulting Ltd for MPH Construction Ltd.
- Proposed Landscape Plan sheet 1 (drawing number: WSC-GLH-00-XX-DR-L-0001A, Rev P7) received on 18th October 2023
- Proposed Landscape Proposal sheet 2 (for specific trees and plants and details) WSC-GLH-00-XX-DR-L-0001B, Rev P7 received on 18th October 2023
- Shadow Habitats Regulations Assessment (HRA) 2023 Update by WPS

Proposed Landscape Plan

I am pleased to see that some of my comments I sent to you in an email dated 13th September 2023 have been incorporated into the amended Landscape plan; these include:

- planting of 9 parkland trees in the field directly south of the proposed shed,
- thickening of hedge together with hedgerow tree planting,
- hedge planting along the access track – although I am concerned that the hedge extends into the ancient oak tree at the most southern part of the track, fencing and tree planting here is likely to impact on the trees roots, particularly the stockproof fence referred to drawing WSC-GLH-00-XX-DR-L-0003 with posts set in concrete well at a depth of 50 cm.
2 alder trees to be planted in the northern half of the wetland and native planting covering an area of 230 square meters – I recommend that the wetland area be fenced to exclude live stock.
- The wetland area to be fenced and managed as a meadow.

The plan also shows the following:

- pole mounted maternity bat box at 3m high on a suitable retained tree
- a hibernation box mounted at 3m high on a suitable retained tree
- a barn owl box on a tree away from bat boxes and buildings

As I have stated before I recommend that the barn owl box be mounted within one of the sheds barn.

I am concerned about landscape plan WSC-GLH-00-XX-DR-L-0001B Rev P7 shows *“Preparation: In areas to be seeded the soil shall be cultivated to create a fine friable seedbed down to 150 mm in depth. Immediately prior to sowing the upper 50 mm of soil shall be reduced to a fine tilth.”* – I disagree with this method and this it would be better to plant plugs of ragged robin, meadow sweet, and devils bit scabious. And sow with seeds of great bird’s foot trefoil *Lotus pedunculatus* and knapweed **with out cultivating the soils.**

In my previous comments (August 2023) I recommended that the ancient trees at the beginning of the access track be protected, however the plans show no indication of this. I also recommended that the hedgerows be extended to enhance the wooded connectivity for LHS bats.

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Invasive non-native plant species

I recommend an eradication plan for Himalayan Balsam.

HRA

Cyngor Gwynedd, as the competent authority, under the Conservation of Habitats and Species Regulations 2017 (as amended), must, before deciding to give consent for a project which is likely to have a significant effect on a SAC, either alone or in combination with other plans or projects, make an appropriate assessment of the implications of the project for that site in view of its conservation objectives.

The applicant has provided a report to support this process (WPS update June 2023 - Shadow Habitats Regulations Assessment). This report has considered both the Welsh Sheep Centre proposal and the Dairy Development Project as these are both development proposals by Glynllifon College and current planning applications. I have used this document to assist in undertaking an Appropriate Assessment under Habitats Regulations for the Welsh Sheep Centre.

Appropriate Assessment

SAC: Glynllifon SAC is designated for its population of Lesser Horseshoe Bats.

Location & Proximity to SAC: The beginning of the proposed access track for this development is within the Glynllifon SAC and the proposed Welsh Sheep Centre is surrounded by the Glynllifon SAC within 75 to 300 meters.

Plan/Project: The proposed scheme involves loss of three agricultural buildings and the construction of two new agricultural buildings on the footprint of the former buildings – a sheep shed and a lamb rearing shed.

Conservation Objectives of SAC:

Glynllifon SAC is designated for its population of lesser horseshoe *Rhinolophus hipposideros* bats (Annex II species, which is the primary reason for the SAC designation). The estate includes three summer roost sites and two hibernation sites for the lesser horseshoe bat, comprising about 6% of the UK population. The main maternity roost is situated in the cellars of the Glynllifon mansion house, built during the 1830s. Within the estate, bats from the mansion forage in areas of plantation woodland along the Afon Llifon and on the southern side of the estate near to Plas Newydd. These areas also act as flight routes for bats going to other feeding areas outside the estate boundaries. A number of other bat species are found within the Glynllifon Estate. These include whiskered bat *Myotis mystacinus*, Natterer's bat *M. nattereri*, Daubenton's bat *M. daubentonii*, common pipistrelle *Pipistrellus pipistrellus*, soprano *P. pygmaeus*, noctule bat *Nyctalus noctula* and the brown long eared bat *Plecotus auritus*.

The site also contains areas of woodland which is used by the bats as foraging areas as well as hedgerows and other linear features used as flight routes. The conservation objectives for the SAC are as follows:

- The natural range of lesser horseshoe bats will not be reduced, nor be likely to be

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reduced for the foreseeable future.

- There is, and will continue to be, sufficient habitat to maintain the lesser horseshoe bat population on a long-term basis.

- The three maternity roosts will continue to be occupied annually by lesser horseshoe bats and their babies:

- o Glynllifon Mansion (maternity and hibernation roost, Unit 16)

- o Melin y Cim (maternity roost, Unit 32)

- o Pen y Bont (maternity roost, Unit 36)

- There will be a sufficiently large area of suitable habitat surrounding these roosts to support the bat population, including continuous networks of sheltered, broadleaved and coniferous woodland, tree lines and hedgerows connecting the various types of roosts with areas of insect-rich grassland and open water.

- All factors affecting the achievement of these conditions are under control.

These conservation objectives as well as performance indicators and a core management plan for the site (albeit from 2008) can be viewed online on the Natural Resources Wales website.

The performance indicators largely relate to the maternity and hibernation roosts themselves as well as maintaining woodlands and flight lines. It refers to 'good condition hedgerows' as being those more than 2m in height with no gaps over 5m in length.

Potential Impacts to Glynllifon SAC without mitigation

- Obstruction of bat flight paths & foraging habitat due to lighting
- Loss of bat flight paths & foraging habitat due to habitat destruction
- Loss of access to bat roosts

The proposal will not result in the direct loss of Lesser Horseshoe Bat roosts. No Lesser Horseshoe Bat roosts were found within the site of the proposed Welsh Sheep Centre.

Mitigation

The Welsh Sheep Centre has been designed to include the features to mitigate impacts to the lesser horseshoe bat population associated with the Glynllifon SAC, which include the following:

- The two proposed new agricultural buildings will have opening to allow bat access in and out of the buildings.
- New native species-rich hedgerows are proposed to be planted to the south of the buildings (also to be planted with trees within species-rich grassland) and to the south of the pond along the access track, along with natural regeneration of marshy grassland habitat in an area to be fenced off from regular grazing. This will provide further commuting and foraging habitats for lesser horseshoe bats, and which connect to wider habitats.

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- A Lesser Horseshoe Bat roost will be incorporated into the building. Lighting has been designed to minimize its impact on bats and to ensure that bat flight paths are not obstructed. Proposed lighting plans showing outside areas illumination and light spill. Light spill maps could be more detailed with gradations of lux levels less than 0.2.

Assessment Alone with Mitigation

The proposed Welsh Sheep Centre has incorporated mitigation to remove any adverse impact to Lesser Horseshoe Bats. This proposal will not have an adverse impact on the Lesser Horseshoe Bat feature of the SAC.

In-combination Assessment

Under the Habitats Regulations as the competent authority Cyngor Gwynedd must consider any other plans and projects in-combination with the proposed Welsh Sheep Centre.

The report (WSP June 2023) provided to support the HRA process has considered development proposals and projects relevant for in-combination impacts as part of this assessment, and these are:

- Dairy Development Projects (current planning application)
- Rural Economy Hub (pre-application advice)
- Woodland & Forest Management and Tree Felling and tree works (proposed extensive tree felling and forest clearance works yet to be granted license by NRW)
- Ty'n Llan, Llandwrog extension (approved planning permission)

The Dairy Development Project is currently a planning application not yet decided, however the report provided to support the HRA process (WSP June 2023) provides undertakes an assessment of this proposal and concludes that with suitable mitigation this development will not have an adverse impact on the Glynllifon SAC.

Rural Economy Hub this proposal currently at pre-application stage would cause significant adverse impact on the Glynllifon SAC alone because it proposes to remove large areas of woodland & trees. The report by WPS (June 2023) states *“The Rural Economy Hub currently risks causing adverse effects alone and mitigation of the current proposals is unlikely to be sufficient, which is likely to preclude it from being permitted.”*

Woodland Management & college commercial forestry is likely to have a very significant impact on the foraging habitats and flight routes of the Lesser Horseshoe Bats within the Glynllifon SAC. This Management Plan needs to be amended to be sensitive to the needs of the Lesser Horseshoe Bats. Currently the Woodland Plan requires approval from NRW.

The Ty'n Llan, extension in Llandwrog has been approved and this development has incorporated mitigation and enhancements for Lesser Horseshoe Bats will not contribute to in-combination impacts.

In summary there are two plans and project that would contribute to in-combination

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impacts:

- Woodland -felling
- Business hub

Individually they are both are very likely to have an adverse impact on the Glynllifon SAC and its bat population, however there is no planning application for the Hub and no certainty an application would be submitted or if such a development would be granted planning permission and the Woodland Felling Plan will only be approved if it is carried out in a way that is sensitive to bats and enhances the habitat for bats.

Conclusion of HRA

The Welsh Sheep Centre proposal will not have an adverse impact on the conservation objective of the Glynllifon SAC alone, or in-combination

In a letter dated 21st December 2023 NRW do not consider that it will adversely affect the integrity of the Glynllifon SAC, provided that the development is carried out in accordance with conditions they recommend.

NRW must be consulted on this appropriate assessment.

Summary

- An appropriate assessment has been undertaken and concludes that the proposed Welsh Sheep Centre will not have an adverse impact on the Glynllifon SAC.
- Condition - Woodland & Forest Management Plan must be provided before works commence.
- Amendments to landscaping planting specifications, fencing, and removal of soil preparations required.
- Amend plans to put barn owl box in shed or barn.
- Ancient Trees on access track must be protected and plans amended to ensure this. Detailed plans must be provided.
- Condition - Invasive non-native plant species eradication plan e.g. Himalayan Balsam
- Condition stating that the site can not be operational until all ecological mitigation and enhancement features have been completed to the satisfaction of the LPA.

I do not object to this proposal if the above changes and plans are provided.

I recommend that Glynllifon College considers managing the fields within its holding to enhance wildlife and nature as hay meadows rich in wild flowers. I recommended that Glynllifon College produce a Manure Plan for the whole of the college farm, where will the manure be stored and where will it be spread?

Welsh Historic
Gardens Trust:

No response.

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Public Consultation: A notice was placed in the press and near the main entrance to Glynllifon and nearby residents were informed. The notification period has already ended but no responses had been received from the public following this statutory notification period.

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 Policy PCYFF 1 of the LDP states that outside development boundaries proposals will be refused unless they are in accordance with specific policies in the LDP or national planning policies or that the proposal demonstrates that its location in the countryside is essential. This application relates to improving existing sheep farming facilities on the Grŵp Llandrillo-Menai campus within Glynllifon Agricultural College and, to this end, it is considered that its location in the countryside is essential. It is also noted that it replaces existing sub-standard structure on the application site.
- 5.2 Policy ISA 3 relates to further and higher education developments that support proposals for new facilities of extensions to existing buildings for academic or supporting purposes or for ancillary social, cultural or leisure activities on further or higher education sites subject to being acceptable in terms of such matters as scale, location, design, amenity and transportation. Priority should be given to re-using existing sites or buildings. It is also noted that the sequential test should be used when determining the location of further and higher education developments, and priority should be given to sites located: - (i). Firstly, on existing further and higher education sites; or (ii). Secondly, on sites that have a close connection with an existing campus.
- 5.3 The explanation to this particular policy states - *Bangor University, Coleg Llandrillo Menai and Coleg Meirion-Dwyfor have numerous and extensive educational facilities in the Plan area. They make a valuable contribution to the local economy by providing employment to local residents, upgrading the skills of local people and by means of student spending. The Council is committed to improve the standards and availability of further and higher education facilities in the Plan area. It is considered that new developments and extending existing facilities is necessary to support proposed growth.*
- 5.4 As referred to above, it is proposed to erect contemporary and modern facilities and replace existing sub-standard structure on the same site for an agricultural education purpose, promoting the local economy. The project will seek to develop a model to promote knowledge within the agricultural sector to show the advantages of promoting a sustainable sheep milk market in Wales. The proposal would offer potential additional income for agricultural enterprises and Glynllifon College would play an important part in developing the dairy sector by developing a better understanding of the commercial opportunities. Note that proposed new projects by Grŵp Llandrillo-Menai provide a range of modern facilities to help develop learning, entrepreneurship, innovation, knowledge exchange and enterprise development. If approved, the new facilities would be a way of establishing a Welsh Sheep Centre along with a lamb rearing unit here in Glynllifon. To this end, therefore, it is believed that the proposal complies with the requirements of Policy ISA 3 of the LDP.
- 5.5 Document TAN 6: Planning for Sustainable Rural Communities, states: - *Strong rural economies are essential to support sustainable and vibrant rural communities. A strong rural economy can*

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also help to promote social inclusion and provide the financial resources necessary to support local services and maintain attractive and diverse natural environments and landscapes... Farms plans may usefully support applications relating to farm diversification proposals, although they should not be made a requirement of applicants. Such plans can demonstrate how the diversified activity fits into the wider farming picture, and set out its environmental consequences highlighting how any significant adverse effects will be mitigated. In this particular case, the current application was submitted to extend and meet the needs of the Agricultural College for an education purpose and its important contribution to the local economy as noted above and, bearing this in mind, it is believed that the proposal complies with the objectives and aims of TAN 6. However, although the application is deemed acceptable based on principle, it must also comply with other relevant policies within the LDP and these are discussed below.

Visual amenities

- 5.6 The application site is situated in the centre of Parc Glynllifon with the grade 2* listed fort located directly to the north and east with an established woodland around the fort itself, agricultural land/open pasture to the south and west, which includes *cloddiau* and woodlands on the verges. The surrounding landscape can be described as undulating landscape but there is no statutory environmental designation to this part of the landscape. The proposal involves demolishing the existing sub-standard structure and erecting larger scale sheds in their place, which also includes erecting a *clawdd* on the southern peripheries of the site and opposite a part of the existing drive that serves the site, and also preserving the woodland that surrounds the lake to the west of the site. Both sheds will be located parallel with each other with a hard-standing between them for a sheep treating fold. The height of the sheds would vary from 8.4m to 6.5m above ground level with a combined surface area of 2,585m², which would replace sub-standard agricultural sheds of smaller size and scale. Also, the proposal would involve situating a feed silo adjacent to the northern elevation of the milking parlour which is 1m higher than the ridge of the milking parlour.
- 5.7 The external elevations of the new sheds will be of traditional materials for this type of structure which include profile corrugated steel covering; Yorkshire boarding, concrete panels and natural stone to be reclaimed from the existing structure if possible; timber windows and doors to be confirmed - non-reflective materials. Considering the setting of the structure within the undulating landscape which includes a variety of vegetation, undertaking a landscaping plan as well as the material and elevations of the structure, it is not believed that the proposal would have a significant substantial impact within the local landscape and, considering these elements of the application, it is believed that the proposal is acceptable based on the requirements of Policies PCYFF 2, PCYFF 3, PCYFF 4 and PS 19 of the LDP.

General and residential amenities

- 5.8 The site lies in the centre of Parc Glynllifon with residential dwellings and agricultural structures dispersed within the landscape. The College Campus is approximately 550m to the north; the *Grand Lodge* (the main entrance to the College) is approximately 850m to the north-east which is in the applicant's ownership; Plas Newydd (including residential flats) is approximately 1.1km to the south-west and beyond College grounds as well as Grafog to the east, which is also beyond College grounds. Given that this current proposal replaces existing agricultural structures on the site; the distance between the nearest residential dwellings to the application site (considering the undulating topography of the landscape as well as established vegetation); mitigation measures that the applicant will undertake and that the educational needs continue to exist on the site itself,

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it is not considered that the application, if approved, would undermine the general or residential amenities of local tenants on the grounds of noise nuisance and other types of pollution such as dust, fumes, litter, drains and lighting. To this end, therefore, it is considered that the proposal as submitted is acceptable based on meeting the requirements of Policy PCYFF 2 of the LDP regarding safeguarding the residential amenities of local occupiers.

Transport and access matters

- 5.9 It is intended to use the main entrance to the College from the A.499 trunk road for light vehicles and the "new" entrance lower down from the main entrance for heavy goods vehicles together with the private internal road network to serve the new facilities, which are the subject of this application. The development provides 14 parking spaces (including two accessible parking spaces for the disabled) for this particular facility, together with a parking and turning space for service vehicles/lorries. Although no response has been received from the Transportation Unit following the statutory consultation process, it is not considered that the proposal, if approved, would have a detrimental impact on road safety along the trunk road nor on the private road network within Glynllifon itself given that the facility already exists on the application site and that it is located a considerable distance from the main entrance to the College itself. To this end, therefore, it is considered that the proposal is acceptable on the grounds of the requirements of Policies TRA 2 and TRA 4 of the LDP.

Biodiversity matters

- 5.10 The Glynllifon Special Area of Conservation (SAC) as well as the Glynllifon Site of Special Scientific Interest (SSSI) are located 217m to the north; 248m to the east; 212m to the south and 181m to the west from the application site and the Afon Llifon Wildlife Site (WS) is located approximately 600m to the west of the site. A SAC designation is a European site and the SSSI is a UK site designation with the WS a local designation. Based on the importance of the statutory designations (the existence of the lesser horseshoe bat protected species), the applicant has submitted a number of reports and ecological assessments as noted in the first part of this report. However, Natural Resources Wales confirms that the Council is required to undertake a Habitat Regulations Assessment (HRA) in accordance with the requirements of the Habitats and Species Conservation Regulations 2017 to show that this particular proposal, along with the cumulative and joint impact if other developments are approved in Glynllifon, would not undermine the SAC and SSSI designations. To this end, an assessment was carried out by the Biodiversity Unit which noted that the proposal would not have a detrimental impact on the integrity of the Glynllifon Special Area of Conservation (SAC). In accordance with the requirements of the habitats regulations, a consultation was held with Natural Resources Wales on the HRA assessment of the Biodiversity Unit and it was of the same opinion provided that the development was completed in accordance with the needs they recommended in its ecological reports.
- 5.11 It is also noted that Natural Resources Wales has submitted observations regarding other protected species and it raised the concern of the potential impact of pollution risks to the water environment that would arise from the proposed development and these observations have been included in the above assessment. In response to these concerns, the applicant's agent has submitted details that state: -

- Further details regarding light mitigation measures (internal and external) to safeguard protected species.

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- The plan includes planting additional *cloddiau* as one of the mitigation measures that are proposed to be delivered and the landscaping plan has been updated to eradicate the rhododendron plant that is not indigenous to the area and to replant with indigenous species.
- Incorporate a dedicated bat loft that is suitable for Lesser Horseshoe Bat (LHBs) in the larger building.
- Plant suitable wetland tree species in the proposed wetland meadow. This would create a better habitat more suitable for bats.
- Further details regarding a private drainage system to comply with the requirements of Welsh Government (Circular 008/2018) and which include a sustainable drainage system that would prevent surface water pollution and undertaking a three-step treatment before any water is discharged to adjacent land.
- Construction Environment Management Plan (received on 21.12.23)

5.12 In response to the information submitted by the applicant, NRW states that any concerns relating to protected species can be overcome by imposing conditions on the application when submitting a long-term management plan and Ecological compliance audit plan. Therefore, these conditions will manage and safeguard any protected species on the site. To this end, as well as receiving a favourable response by the Biodiversity Unit on the Habitats Regulations Assessment (HRA), it can be confirmed that the proposal complies with the requirements of the Habitats and Species Regulations 2017 and that the proposal will not have an adverse effect on the SAC or SPA. The proposal, therefore, complies with the requirements of policies PS19 and AMG 4 of the LDP.

5.13 On 7th February 2024, 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, together with the observations by the Biodiversity Unit and NRW, 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 impose conditions to secure mitigation measures and enhancements to biodiversity are sufficient to satisfy the requirements of PPW.

Heritage assets

5.14 It has already been confirmed that the application site is located adjacent to a grade 2* listed building (Fort Williamsburg) and a Heritage Impact Assessment, together with an Archaeological Assessment, was received to support the application. The Heritage Assessment concludes that this is the most suitable site for the new structure with the minimum impact on the historic environment, which includes the listed fort as well as the grade 1 registered landscape of Glynllifon. However, it is possible that an archaeological recording task will need to be undertaken considering its proximity to the fort itself. In response to the statutory consultation process, observations were received by the Gwynedd Archaeological Planning Service stating that a condition must be included in any planning permission regarding the need to submit the details of a programme of archaeological recording to be approved by the Local Planning Authority within 6 months of completing the fieldwork. CADW has no objection to the proposed development and, therefore, it is considered that the proposal is acceptable based on the requirements of Policies PS 20 and AT 1 of the LDP.

The Welsh Language

5.15 In accordance with the Planning (Wales) Act 2015, it is a duty when making a decision on a planning application to consider the Welsh language, where it is relevant to that application. This

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is reiterated further in para. 3.28 of Planning Policy Wales (Edition 11, 2021), and Technical Advice Note 20. The Supplementary Planning Guidance (SPG) 'Maintaining and Creating 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.

5.16 It is noted that there are some specific types of developments where it will be required for the proposal to submit a Welsh Language Statement or a Welsh Language Impact Assessment. The thresholds in terms of when it will be expected to submit a Statement/Report has been highlighted in Policy PS1 of the LDP, along with Diagram 5 of the SPG. In terms of the type of developments in question, it is noted that an educational development, as submitted, would not be subject to a language statement. However, the applicant has submitted a statement that refers to the Welsh Language by noting the following: -

- Any signage erected would be bilingual.
- The intention to establish a National Sheep Centre here in Glynllifon, if approved, would be a valuable asset to the agriculture industry (sheep and dairy industry) and the future of the College.
- A vast majority of facility users would be local students or from this part of north Wales and bilingual speakers.

5.17 Therefore, to this end, it is considered that the proposal is acceptable based on the requirements of Policy PS 1, the relevant SPG as well as the advice included in TAN 20: Planning and the Welsh Language.

Sustainability matters

5.18 Policy PS 5 (Sustainable Developments) supports developments which are consistent with sustainable development principles, and where appropriate, developments should: *“Reduce the need to travel by private transport and encourage the opportunities for all users to travel when required as often as possible by means of alternative modes, placing particular emphasis on walking, cycling and using public transport in accordance with Strategic Policy PS 4”*.

5.19 It is considered that the policies of the LDP are consistent with national planning policies in terms of how they deal with sustainable development principles. Paragraph 3.39 Planning Policy Wales (PPW) (Edition 11, February 2021) states: *“In rural areas the majority of new developments should be located in those settlements which have relatively good accessibility by non-car modes when compared with the rural area as a whole. Development in these areas should embrace the national sustainable place making outcomes and, where possible, offer good active travel connections to the centres of settlements to reduce the need to travel by car for local journeys.”*

5.20 This is supported by paragraph 3.11, Technical Advice Note 18: Transportation, which states: *“Development in rural locations should embody sustainability principles, balancing the need to support the rural economy, whilst maintaining and enhancing the environmental, social and cultural quality of rural areas. Most developments should be located in places accessible by a range of travel modes.”*

5.21 The applicant has submitted details with the following information: -

- The College is accessible from the A.499 highway that links the Caernarfon bypass with Pen Llŷn.

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- There are bus stops near the main entrance to the College that are already used by students who attend the educational facility.
- Students would continue to use the new facility as usual.

5.22 In addition to the accessibility of the site, an Energy Conservation Statement was submitted in support of the application, which refers to the energy saving strategy together with the adoption of low carbon methods and renewable energy sources as part of the construction of the proposed sheds. To this end, therefore, it is believed that the proposal is acceptable based on the requirements of Policies PS5, PS 6 and PS 14 of the LDP and complies with the advice included in TAN 18 and Planning Policy Wales, 2021.

6. Conclusions:

6.1 Considering the above assessment in its entirety, it is considered that the proposal to erect two livestock sheds together with associated facilities and milking parlour, creation of landscaping bund and associated works on this particular site within the holding of the Agricultural College, would respond positively to the need to upgrade and enhance the existing facilities on offer by the College. In assessing the application, full consideration has been given to the observations and response received from the statutory consultees. Based on the above assessment, it is not considered that the proposal is contrary to local or national policies and there is no material planning matter that outweighs these policy considerations. To this end, therefore, it is believed that this proposal is acceptable subject to the inclusion of the following conditions.

7. Recommendation:

7.1 To delegate powers to the Assistant Head of the Environment Department to approve the application, subject to the following conditions: -

1. Five years.
2. In accordance with the documents and plans submitted as part of the application.
3. Submit details relating to external elevations.
4. Compliance with Part 5 (Interpretation and Advice) of the Ecology Impact Assessment document as well as the Shadow Habitats Regulations Assessment and observations of the Biodiversity Unit.
5. Complete the landscaping plan within a specific period.
6. Compliance with the contents of the Arboriculture Assessments.
7. Standard conditions of the Gwynedd Archaeological Planning Service relating to initially submitting the details of a work programme of archaeological recording, and then submitting a detailed report of the archaeological work within 6 months of completing the archaeological work on the site.



DISYMLUDIAD
 The map shows the location of the proposed site within the context of the surrounding landscape. It includes details of the proposed site, the surrounding landscape, and the location of the site within the context of the surrounding landscape.



Key
 - - - - - Proposed Boundary
 - - - - - Existing Boundary
 - - - - - Local Area (Dedicated & 100)

**Cynllun Diwygiedig
 Amended Plan**

Cynllunio
 Dedyn 01.02.24

PS - Planning Statement 1	23.03.2022
PS - Planning Statement 2	13.12.2021
PS - Planning Statement 3	20.06.2021
PS - Planning Statement 4	14.07.2021
PS - Planning Statement 5	27.08.2021

S2 - Fit for information
 Confidential
 Grwp Liandirio-Merai

Project
 Welsh Sheep Centre - Camps
 Glynllifon

Site
 Site Location Plan

Drawn By	Drawn	Checked	Noted
As indicated	EC	MB	EC

CS/098555-60 23.03.2022

wsp
 Architecture
 11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222-1223-1224-1225-12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Key

-  Ownership Boundary
 Application Area
 Special Area of Conservation & SSSI
 Grade II* Listed
 Existing Access Road
 Existing Pond
 Proposed Development

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Amended Plan

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Dortzen 01.02.20

P95	Planning Amendment	23.612
P94	Planning Amendment	15.122
P93	Issued for Review	26.662
P92	Planning Participation issue	34.022
P91	Draft issue	27.052
Seq.	Description	2015/2016 Seq.

S2 - Fit for information

S2 - Fit for information

Confidential

Grwp Llandrillo-Menai

Welsh Sheep Centre - Campws
Glynllifon

Existing Block Plan

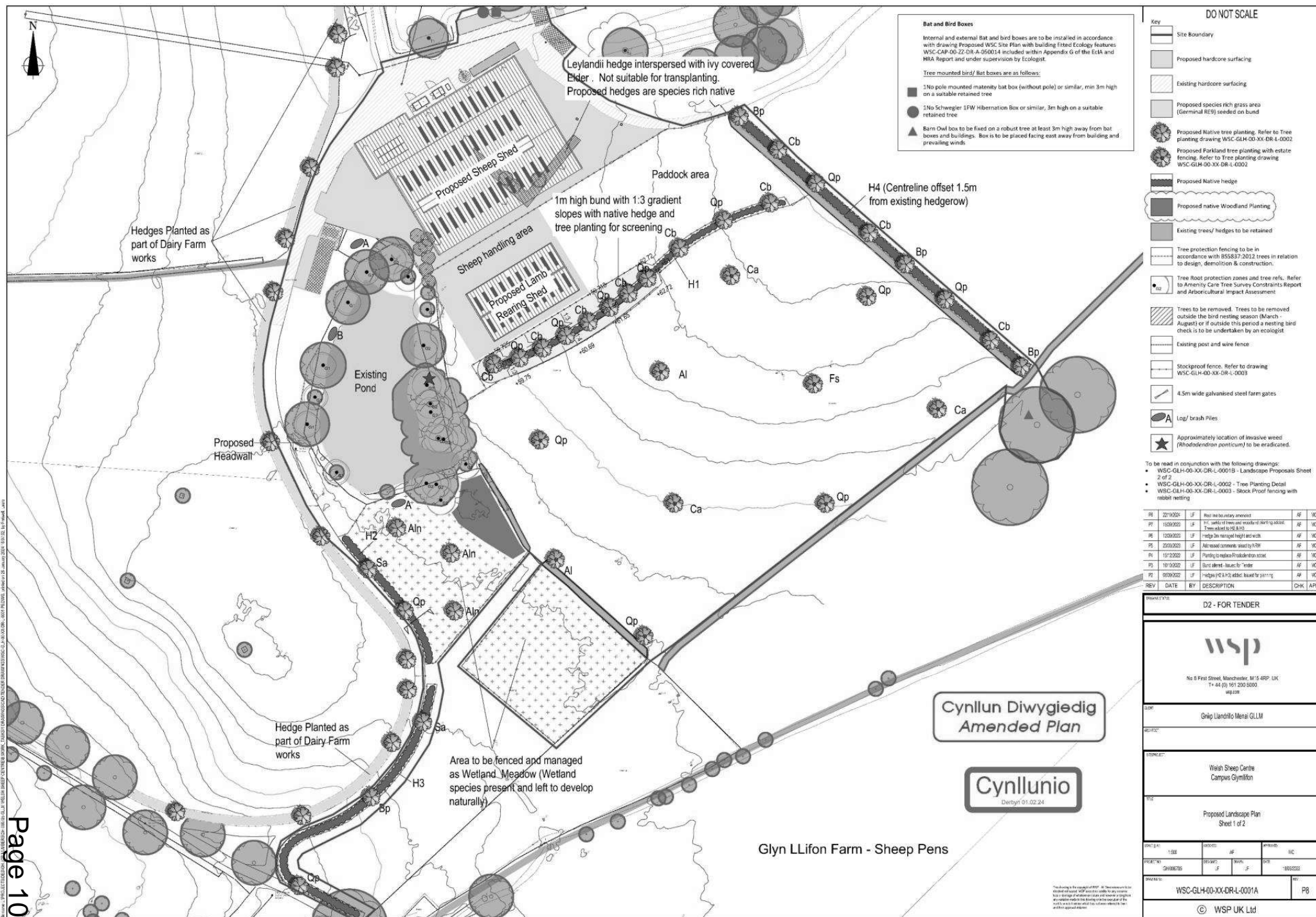
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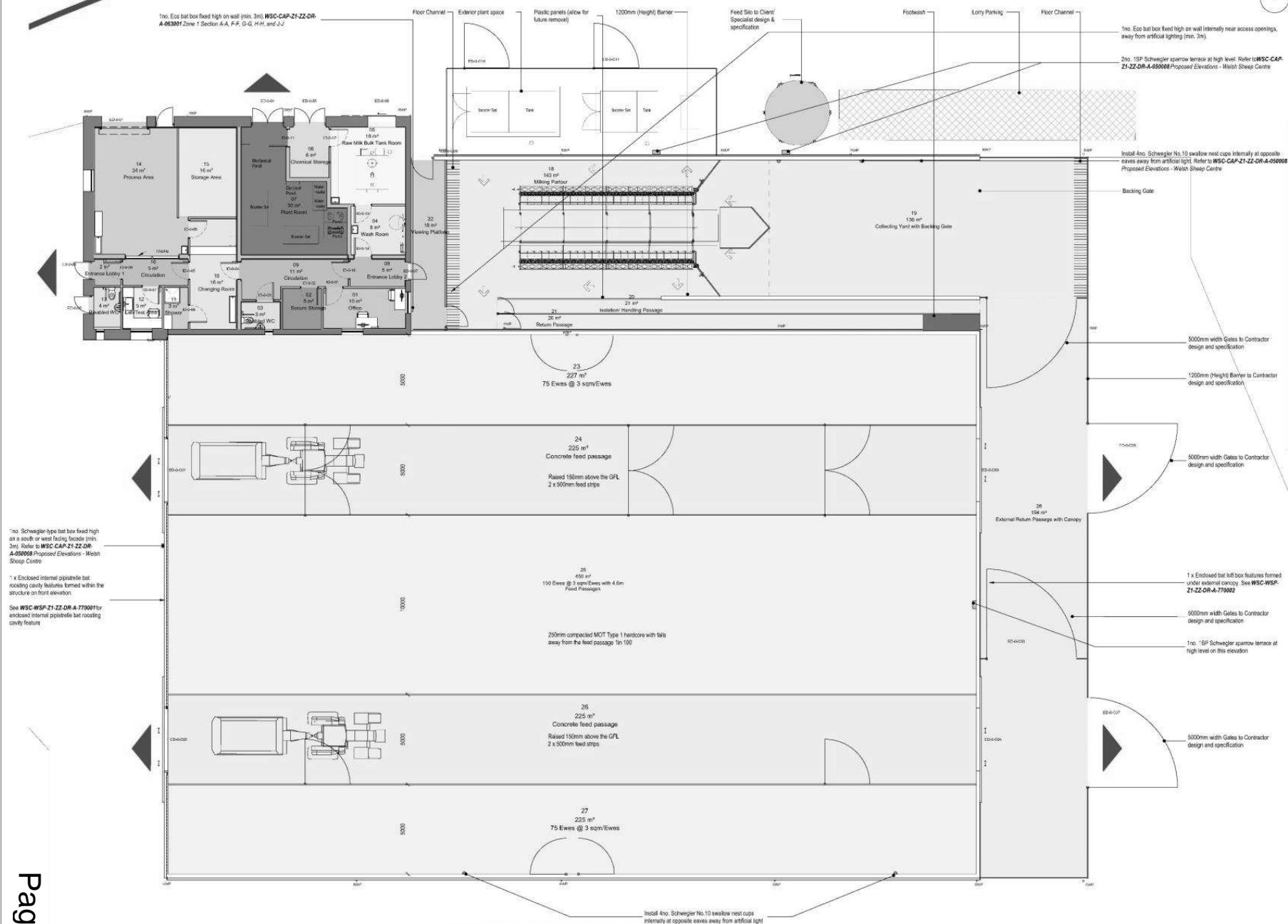
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WSP-WSP-00-ZZ-DR-A-050003 rev P05

WSD

Architecture

Architecture
R. J. G. Dwyer, 1 Queen's St, Exeter EX1 1HQ, UK (tel: 01392 263000)
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P06	Ecology Features Amendment	21.09.2023
P04	Planning Amendment	15.12.2022
P03	Issued for Planning	09.09.2022
P02	Planning PreApplication Issue	04.07.2022
P01	Draft Issue	27.05.2022

Rev	Description	(Calc / Appl)	Due
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S2 - Fit for information

Classification
Confidential

Client:
Grwp Llandrillo-Menai

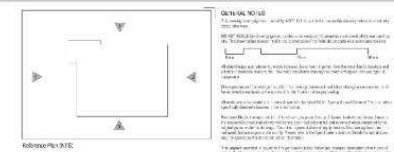
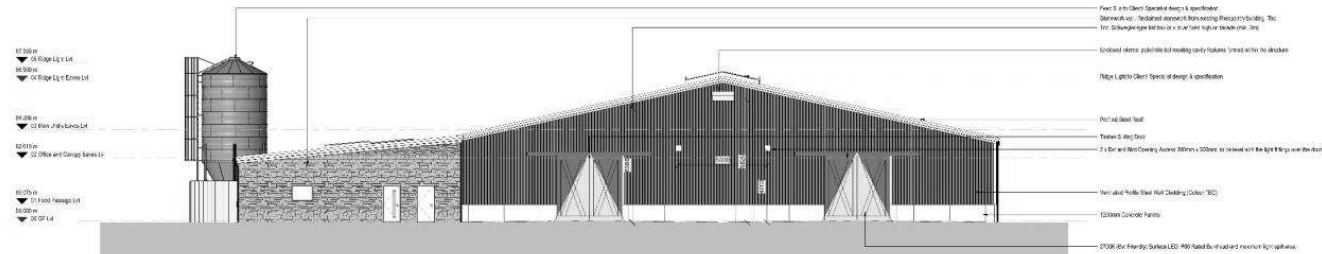
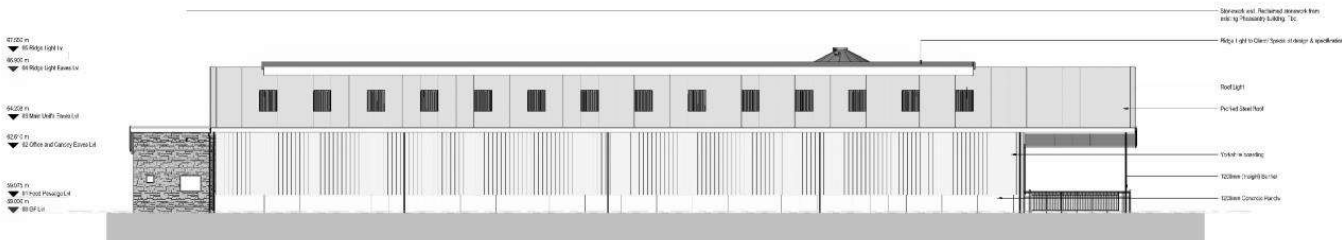
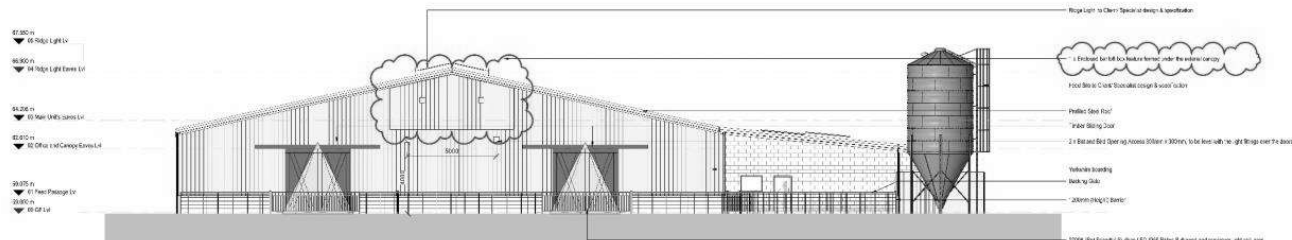
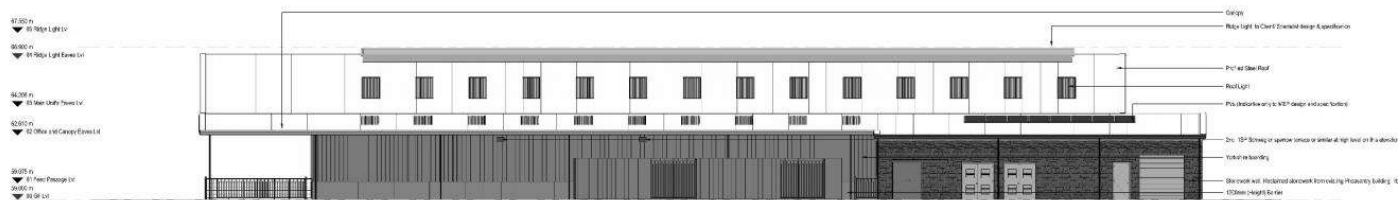
Project
**Welsh Sheep Centre - Campws
Glynllifon**

Proposed Ground Floor Plan - Welsh Sheep Centre

Scale @ A1	Drawn	Checked	Approved
As indicated	EC	MB	EC
Project No.	Date		
CS/098555-60	23.03.2022		

Drawing Identifier
 : title : date : year : level : file type : code : number : revision
 WSC-WSP- Z1 - 00 - DR - A - 050006 _rev P05

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Architecture
Kings Orchard, 1 Queen St, Bristol BS2 0HQ, United Kingdom
<https://www.wsp.com/en-gb>
WSP UK Limited



Material Key



On To Site NO 101
The drawings are for the proposed building and are not to be used for any other purpose without the written consent of the architect.
The drawings are for the proposed building and are not to be used for any other purpose without the written consent of the architect.
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1. Profile Steel Roof
2. Concrete Panel
3. Vertical Boarding
4. Recycled Stone
5. Horizontal Profile Steel Wall Cladding
6. Photochromic glass to NBS design and specification
7. 2nd Floor Slab in concrete (shown in elevation at right end of building)
8. 1st Floor Slab in concrete (shown in elevation at right end of building)
9. Stone work wall - Horizontal slatwork forming building facade
10. 120mm concrete panels
11. 120mm concrete panels
12. 120mm concrete panels
13. 120mm concrete panels
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Proposed Elevations - Welsh Sheep Centre
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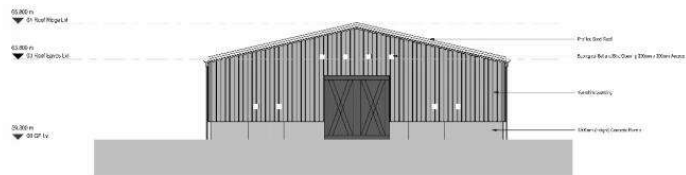
Proposed Elevations - Welsh Sheep Centre

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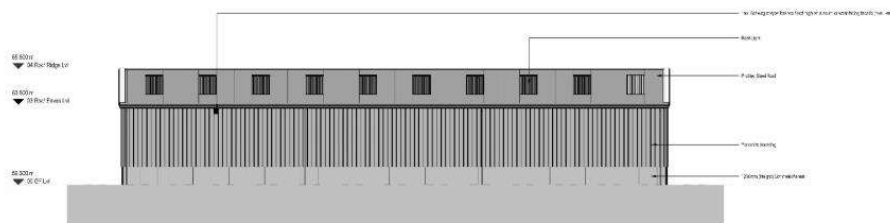
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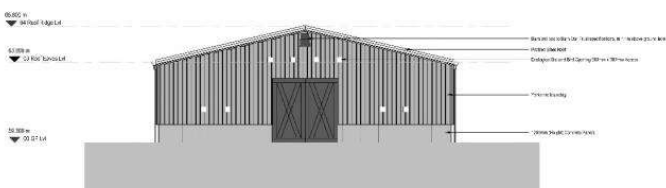
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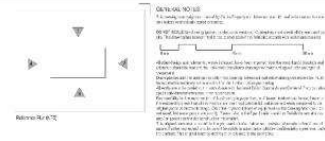
2 East Elevation
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3 South Elevation
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4 West Elevation
1:100



Material Key



1. Pitched Steel Roof



2. Concrete Panel



3. Timber Boarding

SAFETY, HEALTH AND PERFORMANCE INFORMATION
This document contains information that is intended to be used in conjunction with the design and construction of the building. It is not intended to be used as a substitute for professional advice or as a basis for liability. The information is provided for your information only and is not intended to be used for any other purpose. The information is provided for your information only and is not intended to be used for any other purpose.



Rev	Issued for	Rev
001	Planning Application	01.07.2022
002	South Elevation	01.07.2022
003	South Elevation	01.07.2022
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010	South Elevation	01.07.2022

Project
Welsh Sheep Centre - Camps
Glynllifon

Proposed Elevations - Lamb Rearing
Shed

Rev	Issued for	Rev
001	Planning Application	01.07.2022
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010	South Elevation	01.07.2022

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PLANNING COMMITTEE	DATE: 26/02/2024
REPORT OF ASSISTANT HEAD OF DEPARTMENT	

Number: 3

Application No: C22/0953/17/LL

Registration Date: 06/02/2024

Application Type: Full

Community: Llandwrog

Ward: Groeslon

Intention: Demolition of dairy farm building and cattle shed, removal of two existing slurry tanks, erection of new livestock shed and milking parlour, construction of silage clamp and dry manure storage, internal entrance road together with associated works.

Location: Land near the College Farm, Glynllifon, Llandwrog, LL54 5DU

Summary of Recommendation: APPROVE WITH CONDITIONS

PLANNING COMMITTEE	DATE: 26/02/2024
REPORT OF ASSISTANT HEAD OF DEPARTMENT	

1. Description:

1.1 The application submitted is for the demolition of the existing substandard agricultural sheds and structures and their replacement with a new livestock (dairy cattle) shed, a rotating milking parlour, indoor dry manure storage, an additional silage silo along with ancillary facilities comprising a dilution water basin, landscaping bank and associated works including a cattle walkway and the creation of hard surface areas within the existing agricultural holding together with supplementary agricultural structures such as water holding tanks and cattle feed bins to the south of the main cattle shed and milking parlour. The proposal can be divided into several elements as follows: -

- Demolition of the existing substandard construction which comprises the milking parlour, livestock shed, and two slurry towers.
- Erection of a building for a rotating cow milking parlour measuring 20.5m x 50m with a ridge height of 6.9m and eave height of 4m (1,000 m²). The milking parlour will be attached to the new cattle shed on the east side and will wrap in an “L” shape around the existing roundhouse cattle shed. Internally, the building will include an office, two tool and equipment rooms and a washroom. Externally, the building will be fabricated of steel corrugated profile roofing sheets; walls to comprise of Yorkshire boarding, steel profile covering, concrete panels; doors of timber to be confirmed and windows to be confirmed.
- Erection of a livestock building to house 224 dairy cows measuring 47.5m wide, 70.5m long with a ridge height of 9.1m (3,306 m²). Internally, the building will contain stalls for resting, an assembly area for cows before milking, concrete pathways for feeding together with an equipment room. The building will also include a planked floor allowing the cows’ manure and slurry to drop into an underground tank. Externally, the building will be fabricated of steel corrugated profile roofing sheets; walls to comprise of Yorkshire boarding, steel profile covering, concrete panels and natural stone cladding on the centre part of the front elevation; doors of timber to be confirmed and windows to be confirmed.
- Erection of an indoor dry manure storage area alongside the existing storage area. The building will measure 20m x 12m with a ridge height of 6.2m. Externally, the building will be fabricated of steel corrugated profile roofing sheets; walls to comprise of Yorkshire boarding, concrete panels along the bottom.
- Erection of a feed storage silo adjacent to the existing silage storage area.
- Location of a tank to capture water from the milking parlour and the water waste from the silage heaps
- Creation of a hard surface yard south of the dairy unit and north of the pig unit.
- Creation of two foul water pits (one on the east side of the site and another on the west side) which will be landscaped with wildflower wetland grass.
- Creation of an internal road network within the existing yard with a new cattle walkway to the north of the livestock shed and milking parlour.
- Creation of a 1m high bank/bund on an impermeable membrane to be planted with a native hedge to the west of the new dairy unit.
- Biodiversity improvements through provision of boxes for swallows, bats and sparrows.
- Use of the existing private road network within Glynllifon is proposed to serve the site.

1.2 The site is situated next to a number of existing agricultural buildings/structures in Glynllifon farm with the Pentref Addysg Glynllifon (PAG) (education centre) building located to the West of the dairy farm buildings. Forming the southern part of the site are a number of the traditional farm buildings, several of which are grade II listed buildings, with the grade I Listed Glynllifon Park and Historic Gardens situated to the South and East of the site. It is also noted that the Glynllifon Special Area of Conservation along with the Glynllifon Site of Special Scientific Interest adjoin the southern and eastern part of the site with the Afon Llifon Wildlife Site approximately 400m west of the site.

PLANNING COMMITTEE	DATE: 26/02/2024
REPORT OF ASSISTANT HEAD OF DEPARTMENT	

1.3 To support the application the following documents were submitted:

- Design, Access and Planning Statement;
- Pre-Application Consultation Report;
- Heritage Impact Assessment;
- Arboriculture Report and Restrictions;
- Arboriculture Impact Assessment;
- Drainage Strategy;
- Archaeological Assessment; Trench testing
- Shadow Habitats Regulations Assessment (HRA)
- Landscape and Ecological Management Plan
- Ecological Survey Report;
- Bat Survey Report;
- Construction Details for the Livestock Shed and Dairy Parlour
- Water & Energy Conservation Statement;
- Construction environmental management plan.

1.4 It was confirmed that the applicant had undertaken a consultation prior to submitting the application in accordance with the requirements of Article 1 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Act, 2016 as the proposal is a development defined as a major development. A Pre-Application Consultation (PAC) Report is included with the application to reflect this consultation.

1.5 The development is described as an agriculture and aquaculture development project under Schedule 2, Regulation 2(1) of the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 which requires the application to be screened. To this end, the application has been screened but taking into account its scale, nature plus mitigation measures, an Environmental Impact Assessment will not be needed with this current 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 applications should be decided in accordance with the Development Plan, unless a material planning consideration indicates 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 the exercise of its functions to achieve the 7 well-being objectives within the Act. This report has been prepared taking into account the Council's duty and the 'sustainable development principle', as stated in the 2015 Act. In forming the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to satisfy their own needs.

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

PCYFF 1 – development boundaries.

PCYFF 2 – development criteria

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PCYFF3 – design and place shaping.

PCYFF 4 – design and landscaping.

PCYFF 5 – carbon management.

PCYFF 6 – water conservation.

ISA 1 – infrastructure provision.

ISA 3 – further and higher education development.

PS 1 – Welsh language and culture.

PS 4 – sustainable transport, development and accessibility.

PS 5 – sustainable development.

PS 19 – conserving and where appropriate enhancing the natural environment.

PS 20 – preserving and where appropriate enhancing heritage assets.

TRA 2 – parking standards.

TRA 4 – managing transport impacts.

AMG 5 – local biodiversity conservation.

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

Supplementary Planning Guide: Maintaining and Creating Distinctive and Sustainable Communities.

Gwynedd Design Guide (2003).

2.4 **National Policies:**

Future Wales: The National Plan 2040

Planning Policy Wales (Issue 12 - February 2024)

TAN 6: Planning for Sustainable Rural Communities.

TAN 12: Design.

TAN 20: Planning and the Welsh language.

TAN 24: The Historic Environment.

3. **Relevant Planning History:**

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3.1 C07A/0729/17/YA - INSTALLATION OF UNDERGROUND SLURRY CHANNELS, INTAKE TANK AND SILAGE EFFLUENT TANK – Permission Granted with Conditions - 02-11-2007

C12/0459/17/LL - CONSTRUCTION OF NEW AGRICULTURAL BUILDING AND SILAGE CLAMPS – Permission Granted with Conditions - 13-09-2012

C13/0625/17/LL - ERECTION OF NEW PIG SHED AND NEW MACHINERY STORAGE AND ERECTION OF 4 SILOS – Permission Granted with Conditions - 16-08-2013

Since 2018 a number of planning applications have pertained to the original farm listed buildings in the western part of the site.

4. Consultations:

Community/Town Council: Support the application.

Transport Unit: I do not intend to give a recommendation as it is assumed that the proposed development would not adversely affect any road, or proposed road.

Natural Resources Wales: (Due to the number of responses and length of comments, only NRW's final comments are shown, previous comments can be found on the Council's website through the track and trace system.)

Comments 11/04/2024

We continue to have concerns about the application as submitted, however, we are satisfied that these concerns can be overcome by attaching the following conditions to any planning permission granted:
CONDITIONS 1-2: PROTECTED SITES

We also advise, based on the information submitted to date, that the documents set out below (Protected Sites section) should be included in the approved document plans and conditions on the determination notice. Without inclusion of these conditions and documents, we would object to this planning application:

Protected Sites

Special Area of Conservation (SAC)

The proposal is located within 75m of Glynllifon SAC. We have concerns that a significant impact from the proposed development on Glynllifon SAC (designated feature: lesser horseshoe bat, *Rhinolophus hipposideros*) cannot be ruled out.

We note that the following documents are submitted in support of this application and these address many of our concerns identified in our previous response dated 03/08/2023 (ref: CAS-221751-Z9S1)

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- Proposed External Lighting (WSC-WSP-XX-XX-DR-E-63 0001KC T04 WSP). 12/09/2023
- Proposed Landscape Plan (WSC-GLH-00-XX-DR-L-0001A)WSP 18/05/2022
- Proposed Site Ecology Features (WSC WSP 00 ZZ DR A 900002) WSP 08/09/2022
- Bat Cavity Roosting (WSC WSP Z1 ZZ DR A 770001) WSP 30/03/2023
- Zone 1 Section A-A, F-F, G-G, H-H, and J-J (WSC WSP Z1 ZZ DR A 063001)WSP.25/07/2022
- Zone 1 Proposed GA Elevations Sheet 2 - East and West (WSC WSP Z1 ZZ DR A 062003 P02) 22/07/2022.
- Zone 1 Proposed Elevations (WSC WSP Z1 ZZ DR A 062001 P02) WSP 22/07/2022
- Proposed Sections - Welsh Sheep Centre (WSC WSP Z1 ZZ DR A 050009 P05) WSP.23/03/2022
- Proposed Elevations - Welsh Sheep Centre (WSC WSP Z1 ZZ DR A 050008 P06) WSP22/03/2022
- Zone 1 Sheep Farm Proposed Ecology Plan (WSC WSP Z1 00 DR A 061008) WSP .12/09/2022.
- Bat Loft Box Plan, Elevations and section (WSC WSP Z1 ZZ DR A 770002) WSP 18/09/2023

We welcome the proposed additional proposals, including:

- Incorporating a purpose-built bat loft suitable for Lesser Horseshoe Bats (LHB) in the larger building.
- Bat boxes and openings including bat cavity roosting boxes. These appear to be well planned and located.
- The exterior lighting is an improvement on the current situation and is welcomed. Downward-pointing 2700K exterior lights, activated by movement, will be a major improvement for bats and other wildlife. We note that all lighting at the College is being inspected and upgraded by the Dark Sky Project and welcome the College's co-operation in this project.
- Removal of non-native rhododendron and replanting with native, shade-tolerant species to replace the understorey, which will provide better habitat. Future increased thickness will increase LHB feeding and dispersal.

We recommend that the hedges be maintained 'above' 2m as the desired height. Ideally, at a height of 3m, and 3m width at the base, they will form sturdy, sheltered flight lines for bats. We also recommend that other hedgerows within the farm are allowed to grow to this size, to enhance the area for the benefit of bats.

We also recommend that suitable wetland tree species (e.g. alder and willow) be planted in the proposed wetland meadow. This would create a better and more suitable habitat for bats in the short term, and would be easier to manage in the long term.

In order to confirm the mitigation measures set out in the above information, we advise that the above reports must be included in the 'approved list of plans/documents' condition within the decision notice should permission for the project be granted.

However, we advise that long-term management of habitat features should also be ensured and we therefore advise that the conditions and obligations set out below

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be attached to any future planning permission for this development. Provided that the development is carried out in accordance with those conditions, and with the details described in the documents listed above, we do not consider that it will adversely affect the integrity of Glynllifon SAC

Conditions:

Condition 1: No development, including site clearance, will commence until the submission of a Long-Term Management Plan (for a duration of not less than 25 years). The Management Plan should include:

- Defined aims and objectives (including targets that can be used as key performance indicators for monitoring purposes);
- Habitat management and roost maintenance prescriptions;
- Details of the size and scheduling of any arboricultural work proposed, and how the natural range of LHBs should be maintained at all times.
- Details of site liaison, wardening, incident reports and response arrangements;
- Details of the skills and competencies required of those undertaking identified work (including building maintenance) or activities (including surveillance) including whether European Protected Species licences are required for the proposed activities;
- Introduction of a Post-Construction Monitoring and Record Dissemination Plan over a period of 25 years (minimum). This plan will include surveillance methodologies, timescales and reporting requirements. The approved monitoring plan will include monitoring artificial lighting during the construction and operational phases of the plan.
- Periodic review mechanism for the Management Plan.

Condition 2: No development, including site clearance, shall commence until the submission of an Ecological Compliance Assessment Plan (ECAP) to the satisfaction of the Local Planning Authority. Due to the importance of the site for bats, we advise that ECAPs be maintained by an external party.

The purpose of the ECAP is to implement all evidence-compliant ecological avoidance, mitigation and compensation work – either proposed or subject to the provisions of reserved matters conditions. The Audit will identify Key Performance Indicators (KPIs) to be used for evidence assessment and compliance purposes. The approved plan will include a specific KPI in relation to lighting. We also advise that an evening inspection of the lights should be carried out after the construction work to ensure that lights are working as they should.

Planning Obligation:

We advise that any subsequent planning permission be subject to the requirement for an appropriate planning obligation (Unilateral undertaking/Section 106 Agreement) to ensure the long-term functionality of the site for bats in relation to defined “red” and “blue” land. The applicant may wish to amend the red line boundary to incorporate all proposed mitigation, which may obviate the need for a planning obligation.

The provisions of the scheme to include:

- a) Long-term dedication of red and blue land specifically identified for bat conservation purposes;

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- b) Long-term restrictions on the future use of identified land including the surrender of future development rights for land proposed for long-term bat conservation purposes;
- c) Review and update of the Management and Monitoring Plan every 6 years to the satisfaction of the Local Planning Authority in consultation with the SNCB.

As the competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended), your authority must, before deciding to grant permission for a project that is likely to have a significant impact on the SAC/SPA/Ramsar site, either alone or in conjunction with other plans or projects, make an appropriate assessment of the project's implications for that site given its conservation objectives. You must consult NRW for the purposes of the assessment and address any comments we make within the reasonable time indicated. In the absence of that assessment, NRW cannot advise that the proposals would not result in an adverse impact on the SAC/SPA/Ramsar site.

Shadow HRA

We note that a 2023 Update to the Shadow Habitats Regulations Assessment (HRA) 2023 has been submitted for Glynllifon Welsh Sheep Centre and Dairy Development Projects. We note that it states:

“The Rural Economy Hub currently risks causing adverse effects alone and mitigation of the current proposals is unlikely to be sufficient, which is likely to preclude it from being permitted. It is also anticipated to take place at a later stage than these developments and is not yet permitted so where the proposals for that development indicate loss of woodland and hedgerows, this is not confirmed and is unlikely to be permitted and so is not a consideration for this in-combination assessment at this time.”

We agree that the proposal risks causing adverse effects alone and that the proposed mitigation is unlikely to be sufficient. We advise that as the Competent Authority, you consider whether the Rural Economy Hub constitutes a Scheme or Project under the 2017 Habitats Regulations (as amended) and whether its potential in-combination effects on Glynllifon SAC and the LHBs it sustains with the dairy development project proposal should be considered as part of your HRA.

We note the 5-year tree felling plan included in the Shadow HRA. We have concerns about the potential impact of this work. The shadow HRA indicates a significant area of woodland within the SAC to be worked within a period of five years. The information about tree felling and the impact from the tree works in this document is unclear. The LHB element of the SAC depends on allowing access to the woodland and hedgerows within the SAC, and to the wider environment, for foraging and commuting. Therefore, any reduction in these habitats will directly affect the LHBs. It is essential that the overall woodland (and hedgerows) are not reduced and that commuter routes are maintained at all times.

Five years is also too short a time to allow for sufficient regrowth before cutting additional sections. We note that section 8 of the shadow HRA states:

“The natural range of lesser horseshoe bats is unlikely to be reduced by these proposals once all mitigation measures are in place as planned, the planting is mature and the bats have had the opportunity to adapt to the new landscape and associated features (if indeed they can and do)”.

Please see the 3rd bullet point of the Long-Term Management Plan above. Any felling may require a felling permit and/or NRW consent.

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As the competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended), your authority must, before deciding to grant permission for a project that is likely to have a significant impact on the SAC/SPA/Ramsar site, either alone or in conjunction with other plans or projects, make an appropriate assessment of the project's implications for that site given its conservation objectives. You must, for the purposes of the assessment, consult NRW and consider any comments we make within the reasonable time you indicate. In the absence of that assessment, NRW cannot advise that the proposals would not result in an adverse impact on the SAC/SPA/Ramsar site.

Site of Special Scientific Interest (SSSI)

In NRW's view, the proposals have the potential to affect Glynllifon SSSI. Should the aforementioned impact pathways for the SAC be adequately addressed, NRW believes that the characteristics of the SSSI will also be adequately protected. We would welcome an on-site meeting with the developer to discuss our concerns and also the long-term management of the SSSI and opportunities to work in partnership.

Protected Species

Bats

We note that the ecological Report submitted in support of the above application (Preliminary Ecological Appraisal (PEA) and Preliminary Roost Assessment (PRA) Report Glynllifon Welsh Sheep Centre. Capita. 15 July 2022) noted that bats are present at the application site (lesser horseshoe bats).

From the information submitted, we consider that the proposed development is likely to represent an increased risk for bats, as defined in our guidance document 'Natural Resources Wales Approach to Bats and Planning (2015)'.

Bats and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). Where bats are present and a development proposal is likely to contravene the legal protection which they have, the development can only proceed under a licence issued by Natural Resources Wales, having satisfied the three criteria set out in the Regulations (refer also to Paragraph 6.3.7 of Technical Advice Note 5: Nature Conservation and Planning). Please note that for the purposes of providing advice during the planning application stage, our comments are limited to the criterion relating to "demonstrating no harm to maintaining the favourable conservation status of European protected species".

Please see our detailed comments above relating to protected sites.

As long as those measures described are implemented, we consider that the proposed development is unlikely to be detrimental to the restoration or maintenance of favourable conservation status for all local bat populations recorded in and around the application site.

Great Crested Newts

Section 4.6.12 of the PEA and PRA Report regarding the pond at the site says: *"The HSI results for the pond at TN3 are in the table below, indicating a 'good' scoring for potential to support great crested newt". It goes on to state: "An attempt to collect eDNA on 21 June 2022 was aborted as the pond had largely dried up with a thick layer of silt present (Photograph 45)."*

Great Crested Newts and their breeding sites and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended).

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The Pre-Application Consultation Report (October 2022; Cadnant Planning; ref: 2019.176_05) confirms: *“The ecological reports have been updated to confirm that the proposal does not propose to discharge into the pond, only into the rushes around it, therefore there would be no detrimental effect on GCNs.”*

Therefore, we have no representations to make in relation to this aspect as presented. You should consult us again if any survey carried out finds that Great Crested Newts are present on site, and further advice is required from us.

Otters and Water Voles

We agree with the conclusions in relation to these species. Natural Resources Wales would refer the local authority to the Chief Planning Officer’s letter of 1 March 2018, which advises local planning authorities to attach licence requirement information to all consents and notices where European protected species are likely to be present on site.

Barn Owls

We note that the revised plans show that the proposed Barn Owl box will now be mounted on a sturdy tree trunk at least 3m high, facing east, away from buildings and the prevailing winds. We welcome this, however we advise that any proposed Barn Owl provision should be as far away as possible from any planned bat access points, and not at a minimum of 3m away, as described. Keeping these 2 species separate is essential to avoid predation of the bats.

We are satisfied that the protected species survey has been carried out to an acceptable standard. Given the nature and scale of the development, we are in general agreement with the conclusions in the Report and agree that a survey for Barn Owls would need to be carried out before demolition of the existing sheds, to avoid adverse effects.

Foul Drainage

After considering the further details submitted, (Response to Natural Resources Wales Planning Consultation Feedback - Welsh Sheep Centre) we raise no further concerns regarding this matter. However, if a private drainage solution is to proceed, the Applicant will need to apply for an Environmental Permit from us. It is important to note that a grant of planning permission does not guarantee that a permit will be granted, should a proposal be deemed unacceptable (either because of environmental risk or because on further investigation, connection to the main sewerage system was deemed practicable). Therefore, the Applicant is advised to enter into pre-application discussions with our Licensing Team on 0300 065 3000, at the earliest opportunity, to try to ensure that there is no conflict between any planning permission granted and the permit requirements

Pollution Prevention

We note the CEMP submitted to support the application (Welsh Sheep Centre Construction Environmental Management Plan 38782 R1 Rev1. Atmos Consulting. January 2023). We advise that the CEMP is acceptable for the purpose of informing the planning decision-making process.

We also note that the CEMP is described as a live document that continues throughout the construction phase. Therefore, your authority may wish to request that the document be updated to also refer to the most recent plans and documents submitted and listed in the “approved documents” list in the Protected Sites section above, as the CEMP predates these documents.

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Agriculture

Drainage Plan

In our Statutory Pre-Application Consultation response, we noted that section 3.2.2 of the Proposed Drainage Strategy (July 2022; Capita) explains that a storage tank to collect dairy effluent would be used. We advised that the formal planning application should provide further clarification on the number of days of storage that would apply. We note that the Proposed Drainage Strategy (September 2022; Capita) 3.2.2 now states: *“The drainage connected by manholes discharge into a small holding tank for 2 weeks before being pumped and tankered away to be distributed across the local fields as specified by operators.”*

It was also noted that the sheep were to be located on hardcore rather than concrete. We advised that more details should be provided on how the sheds would be cleaned. Section 3.2.2 of the proposed Drainage Strategy now states: *“The milking ewes and lambs will be housed on straw bedding. The bedding will be collected as Farm Yard Manure and either stored under cover or taken directly to a temporary field site, in accordance with The Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021”*.

Any manure produced (stored and applied to land) should be managed in accordance with the Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021 and Code of Good Agricultural Practice guidance. Transition periods apply to manure management and further guidance can be found here: Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021 Guidance for Farmers and Land Managers (gov.wales).

Groundwater

We refer the developer to ‘Approach to groundwater protection’ by the Environment Agency (2017) adopted by Natural Resources Wales. Specifically, the developer should be aware of the position statements in Section G “Discharge of liquid effluents into the ground” and H “Diffuse (rural) sources of pollution”

Ancient Woodlands

The application site is adjacent to a Plantation on Ancient Woodland Sites. Please refer our advice to planning authorities considering proposals affecting ancient woodlands.

Comments 31/1/2024

Thank you for consulting Natural Resources Wales (NRW) on your Habitats Regulations Assessment for the above development, which we received on 19/01/2024. Our response should be taken as NRW’s formal representation, as the appropriate nature conservation body, to your appropriate assessment (Appropriate Assessment. Emily Meilleur. 17.01.2024) under Regulation 63 of the Conservation of Habitats and Species Regulations 2017, as amended. In consideration of the mitigation measures detailed, we agree with your conclusion that the development

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is unlikely to adversely affect the integrity of Glynllifon Special Area of Conservation.

Welsh Water: No response.

Public Protection Unit: Demolition and construction can cause a noise and dust problem for members of the Public and employees close to the site. Before work begins, a detailed plan to control dust, noise, vibration as a result of the demolition should be submitted to the Local Planning Authority for approval in writing. The demolition should be carried out in agreement with the approved plan.

To protect the residents of the area, any demolition and construction work must take place between the hours of 09:00-18:00 Monday - Friday, 09:00-13:00 Saturdays, and not at all on Sundays and Bank Holidays.

During demolition and construction, the best practical methods should be used to reduce noise and vibration from the work with regard to the recommendations of 'BS5228: Control of Noise and Vibration on Construction and Open Sites'.

An asbestos assessment should be carried out prior to any demolition to establish if asbestos is present and to ensure that hazards of asbestos to the environment, land users and any residents are minimised and risks are managed.

Gwynedd Archaeological Planning Service: Although archaeological records have been created of the standing stone located adjacent to the existing slurry store (western part of the site), it is considered that details of archaeological programme records will still need to be submitted for Local Planning Authority consent within 6 months of completion of the fieldwork by way of a planning condition.

CADW: Although the development does not involve additional improvements to the grade 1* listed building (*Fort Williamsburg*), taking into account the location and layout of the existing construction work together with the content of the Heritage Impact Assessment submitted with the application, CADW has no objection to the proposal. The additional landscaping included as part of the revised plans is welcomed.

Water and Environment Unit: Since 7th January 2019, sustainable drainage systems (SDS) have been required to manage surface water for all new developments of more than 1 house or where the building area with drainage implications is 100m² or more. Drainage systems must be designed and built in accordance with minimum standards for sustainable drainage published by Welsh Ministers.

These systems must be approved by Gwynedd Council in its role as the SDS Approval Body (SAB) before construction begins.

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Due to the size and nature of the development an application will need to be made to the SDS Approval Body for approval prior to the start of construction. The information provided suggests that the developer intends to use suitable sustainable measures to drain the site, but until an application is made to the SAB there is no assurance that the site plan would enable compliance with the full set of national SDS standards. Early consultation with the SAB is recommended.

Biodiversity Unit: Comments 21/3/2023

Thanks for the comments from NRW. I agree with the concerns and requirements NRW has identified, especially as the application is within Glynllifon SAC and is likely to affect bats requiring an assessment under the Habitats Regulations (HRA).

The applicant has not provided sufficient information for the HRA assessment. The applicant will therefore have to provide information for the HRA.

The application needs a plan to improve biodiversity. I recommend that it includes creating wildflower meadows, planting trees (parkland trees), planting hedgerows, planting woodland.

The application needs to provide the following:

1. a nature and wildlife enhancement scheme, shown on the plans.
2. Information for the HRA assessment
3. Manure plan – showing on which fields muck spreading will occur and how frequently and what amount volume of manure.

Comments 29/08/23

The applicant has provided updated information and plans:

- Glynllifon Welsh Sheep Centre and Dairy Development Projects Shadow Habitats Regulations Assessment (HRA) 2023 Update (June 2023 WPS)
- Landscaping Plan
- Applicants' response to NRW & ecology comments (16th June 2023)

Lesser Horseshoe Bat & Glynllifon QTS

Information to inform a Habitats Regulations Assessment is required that includes in-combination impact from other proposals: Glynllifon Sheep Sheds C22/0952/17/LL, Glynllifon

Business Hub, Tree Felling Plan.

A Lesser Horseshoe Bat roost must be provided and hedgerows enhanced and additional hedges created.

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Illumination Plans & Lighting

I have concerns regarding the outside illumination and lighting plans which suggest that areas with illumination of less than 0.2 lux are dark; Clear Full Moon is between 1-0.25 lux and Moonlight/Cloudy Sky is 0.1 lux. I therefore recommend that illumination plans showing more gradations of lux levels are provided.

Detention Basins & grasslands mixes

The plans include two detention basins, the one on the east side will result in the partial loss of an orchard. The landscape plans include the planting of orchard trees, I would like to suggest that these trees are transplanted and another orchard is created. Plans show that detention plans will be seeded with wetland wildflower mix which I welcome.

Landscaping Plan

This plan shows a Species Rich Grassland Mix species list, however I am not sure where this will be used.

Hedges

The plans include a hedging around the site most of the site which I welcome, and this will replace the hedge that will be lost around the round house cow shed, this hedge was found to be used by Lesser Horseshoe Bats. However, it is important that hedges are as dense and wide as possible and planted as soon as possible to replace the hedge that would be lost.

Tree Felling Plan

The 5 year felling plan years shows considerable areas of trees will be felled, leading to the loss of wooded corridors which bats use as flight routes as they provide cover from predators and a foraging habitat. This will have a significant impact on bats for several years. Trees take many years to grow and therefore it will be over 15 years before the wooded corridors have regrown. I recommend that the tree felling plan proposed by the College be amended to smaller felling areas and replanting with a mixture of broadleaved trees and a variety of conifers species.

Manure Plan and Ammonia Impact Assessment

I recommend that the applicant provides the above and that the assessment includes the proposed sheep sheds and other livestock activities on the farm.

Biodiversity Enhancement

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I recommend that the proposal includes biodiversity enhancements such as hedgerow planting, hedgerow enhancement, planting parkland trees and managing grasslands with species rich wild flower meadows.

INNS

A plan for the control and eradication of non-native plants species e.g. Himalayan balsam and Rhododendron.

Summary

I object to this proposal until further information above is provided and the tree felling plan is amended.

Comments 17/1/2024

The following is an assessment under the Habitats Regulations. The applicant has provided documents to support this process:

- Shadow Habitats Regulations Assessment (HRA) 2023 Update by WPS
- Ecological Survey Report Proposed Coleg Glynllifon Dairy Development 21st October 2021 Cambrian Ecology
- Lesser Horseshoe Bat Monitoring Report Proposed Coleg Glynllifon Dairy Development 1st December 2022 Cambrian Ecology.

Habitat Regulations Assessment

Gwynedd Council as the competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended), must before deciding to give consent for a project which is likely to have a significant effect on a QTS, either alone or in combination with other plans or projects, make an appropriate assessment of the implications of the project for that site in view of its conservation objectives.

Appropriate Assessment

Proposal

Planning application for the demolition of a number of existing agricultural buildings and the construction of a new dairy unit with a large underground slurry tank. The scheme also involves removal of hedgerows.

Location & Proximity to QTS

The application borders with, and slightly overlaps the Glynllifon SAC. Glynllifon Campus is an active sheep and dairy farm and an agricultural college where students are trained in agricultural skills including tree felling. Parts of the college grounds are also designated as a Special Area of Conservation (SAC), designated

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for its population of lesser horseshoe *Rhinolophus hipposideros* bats (an Annex II species).

Consideration of Alternatives

No alternatives to the Dairy Development Project were considered due to the need for its adjacency to the existing cow milking parlour.

Likely Significant Effect

The Dairy Development is likely to cause loss of lesser horseshoe bat flight line and loss of foraging habitats due to removal of hedging and external lighting.

Lesser Horseshoe Bats are sensitive to light, and will keep away from illuminated areas where they are vulnerable to predation. Illuminated areas can cause barriers to their flight paths while foraging or accessing their roost, this could eventually lead to abandonment of the roost.

There are no Lesser Horseshoe Bat roosting within the buildings of this proposed development.

Conservation Objectives of QTS

Glynllifon SAC is designated for its population of lesser horseshoe *Rhinolophus hipposideros* bats (Annex II species, which is the primary reason for the SAC designation). The estate includes three summer roost sites and two hibernation sites for the lesser horseshoe bat, comprising about 6% of the UK population. The main maternity roost is situated in the cellars of the Glynllifon mansion house, built during the 1830s. Within the estate, bats from the mansion forage in areas of plantation woodland along the River Llifon and on the southern side of the estate near to Plas Newydd. These areas also act as flight routes for bats going to other feeding areas outside the estate boundaries. A number of other bat species are found within the Glynllifon Estate. These include whiskered bat *Myotis mystacinus*, Natterer's bat *M. nattereri*, Daubenton's bat *M. daubentonii*, common pipistrelle *Pipistrellus pipistrellus*, soprano *P. pygmaeus*, noctule bat *Nyctalus noctula* and the brown long eared bat *Plecotus auritus*.

The Glynllifon SAC also contains areas of woodland which is used by the bats as foraging areas as well as hedgerows and other linear features used as flight routes. The conservation objectives for the SAC are as follows:

- The natural range of lesser horseshoe bats will not be reduced, nor be likely to be reduced for the foreseeable future.
- There is, and will continue to be, sufficient habitat to maintain the lesser horseshoe bat population on a long-term basis.
- The three maternity roosts will continue to be occupied annually by lesser horseshoe bats and their babies:
 - I. Glynllifon Mansion (maternity and hibernation roost, Unit 16)
 - II. Pen y Bont (maternity roost, Unit 36)

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There will be a sufficiently large area of suitable habitat surrounding these roosts to support the bat population, including continuous networks of sheltered, broadleaved and coniferous woodland, tree lines and hedgerows connecting the various types of roosts with areas of insect rich grassland and open water. All factors affecting the achievement of these conditions are under control.

These conservation objectives as well as performance indicators and a core management plan for the site (albeit from 2008) can be viewed online on the Natural Resources Wales website. The performance indicators largely relate to the maternity and hibernation roosts themselves as well as maintaining woodlands and flight lines. It refers to 'good condition hedgerows' as being those more than 2m in height with no gaps over 5m in length.

Potential Impacts to Glynllifon SAC without mitigation

- Obstruction of bat flight paths & foraging habitat due to lighting
- Loss of bat flight paths & foraging habitat due to habitat destruction

These impacts could reduce functionality of the Glynllifon Lesser Horseshoe Bat population at Glynllifon.

The proposal will not result in the direct destruction of Lesser Horseshoe Bat roosts. Surveys of the area proposed for the Dairy Development by Cambrian Ecology did not record any lesser horseshoe bats roosting or foraging activity in the buildings proposed for removal. They did however record commuting or foraging lesser horseshoe bats on all static detectors deployed.

Different locations were used for the 2021 and 2022 static detector surveys with the majority of lesser horseshoe bat calls on the statics during the 2021 surveys on the southern boundary of the proposed scheme, along the woodland edge, and the majority during the 2022 surveys were on the north side of the hedgerow situated to the north of the existing dairy centre which connects directly to SAC woodland habitats. Significantly fewer calls were recorded on the south side of this, which is impacted by artificial lighting.

Mitigation

The proposal has incorporated mitigation to reduce the impact to Lesser Horseshoe Bats. Mitigation shown on the landscape plan for the development and has included:

- Planting new hedgerows as recommended in Figure 7 of the Cambrian Ecology Report (see below).
- Installing 2m high solid fencing on the side of the new hedges facing the proposed development, due to the fact the hedgerows will take several years to become viable flight paths for lesser horseshoe bats.
- Orchard planting to the southeast of the development connecting to existing woodland.
- Use of appropriate native species for planting along with tree guards

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- Dense hedgerow planting in a double staggered row, with six plants per m²
- Translocation of existing hedgerows (H2 and H3 references), and
- Standard tree planting in hedgerow gaps so the canopy will eventually connect the gaps.

The planting of new hedgerows and translocation of the existing hedgerow are designed to maintain connections around the perimeter of the Dairy Centre and connect back into the woodland south of the development that surrounds the Mansion House which supports lesser horseshoe roosts. A 1m high bund on which a hedgerow is to be planted is also incorporated to create a barrier to the woodland to the south and shielding of the Dairy Centre development from the woodland.

The lighting plans indicate the existing and predicted proposed lighting spillage which shows limited extents of light spill as well as showing the predicted 'dark zones' where light spill will be below 0.2 Lux. The lighting plans indicate motion sensor Type EX2 luminaires (2700k 'bat friendly' LEDs).

Assessment Alone with Mitigation

It is considered unlikely that this proposal will result in adverse effects on the integrity of the Glynllifon SAC alone, provided the impact avoidance and mitigation measures including post construction monitoring, management and remediation (if required) are fully implemented, and once the planting has become established. This proposal for Dairy Development has incorporated mitigation and will not have an adverse impact to the conservation features of the Glynllifon SAC.

In-combination Assessment

In combination effects are those effects that may arise from the development proposed in combination with other plans and projects proposed/consented but not yet built and operational (i.e. those developments that are separate from the baseline).

There are several other proposed planning developments and projects with the potential to affect the Lesser Horseshoe Population of the Glynllifon SAC, these are:

- Peblig Industrial Estate
- Glynllifon – Welsh Sheep Centre
- Rural Hub – pre-application
- Glynllifon – college commercial forestry and woodland management
- Ty'n Llan Llandwrog, restaurant extension
- There are numerous planning applications for barn conversions & house renovations which are associated with Lesser Horseshoe Bat roosts and habitats.

Peblig Industrial Estate is a current planning application, yet to be determined located along the River Seiont and is 6.5km from Glynllifon SAC. The site has

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many derelict industrial buildings, some of which have been found to be Lesser Horseshoe Bat roosts. The proposal is to demolish the buildings and build new buildings for business use. As this proposal would result in the destruction of a bat roost, it has included the building of a bat roost and enhancing the river corridor as mitigation. This proposal is yet to be determined.

The Glynllifon planning application for a Welsh Sheep Centre is surrounded by the Glynllifon SAC. This proposal will not directly destroy a Lesser Horseshoe Bat roost, it will result in the loss of a small amount of habitat, but the main concern is the lighting and illumination of the buildings. The proposed Welsh Sheep Centre development has incorporated mitigation which includes the provision of a bat loft suitable for Lesser Horseshoe Bats, hedgerow planting, tree planting and habitat enhancement and have ensured that lighting will not impact bats. This proposal has sufficiently mitigated impacts to the Glynllifon SAC. The planning application for the Welsh Sheep Centre is yet to be determined. The Rural Hub would result in removal of woodland within the SAC for an access road as well as development on an agricultural field adjacent to the SAC, involving loss and severance of hedgerows. Following advice at pre-application stage, this proposal is very unlikely to proceed in its current form.

Glynllifon Commercial Forest Felling & Woodland Management schemes: There currently is a proposed 5 year management plan for forest felling at Glynllifon which would reduce the wooded areas at Glynllifon significantly and cause the loss of bat flight paths and foraging areas and this would result in an adverse impact due to the loss of foraging areas and loss of connectivity of flight paths for lesser horseshoe bats to use and impact the functionality of the Glynllifon SAC. This tree felling scheme will not be licensed unless it ensures that there will be no adverse impact to the Glynllifon SAC.

Ty'n Llan is a permitted planning application which has incorporated mitigation and will enhance an existing lesser horseshoe bat roost and provided a hedgerow for foraging and habitat connectivity.

There are numerous planning applications for barn conversions & house renovations which are associated with Lesser Horseshoe Bat roosts and habitats. None of these will be permitted unless they ensure that bat roosts and their habitats will be enhanced. Most of these sites were structures which were derelict and collapsing, without renovation would result in the loss of the bat roost.

Conclusion of in-combination assessment

These plans and developments have incorporated mitigation to avoid any impacts to Lesser Horseshoe Bats. Therefore, they will not contribute any impact to the Glynllifon SAC. The Dairy Development Proposal in-combination with other plans and projects will not have an adverse impact on the conservation objective of the Glynllifon SAC.

Integrity Test & Conclusion of HRA

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The proposal Dairy Development at Glynllifon will not have an adverse impact on the integrity of the Glynllifon SAC.

NRW Consultation

As part of the HRA process Gwynedd Council must consult NRW. In a letter dated 20th December 2023 NRW state, that provided the development is carried out in accordance with their recommended conditions, they do not consider that it will adversely affect the integrity of the Glynllifon SAC.

Recommended Conditions to ensure that impacts to the Glynllifon SAC are avoided

1. Glynllifon College Commercial Forestry and Woodland Management schemes must be amended to be sensitive to the lesser horseshoe population and enhance the habitats for this species, by creating more wooded area. The plan must be extended for 25 years. This plan must be provided before any works take place for the construction of the Dairy Development.
2. Before any works takes place a Construction Environmental Management Plan must be provided. This should detail hedgerow translocation, tree planting.
3. Before construction commence, hedgerow planting and hedge translocation must take place and be completed the satisfaction of the LPA.
4. Construction and works must only take place in day light hours and no flood lighting is to be used during construction.
5. Once construction is complete an audit of the lighting must be carried out, with any remediation required implemented as soon as possible.
6. Monitoring of light levels must take place three times between April-September for the duration of the operation of the site. This report must be sent to the LPA each time monitoring is undertaken.
7. Bat monitoring of the site once it is operational.

Historic Gardens
Trust for Wales:

No response.

Public
Consultation:

Notice was given in the press and near the main entrance to Glynllifon and nearby residents were informed. The advertising period has already ended but no response has been received from the public following the statutory notification period.

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5. Assessment of the relevant planning considerations:

Principle of development

- 5.1 Policy PCYFF 1 of the LDP states that outside the development boundaries, proposals will be rejected unless they are in accordance with specific policies in the LDP or national planning policies or the proposal demonstrates that its location in the countryside is essential. The application relates to improving the facilities of the existing dairy farm at the Grŵp Llandrillo-Menai campus within Glynllifon Agricultural College and to this end, its location in the countryside is considered essential. It is also noted that it replaces an existing substandard construction on the application site.
- 5.2 Policy ISA 3 relates to further and higher education developments that support proposals for new facilities or extensions to existing buildings for academic or support purposes or for ancillary social, cultural or leisure activities at a further or higher education site subject to considerations of scale, location, design, amenity and transportation being acceptable. Priority should be given to re-using existing sites or buildings. Note, in addition, that the sequential test should be adopted when determining the location of proposals for further and higher education with priority given to sites which are located: - (i). Firstly, on existing further or higher education sites; or (ii). Secondly, on sites which have a close association with an existing campus.
- 5.3 The clarification to this particular policy states - *The University of Wales, Bangor, Coleg Llandrillo Menai and Coleg Meirion-Dwyfor have numerous and extensive educational facilities within the Plan area. They make a valuable contribution to the local economy by providing employment for local people, improving skills locally and through expenditure by students. The Council is committed to improving the standards and availability of further and higher education facilities in the Plan area. New developments and enhancements to existing facilities are considered necessary to support proposed growth.*
- 5.4 As alluded to above, the proposal is to build contemporary and modern facilities replacing existing substandard construction on the same site for the purpose of agricultural education while boosting the local economy. This innovative project will promote effectiveness, sustainability and excellent standards of animal welfare within the dairy sector while also demonstrating good practice on the sustainable management of water and waste including farm slurry within the Welsh dairy industry. The proposal would provide potential additional income for agricultural enterprises and for Coleg Glynllifon to play an important role in developing the dairy sector by developing a better understanding of the commercial opportunities. It should be noted that proposed new projects by Grŵp Llandrillo-Menai provide a range of modern facilities to help develop learning, enterprise, innovation, exchange of knowledge and the development of enterprises. To this end, therefore, the proposal is deemed to comply with the requirements of Policy ISA 3 of the LDP.
- 5.5 The document TAN 6: Planning for Sustainable Rural Communities states:- *Strong rural economies are essential to support sustainable and vibrant rural communities. A strong rural economy can also help promote social inclusion and provide the financial resources necessary to support local services and maintain attractive and diverse natural environments and landscapes.... Farm plans may usefully support applications relating to farm diversification proposals, although they should not be made a requirement of applicants. Such plans can demonstrate how the diversified activity fits into the wider farming picture, and set out its environmental consequence, highlighting how any significant adverse effects will be mitigated.* In this particular case, the current

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application was submitted in order to expand and meet the needs of the Agricultural College for the purpose of education and its important contribution to the local economy as stated above, and in consideration of this, it is believed that the proposal conforms to the objectives and aims of TAN 6. Although the application is considered acceptable on principle, however, other relevant policies within the LDP must also be complied with and these are discussed below.

Visual amenities

- 5.6 The application site is situated adjacent to the existing Glynllifon College farm buildings and forms part of Glynllifon Historic Park with original grade 2 listed farm buildings immediately to the South-west. A monument known as the Glynllifon Standing Stone is located on the western boundary of the site and is at present to the rear of the slurry store. To the west is Pentref Addysg Glynllifon (PAG) with a car park and internal road network located to the West. Bordering the site to the North and beyond is open agricultural/pasture land. In all four directions Glynllifon woodlands are located, with the woodland adjoining the site to the East and South, approximately 500m further to the North, while to the West the woodland is located behind Pentref Addysg Glynllifon. The proposal will involve demolishing the existing substandard construction and replacing it with sheds of larger scale including the erection of a bank on the western edges of the site with two foul water ponds (one on the east side of the site and another on the west side) which will be landscaped with wildflower wetland grass. The two sheds will be located adjacent to each other and to the north of the existing roundhouse cattle shed. The height of the sheds would range from 6.2m to 9.1m above ground level with a combined floor area of 4,546m² replacing substandard and smaller agricultural sheds and structures. In addition, the proposal will also involve locating a silage heap to the East of the new milking parlour and adjacent to the existing silage heaps.
- 5.7 The exterior elevations of the new sheds will be of traditional materials for this type of construction including a steel corrugated profile covering; Yorkshire boards, concrete panels and natural stone to be re-used from the existing constructions if possible; doors of timber to be confirmed and windows to be confirmed - materials that are non-reflective. Taking into account the location of the construction within and adjacent to existing farm buildings, along with an undertaking to carry out a landscaping plan along the western boundary of the site, together with the fabric and elevations of the construction, it is not believed that the proposal would have a significant material impact within the local landscape and having regard to these elements of the application, it is believed that the proposal is acceptable based on the requirements of Policies PCYFF 2, PCYFF 3, PCYFF 4 and PS 19 of the LDP.

General and residential amenities

- 5.8 The site is situated in the middle of Glynllifon Park with one residential dwelling within the site and two residential dwellings located approximately 30m to the east. Confirmation has been received that these three properties are within the ownership of the applicant with employees and the farm manager occupying these three residential units. The College Campus is located approximately 160m to the South; the Grand Lodge (the main entrance to the College) about 550m to the west is also owned by the applicant; Plas Newydd (including residential apartments) which lies beyond the College grounds along with Grafog to the east which is also beyond the College grounds. In consideration of the fact that this current proposal replaces existing agricultural structures on the site; the fact that the dwellings near the dairy farm are occupied by the farm workers, and the distance between the residential dwellings outside the site (taking into account the undulating topography of the landscape combined with established vegetation), mitigation actions

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to be undertaken by the applicant and the continuing educational needs on the site itself, it is not considered that the application, if granted, would undermine the residential or general amenities of local occupants on the basis of noise disturbance and other forms of pollution such as dust, fumes, litter, drainage and lighting. To this end, then, the proposal as submitted is deemed acceptable as it meets the requirements of Policy PCYFF 2 of the LDP regarding protecting the amenities of local property occupiers.

Transport and access issues

- 5.9 It is proposed to use the main College entrance off the A499 trunk road for light vehicles and the “new” underground entrance to the main entrance for heavy vehicles as well as the private internal road network to serve the new facilities subject to this application. Existing substandard buildings will be demolished to create a hard shoulder and create a parking and turning space for service vehicles/trucks. No additional parking spaces will be proposed as part of the application. The Transport Unit had no objection to the application and on the basis of the information that has been submitted, it is not considered that the proposal, if granted, would adversely disrupt road safety along the trunk road or the private road network within Glynllifon itself considering that the facility already exists on the application site and is located some distance away from the main entrance to the College itself. To this end, then, the proposal is deemed acceptable, meeting the requirements of Policies TRA 2 and TRA 4 of the LDP.

Biodiversity issues

- 5.10 The site is surrounded by the Glynllifon Special Area of Conservation (SAC) as well as the Glynllifon Site of Special Scientific Interest (SSSI), with these designations existing along the site’s southern and eastern boundaries and also the area extending 100m west of the application site together with the Afon Llifon Wildlife Site (WS) approximately 400m south-west of the site. The SAC is a European site designation while the SSSI is the UK designated site designation and the WS designation is the local designation. Due to the importance of the statutory designations (the existence of a designated feature, the Lesser Horseshoe Bat), the applicant has submitted a number of ecological reports and assessments as noted in the first part of this report.
- 5.11 Nevertheless, in accordance with the Conservation of Habitats and Species Regulations 2017, the Council is required to undertake a Habitats Regulations Assessment (HRA) and Appropriate Assessment. Under the provisions of the regulations, the Local Planning Authority has a statutory duty to consult Natural Resources Wales when undertaking an appropriate assessment for a new scheme or project, and is required to consider any representations made by NRW in order to demonstrate that this particular proposal, together with the cumulative and joint effect of allowing other developments within Glynllifon, would not undermine the SAC and SSSI designations. To this end, an assessment was undertaken by the Biodiversity Unit which noted that the proposal would not adversely affect the integrity of the Glynllifon Special Area of Conservation (SAC). In accordance with the requirements of the habitat regulations, Natural Resources Wales were consulted on the Biodiversity Unit’s HRA assessment and were also of the same opinion provided the development was carried out in accordance with the conditions recommended in their ecological reports.
- 5.12 It is also noted that Natural Resources Wales has made representations regarding other protected species and has raised concern of a potential impact of pollution hazards to the water environment that would arise from the proposed development and these comments are included in the above assessment. In response to these concerns the applicant’s agent has submitted details stating: -

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- Further details regarding light (internal and external) mitigation measures to safeguard protected species.
- A scheme to plant banks of trees to form continuous woodland zones and planting wildflower wetland grass in the two foul water basins
- Landscaping and Ecology Management Plan.
- Building Environment Management Plan (received on 21.12.23)

5.13 In response to the information submitted by the agent, NRW says that any concerns relating to protected species can be allayed by imposing conditions on the application when submitting a long-term management plan and Ecological compliance audit plan. These conditions then will manage and protect any protected species on site. In this regard, as well as receiving a favourable response from the Biodiversity Unit to the Habitats Regulations Assessment (HRA), it can be confirmed that the proposal complies with the requirements of the Conservation of Habitats and Species Regulations 2017 and that the proposal will not adversely affect the SAC or SPA. The proposal therefore complies with the requirements of Policies PS19 and AMG 4 of the LDP.

5.14 On the 7th of February 2024, the Welsh Government published an update to Chapter 6 of Planning Policy Wales (PPW), which covers green infrastructure, net benefit to biodiversity, the protection afforded to Sites of Special Scientific Interest and trees and woodlands. The amendments to PPW have been considered alongside the comments from the Biodiversity Unit and NRW but, in this case, they do not raise any new issues that have any significant influence on the decision and it is considered that the content of the ecological reports along with the ability to set conditions to ensure mitigation measures and biodiversity improvements ensure that the proposal meets the requirements of PPW.

Heritage Assets

5.15 The application site includes ten listed buildings. It is also close to other listed buildings, immediately adjacent to a scheduled ancient monument, partly within Glynllifon Conservation Area, within Glynllifon registered historic park and garden (Grade I), and partly within the area identified for the garden and historic grounds. A standing stone which is a scheduled ancient monument is immediately adjacent to the western boundary of the application site and dates back to the Bronze Age. A Heritage Impact Assessment has been received together with an Archaeological Assessment in support of the application. The Heritage Assessment concludes that this is the most suitable site for the new construction. The proposals will inevitably affect to some extent the character, appearance and layout of the park and the overall registered historic garden, but given the present agricultural landscape, and the presence of existing farm buildings and structures, it is not considered that they will have an impact on this area or the general registered area in terms of the character of the parkland or pleasure grounds.

5.16 Considering that the farm's agricultural structures have already been altered over time and that agricultural uses exist on the site, the proposal is not considered unacceptable. However, it may be necessary to undertake an archaeological watching brief considering its proximity to the standing stone itself. In response to the statutory consultation process, comments were received from Gwynedd Archaeological Planning Service stating that a condition must be included within any planning permission regarding the need to submit details of archaeological programme records to be permitted by the Local Planning Authority within 6 months of completion of the fieldwork. CADW has no objection to the proposed development and, therefore, the proposal is considered acceptable based on the requirements of Policies PS 20 and AT 1 of the LDP.

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The Welsh language

- 5.17 In accordance with the Planning (Wales) Act 2015 it is incumbent in deciding on a planning application to give consideration to the Welsh language, as it relates to that application. This is further supported by para 3.28 of Planning Policy Wales (Edition 11, 2021) together with Technical Advice Note 20. The Supplementary Planning Guidance (SPG) ‘Maintaining and Creating Distinctive and Sustainable Communities’ (adopted July 2019) provides further guidance on how Welsh language considerations are expected to be incorporated into all relevant developments.
- 5.18 Certain types of developments require the proposal to include the submission of a Welsh Language Statement or Welsh Language Impact Assessment Report. The thresholds as to when such a Statement/Report is expected to be submitted are highlighted in Policy PS1 of the LDP together with Diagram 5 of the SPG. With regard to the types of developments involved, it is noted that an educational development as submitted here would not be subject to a language statement. Nevertheless, the applicant has submitted a statement that refers to the Welsh language by noting as follows: -
- Any sign erected would be bilingual.
 - The proposed creation of a National Sheep Centre here at Glynllifon, if allowed, would be a valuable asset to the agriculture industry (sheep and dairy industry) and to the future of the College.
 - A large part of the facility’s students would be local or from this part of north Wales and would be bilingual.

In this regard, then, the intention is deemed acceptable on the basis of the requirements of Policy PS 1, the relevant SPG together with the advice contained within TAN 20: Planning and the Welsh Language.

Sustainability issues

- 5.19 Policy PS 5 (Sustainable Developments) supports developments consistent with the principles of sustainable development, and where appropriate, developments should: *“Reduce the need to travel by private transport and encourage the opportunities for all users to travel when required as often as possible by means of alternative modes, placing particular emphasis on walking, cycling and using public transport in accordance with Strategic Policy PS 4”*.
- 5.20 LDP policies are seen as consistent with national planning policies in terms of how they approach the principles of sustainable development. Paragraph 3.39 of Planning Policy Wales (PPW) (Issue 11, February 2021) states: *“In rural areas most new development should be located in settlements which have relatively good accessibility by non-car modes compared to the rural area as a whole. Development in these areas should embrace the national sustainable placemaking outcomes and offer good active travel connections to the centres of settlements to reduce the need to travel by car for local journeys.”*
- 5.21 This is supported by paragraph 3.11 of Technical Advice Note 18: Transport which states: *“Development in rural locations should embody sustainability principles, balancing the need to support the rural economy whilst maintaining and enhancing the environmental, social and cultural quality of rural areas. Most development should be located in places accessible by a range of travel modes.”*

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5.22 The applicant has submitted details stating the following information: -

- The College is accessible from the A.499 highway which connects the Caernarfon bypass with the Llyn Peninsula.
- There are bus stops near the main entrance to the College which are already used by students attending the educational facility.
- Students would continue to use the new facility as at present.

5.23 In addition to site accessibility, an Energy Conservation Statement was submitted to support the application which refers to an energy conservation strategy along with the adoption of low carbon modes and renewable energy sources as part of the construction of the proposed sheds. In this regard, then, the proposal is deemed acceptable based on the requirements of Policies PS5, PS 6 and PS 14 of the LDP as well as complying with the advice contained in the TAN 18 document and Planning Policy Wales, 2021.

Section 106 Agreement matters

5.24 The Pentref Addysg Glynllifon (PAG) building is located to the west of the site and under a S106 agreement to the planning permission granted to this building in 2010, within a specific area designated on the plan as part of the application for the Education Village, no new buildings or any extensions or alterations to buildings may be erected, and no mineral, mining or engineering work may be carried out. A piece of land that falls as part of the site of this application is also situated within an area that forms the S106 agreement for Pentref Addysg Glynllifon. It should be noted also that Natural Resources Wales' comments included a request for an undertaking as part of the S106 agreement to include certain areas within the scheme for bat conservation purposes. Discussions are ongoing regarding the terms of the S106 agreement, however, should the recommendation be to permit the proposal it would be possible to ensure that a condition be attached to the application to protect and create bat conservation areas. In this regard, it is considered that the proposal could be deemed acceptable in terms of the requirements of Policy PS2 of the LDP relating to infrastructure and developer contributions.

6. Conclusions:

6.1 Considering the above assessment in its entirety, it is deemed that the proposed erection of a livestock shed together with a milking parlour and ancillary facilities to include an additional silage heap and indoor dry manure storage, a landscaping bank, two dilution water basins together with associated works on this particular site within the Agricultural College holding would be a positive response to the need to upgrade and enhance existing facilities as proposed by the College. In assessing the application full consideration was given to the comments and responses received from the statutory consultants. Based on the above assessment, the intention is not considered to be contrary to local or national policies and there is no relevant planning issue that outweighs these policy considerations. Therefore the proposal is deemed to be acceptable subject to the inclusion of the following conditions.

7. Recommendation:

7.1 That the application be approved subject to the following conditions: -

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1. 5 years.
2. In accordance with the documents and plans submitted as part of the application.
3. Submission of external elevation details.
4. Submission of asbestos details prior to demolition
5. Compliance with Part 5 (Interpretation and Advice) of the Ecological Impact Assessment document together with the Shadow Species Regulations Assessment and comments by the Biodiversity unit.
6. Completion of the landscaping plan within a specified period.
7. Compliance with the content of the Arboricultural Assessments.
8. The standard conditions of Gwynedd Archaeological Planning Service regarding submission of details of an archaeological recording programme initially, and following this, the submission of a detailed report of the archaeological work within 6 months of completing the archaeological work at the site.



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DO NOT SCALE: This drawing is for information only. Dimensions and areas are given in the text of the drawing and should not be used for scaling. The drawing is not to be used for scaling.

All other design team elements, whether or not, have been included from the demolition drawings and reference should be made to the relevant demolition drawings for exact details, size and type of structure.

Demolition work is to be carried out in accordance with the demolition drawings and reference should be made to the relevant demolition drawings for exact details, size and type of structure.

All areas are to be cleared and the ground level to be restored to the original level. The ground level is to be restored to the original level. The ground level is to be restored to the original level.

This report is intended to assist the client in the demolition of the building. It is not intended to be a guide to the demolition of the building. It is not intended to be a guide to the demolition of the building.

- Key**
- Ownership Boundary
 - Application Boundary
 - Special Area of Conservation & SSSI
 - Demolition
- Note:**
- Refer to the following drawings for specific demolition works in each area:
- Dairy Farm (Zone E1)
Proposed Demolition Plan DDP-CAP-E1-ZZ-OR-A-040002
Proposed Demolition Elevations DDP-CAP-E1-ZZ-OR-A-040003
 - Cowshed (Zone E2)
Proposed Demolition Plan DDP-CAP-E2-ZZ-OR-A-040004
Proposed Demolition Elevations DDP-CAP-E2-ZZ-OR-A-040005
 - Slurry Tank East (Zone E3)
Proposed Demolition Plan DDP-CAP-E3-ZZ-OR-A-040006
Proposed Demolition Elevations DDP-CAP-E3-ZZ-OR-A-040007
 - Slurry Tank West (Zone E4)
Proposed Demolition Plan DDP-CAP-E4-ZZ-OR-A-040008
Proposed Demolition Elevations DDP-CAP-E4-ZZ-OR-A-040009

P04	Planning Issue (amendment)	21.09.2022
P03	Planning Issue	09.09.2022
P02	Planning Pre-application Issue	04.07.2022
P01	Draft Issue for pre planning consultation	27.05.2022

Rev Description
C101/A1/01
Date

Status
S2 - Fit for Information

Classification
Confidential

Client
Grwp Llandrillo-Menai

Project
Dairy Development Project - Campws Glynllifon

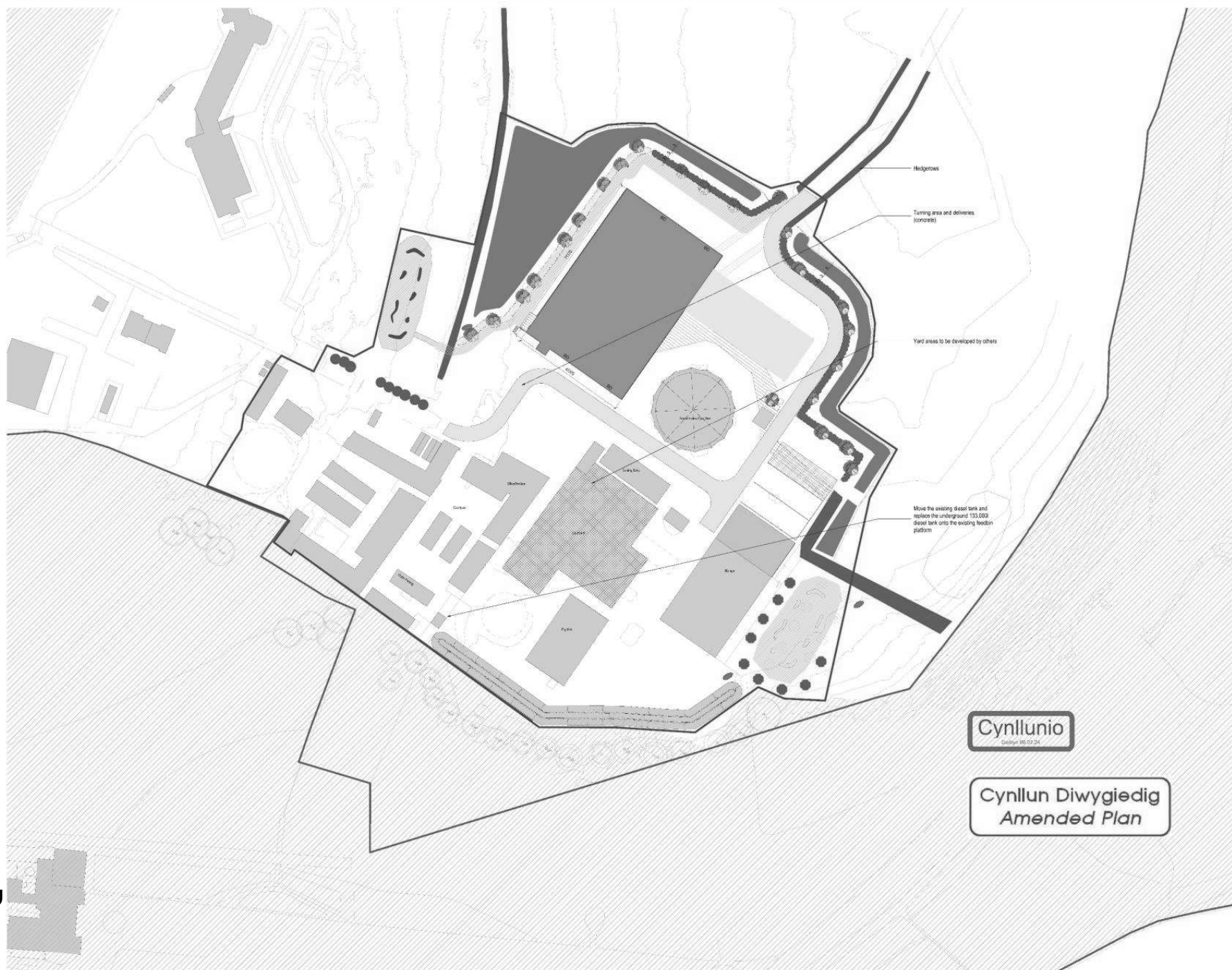
Drawing
Existing Block Plan

Scale @ A1	Drawn	Checked	Approved
As indicated	EC	AJ	EC
Project No.	Date		
CS/098555-70	23.03.2022		
Drawing Identifier	Revision		
DDP-CAP-00-ZZ-DR-A-040001	REV P04		

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Q124555 **QUESTION**
 I have a 1000 cc engine with 1000 cc of oil. I want to know how much oil I should add to the engine. I have a 1000 cc engine with 1000 cc of oil. I want to know how much oil I should add to the engine.

Q124556 **ANSWER**
 I have a 1000 cc engine with 1000 cc of oil. I want to know how much oil I should add to the engine. I have a 1000 cc engine with 1000 cc of oil. I want to know how much oil I should add to the engine.



Key

-  Ownership Inventory
 Application Inventory
 Special Area of Conservation & SSSI
 Proposed Classified Space
 Proposed Zebra Poles 21
 Proposed Dry Wall and Stone-Clay Groups 22
 Proposed Mining Pits 23
 Footpaths
 Proposed Traffic Route
 Proposed Capital

#85	Planning issue (predecision)	21.08.2
#86	Ecological Impact Assessment	21.09.2
#88	Planning issue	08.08.2
#82	Planning Application issue	04.07.2
#81	Don't wait for pre-planning consultation	27.05.2

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S2 - Fit for Information

Confidential

Gwyn Llandrillo-Menai

Dairy Development Project - Campws Glynllifon

Proposed Block Plan

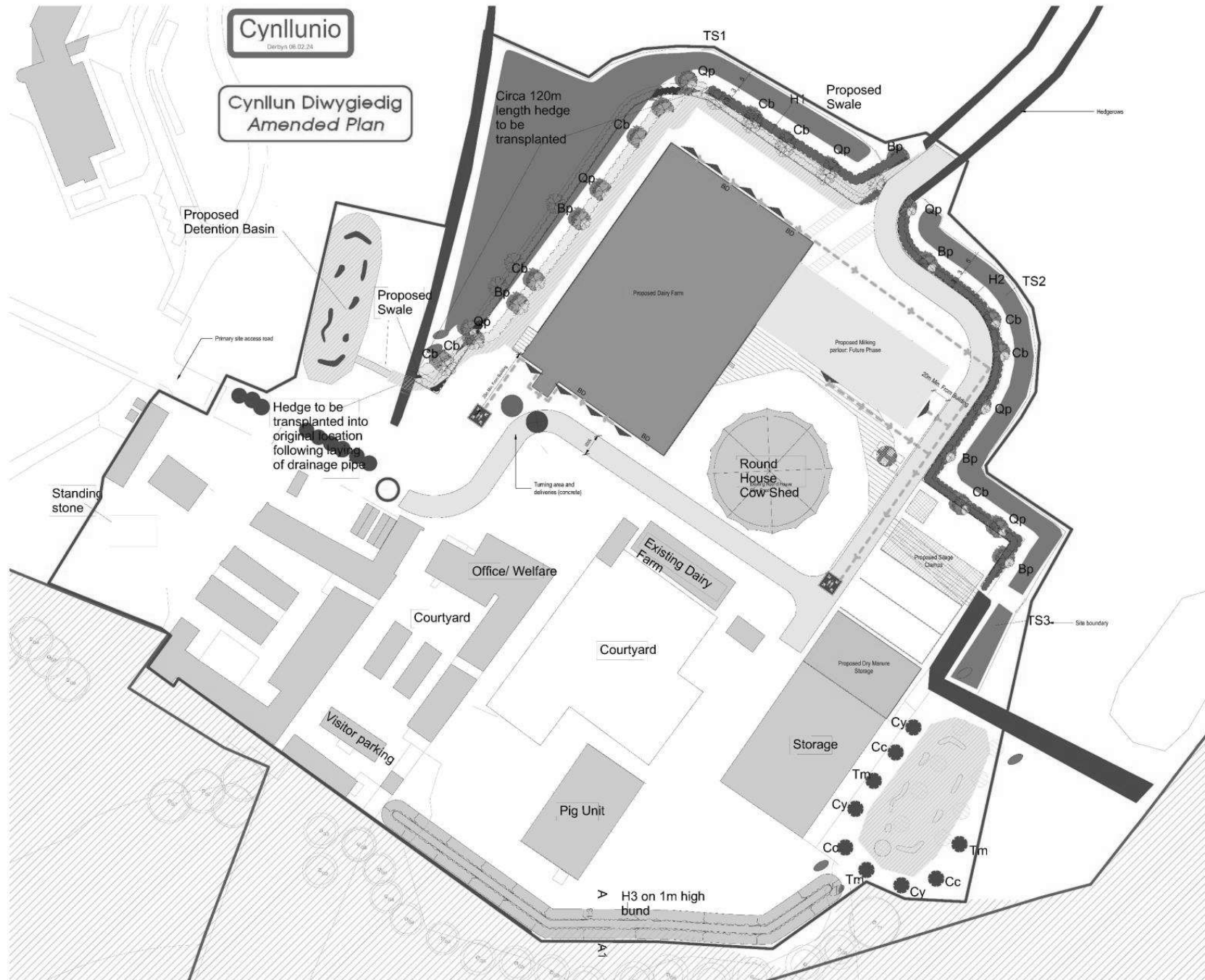
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Drinking Water
DOP-WSP-00-ZZ-DR-A-050004

WSP

Architecture
Kings Court, 1 Queen St, Exeter EX1 1HQ, United Kingdom
Tel: +44 (0)1392 262222
www.kingscourt.co.uk

0m 10m 50m



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All other design elements, shown or not, shall be in accordance with the current standards and specifications. The drawing is for information only and shall not be used for construction purposes.

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Fire Strategy Legend - Site

- Main Fire Service Access Points
- Key Access Points
- Fire Exit
- Muster Point
- Fire Egress Route
- Indicative Fire Hydrant Location

Facility for fire engine to enter and turn without reversing more than 20m.

Fire Brigade has access to more than 15% of perimeter of the building via road and concrete path.

P04	Planning Issue (amendment)	21.05.2022
P03	Planning Issue	09.09.2022
P02	Planning Pre-application	04.07.2022
P01	Draft issue for pre-planning consultation	27.05.2022

Rev Description Date

Status

S2 - Fit for Information

Classification

Confidential

Client

Grwp Llandrillo-Menai

Project

Dairy Development Project - Campws Glynllifon

Drawing

Fire Strategy Site Plan

Scale @ A1	Drawn	Checked	Approved
1 : 500	EB	EC	JD
Project No.	Date		
CS/098555-70	17.05.2022		
Drawing Identifier			
DDP-CAP-ZZ-ZZ-DR-A-051001	Rev	P04	

wsp

Architecture

Kings Orchard, 1 Queen St, Bristol BS2 0HQ, United Kingdom

<https://www.wsp.com/en-gb>

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Cynllunio
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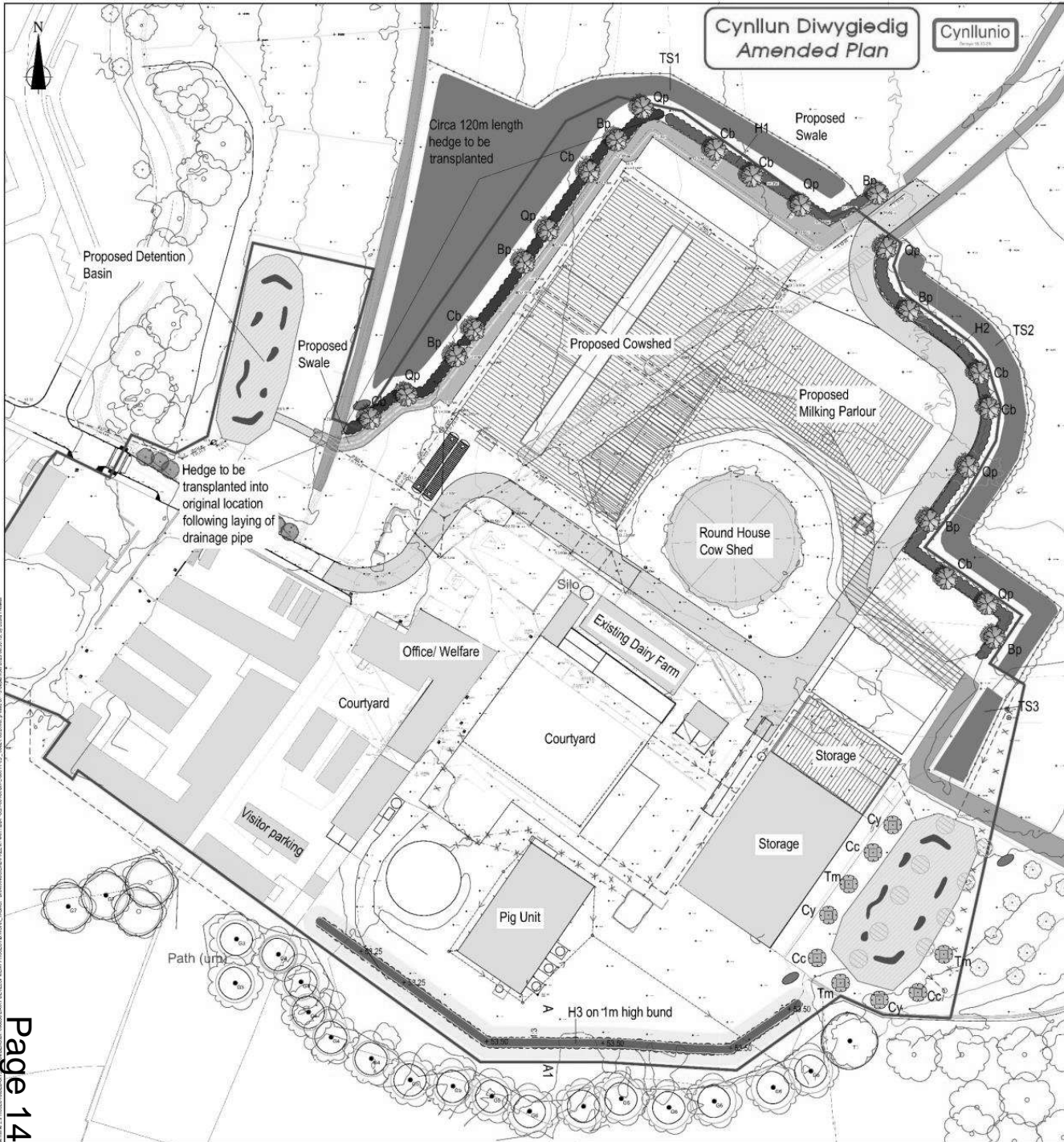
Proposed Name: Franklin

wsp

Architecture

Kings Court, 1 Queen's Road, Kowloon, Hong Kong

<http://www.wsp.com.hk>
WSP UK Limited



Native Standard Tree Planting

SPECIES	Girth	Planted Height	Mature height	Clear stem	Type	No
(Bp) Betula pendula	10-12cm	300-350cm	circa 15 - 20m	175-200cm	BR	7
(Cb) Carpinus betulus	10-12cm	300-350cm	circa 20m+	175-200cm	BR	8
(Qp) Quercus petraea	10-12cm	300-350cm	circa 20m+	175-200cm	BR	7

Trees to be well established. Native tree seed stock to be of local provenance. For planting details see to drawing DPP-GLH-00-XX-DR-L-0003.

Reed Planting

Species	Specification	Density	Mix	No
Phragmites australis (Norfolk reed)	1.5-2L	2m ²	50% 100	
Phalaris arundinacea (Reed canary grass)	1L	2m ²	50% 100	

Plant in September. Plant in groups around base (northwest) of collection basin.

Native Hedgerow Planting

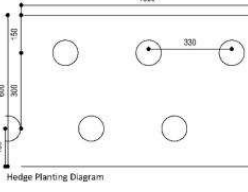
SPECIES	Height	Specification	Mix	H1	H2	H3
Acer campestre	60-80cm	B: 1+1 Transplant - seed raised	10%	38	81	79
Corylus avellana	60-80cm	B: 1+2 Transplant - seed raised, branched 3 bks	40%	153	325	316
Cotoneaster monogyna	60-80cm	B: 1+1 Transplant - seed raised	25%	96	202	198
Ilex aquifolium	60-80cm	SL: Leader with laterals	10%	38	81	79
Rosa canina	60-80cm	B: 1+1 Transplant - seed raised, branched 3 bks	5%	19	40	40
Viburnum opulus	60-80cm	B: 1+2 Transplant - seed raised, branched 3 bks	5%	19	40	40

Transplant stock to be of local provenance. All native tree and shrub stock to be of local provenance. Plants to be protected by stock proof fencing with suitable setting (20m above ground level).

Species Rich Grass Mix

SPECIES	% MIX
Achillea millefolium	2.0%
Vicia sativa	0.8%
Iris pseudacorus	0.5%
Medicago lupulina	2.0%
Plantago lanceolata	1.5%
Prunella vulgaris	1%
Rhinanthus minor	1%
Lathyrus pratensis	0.1%
Trifolium pratense	2.2%
Trifolium repens	2.2%
Cerastium fontanum	0.1%
Taraxacum officinale	1%
Lotus corniculatus	1%
Sanguisorba minor	1.8%
Vicia cracca	0.5%
Ranunculus acris	0.5%
Centaurea scabiosa	0.5%
Antirrhinum sylvestris	1%
Lolium perenne	10%
Cynosurus cristatus	25%
Festuca rubra litoralis	2%
Poa pratensis	15%
Trisetum flavescens	3.5%
Holcus lanatus	3%
Agrostis capillaris	4.5%
Phleum bertolonii	4%

For use in wetland areas. Seed stock to be of local provenance. Plants to be protected by stock proof fencing with suitable setting (20m above ground level).



Wetland Grass Mix

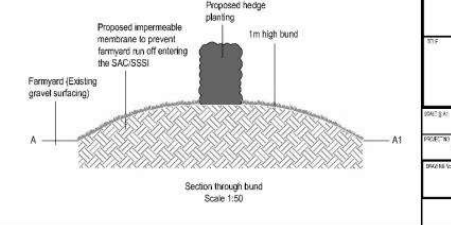
SPECIES	% MIX
Sanguisorba minor	6%
Pulicaria dysenterica	0.5%
Filipendula ulmaria	0.5%
Lythrum salicaria	0.3%
Phleum pseudowigandii	0.3%
Lotus uliginosus	0.1%
Sanguisorba officinalis	0.9%
Centaurea juncidis	0.2%
Juncus effusus	1.5%
Carex pendula	0.1%
Lotus corniculatus	2.4%
Borago officinalis	0.4%
Ranunculus acris	0.5%
Trifolium repens	4%
Festuca rubra litoralis	0.1%
Cynosurus cristatus	10%
Poa pratensis	4.3%
Festuca arundinacea	25%
Festuca rubra commutata	10%
Deschampsia cespitosa	7.5%

For use in wetland areas. Seed stock to be of local provenance. Plants to be protected by stock proof fencing with suitable setting (20m above ground level).

Native Woodland Mix

SPECIES	HEIGHT	SPECIFICATION	% MIX	TS1	TS2	TS3
Alnus glutinosa	60-80cm	B: 1+2 Transplant - seed raised	15%	158	46	19
Castanea sativa	60-80cm	B: 1+2 Transplant - seed raised	15%	158	46	19
Quercus robur	60-80cm	B: 1+2 Transplant - seed raised	15%	158	46	19
Cotoneaster monogyna	60-80cm	B: 1+2 Transplant - seed raised, branched 3 bks	20%	211	61	13
Corylus avellana	60-80cm	B: 1+2 Transplant - seed raised, branched 3 bks	20%	211	61	13
Ilex aquifolium	60-80cm	SL: Leader with laterals	10%	105	31	7
Sorbus aucuparia	60-80cm	B: 1+1 Transplant - seed raised	10%	105	31	7

To be planted at 1.5m centres (0.5m). Plants to be protected by stock proof fencing with suitable setting (20m above ground level).



- DO NOT SCALE**
- Key**
- Proposed Site Boundary
 - Proposed wetland wallflower grass seed to be cut once per year in late September/ early Oct to a height of 40mm. Remove any seeds.
 - Proposed reed planting
 - Proposed Woodland Planting
 - Proposed Native Standard tree planting (See drawing DPP-GLH-00-XX-DR-L-0003)
 - Proposed location of transplanted hedge
 - Proposed Native hedge
 - Transplanted Orchard Tree Planting (See drawing DPP-GLH-00-XX-DR-L-0003)
 - Existing vegetation to be retained
 - Tree Root protection zones and tree rebs. Refer to Amenity Care Tree Survey Constraints Report and Arboricultural Impact Assessment
 - Vegetation to be removed outside the bird nesting season (March - August) or if outside this period a nesting bird check is to be undertaken by an ecologist
 - Hedges/ Orchard trees to be transplanted
 - Proposed Stockproof fence (See drawing DPP-GLH-00-XX-DR-L-0004)
 - Proposed 2m high solid timber fence. To be maintained until the hedge has established and provides screening from artificial lights. Once removed fence to be replaced with stockproof fencing
 - Provisional 2m high solid timber fence should transplanted hedge fall and new hedge required.
 - Proposed log/ brush pile
- For planting information refer to notes on drawing DPP-GLH-00-XX-DR-L-0002

REV	DATE	BY	DESCRIPTION	CHK	APP
P1	19/03/22	LF	Amendments to drawing DPP-GLH-00-XX-DR-L-0002	AF	MC
P2	08/03/22	LF	Amendments to drawing DPP-GLH-00-XX-DR-L-0002	AF	MC
P3	08/03/22	LF	Amendments to drawing DPP-GLH-00-XX-DR-L-0002	AF	MC
P4	08/03/22	LF	Amendments to drawing DPP-GLH-00-XX-DR-L-0002	AF	MC
P5	08/03/22	LF	Amendments to drawing DPP-GLH-00-XX-DR-L-0002	AF	MC

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T: +44 (0) 161 270 5000
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**Dairy Development Project
Campus Gymkhana**

**Proposed Landscape Plan
Sheet 1 of 2**

DATE	REV	BY	CHK	APP
19/03/22	1	LF	AF	MC

DPP-GLH-00-XX-DR-L-0001

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Native Standard Tree Planting

SPECIES	Girth	Planted Height	Mature Height	Clear stem	Type	No.
(Bp) Betula pendula	10-12cm	300-350cm	circa 20m	175-200cm	BR	5
(Sa) Sorbus aucuparia	10-12cm	300-350cm	circa 10m	175-200cm	BR	5
(Qg) Quercus petraea	10-12cm	300-350cm	circa 20m+	175-200cm	BR	3

*Trees to be double sided. Double trees will also be of choice provenance 303. For planting details see drawing DPP-GLH-00-XX-DR-L-0003.

Native Hedgerow Planting

SPECIES	Height	Specification	Mx	H3	H4
Acer campestre	60-80cm	B: 1+1 Transplant - seed raised	10%	70	150
Corylus avellana	60-80cm	B: 1+2 Transplant - seed raised; branched; 3 brks	40%	275	600
Cotoneaster monogyna	60-80cm	B: 1+1 Transplant - seed raised	25%	170	375
Ilex aquifolium	60-80cm	SL: Leader with laterals	10%	69	150
Rosa canina	60-80cm	B: 1+1 Transplant - seed raised; branched; 3 brks	5%	35	75
Viburnum opulus	60-80cm	B: 1+2 Transplant - seed raised; branched; 3 brks	5%	35	75

To be planted 100cm or 15cm in a double staggered row. All native trees and shrubs plant stock to be of choice provenance 303. Plants to be protected by stock proofing (see drawing DPP-GLH-00-XX-DR-L-0004).

SPECIFICATION NOTES

GROUND PREPARATION:

Vegetation Clearance: Existing scrub vegetation is to be cleared and roots removed. Stumps/ roots of any existing trees to be completely removed by stump grinding/ grubbing (method depending on presence of underground utilities). Existing vegetation removal is not to be removed during the bird nesting season which typically extends between 1st March - 31st July. Bird nesting however can start as early as early in Mid Feb or extend into August. A check for nesting birds prior to site clearance works is required.

An application of herbicide to areas to be seeded shall be undertaken, between 21 and 25 days prior to seeding. Where the area to be treated with herbicide has been out the Contractor shall await active vegetative re-growth sufficient for the herbicide to be at its most effective before applying the herbicide.

Tree root protection areas to be protected by tree protection fencing in accordance with BS5837:2012 trees in relation to design, demolition & construction.

Subsoil Treatment to areas to be seeded: The soil shall be ripped, using a ripping line or subsoil plough in areas to be seeded. The minimum depth of treatment shall be 450mm.

Soil Depths: Minimum soil depths are as follows:

- Sweetest and Deterioration basin - Minimum 150mm subsoil or low nutrient soil to Drainage Engineers specification.
- Needs to be planted in sandy loam topsoil to a depth of 400mm with 20% added compost.

On site soil shall be used where possible. Where there is a shortage, imported subsoil shall be General Purpose Grade conforming to BS 8801.

Final Preparation of Soils: The top 50mm of all soil to be reduced to a fine tilth with all undesirable material brought to the surface including stones larger than 50mm in any dimension, roots, tufts of grass and foreign matter is to be removed off site.

Finished levels of material after settlement shall be 0-30mm above adjoining pavings, kerbs and manholes/services covers.

GRASS SEEDING:

Preparation: In areas to be seeded the soil shall be cultivated to create a fine friable seedbed down to 150mm in depth. Immediately prior to sowing the upper 50mm of soil shall be reduced to a fine tilth.

Seeding: Wetland Wildflower Grass Areas Seed Mix to be WF08 (Wetland and Pond Areas) to be sown at a rate of 5g/m².

Grass areas to be sown are 1st March to 31st May or 1st September to 31st October once ground has drained. It is recommended that seed is sown during periods of good weather to reduce the risk of run off (preferably sown in the spring).

Seeds shall be distributed by carrying out two equal sowings at right angles to each other and diagonally to main axes to a depth of 10mm immediately firm in with a roll, or by treading, to give good soil seed contact (Do not incorporate or cover the seed).

Establishment Cuts: Grass shall be cut between March - September.

First Year: Mow newly sown meadows regularly throughout the first year of establishment to a height of 40-60mm, removing cuttings. This will control annual weeds and help maintain balance between faster growing grasses and slower developing wild flowers.

Carefully dig out or spot treat any residual perennial weeds such as docks.

MAINTENANCE:

Watering: To be undertaken at intervals necessary throughout the Contract to ensure that grass continues to thrive.

Weed Control: To be undertaken on a monthly basis during the growing season by handpicking.

Grass Cutting: In the second and subsequent years Wildflower Grass is to be cut once per year in late September/ early October to a height of 40mm. Remove arisings.

Failure of Grass: For the duration of the Contract any grass areas that have failed or have become patchy shall be re-seeded in the next suitable season at the Contractors expense.

PLANTING

General: All Planting works to be carried out in accordance with BS4043, BS 4426 and BS 5837.

All plants to be British Provenance and native plant stock to be from local provenance area 303. A provenance certificate is to be supplied. All planting shall be root dipped at the nursery. Contractor to give 7 days notice for planting operations and inform Overseas Organisation of plant delivery to site.

Bare root plants prior to despatch or on arrival at site may be stored up to 3 days in bundles with a covering of freely draining moisture retentive material such as wet sacking or straw. For storage beyond 3 days, bundles shall be opened and plants spread out and treated into trenches in topsoil, min depth 300mm with roots fully in contact with the soil. Plants transported in plastic bags must be stored one layer deep in a cool shady spot for one day. For storage longer than 1 day plants are to be heeled into trenches as described.

Container plants shall be maintained upright one layer deep, watered as required and protected from frost and sheltered from wind. Containers to be completely filled with compost. Any containerised plants which have less than 10% compost shall be replaced. All containerised plants shall be thoroughly soaked prior to planting.

Watering to be undertaken immediately after planting. All canes, wrappings, labels, fastenings etc shall be removed off site.

Planting Times: To be undertaken in favourable weather and soil conditions.

- Bare rooted or rootball deciduous trees and shrubs: Late October to late March.
- Evergreens: September/ October or April/ May.
- Container grown plants can be planted at any time if ground and weather conditions are favourable however the most favorable times are stated above.

Standard Tree Planting: To be planted in accordance with details shown on Drawing DPP-GLH-00-XX-DR-L-0003.

Hedge Transplanting: Any hedgerows on the development footprint shall be transplanted to locations as shown, the best time is early spring after the last frost or early autumn 6 weeks before the average date of the first frost. Water the soil thoroughly a day prior to excavation and trim the foliage by 1/3. Dig the hedge deep and wide keeping as much root growth as possible especially tap roots. Keep the soil around the root system. Dig a trench in the new location ensuring it is twice as wide as the root system ensuring the hedge is planted to the same depth level as previously. Add 20% compost to the backfilled soil and firmly tread in. Water thoroughly and add a light solution of liquid fertiliser. Keep the soil moist (not wet for 3-4 weeks) to help the roots re-establish themselves.

Orchard Tree Transplanting: Orchard trees are to be transplanted in their dormant period before they have started developing buds (late Nov - Feb). Water the soil thoroughly a day prior to excavation. Make a trench on the outside edge of the canopy and dig down 600mm to make sure you're gathering all the major roots. Use a sharp spade to cut any minor roots. Wrap that root ball in damp burlap until you can plant it shortly after.

Dig a tree pit to twice the width of the fruit tree's current root system, ensuring the top of root ball is above planting grade. Hoist the tree up a bit when filling in the planting hole to allow loose soil to fall under and around the roots and to center the tree and keep it straight. Tamp down the soil to remove air pockets. Another way of removing air pockets is to add water gradually as you backfill the planting hole. This will help the root ball settle properly. Add 20% compost to the backfilled soil and firmly tread in. Water thoroughly and add a light solution of liquid fertiliser. Add 75mm bark mulch from the trees base to its outermost leaves. Keep the soil moist (not wet for 3-4 weeks) to help the roots re-establish themselves.

Stake if required (See drawing DPP-GLH-00-XX-DR-L-0003).

Any trees that fail are to be replaced and planted as per detail on drawing DPP-GLH-00-XX-DR-L-0003.

Hedge Planting: Hedges shall be planted in trenches 600 mm wide x 300 mm deep. The depth of cultivation at the base of the pit shall be 150 mm. Hedge trenches shall be backfilled with a pre-mixed 80% topsoil/ 20% compost mixture. All hedges are to be planted in at a density of 600 per m² in a double staggered row. Set out plants evenly (see hedge planting diagram), with species mixed throughout as indicated on planting plans. Plants may need staking/ supporting should windrock become an issue.

Seed Planting: Seeds to be planted in groups in sandy loam topsoil 400mm deep positioned in wettest parts of deterioration basin. 20% compost is to be added to the soil to retain moisture and provide nutrient rich soil which needs require to survive. pH of soil should be between 6.4 - 6.8. Keep plants well watered whilst establishing.

Mulching: Apply a medium grade bark mulch to planting areas depth of 75mm. Before application of any mulch the planting areas shall be free of grass and weed growth and shall be watered to field capacity.

Stock Fencing with rabbit/hare netting: Stock fencing to enclose planting areas. Refer to Stock Fences drawing DPP-GLH-00-XX-DR-L-0004.

PLANT MAINTENANCE:

The Planting is to be maintained for a 5 year period post practical completion.

Watering: To be undertaken immediately after planting and at intervals necessary throughout the Contract to ensure that plants/grass continue to thrive.

Weed Control: To be undertaken on a monthly basis by hand. Weeds to be controlled include dock sps, thistle sps, ragwort, self seeded sorrel, coltsfoot, Ribworted daisy. Should any invasive weeds be found during the duration works this is to be reported to the Overseas Organisation and control methods to be agreed.

Fertiliser: Slow release fertiliser to be applied to planting plots in March or April.

Hedge Maintenance:

- Year 1 - Lightly trim side branches to encourage bushing out. (Feb/ March & June/ Aug)
- Year 2 - Cut back maximum 30% of the previous years growth in Feb/ March. In the summer trim side branches to maintain sides that taper towards the top.
- Year 4 onwards in June/ Feb Hedge to be cut to achieve/retain desired dimensions and form, leaving a well-balanced natural appearance, pruning top of hedge as required to maintain desired height of between 3m. Hedges to be maintained by either cutting one side of the hedge and leaving one side for wildlife, or operating a 2-3 year cutting rotation. Arisings to be collected and removed to recycling facility.
- Any section of hedge that has become overgrown to the extent where gaps occur or there is a lack of density at the base should be laid or coppiced in winter (November to February).

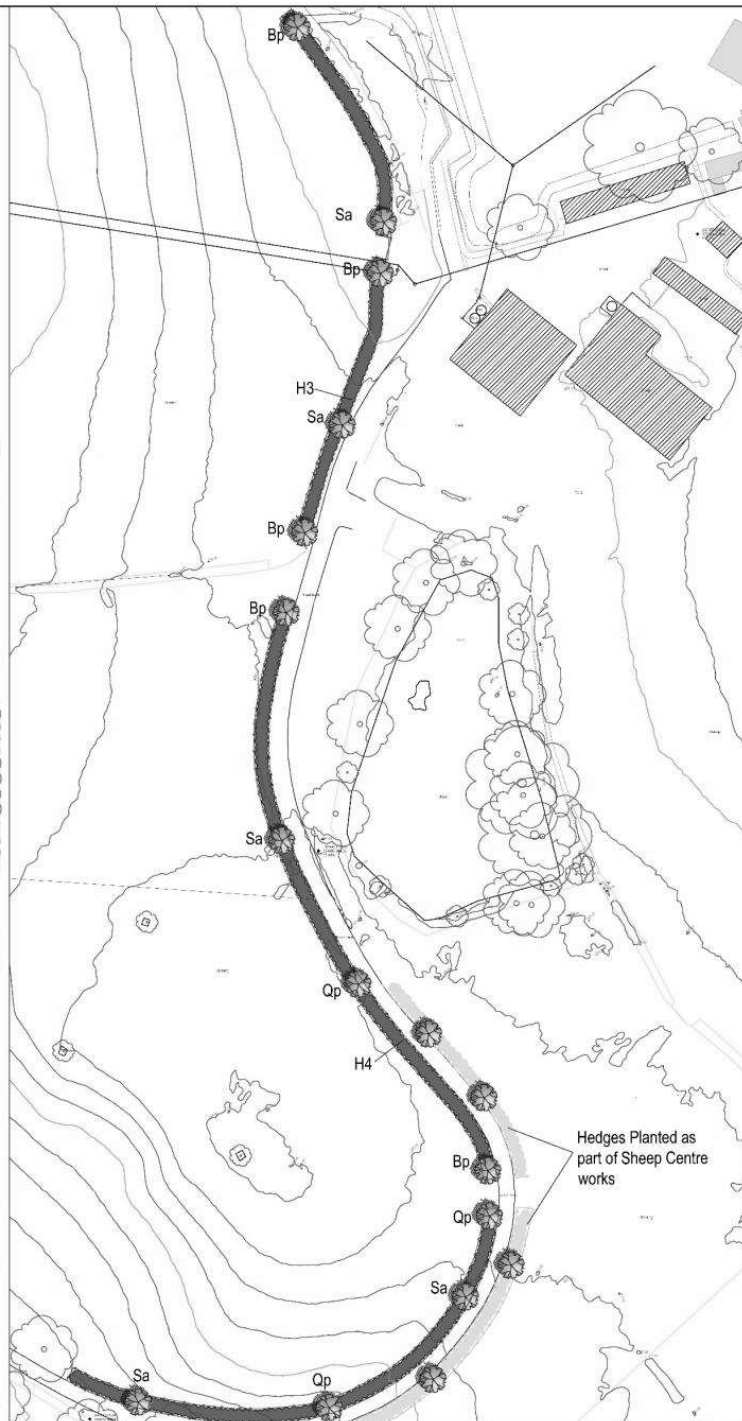
Mulch: Top up mulch annually to 75mm depth (March)

Plants and Supports: Plants shall be refirmed periodically particularly after any disturbance strong winds/frost have etc. Check stakes/ ties for looseness, break or decay and replace any defective items on same day. Removal of stakes (Typically 18months) and plant shelters/ guards (Years 3-6) once plants have established and no longer required.

Plant Replacements: For the duration of the Contract all plants which are missing, are damaged, have died, or are failing to make satisfactory extension growth, shall be replaced in the next planting season at the Contractors expense.

ECOLOGICAL MEASURES: Log/ Branch Piles

Dig a shallow hole 500mm deep, loosely fill with larger logs and bricks so there are lots of gaps and then small log/ twigs/brush/soil on top.



DO NOT SCALE

Key

- Proposed Native Standard tree planting (See drawing DPP-GLH-00-XX-DR-L-0003)
- Proposed Native hedge
- Proposed Stockproof fence (See drawing DPP-GLH-00-XX-DR-L-0004)

Cynllun Diwygiedig
Amended Plan

Cynllunio
Dedyn 18.10.23

REV	DATE	BY	DESCRIPTION	CHK	APP
P3	15/08/2023	LF	Amendments following MRO comments	AF	MC
P2	08/10/22	LF	Issued for planning	AF	MC
P1	08/08/22	LF	Final Issue	AF	MC

WSP

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Client: Glyn Llandfoni Menei GLUM

Project: Dairy Development Project Campus Glynllifon

Sheet: Proposed Landscape Plan Sheet 2 of 2

Project No: DPP-GLH-00-XX-DR-L-0002

Project No: DPP-GLH-00-XX-DR-L-0002

Project No: DPP-GLH-00-XX-DR-L-0002

Project No: DPP-GLH-00-XX-DR-L-0002

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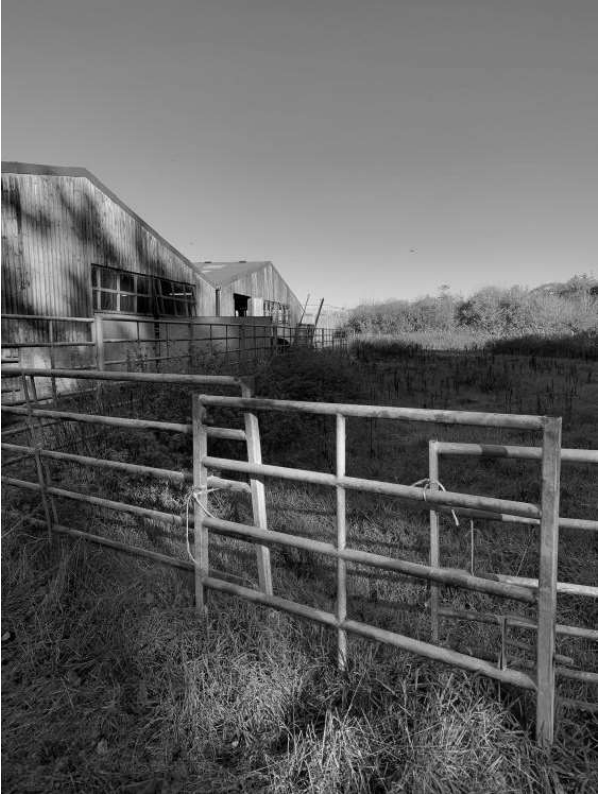
Project No: DPP-GLH-00-XX-DR-L-0002

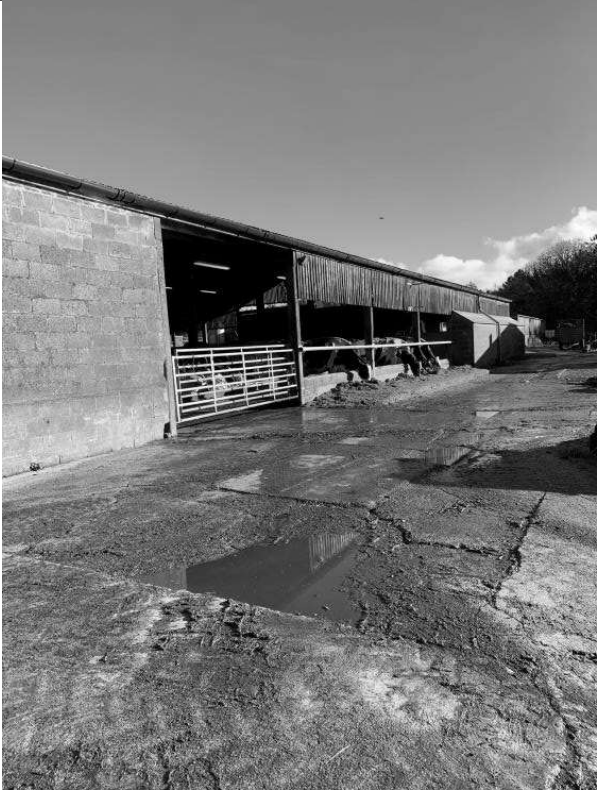
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Project No: DPP-GLH-00-XX-DR-L-0002

Project No: DPP-GLH-00-XX-DR-L-0002















PLANNING COMMITTEE	DATE: 26/02/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Number: 4

Application Number: C23/0917/14/DT

Date Registered: 16/11/2023

Application Type: Householder

Community: Caernarfon

Ward: Menai

Proposal: Full renovation of existing house, proposed new garage, proposed photovoltaic system, landscaping and flood mitigation measures as well as demolition of existing outbuilding

Location: 7, Marine Terrace, Porth Waterloo, Caernarfon, Gwynedd, LL55 1LP

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

PLANNING COMMITTEE	DATE: 26/02/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

1. Description:

- 1.1 This is a householder application for alterations and modifications to a property to include landscaping, flood prevention and installation of the proposed photovoltaic system. An existing outbuilding will be demolished and a new garage will be built in its place on a location to the north of the site and will measure 6.1m x 8.5m. Opposite the new garage a solar panel arrangement will be installed on the former location of the outbuilding. This arrangement will consist of 4 lines of solar panels facing south to benefit from the sun's rays. Landscaping will be carried out on the site including creating a new footpath from the Menai Straits to the new garage passing the existing garden building on site. A new vehicular entrance track will also be installed in front of the existing property up to the proposed garage. Trees will be planted on the northern flank of the site. In addition to this flood relief works will be provided on site. These will include two flood gates on the boundary of the property with the Menai Straits.
- 1.2 In discussing the changes to the property the largest proposed changes will be internal, including the use of the existing connecting garage as a kitchen and dining room and changing the arrangement of some of the existing rooms, but there are some changes to the exterior elements of the property. There is no change to the overall floor area size of the property but a section of the ridge roof will be extended down on the south-eastern elevation which means it will extend over the outer wall to create shade. There will be changes to the north-eastern elevation including a slate diamond pattern finish and a new window arrangement will be created with the addition and repositioning of several windows. On the north-western elevation the proposed first-floor balcony will be extended to run up to the boundary of the property, and it is proposed to provide two open porches at the rear of the property.
- 1.3 The property is located near the Menai Strait at the far end of a row of residential houses on Marine Row, Port Waterloo. Due to its location near the water the Development Advice Maps state that the property is partly within the boundaries of flood zone C2 as well as within zone 3 of the flood maps for the latest planning. The property is located outside the Caernarfon Development boundary as set out in the LDP.
- 1.4 The application is before the Planning Committee because of a family connection with one of the planning officers.

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 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 Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the 7 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 2011-26, adopted 31 July 2017**

TRA 2: Parking standards

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TRA 4: Managing transport impacts

PS 5: Sustainable development

PS 6: Mitigate and adapt to the impacts of climate change

PCYFF 2: Development criteria

PCYFF 3: Design and place shaping

PCYFF 4: Design and landscaping Policy

PS19: Conserving and where appropriate enhancing the natural environment

ARNA 1: Coastal Change Management Area

ADN 2: PV Solar Energy

AMG 3: Protecting and improving features and qualities that are unique to the character of the local landscape.

2.4 **National Policies:**

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 12 - February 2024)

Technical Advice Note 12 - Design.

Technical Advice Note 15 - Development and Flood Risk

3. **Relevant Planning History:**

3.1 Not relevant.

4. **Consultations:**

Community/Town Council: No objection noting that the Committee acknowledged that the application is an an area of high risk (Unanimous)

Transportation Unit: I refer to the above application and I confirm that the transportation unit does not have any objection to the development.

Natural Resources Wales: We do not oppose the proposed development as submitted and we provide the following advice.

Flood Risk

The site is partly within zone C2 in accordance with the Development Advice maps that correspond to TAN 15: Development and Flood Risk. The site is also shown to be partly within flood zones 2 and 3 for the Sea in the more recent mapping known as Flood Maps for Planning (which accounts for the impacts

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of climate change).

The applicant has commissioned a Flood Outcome Assessment (Waterco Limited), October 2023) which considered the risk of flooding from the sea and provides suggested flood mitigation measures. It is noted and accepted that the proposal is for the householders' renewal of the existing house and does not create a new unit that is highly vulnerable (figure 2 in TAN15).

We note that the extreme sea level marks used (for 2018) are a mark point at the Menai Strait entrance along the coast off Fort Belan and quote a value of 3.51m AOD. Please be aware that the source of data used (DEFRA 'Coastal Design Sea Levels - Coastal Flood Boundary Extreme Sea Levels' (2018)) has values for estuaries including along the Menai Strait. There is a mark point off the town of Caernarfon where the river Seiont enters the Menai Strait with a value of 4.02mAOD which should have been used alone. However, it is noted that the FCA has used the 70th and 95th percentages to assess climate change scenarios. Despite this, due to the height of the existing walls, to which the flood gates will tie, the site/dwelling may still be at risk of flooding during the events considered i.e., the 0.5% event (2023) and contrary to the statement made in FCA page 10. The proposed garage is suitable above all the events considered.

The FCA also suggests a flood warning serves the site. Please be aware that the site falls within a flood warning area for the Llŷn Peninsula and Cardigan Bay coast and does not benefit from the flood warning service. The quay in Caernarfon is served by a flood warning service as is Felinheli. The triggers to consider issuing warnings are around 3mAOD in Caernarfon and 4.5mAOD in Felinheli. Therefore, it may be appropriate to register as an 'area of interest' through our local Alert and Information team (rhybuddio.hysbysu.gogledd@cyfoethnaturiolcymru.gov.uk) and decide when to lift/close the flood gates.

We identify the additional flood mitigation measures proposed that would be appropriate to reduce the effects of sea/tidal flooding forming.

The FCA also refers to a culverted watercourse that could overflow under the proposal (as it can currently do). As the proposal does not imply any additional load (which could affect any culverts) and the fact that the watercourse is considered an ordinary watercourse. We would also suggest that you consult your colleagues in the Flood and Water Management team at YGC who act as the Lead Local Flood Authority and may be aware of the watercourse.

Therefore, we would advise that, although the FCA may not have used the most suitable mark to assess offshore flood risk, it may be appropriate for the applicant to engage further with the FCA authors. However, as the proposal is not seen as intensifying use and providing flood mitigation i.e., 'improvement' in terms of risk, we do not want to make any further representations for the current proposal.

Protected Species

We note that the bat report submitted in support of the above

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application (Clwydian Ecology, July 2023. Protected Species Survey) reported that bats did not use the application site. We therefore have no adverse representations to make on the application as submitted.

Protected sites

The application is located within 75m of the Menai Strait and Colwyn Bay Special Area of Conservation (SAC).

From the information provided, we consider that the proposal is unlikely to have a material impact on the SAC, as long as the developer acts in accordance with the common building standards and practices.

Our advice may change if modifications are made to the proposed development before the application is decided. If there are any changes to the proposed development that could affect the consideration of potential environmental impacts, please contact us again before you determine the application.

As the competent authority under the Habitat and Species Protection Regulations 2017 (as amended), it is your Authority that will undertake the Likely Significant Impacts test for the proposed development. Should you conclude that the proposal is likely to have a significant impact on the Special Area of Conservation, either in isolation or in conjunction with other plans or projects, a proper assessment of the project's implications for that site must be carried out taking into account its conservation objectives. You must, for the purposes of the assessment, consult NRW and consider any comments we make within the reasonable period indicated by you.

Landscape

The development is located within 975m of the Ynys Môn Area of Outstanding Natural Beauty (AONB). We note that there is no landscape assessment information with the application and therefore, we assume that your Authority has screened the application and concluded that any impacts on the landscape are unlikely in line with Planning Policy Wales (PPW 11) of the Welsh Government's Planning Policy. If you need further advice, then please re-consult us.

Welsh Water:

Comments, conditions and advice offered to the applicant or letter dated 27-11-2023.

Biodiversity Unit:

I do not expect that this development would have a significant impact on the Menai SAC / SSSI providing strict pollution prevention measures are adhered to. The Ecology Report has been produced to a good standard. The assessment confirms that no bats are present in the building prior to development and justifies reasonable avoidance measures which must be taken to ensure there is no loss of habitat or disturbance to bats. All RAMS detailed within the Ecology Report provided must be adhered to. The design drawings / green infrastructure statement (GIS) and design plan must incorporate the enhancement measures provided (Section 8 and 9). These are suitable and reasonable for the scale of this development. The design provided

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incorporates the measures from the ecology report, this design should be conditioned with planning.

Further response:

This development will not have a significant impact on the SAC and can be screened out at the first stage of the HRA process.

Land Drainage Unit:

The site of the development is within flood zone C2 and because of this we will leave NRW to comment on flood risk issues facing the development. This unit has no further comments to offer.

Public Consultation:

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

- Loss in privacy following extending the balcony to the boundary between number 7 and 6 Marine Terrace
- Plans do not give an accurate picture of the site.

5. Assessment of the relevant planning considerations:

The principle of the development

- 5.1 The house is located on a site near the Menai Strait and consequently partly within flood zones C2 in the Development Advice Maps and zone 2 and 3 in the flood maps for planning. The proposed changes and landscaping would mean providing a safe place for cars and also access with less risk of flooding. In addition to this the flood gates are being installed to mitigate against the potential impacts of flooding. It is planned to provide an arrangement of solar pv panels near the new garage. There are no major alterations to the property in terms of extensions, although two open porches are provided at the rear of the property, but rather its overall appearance and finish. A slate finish will be added to one elevation and the arrangement of windows and doors will change throughout the property. The biggest change would be to extend the existing balcony up to the property boundary. It is likely that only a few of the changes would be visible from public spaces. The intention includes internal alterations including the use of the existing connecting garage as a kitchen and dining room. The proposal as a whole is considered acceptable subject to compliance with relevant local and national policies which are addressed in the remainder of the report below.

Visual, general and residential amenities

- 5.2 Policy PCYFF3 states that proposals will be approved, including extensions and changes to existing buildings and structures, if they comply with a number of criteria that include 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 in the local landscape; that it utilises materials appropriate to its surroundings and incorporates soft landscaping; that it enhances a safe and integrated transport and communications network; its drainage systems are designed to limit surface water run-off and flood risk and prevent pollution; that it achieves an inclusive design by ensuring barrier free environments, allowing access by all and to help create healthy and active environments, and considers the health and well-being of future users. The proposal includes minor external alterations to the existing building together with providing a garage and floodgates. It is

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considered that the visual impact of these elements of the proposal are acceptable and are in compliance with the policy principles of PCYFF 3.

- 5.3 Policy ADN2 also states that proposals will be permitted provided the panels have been adequately mitigated ensuring that this will not lead to a significant change to safety and amenities. It is believed that due to the small scale of the solar panel arrangement and its location in the curtilage of a property situated at the far end of a row of houses that the panels are suitably fitted in the landscape and have no impact on road safety, landscape designations and biodiversity. Although the panels will be a new feature in the landscape it is not believed that their impact will be significant enough to cause a negative impact to the amenities of neighbouring residents' and they will not be visible from neighbouring houses. It is therefore not believed that the proposed installation of solar panels will have a characteristic adverse effect on the character of the built form or natural landscape and therefore comply with policies ADN2 and AMG3 of the LDP.
- 5.4 The application was advertised on the site and nearby residents were notified and a response was received with concerns about the extension of the balcony and the potential impact and loss in privacy to property number 6. It is recognised that the balcony is slightly higher than the balcony level of the property next door, but due to the orientation of the houses as well as the location of the windows on existing balconies there is existing over-looking on site. It is therefore considered that extending the balcony will not have a materially different effect from the present situation. However, it is felt that a condition should be imposed forcing a privacy screen to be installed along the side of the balcony adjoining the property named number 6 Marine Row to protect residential amenities and privacy that may originate directly from the balcony extension. The new garage will be built on the curtilage of the property and the old garage will be demolished. The location of the proposed garage will mean it will be partially hidden by the property and it is believed it will not have a negative visual impact on the landscape or neighbours due to its size, scale and design. A screen by the property boundaries and landscaping will also help reduce the visual impact of the proposed garage.
- 5.5 The application site is located at the far end of a row of houses and would therefore be unlikely to significantly disrupt other houses nearby as the site is naturally subject to more change than houses with neighbours on each side. The proposed garage, and external alterations apart from the balcony are located on elevations away from the nearby houses. It is unlikely that the proposal would have a significant negative impact on the amenities of nearby residents. The application is therefore considered to be in accordance with policy PCYFF 2 in the LDP.

Transport and access matters

- 5.6 The proposal involves demolishing an existing outbuilding, constructing a new garage and also creating an additional access track within the property. Comments have been received from the Transportation Unit stating no objections to these proposed changes. It would therefore not be contrary to the objectives of Policies TRA 2 or TRA 4 within the LDP.

Biodiversity matters

- 5.7 Comments were received from the Biodiversity unit stating that the ecological report submitted as part of the application was acceptable and that the measures set out in the report needed to be followed when carrying out the work. It is noted that bird and bat boxes will be installed on the property and this is clearly shown on the plans. Confirmation has been received from the Biodiversity unit that this development will not have a significant impact on the adjacent Menai Strait and Colwyn Bay Special Area of Conservation and will be screened out of the first stage of the process under the Habitat and Species Protection Regulations 2017 (as amended). The Ecological Report was produced to a good standard. The assessment confirms that there are no bats present in the building prior to the development and justifies reasonable avoidance measures that must be taken to ensure there is no habitat loss or disruption to bats. Subject to appropriate conditions, the application is deemed to comply with policy PS 19 of the LDP, together with the

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update to chapter 6 of Planning Policy Wales published on 7th February 2024 relating to green infrastructure and the phased approach.

Flooding matters

- 5.8 This site is in a flood sensitive location and partly within zone C2 in accordance with the Development Advisory Maps in line with TAN15: Development and Flood risk. The site is also shown to be partly within flood zones 2 and 3 for the Sea in the more recent mapping known as Flood Maps for Planning (which accounts for the impacts of climate change). Natural Resources Wales' comments state that there is no objection to the proposal as it is not seen as intensifying use and provides flood mitigation i.e. a 'risk-based improvement'. As a result of this, there is no objection to the proposal in terms of flood impact and the proposal to comply with the policy requirements of PS6 and TAN 15 Development and Flood Risk.
- 5.9 The site is situated on the edge of the Waterloo Port to Felinheli Seafront Coastal Change Management Area (PU16.13) and therefore policy ARNA 1 applies. No new residential unit is being created at this location nor is there an increase in the number of bedrooms. Section 8 of the policy notes that limited residential extensions that are closely related to the existing scale of the property are permitted as presented in this application and therefore doesn't result in a potential increase in the number of people living in the property. In addition to this the policy allows for ancillary development such as the solar panels, a new garage, flood mitigation works and landscaping within the curtilage of existing dwellings as presented here. Natural Resources Wales has confirmed that the proposal is acceptable in terms of the impact of flooding. To this end, due to the small scale of the developments and does not significantly increase the bulk of the property, the proposal in its entirety complies with policy ARNA 1 of the LDP.

6. Conclusions:

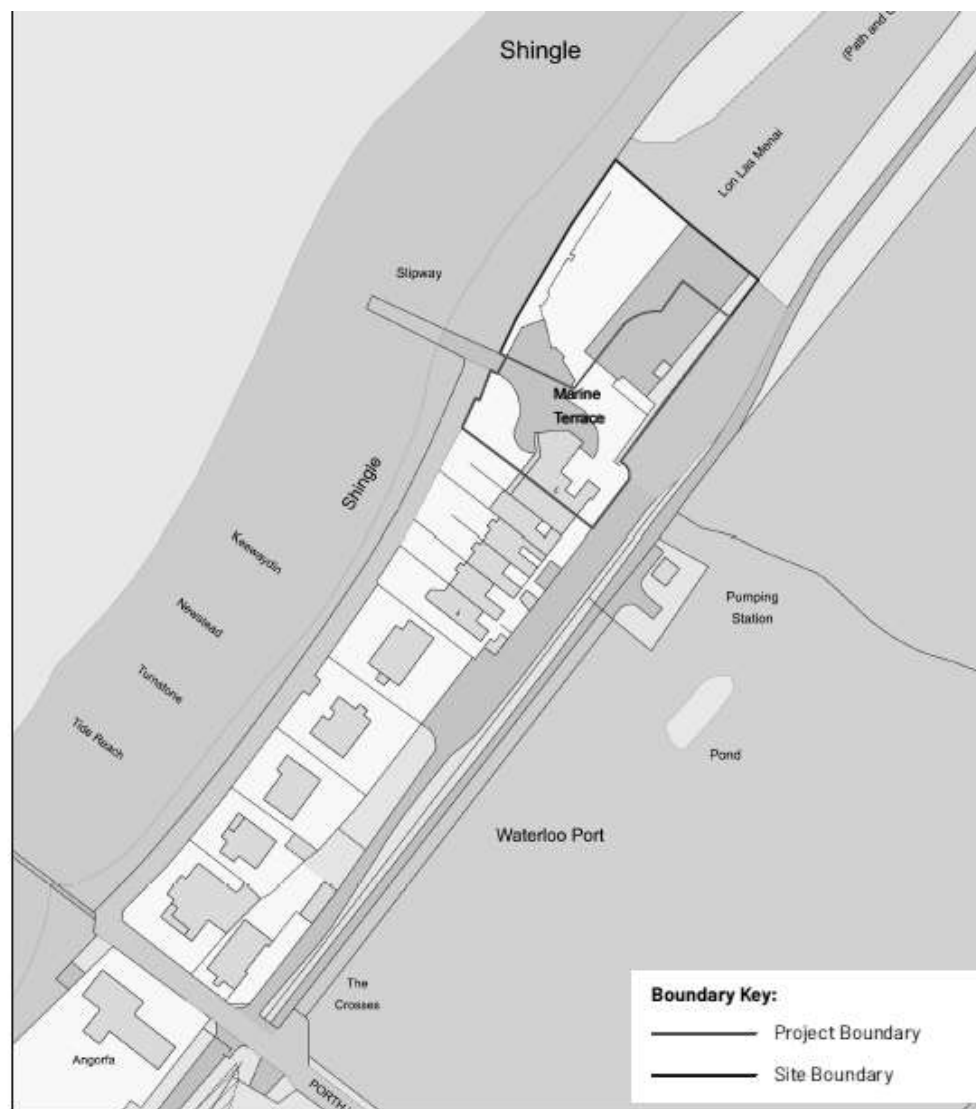
- 6.1 Having weighed-up the proposal in the context of the relevant policies, it is considered that the proposal is acceptable as it would not have an impact on the streetscape, the amenities of nearby residents, road safety or biodiversity and is acceptable in terms of flooding matters.

7. Recommendation:

To approve – conditions

1. Five years to commence the work.
2. In accordance with plans.
3. Slates to match.
4. Opaque glass to be installed along the side of the balcony that borders with number 6 Marine Terrace
5. In accordance with the ecology report
6. Welsh Water Condition

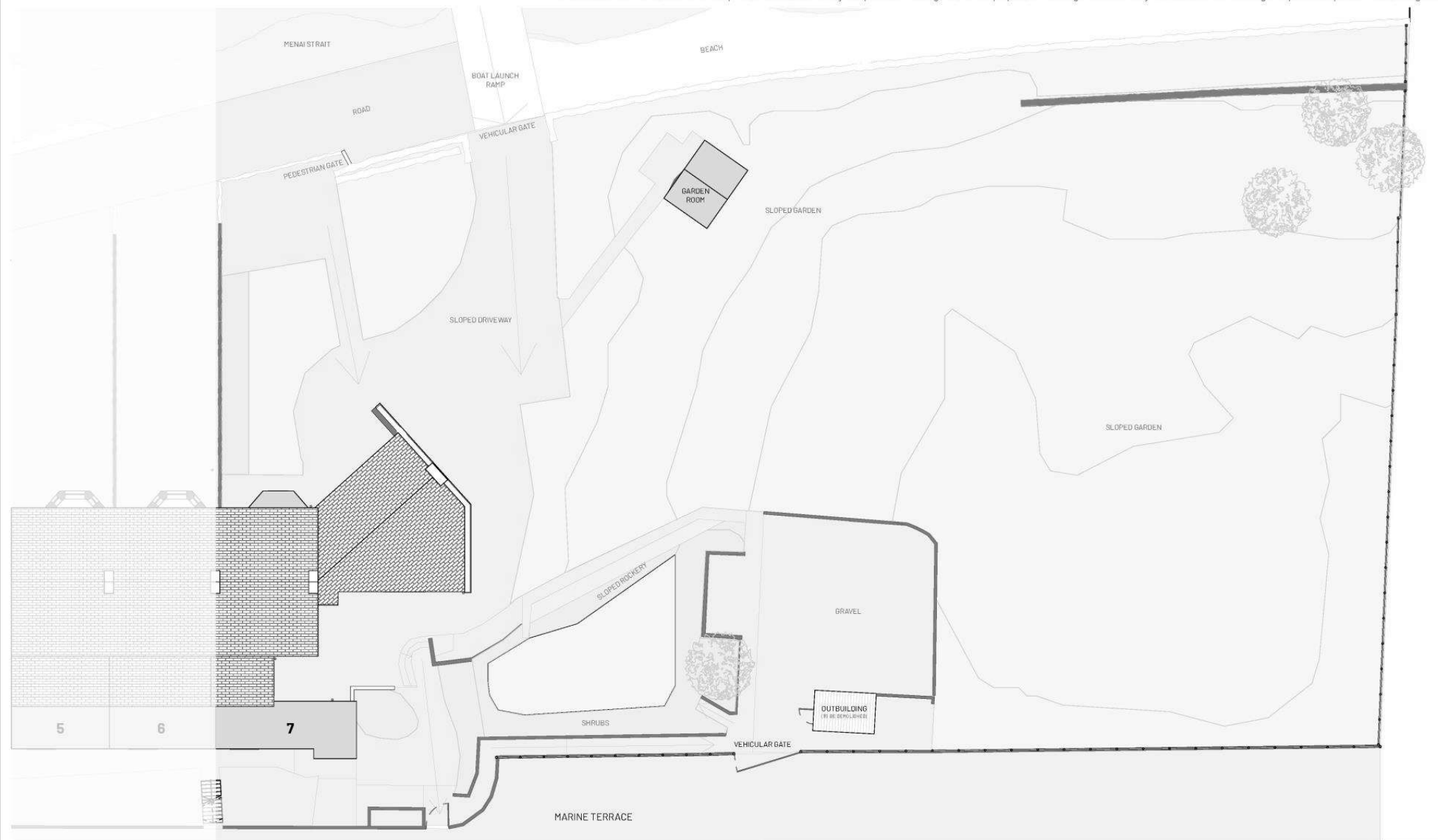
Information note: Welsh Water/Natural Resources Wales and Biodiversity



0 50
Metres
LOCATION PLAN @ 1:1250



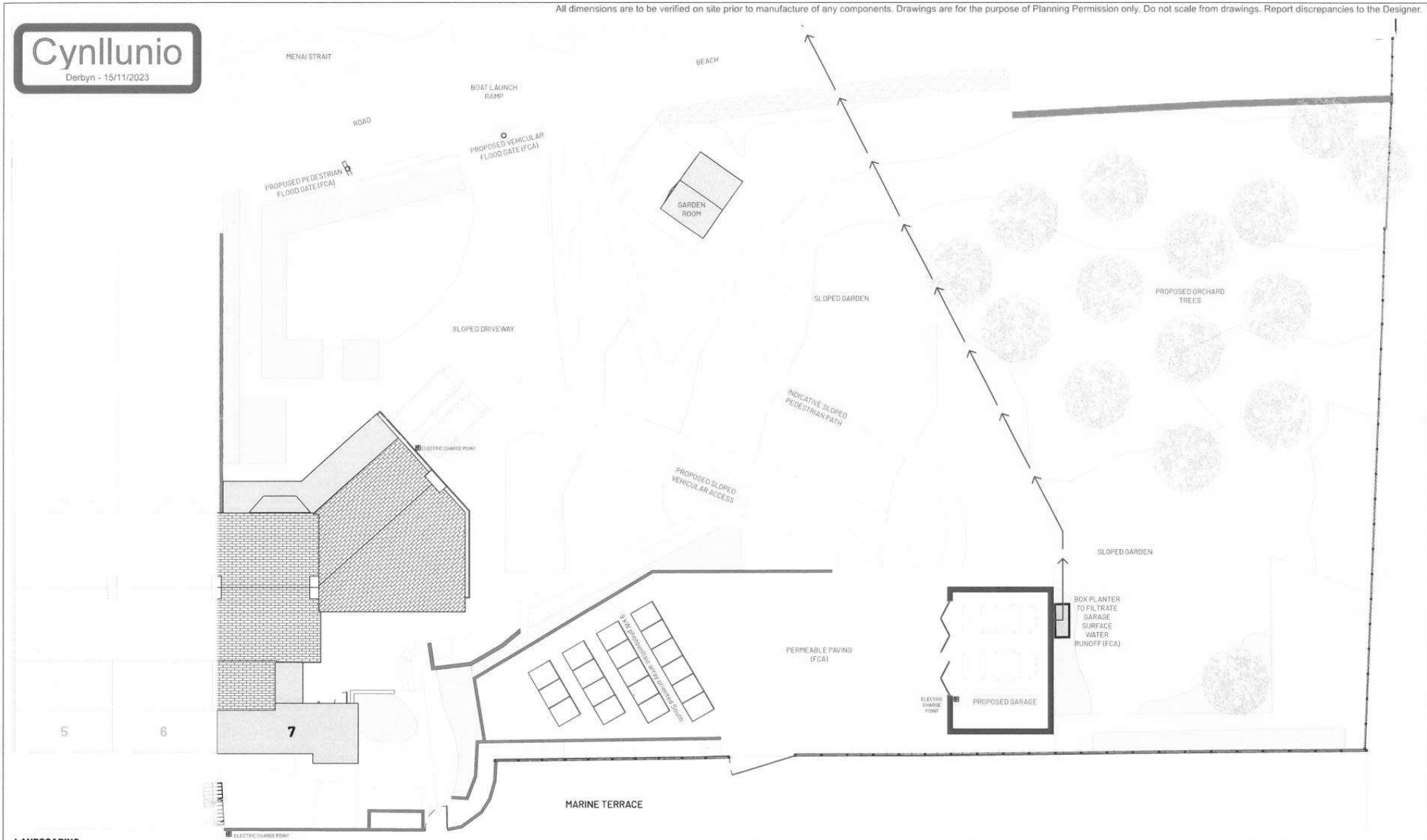
Location Plan & Flood Risk Map



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PROJECT DETAILS		SCALE @ A3	DRAWING No
Y Cil		1:200	S3.04
7 Marine Terrace, Caernarfon, Gwynedd, LL55 1LP		DRAWN BY	PROJECT No
		JAH	23242
TITLE			
Existing Site Plan			
STATUS		DATE	REVISION
Planning Application S3		15.11.23	E



LANDSCAPING

The landscaping proposal improves vehicular and pedestrian accessibility, to future proof the site for the client. The proposed vehicular ramp allows level access to the house when the beach is closed due to high tides / flooding.

The additional of new local plants and trees will enhance the existing biodiversity.

Flood gates are proposed to the pedestrian and vehicular gates adjacent the beach.

The proposed garage gutters drain into a box planter, which filtrates the surface water runoff.

Permeable paving is used where possible to reduce surface water runoff.



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PROJECT DETAILS		SCALE @ A3	DRAWING No
Y Cil		1:200	S3.10
7 Marine Terrace, Caernarfon, Gwynedd, LL55 1LP		DRAWN BY	PROJECT No
		JAH	23242
TITLE			
Proposed Site Plan			
STATUS		DATE	REVISION
Planning Application S3		15.11.23	E

MATERIALS:

Render, pebbledash and slate to brick walls
Slate roof
White UPVC windows
White UPVC gutters, fascias and soffits



NW

House Elevation

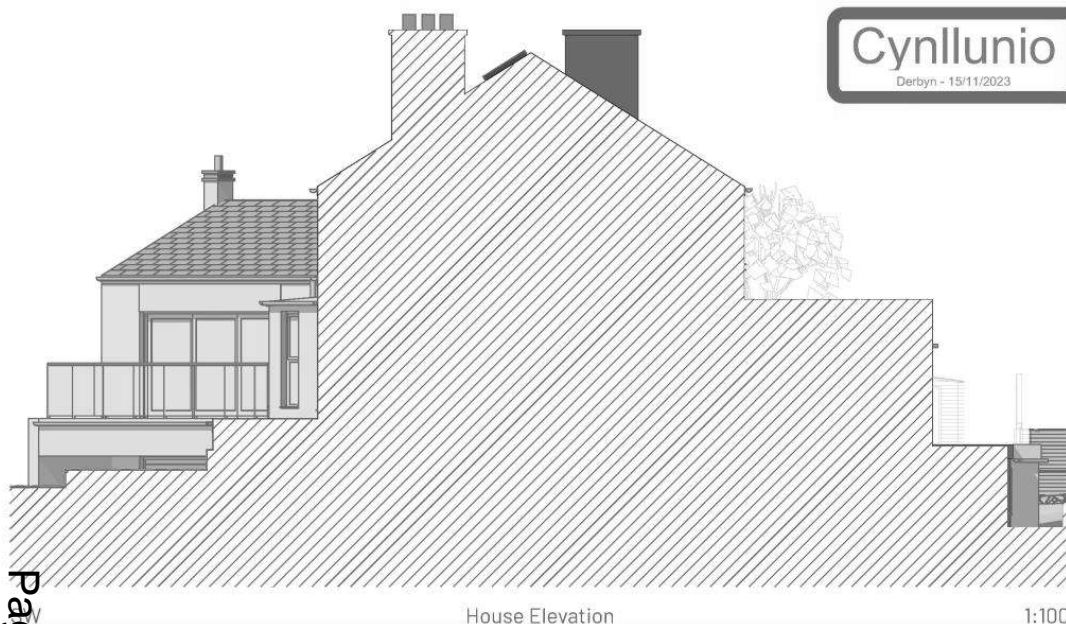
1:100



NW ELEVATION



NW ELEVATION



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House Elevation

1:100



NE ELEVATION



NE ELEVATION



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PROJECT DETAILS Y Cil 7 Marine Terrace, Caernarfon, Gwynedd, LL55 1LP	SCALE @ A3 1:100	DRAWING No S3.08
	DRAWN BY JAH	PROJECT No 23242
TITLE Existing Elevations		
STATUS Planning Application S3	DATE 15.11.23	REVISION E

MATERIALS:
 Render, pebbledash and slate to brick walls
 Slate roof
 White UPVC windows
 White UPVC gutters, fascias and soffits

All dimensions are to be verified on site prior to manufacture of any components. Drawings are for the purpose of Planning Permission only. Do not scale from drawings. Report discrepancies to the Designer.



NE House Elevation 1:100



NE ELEVATION



NE ELEVATION



House Elevation 1:100



SE ELEVATION



SE ELEVATION

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PROJECT DETAILS		SCALE @ A3	DRAWING No
Y Cil		1:100	S3.09
7 Marine Terrace, Caernarfon, Gwynedd, LL55 1LP		DRAWN BY	PROJECT No
		JAH	23242
TITLE			
Existing Elevations			
STATUS		DATE	REVISION
Planning Application S3		15.11.23	E

HOUSE MATERIALS:

Insulated render and slate to brick walls
Slate roof
White UPVC windows
White UPVC gutters, fascias and soffits



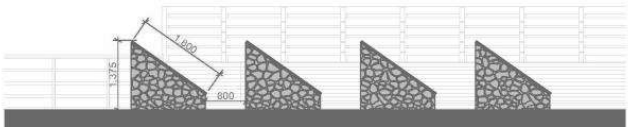
NW House Elevation 1:100



SE House Elevation 1:100

PHOTOVOLTAIC PANELS:

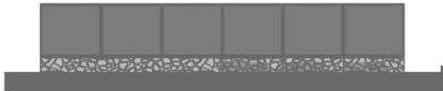
9 kW system
Stone plinths



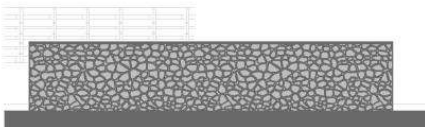
W PV Elevation 1:100



E PV Elevation 1:100



S PV Elevation 1:100



N PV Elevation 1:100

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PROJECT DETAILS
Y Cil
7 Marine Terrace, Caernarfon,
Gwynedd, LL55 1LP

SCALE @ A3
1:100
DRAWN BY
JAH
DRAWING No
S3.14
PROJECT No
23242

TITLE
Proposed Elevations

STATUS
Planning Application S3

DATE
15.11.23

REVISION
E

HOUSE MATERIALS:
 Insulated render and slate to brick walls
 Slate roof
 White UPVC windows
 White UPVC gutters, fascias and soffits

All dimensions are to be verified on site prior to manufacture of any components. Drawings are for the purpose of Planning Permission only. Do not scale from drawings. Report discrepancies to the Designer.



NE House Elevation 1:100

- Two Vivara Pro woodstone swift nest boxes will be installed on the north-east side elevation (as shown in red).

Any removal of shrubs or other vegetation should only be carried out between September and February inclusive to avoid any disturbance to nesting birds.

All breeding birds are protected under Section 1(1) and 1(2) of the Wildlife and Countryside Act 1981, as amended. This makes it an offence to damage, disturb, or obstruct access to nests during the bird breeding season (generally March to August).



MATERIAL:
Slate diamond pattern.

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House Elevation 1:100

- A Beaumaris "mid" bat box will be secured to the wall on the rear south-east facing elevation wall (as shown in red).

All external lighting for the house will be of a low luminance and directional towards the ground.

All external lighting will include a motion sensor and a one-minute timer to avoid them being left on continually.

A warm white spectrum (ideally <2700Kelvin) should be adopted to reduce blue light component. Lights should feature peak wave lengths higher than 550nm to avoid the component of light most disturbing to bats. This will be achieved by using LED light bulbs.

Any external lighting should be on a short timer with a cowl to prevent any up-lighting or light spread.

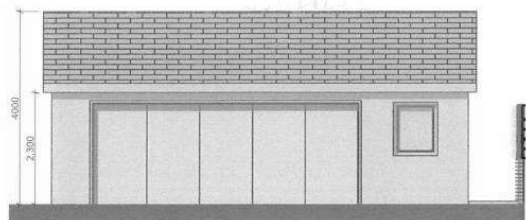


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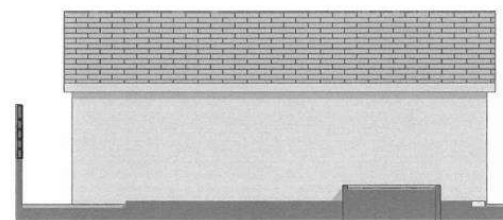
Menai Science Park, Gaerwen, Ynys Môn
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PROJECT DETAILS		SCALE @ A3	DRAWING No
Y Cil		1:100	S3.15
7 Marine Terrace, Caernarfon, Gwynedd, LL55 1LP		DRAWN BY	PROJECT No
		JAH	23242
TITLE			
Proposed Elevations			
STATUS		DATE	REVISION
Planning Application S3		15.11.23	E

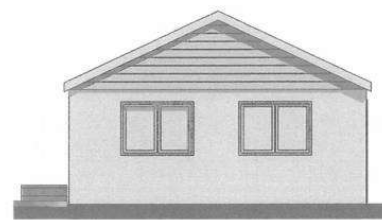
GARAGE MATERIALS:
White render on blockwork walls
25° pitch slate roof
Timber cladding to gable



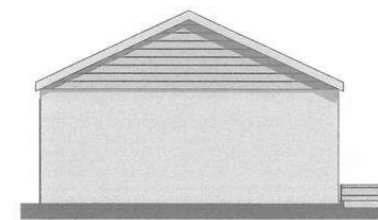
SW Garage Elevation 1:100



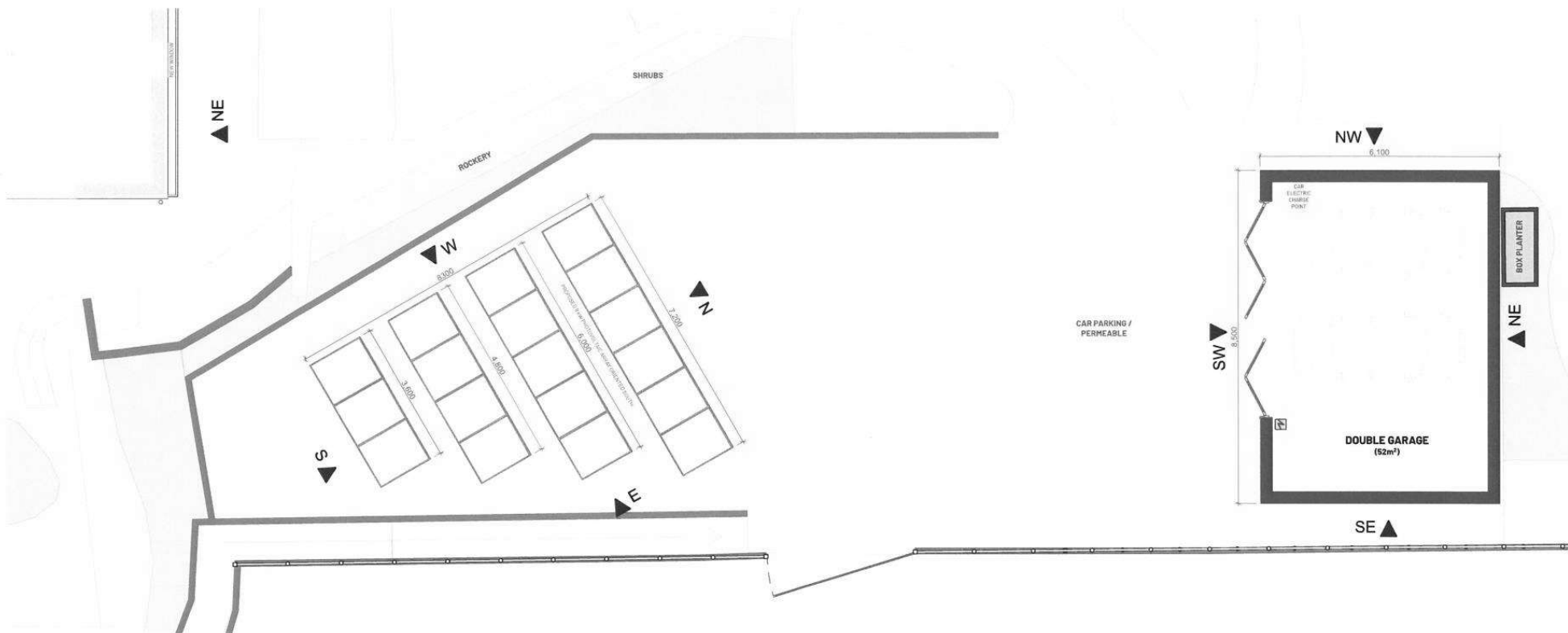
NE Garage Elevation 1:100



NW Garage Elevation 1:100



SE Garage Elevation 1:100



Photovoltaic and Garage Plan 1:100



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PROJECT DETAILS Y Cil 7 Marine Terrace, Caernarfon, Gwynedd, LL55 1LP	SCALE @ A3 1:100	DRAWING No S3.16
	DRAWN BY JAH	PROJECT No 23242
TITLE Proposed Garage		
STATUS Planning Application S3	DATE 15.11.23	REVISION E



NW ELEVATION



SE ELEVATION



NE ELEVATION



NW ELEVATION (GARAGE)

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PROJECT DETAILS Y Cil 7 Marine Terrace, Caernarfon, Gwynedd, LL55 1LP	SCALE @ A3	DRAWING No VS.01
	DRAWN BY JAH	PROJECT No 23242
TITLE Proposed Visuals		
STATUS Planning Application S3	DATE 15.11.23	REVISION E





PLANNING COMMITTEE	DATE: 26/02/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Number: 5

Application Number: C23/03/TP

Date Registered: 23/11/2023

Application Type: Trees

Community: Bangor

Ward: City Centre

Proposal: Mixed woodland with mature trees

Location: College Park, Deiniol Road, Bangor, Gwynedd, LL57 2TQ

Summary of the Recommendation: TO CONFIRM THE TREE PRESERVATION ORDER WITHOUT CHANGES

PLANNING COMMITTEE	DATE: 26/02/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

1. BACKGROUND:

- 1.1 This report is to consider whether a Tree Preservation Order should be confirmed. Local authorities have the general right to make a Tree Preservation Order (TPO) if it appears to be expedient in the interests of amenity to do so.
- 1.2 The right to issue a tree preservation order has been delegated to officers within the Planning Service. However, when objections to an order are received, it is appropriate to submit the order to the Planning Committee to decide whether it should be confirmed.
- 1.3 A Temporary Tree Preservation Order ("the Order") was placed on two individual trees, five groups of trees and one coppice in the location shown on the enclosed plan on 23 November 2023 following the Council Biodiversity Service's assessment of the site. An assessment of the trees was carried out using the TEMPO system (Tree Evaluation Method for Preservation Orders) and the trees scored 23 points. The TEMPO system notes that any trees that score 16 points or more merit being protected.
- 1.4 The site is within a conservation area, and therefore the trees already have an element of protection, it was decided to issue a temporary tree preservation order in this case as it is considered that the trees and the woodland are of high amenity value and are very visible within the townscape, and form an important feature within the city centre.
- 1.5 The Council is of the opinion that the trees and coppice are of a high amenity value, and merit specific protection, especially as there is a direct threat to the trees due to proposed development work within the park area. The Council also has evidence that suggests that work has already been carried out within the site without the prior necessary consent, and that no notices have been submitted to the Council in accordance with the relevant legislation that would avoid the need for formal prior approval or consent.

2. LOCATION AND DESCRIPTION:

- 2.1 The trees and the coppice that are subject to the current temporary tree preservation order are located to the north-west of Deiniol Road, and to the west of Lovers' Lane in Bangor City Centre. The Pontio centre lies to the south-west of the site's location, and Rathbone Hall and other university buildings lie to the north-west. All the land to which the temporary order applies is owned by the university.
- 2.2 The two individual trees that are subject to the order are yew and lime trees. The five groups of trees consist of the following: -
 - Group 1 - Lime, Sycamore, Hornbeam, Maple, 3 Beech, Norwegian Maple. 5 Cherry, 3 Holly
 - Group 2 - 19 Oak, 9 Black Poplar, 4 Plane, 4 Birch, 2 Maple, 3 Red Oak, Beech, Lime, Elm, Sycamore, Aspen, Cherry
 - Group 3 - 4 Holm Oak, 3 Scots Pine, 10 Beech, Sycamore, 3 Oak, 14 Birch, Lime
 - Group 4 - 4 Lime, Oak, Birch
 - Group 5 - 5 Lime, 2 Cherry, 7 Oak, 7 Chestnut, 2 Birch, 6 Beech
- 2.3 The W1 coppice consists of a mix of oak, sycamore, beech, cherry, ash, yew and holly trees.

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3. EXTERNAL OBSERVATIONS:

- 3.1 In accordance with the statutory requirements, we consulted the Local Member, Bangor City Council, nearby residents and the landowner after issuing the temporary order and notices were posted on the site with 28 days to respond. No response was received from Bangor City Council or from the members representing the City Centre ward.
- 3.2 No response was received within the statutory notification period which ended on 29 December 2023, and no observations from nearby residents have been received after this date.
- 3.3 An objection to issuing the Temporary Tree Preservation Order was submitted by Bangor University on 20 December 2023 for the following reasons:
- *The reasons for making the Order states that there is an immediate threat to the trees from proposed development works. It is noted here that there is no known and immediate threat from the proposed College Park works. If this observation refers to the College Park development project, supported by Cyngor Gwynedd and Transforming Towns then it is highlighted that this is currently being considered for Planning and involves very little or no actual tree work. If this objection refers to the Levelling-Up 'Nature Zone' scheme, which is also supported by Cyngor Gwynedd and supported by Levelling-Up and which aims to enhance the amenity value of the woodland, then it is highlighted that this scheme actually seeks to enhance the ecology of the woodland and link it with other close-by green spaces in Bangor, and there are certainly no plans to fell any trees as defined: >75 mm when measured at a height of 1.5 metres above ground level on the main stem, subject to a further tree safety survey. If there were any such recommendations, then such would already be restricted act through the Conservation status.*
 - *The temporary Order seeks to protect trees that are already afforded the protection given with a Conservation Area and therefore unnecessarily adds an additional level of bureaucracy.*
- 3.4 It is also noted as the site is within a designated conservation area, and as an acknowledgement of the university's proposal to improve the site for nature and the people of Bangor, that the order should not be confirmed in its current form. The concept of the nature area is to create a quiet area for people and groups to engage with nature, whilst only a few steps from the hustle and bustle of the city centre. Funding has been received from the UK Shared Prosperity Fund to enable the university to open up the land, encourage its use, to prevent any potential antisocial behaviour and to make the park a space where people can walk and enjoy the tranquillity that nature has to offer. This will be achieved by establishing sympathetic nature trails within the woodland and the site in general, by improving paths and connecting aspects of the site, improving the variety and structure of the existing woodland and developing a small wetland in the interest of wildlife and plants. It is also proposed to interpret the woodland for users by means of interpretation boards and information signs around the site. It is also asked what threat is there to the proposed work that would warrant issuing a temporary tree preservation order on the trees and coppice.

4. ASSESSMENT:

- 4.1 Preservation orders are made if it appears to the Local Planning Authority that it would be expedient in the interest of amenity to make a provision for preserving trees or coppices in its area. The visibility of the trees to the public assists the Local Planning Authority in assessing whether or not their impact on the local environment is substantial. However, the visibility of the trees is not sufficient in itself to warrant a preservation order. We must assess the importance, size and form of the trees themselves, and their future amenity potential. Consideration must also be

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given to the significance of the trees in their local environment. If it is believed that trees are at risk of being felled, or pruned in ways that could have a significant impact on the area's amenity, then it would be timely to issue a preservation order. The risk need not be serious.

4.2 In light of receiving an objection to the temporary tree preservation order, we contacted the Council's Biodiversity Unit for its observations. The following observations were received in response:

1. A tree is not protected merely by being located within a conservation area. Current legislation means that a notice of 6 weeks must be provided to the local planning authorities before commencing any work on a tree or trees within such an area. The Council is not able to refuse or permit such works. Rather, the notice provides the Council with an opportunity to consider whether a formal Tree Preservation Order is required in the case to preserve any trees, if it is appropriate to do so in the interest of amenity. In such cases, an application will need to be submitted to replace a notice to undertake work to any tree or trees, and it is not considered that this creates an additional unnecessary layer of bureaucracy.
2. A standard TEMPO assessment (amenity assessment) was conducted at College Park, and it was confirmed that the trees are of sufficient amenity value to warrant their preservation including, but not limited to, any anticipated threat to the trees by development. The reasoning for the order includes the associated public visibility and appreciation, the trees' assumed retention period (their condition); their coordination with the landscape, the presence of ancient trees, good woodland form, ecological and historic importance (it is understood that a number of the trees were planted by the university's forestry department in 1900 as part of innovative research projects). As noted in the objection to the temporary order, the University proposes to open the woodland, and this could be interpreted as clearing the ground surrounding the mature trees, that could lead to losing the woodland within the park in future. A tree preservation order does not prevent the ability to carry out work, rather, it enables the Council to manage the work to ensure that it is done in a sensitive and appropriate manner through the planning process, in conjunction with the Council's ecological and woodlands experts. The order will act to ensure that the proposed enhancements for amenity and ecology achieve their desired targets.
3. Trees are not defined under tree preservation order legislation as they are under legislation relating to conservation areas. This enables the longevity of the woodland through natural regeneration. The purpose of preserving the woodland is to ensure that the woodland itself can rely on regeneration and new planting in future.
4. The order contains a schedule of trees and specific groups along with a specific coppice, and therefore we cannot agree that the order itself is all-encompassing.

5. CONCLUSIONS:

- 5.1 It is important to note that imposing an order on a tree or trees does not prevent the ability to carry out any work on those trees. Rather, imposing an order is an effective way of ensuring that no unnecessary or destructive work is carried out directly to, or close to, trees that make an important contribution to our local environment. As can be seen from the content of this report, the trees and woodland have scored significantly higher than the test score noted under the TEMPO system, and they fully merit their preservation through a formal order.
- 5.2 Whilst we recognise the university's objection to issuing a temporary tree preservation order in this case, we consider that the trees have a significant amenity value, which merits an element of preservation that goes beyond merely their location within a designated conservation area. Such an order should not have an impact on the ability to consider a redevelopment plan for the park

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area, however it will be necessary to consider the importance and existence of the trees as part of a prospective redevelopment scheme. It is understood that discussions are ongoing between the university and the Council's Biodiversity Service to secure a plan that would meet the university's aspirations for the park, but that will also ensure the safety and continued existence of the trees for future generations.

6. THE CONFIRMATION PROCESS:

6.1 There are four options for the Committee, after considering this report and the objections and observations received, which are:

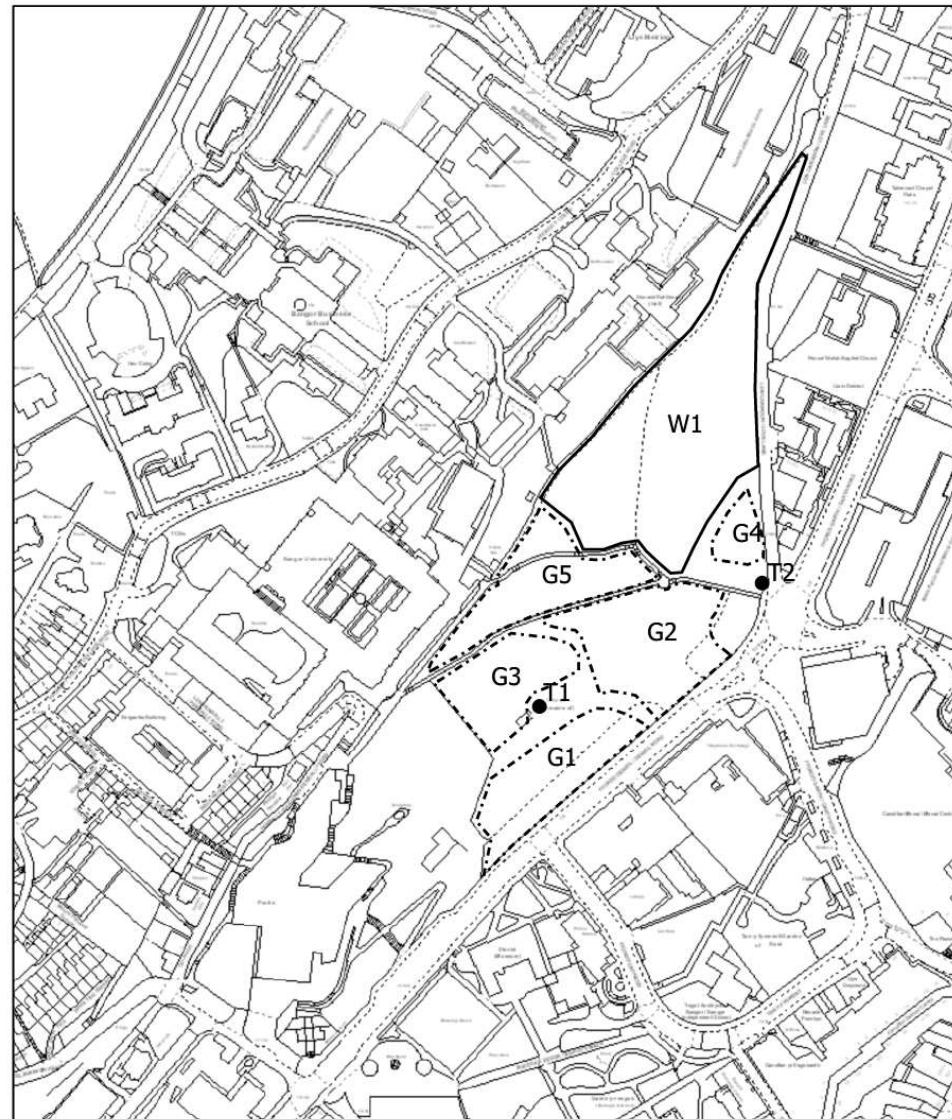
1. To confirm the order as it stands, without amendments
2. To confirm with amendments
3. Not to confirm the order
4. To conduct a public inquiry.

6.2 After considering all the matters raised in this report, it is recommended that the Committee selects option 1 above, which is to confirm the order without amendments.

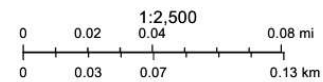
7. RECOMMENDATION:

7.1 To confirm the order without amendments.

Cynllun Gorchymyn C23/03/TP Order Plan



November 23, 2023



MapGwynedd, Gwynedd







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Number: 6

Application No: C21/0861/23/LL

**Date of
Registration: 29/10/2021**

**Application
Type: Full**

Community: Llanrug

Ward: Llanrug

Proposal: Application for remodelling and extending the existing hotel and spa together with siting 39 holiday lodges, the provision of an outdoor activity centre zone, a reception and biomass plant unit together with a temporary road for construction traffic, parking and landscaping.

Location: Seiont Manor Hotel, Llanrug, Caernarfon, Gwynedd, LL55 2AQ

**Summary of the
Recommendation: APPROVE WITH CONDITIONS**

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1. Description:

1.1 This is a full application for the redevelopment of the disused *Seiont Manor*/Llwyn y Brain hotel site on the western edge of the village of Llanrug and in open countryside by redesigning and extending the existing hotel and facilities together with siting 39 holiday lodges on land north of the applicant-owned hotel. The application has been submitted on the basis of the following developments:-

- Extensions and remodelling of existing hotel structure including: - lounge bar and restaurant with accompanying terrace; provision of 28 additional bedrooms of 32m²; provision of 29 additional bedrooms size 28 to 35m² on two floors; provision of spa facilities on the northern wing of the extended hotel and provision of 4 bedrooms within the roof (a total of 61 bedrooms compared to the existing 33-bedroom provision).
- Provision of 39 one-storey 3-bedroom holiday units in the form of lodges together with 2 parking spaces for each lodge. The lodges are located within 3 zones north of the existing hotel and served by private single driveways. Please note that a revised plan has been submitted following the Local Planning Authority's concerns about the visual impact of some of the lodges located on top of the hillock in zone 1.
- Provision of 2 laybys/passing places along the driveway currently serving the hotel.
- Provision of 43 additional parking spaces parallel to the hotel.
- Creation of an open play/amenity area immediately north of the hotel.
- Provision of landscaping areas within and around the application site.
- Erection of a reception for the lodges, an activity centre together with a play equipment point.
- Erection of a biomass plant unit opposite the hotel's main entrance.

1.2 The site is located in open countryside to the west of the settlement of Llanrug and within the PSR4 Landscape Character Area (Caernarfon Coast and Plateau). The majority of the land subject to the application is within Agricultural Land Classification (ALC) 3a. The Glanrafon Wildlife Site lies north of the hotel and on the northern edge of the lodges site, and the north-western part of the site where some of the lodges will be located is included within the Dinorwig Landscape of Outstanding Historic Interest designation by CADW.

1.3 The site is served by an existing private driveway which connects the site to the class 1 county road, Llanberis Road, southwards. Please note that a small section of private driveway near the hotel and which runs northwards parallel with zone 2 and 3 (lodge area) is a public footpath identified as public footpath No. 31 Llanrug.

1.4 Plasty Llwyn y Brain, which is a grade II listed building, is located to the south-west of the hotel itself but this particular property is not part of this current application although it is intended to refurbish and alter the mansion in future which would be the subject of a separate listed-building application and planning application.

1.5 Commercial properties along with residential dwellings are located around the site, including Glanrafon Farm (351m north); Glan Seiont (267m west); Sŵn y Gwynt (507m south-west); Challoner Caravan Park (260m south-east) and Bryn Afon (303m east).

1.6 In support of the application, the following documents were submitted:- Design, Access and Planning Statement; Design Strategy Statement; Transport Statement; Welsh Language Statement; Landscape and Visual Appraisal; Arboricultural Survey to requirements BS 5837;

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PAC Report; Ecological Impact Assessment; Ecological Summary Statement and Addendum; Bat Survey; Landscape and Environmental Management Plan; Screening Report for Potential Impact on Glynllifon Special Area of Conservation together with the SuDS Sustainable Drainage Strategy Report.

- 1.7 The development is described as a Tourism and Leisure project under Schedule 2, Class 12 (c) Regulation 2(1) of the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 which requires the application to be screened. To this end, the application has been screened but taking into account its scale, nature and mitigation measures, an Environmental Impact Assessment will not need to be submitted with this current application. It was confirmed that the applicant had undertaken a pre-application consultation in accordance with the requirements of Article 1 of the Town and Country Planning (Development Management Procedure) (Wales)(Amendment) Act 2016 as the proposal was defined as a *major development*.

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 applications should be determined in accordance with the Development Plan, unless a material consideration in respect of planning indicates otherwise. Planning considerations include the 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 undertake reasonable steps in exercising its functions to meet the 7 well-being objectives within the Act. This report has been prepared having regard to the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In formulating 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 needs.
- 2.3 **Gwynedd and Anglesey Joint Local Development Plan (LDP) 2011-2026 adopted 31 July 2017: -**

ISA 1: Infrastructure provision
 PS 2: Infrastructure and developer contributions
 PCYFF 1: Development boundaries
 PCYFF 2: Development criteria
 PCYFF 3 : Design and place shaping
 PCYFF 4: Design and landscaping
 PCYFF 5: Carbon management
 PCYFF 6: Water conservation
 PS 5: Sustainable development
 PS 6: Mitigating and adapting to the effects of climate change
 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 20: Preserving and where appropriate enhancing heritage assets
 AT1 : Conservation areas, world heritage sites and registered landscapes, parks and gardens
 PS 1: Welsh Language and Culture
 TRA 2: Parking standards
 TRA 4 : Managing transport impacts
 PS 14: Visitor economy
 TWR 2: Holiday accommodation

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TWR 3 : Static caravan and chalet sites and permanent alternative camping accommodation
 PS 20: Preserving and where appropriate enhancing heritage assets
 Supplementary Planning Guidance (SPG): Maintaining and Creating Distinctive and Sustainable Communities as well as SPG: Tourism Facilities and Accommodation.

2.4 National Policies:

Future Wales: The National Plan 2040.

Planning Policy Wales (Edition 12 – February 2024).

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

TAN 12: Design:

TAN 13: Tourism.

TAN 18: Transport.

TAN 20: Planning and the Welsh Language.

TAN 23: Economic Development.

TAN 24: Historic Environment.

3. Relevant planning history:

3.1 Pre-application enquiry No. Y20/0442 extension of the number of bedrooms from 28 to 63; siting of 50 holiday lodges; provision of 10-bedroom accommodation for staff; development of 45 retirement flats; development of conference and wedding pavilion; new biomass equipment and outdoor activity area. The Local Planning Authority has responded by stating that consideration will need to be given to visual amenities; residential amenities; local biodiversity conservation; road safety; Welsh language; accessibility and sustainability along with heritage assets. Concern over the scale of the proposal.

3.2 Application number C07A/0730/23/LL for a conservatory as an extension to a bar permitted on 28.11.07.

4. Consultations:

Community/Town Council: At a meeting of Llanrug Community Council held on 16 November 2021, the council resolved to oppose the application for the following reasons:-

a) The council is concerned about the number of cars / traffic going to Seiont Manor because the entrance is narrow and also the amount of traffic that would come out of Seiont Manor wanting to join the main road either towards Llanberis or Caernarfon.

b) The council considers that the development of the hotel and 39 lodges is unsuitable for the area due to employment and it is felt that there are not enough local people to be employed

c) There is concern about the impact of the development on the Welsh language, and the environmental impact

d) The council considers that the development is too large, and an unnecessary addition to an area where many similar holiday destinations already exist. The self-

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sustaining nature of the scheme in terms of having a shop there along with leisure resources means very little benefit would come to the local economy. It is felt that the scheme is incompatible with the area and would have a detrimental effect linguistically, and that quality jobs would not come as a result. The council does not have confidence in the business plan.

e) There are sufficient caravan spaces in the area already let alone the HGV traffic that comes with them.

f) Also, it is impossible to know who this company is, so there is no way of knowing by looking at their history so far what sort of employers we will have, how sympathetic they are to language, culture, community needs. Once again, they are from outside the area rather than a local or community company, so they don't have to be accountable to the community.

Transport Unit: The existing entrance is appropriate along with the passing places on the access track. Question whether 43 parking spaces are adequate for a 61-bedroom hotel.

Conservation Officer: There are no major concerns regarding the impact the redevelopment aspect of the site or lodges will have on Llwyn y Brain as it is not considered that these would have an impact on the layout of the building. A track already exists on the maps near the building, but please note from the plan that the new track would follow a different route to this track. If the finish of the new road were to be quite soft (rather than a large concrete scar) it may suit the site without having an impact, but without further detail I am unable to comment on this aspect of the application.

(Since receiving the Conservation Officer's comments please note that the access track has been removed from the application).

Natural Resources Wales: (Because of the number of responses and length of comments, only final comments are shown, previous comments can be found on the Council's website via the track and trace system.)

Response to the Appropriate Assessment:

Thank you for consulting Natural Resources Wales (NRW) on your Habitats Regulations Assessment for the above development, which we received on 16th January 2024.

Our response should be taken as NRW's formal representation, as the appropriate nature conservation body, to your appropriate assessment (AA) (referenced/dated) under Regulation 63 of the Conservation of Habitats and Species Regulations 2017, as amended.

In consideration of the mitigation measures detailed, we agree with your conclusion that the development is unlikely to have an adverse effect upon the integrity of the Glynllifon SAC.

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Response 24/11/23

We refer to additional information submitted in support of the above application, which we received from the applicant on the 23rd October 2023, 7th November 2023, and 9th November 2023.

We continue to have concerns with the application as submitted. However, we are satisfied that these concerns can be overcome by attaching the following conditions to any planning permission granted:

Please note, without the inclusion of these conditions we would object to this planning application. Further details are provided below.

Condition 1: External Lighting Plan

Condition 2 - Updated Landscape Environmental Management Plan

Condition 3 - Ecological Compliance Audit

Condition 4 - Environmental Management

Protected Species

We note that further information has been submitted in relation to impacts on protected species (specifically bats and otters):

- Brooks, B. (2023). Seiont Hotel, Wales Lighting Impact Assessment – Baseline Survey Report. The Lighting Bee. (Unpublished Report No 1276-LB-XX-XX-RP-E-7080-01)
- Flowers, C. (2023). Seiont Manor Hotel, Llanrug, Caernarfon Otter Survey. Wildbanks Ecology. (Unpublished).
- Humphreys, S., and Campbell, A. (2023). Proposed Lodge Development at Seiont Manor Hotel, Llanrug, Gwynedd. Application No.: C21/0861/23/LL Landscape and Environmental Management Plan (Revision 3). Land and Heritage. (Unpublished).

Bats and otters, and their breeding and resting places, are protected under the Conservation of Habitats and Species Regulations 2017.

Bats

A revised LEMP was prepared following a series of bat surveys undertaken at Seiont through May, June and July 2023.

In our response dated 14th September 2023, we advised:

(a) Relocation of the maintenance track from the north side of Llwyn y Brain to an existing access track to the east.

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- (b) Including Llwyn y Brain into the suite of surveys.
- (c) Omitting Lodge 15.
- (d) Proposed new location of Lodges 22 to 25 away from the bat commuting route.
- (e) Inclusion of fencing and hedge planting.

In the updated LEMP, the applicant proposes:

- (a) The temporary track below Llwyn y Brain has been omitted.
- (b) Lodge number 15 has been omitted.
- (c) Lodges 22 to 25 have been moved 5 m to the west.
- (d) Buildings associated with the parking area to the north of the hotel have been removed and the layout of the parking changed to reduce potential lighting impacts on bats.
- (e) Fencing has been added around the Lodge area to deliver dark corridors for commuting bats with a lux level of ≤ 0.5 lux.

We advise that the applicant has appropriately considered our advice in respect of bats. Proposals include amendments to accord with our earlier advice, placement of wooden fencing and proposed consideration of external lighting.

An external lighting report has been submitted by the applicant. The purpose of the report was to record existing light levels throughout the site to inform the Ecological Assessments.

The external lighting report advised that to minimise lighting impacts on bats, it is recommended that any new lighting for the proposals is completely downward directional (with 0% ULOR), with warm white (2700K) LED light sources. It is recommended that no new floodlighting is added, and where possible that any existing floodlights are omitted rather than replaced, as flood lights are often angled in directions that cause excessive spill at ground level, and upward light pollution/spill.

We therefore advise your Authority to attach the following condition to any planning permission granted:

Condition 1: Prior to commencement of development, full details of lighting shall be submitted to and agreed in writing by the Local Planning Authority. This scheme shall consider existing and proposed lighting together with any spillage originating from internal locations. Details shall include:

- a) An assessment of lighting in respect of wildlife interests of the site, notably bats and otter
- b) Details of the siting and type of external lighting and internal light spillage during and post development. This shall include plans illustrating the location and type of lighting together with Isolux drawings.
- c) Details to demonstrate that light spillage will not affect wildlife sensitive areas. This shall include plans illustrating projected or retained bat emergence points; together with retained or proposed features planned to be functionally used by bats

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for foraging/dispersal purposes.

- d) Measures to monitor light spillage once development is operational (post-construction light monitoring).
- e) Ecological compliance audit external lighting key performance indicators.

Provisions of the scheme shall accord with the provisions of the Institution of Lighting Guidance Note 08/23: Bats and Artificial Lighting at Night

Lighting shall accord entirely with the details so approved for the duration of the operation of the development. Reason: To protect the wildlife and the ecological interests of the site including protected species.

Otters.

We note the conclusions of the otter survey undertaken by Wildbanks Conservation. No contextual information has been provided within the provisions of the ecological submission. We advise that the survey is inadequate for the purposes of confirming that the pool is not functionally used by the local population of otter.

We advise that outstanding concerns remain with respect of otter, that primarily concern managing visitor pressure (including dogs). This could be addressed by fencing and restricting access to:

- a) the eastern woodland planting zone,
- b) within woodland habitats along the Afon Seiont.

We also note that invasive non-native species were detected during ecological surveys (American mink and Himalayan balsam).

We therefore advise your Authority to attach the following conditions to any planning permission granted, to address our concerns regarding otter:

Condition 2 - No development shall commence until an Updated Landscape Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include, but not necessarily be limited to:

- (a) Build upon the principles outlined in the ecological report ((Reference: Humphreys, S., and Campbell, A. (2023). Proposed Lodge Development at Seiont Manor Hotel, Llanrug, Gwynedd. Application No.: C21/0861/23/LL Landscape and Environmental Management Plan (Revision 3). Land and Heritage. (Unpublished).
- (b) Defined aims and objectives for ecological feature including bats and otter (Detail shall include defined key performance indicators for each feature which can then be used for future monitoring purposes).
- (c) Submission of details concerning visitor exclusion areas. Details to include locations and specification of fences together with monitoring and maintenance regimes;
- (d) Locations of proposed and dedicated ecology areas to be provided to the LPA,

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NRW and the relevant local biological records centre.

- (e) Site wardening and ecological visitor awareness raising prescriptions.
- (f) Long-term surveillance and monitoring proposals including methodologies and reporting requirements.
- (g) INNS management and biosecurity; and
- (h) Periodic review mechanism for the Management Plan.

Condition 3 – The applicant shall submit an appropriate ecological compliance audit (ECA) scheme to the satisfaction of the LPA. The purpose of the Ecological Compliance Audit is to evidence compliant implementation of all ecological works specified in the LEMP (Version 3) together with Conditions 1 and 2 above. The Audit shall identify Key Performance Indicators (KPI's) that are to be used for the purposes of assessing and evidence compliance. The ECA shall be carried out in accordance with the approved details.

Protected Sites

We continue to have concerns that a significant effect from the proposed development on the Glynllifon Special Area of Conservation (SAC) cannot be ruled out. The application is located within nine kilometres of the Glynllifon SAC.

Lesser Horseshoe bats, that roost within Llwyn Brain, use the surrounding habitat for foraging and commuting. Lesser horseshoes are a feature of the Glynllifon SAC. Section 2 of the August 2021 ecological report also notes that the bats may form part of the Glynllifon SAC population.

To secure appropriate mitigation measures, we advise that the conditions 1 to 3 set out above should be attached to any planning permission for this development. Provided the development is carried out in accordance with those conditions, we do not consider that it will adversely affect the integrity of the Glynllifon SAC.

As the competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended), your authority must, before deciding to give consent for a project which is likely to have a significant effect on a SAC, either alone or in combination with other plans or projects, make an appropriate assessment of the implications of the project for that site in view of its conservation objectives. You must for the purposes of the assessment consult NRW and have regard to any representations we make within such reasonable time as you specify. In the absence of that assessment, NRW cannot advise that the proposals would not result in an adverse effect upon the SAC.

Environmental Management

The proposed development would involve a significant construction scheme, with the potential to cause significant pollution, if not managed correctly. The construction scheme would also potentially create significant quantities of waste. We therefore

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advise that prior to commencement of any site clearance, or construction, that the applicant produces a Construction Environmental Management Plan (CEMP), that will consider these risks, and appropriate measures are followed. We would therefore advise that the following condition is attached to any permission:

Condition 4 - No development, including site clearance, shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include:

- Construction methods: details of materials, how waste generated will be managed.
- General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
- Biodiversity Management: details of tree and hedgerow protection; species and habitats protection, avoidance and mitigation measures.
- CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures.
- Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use.
- Biosecurity risk assessment which includes measures to control, remove or for the long-term management of invasive species.
- Traffic Management: details of site deliveries, plant on site, wheel wash facilities.
- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details.
- Ecological clerk of works to ensure construction compliance with approved plans and environmental regulations.

The CEMP shall be implemented as approved during the site clearance, preparation and construction phases of the development.

Due to the proximity of the site to watercourses, all works at the site must be carried out in accordance with GPP5 and PPG6: 'Works in, near or over watercourses' and 'Working at construction and demolition sites' which are available on the following website:<http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/>

Foul Drainage

The applicant has confirmed within their email (Marc Hamilton, Cadnant Planning, 3rd November 2021) that the foul drainage from the site will drain to the main sewer.

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We welcome this approach. However, we note that the most recent plans i.e., Design Strategy, Steet Design Partnership, Drawing No. P.04, 09.08. 2023, and also the Proposed Site Plan, Street Design Partnership, Drawing No. P.04, 09.08.2023, are still showing a former Foul Treatment Plant. For the avoidance of doubt, we recommend that these plans are further revised to omit reference to the former Foul Treatment Plant. We would agree with Dŵr Cymru / Welsh Water's advice that a condition relating to foul water drainage is included within any permission. However, if an alternative form of drainage, i.e. private drainage is proposed, please re-consult us.

Flood Risk

We have reviewed the Flood Consequence Assessment (Integra Consulting). It is noted from the FCA that the development site boundary shows that the proposal does not encroach into the flood risk area (Zone C2 as referred to in the Development Advice Maps or Zones 2/3 as shown on the Flood Map for Planning) associated with the river Seiont. We are therefore generally satisfied with the FCA which demonstrates that the flood risk can be managed and is in line with TAN15.

We have no other comments on flood risk although note that a drainage assessment is to be undertaken (Section 3.3). Therefore, the views of Gwynedd Council acting as both the Lead Local Flood Authority and the SUDS Approval Body should be sought on this aspect of the proposal.

Other matters

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our website. We have not considered potential effects on other matters and do not *rule out the potential for the proposed development to affect other interests*.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our website for further details.

Dŵr Cymru: Any planning permission needs to include the following conditions: -

- Detailed plan regarding disposal of foul water from the site.
- Survey for the assessment of the current flow and load of foul water received by Llanrug Water Treatment Works together with the results.
- If applicable, a consolidation scheme for the Water Treatment Works to be able to receive an additional flow from the development which is the subject of this application.

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Public
Protection Unit: The following information required:-

- Full details of the biomass unit to be installed including manufacturers, model, thermal size and all technical information (such as thermal capacity (kw / MW), efficiency, maximum fuel consumption rate (kg /hr or m3 / hour), fuel specification)
- Details of maximum PM10, PM2.5 and NO2 emissions.
- The diameter and height of the stack which will serve the biomass unit above ground.
- The size and dimensions of the building on which the stack is placed.
- The size, measurements and distances of any building within 5 times the height of the stack above ground.
- A copy of the stack height calculation to justify the proposed height.

Any wood used in the biomass boilers must be new or untreated waste wood, outlined in the documents by the Wood Recycling Association. The applicant will need to receive documentation from the supplier to confirm this. If either biomass receives any other waste material as fuel, a Licence will be required under the Licensing Regulations Act

If any plant/units are to be installed externally (e.g. cooling air units etc) then a noise assessment must be carried out, which includes low frequency levels to indicate that it will not have a negative impact on the surrounding area.

Flood Risk and
Land Drainage Our maps show that an open watercourse/in culvert runs through the proposed development site. We recommend that the developer identifies the exact route of the culvert and avoids installing / erecting any structures within 3m of the watercourse as this may prevent future maintenance. Any works that may affect the flow of the stream including further culverting will require an Ordinary Watercourse Consent to create new access.

Since 7th January 2019, sustainable drainage systems (SuDS) are required to manage surface water for all new developments of more than 1 house or where the construction area with drainage implications is 100m² or more. Drainage systems must be designed and constructed in accordance with minimum standards for sustainable drainage issued by the Welsh Ministers.

These systems must be approved by Gwynedd Council in its role as the SuDS Approval Body (SAB) before construction commences.

Due to the size and nature of the development an application may need to be made to the SuDS Approval Body for approval prior to the commencement of construction. It appears that the developer intends to drain the site in a suitable sustainable manner but until an application is made to the SAB there is no certainty that the site layout would enable compliance with the full set of national SuDS standards. Early consultation with the SAB is recommended.

Licensing Unit Paragraph 5.12 within the Design and Access Statement confirms that the proposed units will be structured chalets not 'caravans on wheels' therefore a site licence and its requirements will not be required.

However, the development will be subject to other legal provisions such as the

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Health and Safety at Work Act 1974 and the requirements of the Regulatory Reform (Fire Safety) Order 2005 under the enforcement of North Wales Fire and Rescue Service.

Language Unit: No response.

Biodiversity Unit (Because of the number of responses and length of comments, only final comments are shown, previous comments can be found on the Council's website via the track and trace system.)

Habitats Regulations Assessment

The following is an assessment under the Habitats Regulations. The applicant has provided documents to support this process:

- Habitats Regulations Assessment by Land & Heritage dated 16th March 2023.
- Amended Landscape and Environmental Management Plan Rev 3 by Land & Heritage 23rd March 2023, updated 8th November 2023
- Lighting Impact Assessment, dated 27.11.23 produced by Lighting Bee
- Amended Bat survey report dated 14th August 2023 by Land & Heritage

Habitat Regulations Assessment

Cyngor Gwynedd as the competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended), must before deciding to give consent for a project which is likely to have a significant effect on a SAC, either alone or in combination with other plans or projects, make an appropriate assessment of the implications of the project for that site in view of its conservation objectives.

Appropriate Assessment

Proposal

Planning application for the remodelling and extension of the existing hotel and spa to together with the siting of 39 holiday lodges, formation of tennis courts, activity centre, reception, staff accommodation block and biomass plant room, with associated access roads, paths, parking and landscaping.

Location

The Seiont Manor Site is located 9km from Glynllifon SAC and the proposal is next to the Seiont River.

Likely Significant Effect

Llwyn y Brain is an old manor house that is part of Seiont Manor Site has a lesser horseshoe bat roost. The bats here are part of a metapopulation associated with the Glynllifon SAC, which is designated for its population of lesser horseshoe bats. Alternations to the Seiont Manor Site and especially an increase in external lighting is

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likely to impact bats. Lesser Horseshoe Bats are sensitive to light, and will keep away from illuminated areas where they are vulnerable to predation. Illuminated area can cause barriers to their flight paths while foraging or accessing their roost, this could eventually lead to abandonment of the roost. Bat surveys provided by the applicant identified 2 main Lesser Horseshoe Bat flight lines from Llwyn y Brain to the River Seiont.

Conservation Objectives of SAC

Glynllifon SAC is designated for its population of lesser horseshoe *Rhinolophus hipposideros* bats (Annex II species, which is the primary reason for the SAC designation). The estate includes three summer roost sites and two hibernation sites for the lesser horseshoe bat, comprising about 6% of the UK population. The main maternity roost is situated in the cellars of the Glynllifon mansion house, built during the 1830s. Within the estate, bats from the mansion forage in areas of plantation woodland along the Afon Llifon and on the southern side of the estate near to Plas Newydd. These areas also act as flight routes for bats going to other feeding areas outside the estate boundaries. A number of other bat species are found within the Glynllifon Estate. These include whiskered bat *Myotis mystacinus*, Natterer's bat *M. nattereri*, Daubenton's bat *M. daubentonii*, common pipistrelle *Pipistrellus pipistrellus*, soprano *P. pygmaeus*, noctule bat *Nyctalus noctula* and the brown long eared bat *Plecotus auritus*.

The Glynllifon SAC also contains areas of woodland which are used by the bats as managing areas as well as Hedgerows and other linear features used as Flight Routes. The conservation objectives for the SAC are as follows:

- The natural range of lesser horseshoe bats will not be reduced, nor be likely to be reduced for the foreseeable future.
- There is, and will continue to be, sufficient habitat to maintain the lesser horseshoe bat population on a long-term basis.
- The three maternity roosts will continue to be occupied annually by lesser horseshoe bats and their babies:
 - o Glynllifon Mansion (maternity and hibernation roost, Unit 16)
 - o Melin y Cim (maternity roost, Unit 32)
 - o Pen y Bont (maternity roost, Unit 36)
- There will be a sufficiently large area of suitable habitat surrounding these roosts to support the bat population, including continuous networks of sheltered, broadleaved and coniferous woodland, tree lines and hedgerows connecting the various types of roosts with areas of insect-rich grassland and open water.
- All factors affecting the achievement of these conditions are under control.

These conservation objectives as well as performance indicators and a core management plan for the site (albeit from 2008) can be viewed online on the Natural Resources Wales website.

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The performance indicators largely relate to the maternity and hibernation roosts themselves as well as maintaining woodlands and flight lines. It refers to 'good condition hedgerows' as being those more than 2m in height with no gaps over 5m in length.

Potential Impacts to Glynllifon SAC without mitigation

- Disturbance to Lesser Horseshoe Bat roost at Llwyn y Brain during construction due to noise and lighting
- Disruption and obstruction of bat flight paths & foraging habitat due to lighting during construction and operational.
- Loss of habitat used by bats as flight paths
- Loss of foraging habitat due to habitat destruction
- Loss of access to bat roosts

These impacts could lead to the abandonment of the bat roost at Llwyn y Brain and reduced functionality of the Glynllifon Lesser Horseshoe Bat population.

The proposal will not result in the direct destruction of Lesser Horseshoe Bat roosts. Llwyn y Brain is not within the current application area.

Mitigation

The development proposal has incorporated 3 dark corridors across the land from the hotel to the river, these will be provided by:

- Temporary Featherboard timber fencing 1.8m high to reduce light spill
- Tree & woodland planting
- Suitable external lights with fixtures and positions

These measures are to ensure the provision of dark corridors suitable for bat commuting with a Lux level of no greater than 0.5 lux. The proposed illumination calculations show that the boundary of the development will be between 0.3 and 0.2 lux (Lighting Bee Assessment November 2023).

There will be a lag time from when trees are planted until they have grown sufficiently to provide a wooded corridor, however the temporary timber fencing will ensure that the corridor is shaded from lighting. I recommend that the timber fencing is constructed first and the tree planting takes place before any other construction to provide as much time as possible for the trees to grow.

Although I have concerns about the proposed tree planting scheme specifications (as I have detailed in my previous comments to planning) because it lacks the sufficient density of tree planting, the aim of this planting is to provide a wooded corridor and habitat suitable for foraging bats and the proposed scheme can be amended to achieve this.

In the supporting document by Land and Heritage (Habitats Regulation Assessment, 16th March 2023) it states that construction of lodges will only take place during day light hours and no external lighting will be used for their construction.

The development proposal does not include the loss of wooded habitats apart from the removal of one or two trees, however the development proposal is not clear

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regarding the tree works and construction required on the driveway. This requires further information.

- Grassland enhancement for foraging bats
- Tree and hedgerow planting along the side of the access road to the lodge field will screen car headlights. This planting extends well beyond Llwyn y Brain to the west.

Assessment Alone with Mitigation

This proposal for holiday lodges and extension to the hotel has incorporated mitigation, and will not have an adverse impact to the conservation features of the Glynllifon SAC.

In-combination Assessment

In combination effects are those effects that may arise from the development proposed in combination with other plans and projects proposed/consented but not yet built and operational (i.e. those developments that are separate from the baseline).

There are several other proposed planning developments and projects with the potential to effect the Lesser Horseshoe Population of the Glynllifon SAC, these are:

- Peblig Industrial Estate
- Glynllifon – Welsh Sheep Centre
- Glynllifon – Dairy Development Proposal
- There are numerous planning applications for barn conversions & house renovations which are associated with Lesser Horseshoe Bat roosts and habitats.

Peblig Industrial Estate is a current planning application, yet to be determined located along the River Seiont and is 6.5km from Glynllifon SAC. The site has many derelict industrial buildings, some of which have been found to be Lesser Horseshoe Bat roosts. The proposal is to demolish the buildings and build new buildings for business use. As this proposal would result in the destruction of a bat roost, it has included the building of a bat roost and enhancing the river corridor as mitigation. This proposal is yet to be determined.

The Glynllifon planning applications for a Welsh Sheep Centre and Dairy Development are surrounded by the Glynllifon SAC. Neither of these proposals will directly destroy a Lesser Horseshoe Bat roost, they will result in the loss of a small amount of habitat, but the main concern is the lighting and illumination of the buildings. Both developments have provided mitigation which includes the provision of a bat loft suitable for Lesser Horseshoe Bats, hedgerow planting, tree planting and habitat enhancement and have ensured that lighting will not impact bats. These proposals have sufficiently mitigated impacts to the Glynllifon SAC and are yet to be determined.

There are numerous planning applications for barn conversions & house renovations which are associated with Lesser Horseshoe Bat roosts and habitats. None of these will be permitted unless they ensure that bat roosts and their habitats will be

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enhanced. Most of these sites were structures which were derelict and collapsing, without renovation would result in the loss of the bat roost.

Conclusion of in-combination assessment

These plans and developments have incorporated mitigation to avoid any impacts to Lesser Horseshoe Bats. Therefore, they will not contribute any impact to the Glynllifon SAC. The proposal at Seiont Manor in-combination with other plans and projects will not have an adverse impact on the conservation objective of the Glynllifon SAC.

Integrity Test & Conclusion of HRA

The proposal at Seiont Manor Site will not have an adverse affect on the integrity of the Glynllifon SAC.

NRW Consultation

As part of the HRA process Cyngor Gwynedd must consult NRW. In a letter dated 24th November 2023 NRW state that provided the development is carried out in accordance with their recommended conditions, they do not consider that it will adversely affect the integrity of the Glynllifon SAC.

Recommended Conditions to ensure that impacts to the Glynllifon SAC are avoided

1. Construction and works must only take place in day light hours and no flood lighting is to be used during construction.
2. Timber fencing to reduce light spill must be erected before any other works for construction take place.
3. Hedge and tree planting plans must be amended to be plant at a much greater density.
4. All hedge and tree planting (hedgerows, along driveway, woodland and for screening) must take place after the timber fence has been constructed and before any other works to install and construct lodges.
5. All existing flood lighting on Llwyn y Brain and Seiont Manor Hotel and driveway must be removed and if required replaced with lighting sensitive to bats. This must take place as soon as possible.
6. The bat roost at Llwyn y Brain is must be enhanced.
7. Monitoring of light levels must take place three times between April-September for the duration of the operation of the site.
8. Bat monitoring of the site once it is operational.

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Final Comments on the Application (03/01/24)

Further to my comments in March this year, the applicant has provided the following:

- Amended Bat survey report dated 14th August 2023
- Amended Tree Survey August 2023 by Land & Heritage
- Grassland Fungi Assessment October 2023 by Debbie Evans, Mycological Consultant
- Otter Survey October 2023 by Wild Banks Conservation & Land & Heritage
- Lighting Impact Assessment, baseline survey report 27th October 2023 by The Lighting Bee
- Amended Site Plan dated 7th November 2023
- Amended Landscape and Environmental Management Plan Rev 3 by Land & Heritage 23rd March 2023, updated 8th November 2023
- Habitats Regulations Assessment by Land & Heritage dated 16th March 2023
- BS5837 Arboriculture Survey: February 2022 by Land & Heritage revised August 2023
- Lighting impact assessment date: 27.11.23 produced by Lighting Bee

Grassland Fungi

The fungi survey and report has been undertaken to a good standard, although only two survey visits were carried out. Over the 2 surveys a total of 23 grassland fungi species (waxcaps, fairy clubs, earth tongues, pink gills) were recorded on the site, including a total of 13 *Hygrocybe* Waxcap species. A summary of the species recorded across the whole site, comprised of 3 Clavarioids, 13 *Hygrocybes*, 5 Entolomas, 1 Geoglossaceae and a Dermoloma. Two, high value indicator species of an unimproved or semi-improved quality grassland habitat were recorded on the northern end of the Northeast Field, which will not have lodges sited on it. These 2 species and a further 2 species recorded here are of International conservation value. Citrine Waxcap *Hygrocybe citrinovirens* & Fibrous Waxcap *Hygrocybe intermedia* both are globally 'Vulnerable' (IUCN Red List) and thus of conservation concern. Crimson Waxcap *Hygrocybe punicea* were recorded on the east side of the field near the fence. This is a significant species regarded as an excellent indicator of old, traditionally managed, semi-natural grasslands.

The proposed development's footprint does not include the areas of conservation concern for grassland fungi. The fungal survey report recommends "*There is no need for any acid grassland restoration in the northern area and it should be preserved as it is.*"

I recommend that the recommendations in the fungal survey report be followed and that this is a planning condition.

Bat Surveys

The updated bat survey report 14th August 2023 includes the use of 11 locations for static bat detectors each over 6 nights. All detectors recorded Lesser Horseshoe Bat passes, except for 2 locations. A bat transect survey was also undertaken. Bat recorded included LHS, Brown Long-Eared Bat, Pipistrelle species, and Myotis species.

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The additional bat surveys have confirmed the previous bat roost locations and in addition have identified a soprano pipistrelle maternity roost within the main hotel and Lesser Horseshoe bat maternity roost within a chimney of Llwyn y Brain. Activity surveys have identified two main bat migration routes to and from the river to the hotel and Llwyn y Brain. The survey findings have informed the Scheme design and changes have been made to the layout and access provision. Additional mitigation measures have been incorporated to avoid adverse impacts to bats.

The information from surveys in the bat report indicate that there is a Brown Long-Eared Bat roost in Llwyn y Brain.

Bats & Lighting

Lighting Assessment by Lighting Bee dated 27th November 2023 this report provides model for the proposed illumination of the site however does not include existing lighting as stated under 1.2:

“No existing lighting has been included in the calculation model. In the areas where new lighting is proposed, all existing lighting is proposed to be removed. It has been assumed that the existing external lighting to the elevations and areas of the hotel not affected by the proposals, of the hotel will remain as existing, as these areas do not have the potential to directly impact onto the dark zones. Where any lighting is proposed to be replaced however, this will be specified in accordance with the parameters of this lighting strategy to reduce the lighting impacts on bats.” This is concerning because around the hotel and Llwyn y Brain are areas that can impact bat flightlines, I recommend that the proposed new lighting for the hotel be included in the assessment.

Site illumination model and calculations Lighting Bee November 2023. This plan has not covered or calculated the illumination of the existing hotel or Llwyn y Brain or driveway. The proposed illumination calculations show that the boundary of the development will be between 0.3 and 0.2 lux (Lighting Bee Assessment November 2023), however the existing illumination (Lighting Bee – baseline report October 2023) on the hotel, car park and driveway includes numerous floodlights. There are currently about 5 floodlights on trees along the drive and 2 floodlights on trees around the car park and two lanterns.

The Lighting Assessment November report concludes under section 5:

The aim of this Lighting Impact Assessment is to provide an assessment of the impact of the new external lighting associated with the development, and internal lighting from the proposed lodges on sensitive ecological receptors, in terms of predicted light spill onto the proposed dark zones. Lighting impacts in terms of obtrusive light are excluded from the scope of this report.

I am confused by the final sentence in the above statement; does it imply that current prominent lighting has been excluded because this will be removed? This requires clarification.

Light spill from the combined internal and external calculated at the edge of the

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proposed dark zones is predicted to be <0.5 lux both horizontally at ground level, and vertically on the calculation planes (up to 2m in height) included, with the mitigation measures included.

It should be noted that the calculation model represents the worst case scenario, with all lights switched on simultaneously, no blinds or curtains included, and the screening effect of any vegetation and planting not being included, levels of illuminance will be further reduced when these factors are taken into account.

In conclusion, the lighting impacts from the proposals with the proposed mitigation applied, are not predicted to be significant.

Lighting Impact Assessment, baseline survey report 27th October 2023 by The Lighting Bee. This report has mapped all existing lighting and recorded the types of lights.

The lighting baseline report is too vague stating “*that the perimeter of the main hotel building is predominantly lit, with a zone of influence of approximately 20-25m, where levels of illuminance are greater than 0.5 lux. Levels of illuminance throughout the main car park/ tarmacked entrance area are also greater than 0.5 lux. Levels of illuminance along the main access drive are expected to be significantly higher than recorded, and greater than 0.5 lux if the floodlights were operational at the time of the survey. The survey locations show that the northern fields, where the lodges are proposed, are currently dark (<0.5 lux).*”

The lighting report recommends that new lighting “*is completely downward directional (with 0% ULOR), with warm white (2700K) LED light sources*” and that no new floodlighting is that any existing floodlights are omitted rather than replaced.

Recommendation – updated illumination maps showing lux levels for whole site including the hotel, Llwyn y Brain, car park and driveway.

Habitats Regulations Assessment

Llwyn y Brain, part of Seiont Manor has a lesser horseshoe bat roost. The bats here are part of a metapopulation associated with the Glynllifon SAC, which is designated for its population of lesser horseshoe bats. Alternations to the Seiont Manor Site and especially lighting can impact bats.

The applicant has provided information to inform a HRA dated the 6th March 2023. This does not include the information from the bat surveys carried out in summer 2023. Under section 1.3 there is a table listing all the likely impact to the Lesser Horseshoe Bat colony at Seiont Manor, but it does not make an assessment of this development before then moving on under section 1.4 to consider in-combination impacts. The main concern is loss of bat flight routes due to habitat loss or lighting creating a barrier. The report states that the development will incorporate mitigation to reduce impacts to the bat colony, these include: wooden fencing to screen LHS bat flight routes from light spill; tree and hedge planting and grassland management to enhance foraging habitats. The design of the development has been altered to minimize the impact to Lesser Horseshoe Bats, and includes fencing to screen light spill and by planting woods and hedgerows.

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There will be a lag time (of more than a few years) for mitigation as tree planting until the tree have grown enough. The report concludes that providing mitigation measures are put in place, impacts to the Lesser Horseshoe Bat colony at Seiont Manor Site and therefore the Glynllifon SAC will be reduced to negligible. NRW (24th November 2023) do not consider that this development proposal will adversely affect the integrity of the Glynllifon SAC as long as conditions are in place to ensure that suitable mitigation is carried out and that dark corridors are retained along bat flightlines.

Cyngor Gwynedd as the competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended), must before deciding to give consent for a project which is likely to have a significant effect on a SAC, either alone or in combination with other plans or projects, make an appropriate assessment of the implications of the project for that site in view of its conservation objectives.

This proposal has provided information to demonstrate that the development will not have an adverse impact on lesser horseshoe bats and the population associated with the Glynllifon SAC.

Landscape Management Plan & Bat Mitigation

This has been updated to follow the recommendations in the Fungi Report. Slow worms are present in small numbers in the grassland area next to the pond and the LEMP provides measures for their protection.

Under section 4.2.3 of the LEMP it outlines measures to create bat mitigation along the “Western Boundary dark edge” to create a 30 metres buffer zone. *The corridor will be screened with a 2.1 metre (7 feet) high timber fence at the rear of the lodges. This will be approximately 130 m in length ...A woodland area will be planted between the fence and the western boundary to provide additional screening. This will cover approximately 3450 square metres...Planting should be at an average density of one tree per 3.25 m² (average spacing of 1.8 m or 3000 trees per ha) Approximately 1060 trees will be planted in this area. This is a high density of plants to provide screening as quickly as possible.”*

The proposed planting is not dense enough as it is a third of a tree per square meter, I recommend that at least 100 trees per meter square are planted. I also recommend that this is undertaken before the lodge construction commences to allow for this mitigation habitat to become established.

The under section 4.2.5 of the LEMP “North /South Migration Route”... “*This route following the existing farm track, is used by Soprano Pipistrelle bats and LHB*” It is proposed *The corridor will be screened with a 2.1 metre (7 feet) high timber fence at the rear of the lodges. This will be approximately 97 m in length. A native broadleaf hedgerow will be planted on the east side of the fence to provide additional screening.... The hedgerow should be planted 1m to the east of the timber fence. Whips should be planted at 150mm spacing in three offset rows which are 500mm apart. This is equivalent to 18 whips per linear metre,* However I recommend that 7 rows are planted at a distance of 150mm apart, and that this is carried out before construction takes place.

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Otter

Otter Survey by Wild Banks Conservation & Land & Heritage dated October 2023, undertook a field survey on 9th October 2023. No otter signs were found but several potential holt sites, laying up sites and community habitats were noted. Otters are known on the Afon Seiont and there remains the likelihood that they travel through the site and have resting sites and a holt. The report recommends *“that any work within 30m of the water bodies on site should have pre-work commencement checks for otter activity or signs to ensure the likely absence of otters.”* I recommend that before any works otter surveys are undertaken and measures to avoid harm to otters are established.

Bryophytes

No bryophyte survey has been undertaken. Records show that some of the boulders and walls creating boundaries in the fields along the river support uncommon mosses (*Grimmia lisae*, *Grimmia hartmanii*, *Hedwigia stellata*, *Pterogomium gracile*). I recommend that there is condition stating that all walls are to be retained as they are and any work to walls require ecological advice. The bryophytes must be monitored to ensure that the development is not impacting them.

River

This development within 10 meters of the river, and abuts the trees. I recommend that a greater buffer (at least 20 meters) is between the trees/river and the development. This will protect the river corridor and ensure that the green infrastructure is maintained. Rivers and woodlands provide wildlife corridors and forms part of the localities green infrastructure. Planning Policy Wales 11 states (paragraph 6.2.4):

“The planning system should protect and enhance green infrastructure assets and networks because of these multi-functional roles. The protection and enhancement of biodiversity must be carefully considered as part of green infrastructure provision...”

I recommend that the number of lodges is reduced to ensure a sufficient buffer between trees and river from impacts of the development. See plan below on which I have marked a green line and I recommend that 4 lodges are omitted from the plans.

Construction is likely to cause run off and I recommend that Pollution Prevention Plan is provided.

Non-native invasive species

Himalayan Balsam is abundant along the river and other areas in the site. This plant potentially poses a threat to the uncommon bryophytes. I recommend that it is eradicated every year for the perpetuity of the use of the site. It should be removed by pulling and cutting.

Access & Driveway & Trees

The Transport Scheme (Focus April 2021) includes plans for the creation of 2 new passing places along the existing drive and the creation of a new track from the existing drive. The driveway has several large mature trees, which are a substantial

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part of the landscape. I am concerned that this work will damage the existing mature trees along the drive and that the creation of a new track will cause the loss of hedgerow. The Tree Survey report does not cover the driveway trees. These mature trees have a high potential for bat roosts and bryophytes and lichens of conservation concern. The LEMP (23rd March 2023) under 2.3 states *"The final Tree Protection Plan should also make recommendations for the protection of mature trees along the main hotel driveway from construction traffic. Currently the access route to site, the size and type of construction vehicles, and the size of material loads are all unknown."* This is too vague to assess the impact to the trees or to ensure their protection. The large mature trees are likely to be a habitat for bats, lichens and bryophytes.

The Tree Survey (BS 5837 Arboriculture Survey revised August 2023) states in the summary *"The proposed Scheme will require the removal of eight young amenity trees from part of the hotel gardens. No other trees will need to be removed."*, however it does not cover the driveway.

The report states under section 5.6:

Construction traffic will use the main driveway to the hotel which is lined with mature trees on both sides. Currently these trees provide crown clearance for large commercial vehicles such as waste trucks and delivery lorries. It is proposed that the lodges will be of flat pack construction which will not require large vehicles for deliver. Existing height and width clearance is considered adequate, so that trees are not considered to be at risk of damage from construction traffic.

But it has not considered the creation of passing places, nor has it assessed the trees along the driveway.

Summary & Recommendations:

I object to this proposal until amended plans are provided to ensure that the river corridor is protected and until further information is provided regarding the impact to trees along the drive way. This development proposal still has the potential to have significant impacts on ecological features such as driveway trees and their associated species.

The above HRA has concluded that this development will not have an adverse impact on the Glynllifon SAC.

- **Bats & Lighting** –I recommend that an updated illumination map modelling lux levels for whole site including the hotel, Llwyn y Brain, driveway, and car park is provided. I recommend a condition for lighting and illumination monitoring before site is operational and after one year of site being operational. Light barriers must be in place, hedge planting must take place before construction commences to the satisfaction of the LPA. I recommend that all existing flood lighting is removed. Monitoring of lighting yearly once site operational.
- **River** - I recommend amended plans that ensure a buffer between the development and the river of 20 meters. A Pollution Prevention Plan must be provided.
- **Non-native invasive plants** - Himalayan Balsam eradication scheme covering at least 10 years (or for the perpetuity of the site while it is

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operational) by pulling and cutting and yearly monitoring and a report to be provided to the LPA every two years.

- **Trees & Bats & Epiphyte Cryptograms (Bryophytes & Lichens)** - More information regarding tree works on drive to create passing places. Ideally this is provided before the application is determined, however if the council is wishes to grant permission, then a condition for detailed plans of work to driveway must be provided showing which trees will be felled or lopped. Bat surveys and lichen and bryophyte surveys of tree will be required. These must be provided before any works commence.
- **Bryophytes** - Condition for all walls around fields to be retained. Condition for bryophyte monitoring to take place within two years of the site being operational and again in five years.
- **Fungi** - Condition for recommendations of the Fungi Report to be followed. Before any works commence a fence must be erected to protect grassland fungi area. No vehicles on grassland areas of wax cap importance (see yellow areas on plan above for areas conservation concern identified in fungi survey). Before any ground works take place or construction take place and that the fencing shall be approved by the LPA.
- **Reptiles** - Condition to protect reptiles. A plan detailing suitable measures for translocating and protecting reptiles must be provided before any works take place.
- **Otter** - Condition – before works an otter survey must be undertaken.
- Condition for ecological clerk of works for all ground works and construction.

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Thank you for consulting us on the above application. Having reviewed the area of proposed works with reference to the regional Historic Environment Record (HER), I have determined that there is a potential for archaeological impact and would like to draw your attention to the comments below.

The proposed development is for the remodelling of and extension to Seiont Manor Hotel, a 19th century manor complex located on the western extent of Llanrug. Llwyn-y-Brain (Cadw ref. 22239, PRN 1988, NPRN 26735) is a grade II listed building, and is present throughout a historic map regression. Both the regional Historic Environment Record (HER) and National Monuments Record of Wales (NMRW) also record a number of sites and features within the immediate vicinity of the site.

It should be noted that GAPS responded to a pre-application consultation for this site recommending both *Desk-Based Assessment* and *Geophysical Survey*. The PAC document suggests that this work has not yet been pursued.

There is a potential for sub-surface remains of various periods in and around the manor complex, dating both the to the post-medieval activity associated with the manor as well as much earlier settlement. Medieval potential is suggested by an undated enclosure at Bryn-y-Fedwen (PRN 3462) and Roman potential is evident via the discovery of a coin hoard to the east of the site (PRN 3716). Two linear earthworks may extend into the application site: one is undated, and corresponds with a 19th century field boundary, but could have earlier origins (NPRN 423646); the other is recorded as a possible Roman road (PRN 17589), but does not align with known sections of this road (which connected the forts at Caernarfon and Caerhun), though the reported coin hoard does indicate some potential for Roman activity in this area.

In addition to these existing records, the location of the site adjacent to the Afon

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Seiont conveys a potential for as yet unknown prehistoric to Roman remains in particular, river valleys being routes for communication and transport, and favoured for settlement. Although previous landscaping may have had some impact upon any buried archaeology in the grounds close to the hotel, the fields proposed for lodge development appear to be undisturbed agricultural land, indicating that any archaeology present may be well preserved.

As per our pre-application response, further information is still required in order to better understand the archaeological potential of the development site, and allow for a better-informed planning recommendation. The work recommended comes under the category of archaeological pre-determination, primarily comprising of a formal programme of archaeological evaluation known as *Desk-Based Assessment*, as well as a *Geophysical Survey*. It should be noted that the survey may require further, follow-up evaluation work such as *Trial Trenching* in order to interrogate the results.

An appropriate, qualified archaeological contractor should be appointed to undertake the work, a database of which can be found either at <http://www.bajr.org/RACsmap/default.asp> (British Archaeological Jobs & Resources) or at <https://www.archaeologists.net/civicism-contact-distance-search> (Chartered Institute for Archaeologists). The appointed archaeological contractor must agree a specification for the work with GAPS before commencing the project.

Rights of Way Unit. If this planning application is granted, I would recommend that a condition is included on that planning permission stating that an application to divert the route should be submitted before any development works could commence.

The applicant is advised that Public Footpath No 31 Llanrug crosses the application site and it is an offence to block or divert any right of way unless it is made in accordance with the appropriate legislation. During the development phase and following completion of any development work it should be ensured that the right of way:

- remains open, unobstructed and safe for public use at all times;
- that no construction materials are kept on the surface of the public right of way;
- that there is no restriction on the width of the public right of way.

Before undertaking any work on site the applicant is advised to contact the Highways Authority Public Rights of Way Team for further advice.

Public Consultation: A notice was placed on site and nearby residents were informed. The notice period has ended and correspondence has been received objecting on the basis of the following:

- The application is invalid, in the absence of a Welsh Language Statement or a Welsh Language Impact Assessment Report for a site of 1,000m² or more.
- Granting the application would be contrary to JLDP Policy TWR 3.

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- The site is not eligible for consideration under the permitted exceptions to existing sites.
- There are already more than enough holiday accommodation provisions in the area, and allowing the application would be overdevelopment.
- The decision of the Arfon Council regarding Bryn Afon in 1987 can be regarded as a precedent for rejection.
- The provision of more accommodation facilities in the area is likely to lead to an increase in demand for second homes and self-catering holiday units, an increase in property prices, immigration and problems regarding lack of affordable homes. These trends erode the fabric of local society and undermine the existence of the Welsh language as a living community language.
- The local community is against the application.
- It is an intrusive development in the landscape.
- Development too large
- Loss of agricultural land
- Road concerns.
- Development outside the development boundary.
- Concern over the impact of the failure of the proposal on the open countryside.
- Proposal not positive to local businesses and residents.
- Too close to the River Seiont and a threat to wildlife.
- Threat to local woods
- Access is unsuitable for additional traffic generated by the proposal.

5. Assessment of the relevant planning considerations:

The principle of the development

- 5.1 The proposal includes the redevelopment of a hotel by erecting substantial extensions of size and scale to the existing structure together with siting 39 permanent lodges on land to the north of the hotel. The site is located in the open countryside outside any development boundary as defined in the LDP. Policy PCYFF 1 states that, outside development boundaries proposals will be rejected unless they are in line with other policies within the local development plan, national policies or that the proposal indicates that its location in the countryside is essential. The principle of development must, therefore, be assessed in accordance with the needs of Policy PCYFF 1.
- 5.2 The explanation of Policy PCYFF 1 states that the development boundaries were identified for each type of settlement in the Scheme other than clusters. Please note that development boundaries amongst other things prohibit inappropriate development from being located in the countryside, provide clear guidance and clarity on where exceptions can be supported, e.g. rural exclusion policy, identify places where development could be approved and promote effective and appropriate use of land and buildings. It is considered, therefore, that the remainder of the Plan area is subject to greater control and is largely restricted to developments requiring a rural location or meeting local rural demand, supporting rural diversification or rural sustainability.
- 5.3 With regard to the protection of the countryside, it can be recognised that some types of development are required if the location of the proposal is essential e.g. agricultural sheds and addresses the social, economic or environmental needs of the area. It is recognised that the hotel establishment is an existing commercial development on the site and has existed there for many years, and in that respect Policy PS 14 and TWR 2 are supportive of proposals which involve extending visitor attractions and improving and protecting the provision for existing serviced and

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self-catering accommodation. It is also noted that holiday units are a development that can be supported in the countryside under Policy TWR 3 and although the applicant states that there are several elements to the proposal (as noted above), they should be considered as one comprehensive development within the visual context and considering the viability of the development. Given the above and the other relevant policies, the proposal is not considered contrary to policy PCYFF 1.

Extending the existing hotel

5.4 The principle of extending the hotel will be considered against the requirements of Policy TWR 2 of the LDP. Policy TWR 2 facilitates proposals for serviced holiday accommodation as long as the proposal complies with the criteria included within 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 nor significantly harms the residential character of an area;
- v. That the development does not lead to an over-concentration of such accommodation in the area.

5.5 In relation to this particular intention, the criterion to be considered is criterion 'ii', namely that the scale of development is appropriate having regard to the site and location.

5.6 As has already been mentioned, the existing hotel is located in the open countryside and has been established on this particular site for some time. The present structure is a mix of single storey and two-storey structure made with natural slate roofs, natural stone walls and a gravel whipped rendering and in a form which more or less corresponds to a "Y shape" and the agent has defined the existing structure of the hotel as – (i) *rose garden wing*; (ii) *pool wing*; (iii) *spa wing* and (iv) *centre core*.

5.7 There will be no external alterations to the two-storey building with slate roof *rose garden wing* which is located below Plasty Llwyn y Brain. Within the *pool wing* space, it is proposed to create 4 new visitor rooms which would involve the creation of 7 curved windows in the roof facing east with a traditional design and a connection to the second floor of the *spa wing*. The proposed work on the *spa wing* (which is an 8.5m high two-storey building with ridged roof and installed on the western part of the hotel) will involve the creation of a three-storey structure ranging from 11.5m to 13.5m high with two slate roofs installed alongside each other creating two symmetrical gables from the west and this is the most visual element of upgrading the existing hotel. An element of the basement will have a *green* flat roof (biodiversity improvement) and will be located on the western gable of the *spa wing*. The proposed work to the *central core* (which links the two above wings together) will involve increasing the height of this section of the two-storey building to create a three-storey structure with a flat roof to replace the existing slate roof. External materials used on the proposed elevations will include natural slate roofs; *green* roofs;

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openings from wood-effect composite material; walls from a mixture of white coloured render or another alternative colour to be agreed with the Local Planning Authority; natural stones; glass panels and tree-effect vertical panels.

- 5.8 The proposed structure immediately north of the hotel will be a rectangular-shaped single storey structure with slate roofs and white-coloured rendering materials to the walls together with openings of wood-effect composite material. According to the contents of the Design Strategy Statement, the new structure is designed largely in a native architectural form with regard to form, mass and external finish including complementary local contemporary features and that the design follows the existing topography of the land together with the natural woodland of the local landscape. The proposal would also involve undertaking landscaping together with extensive groundworks within and on the edge of the application site in order to minimise the environmental impact of the development.
- 5.9 The nature and character of the landscape in which the hotel is located can be described as a *undulating* landscape that generally runs down from the south to the north and towards the banks of the River Seiont with a prominent hillock between the existing structure and the river itself.
- 5.10 In support of the application a Landscape and Visual Appraisal has been submitted and the Appraisal notes that the hotel and surrounding landscape are located within an undulating landscape with small to moderate hillocks within it, with the local landscape running down towards the river in the vicinity of the application site. The site is also surrounded by banks, shrubs and trees/woodlands. Any views of the development will be views from close to the site and from the nearby footpath network with views of the development as a whole from a distance between openings in the landscape and vegetation from the north-west. Whilst it is inevitable that the development would have an element of impact on the local landscape, such an impact would not be considered substantial and significant considering the design, nature and scale of extensions and alterations to the existing hotel; that part of the hotel is a backdrop to the new extensions together with the fact that the work would be located within a site that already contains an established structure.
- 5.11 It is also noted that there are a number of heritage assets in the vicinity of the application site including listed buildings and monuments together with the designation of Dinorwig Landscape of Outstanding Historic Interest on the northeastern part of the site. However, the development is not considered to adversely impact the setting or character of these designations (including the setting of grade II listed building at Plasty Llwyn y Brain) considering the location, nature, design and scale of development in relation to these designations.
- 5.12 Taking into account the above assessment, the development relating to improvements to the existing hotel is considered acceptable on the grounds of safeguarding visual amenities and heritage assets and therefore the proposal complies with the requirements of Policy TWR 2, PCYFF 3, PCYFF 4, AMG 3, PS 19, PS 20 and AT 1 of the LDP.

Siting of 39 holiday lodges

- 5.13 Policy TWR 3: Chalet and static caravan sites and permanent alternative camping accommodation stating that static caravan sites, chalet or permanent alternative camping accommodation are permitted if a number of criteria can be complied with.

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- 5.14 Criterion i) refers specifically to a significant intensification of new developments. In order to define 'significant intensification' in this context, reference should be made to explanatory paragraph 6.3.69 which refers to the 'Isle of Anglesey, Gwynedd and Snowdonia National Park Landscape Sensitivity and Capacity Study' (Gillespies, 2014). Within each Landscape Character Area (as defined by the Gwynedd Landscape Strategy (2012)) the capacity of the landscape is assessed to determine the capacity of the local landscape for additional holiday caravan or chalet developments.
- 5.15 This particular development falls within Landscape Character Area LCA4 (Caernarfon Coast and Plateau). The Landscape Sensitivity and Capacity Study identifies indicative capacity for the Landscape Character Area (LCA). Specifically, in relation to the LCA relevant to this application it is noted that: - *Outside the AONBs and Special Landscape Areas there may be some capacity for small to very small scale development located sensitively and well designed, which should relate well to the built environment / existing urban land cover.* The Study defines very small developments as those up to 10 units and small developments between 10 - 25 units. Therefore, due consideration will need to be given to the scale of the proposed development in the location in question.
- 5.16 The development involves siting 39 lodges on a northern part of the application site with a private driveway as a cul-de-sac. There will be 32 lodges located on level land between the hotel and the River Seiont and 7 lodges will be located on the southern side of a hillock above an existing lake to the north-east of the hotel itself. Following concerns about the visual impact of the lodges in the landscape, the applicant has now removed lodges from the most prominent part of the hillock and repositioned them on the level ground area below the hillock itself.
- 5.17 The lodges will be single storey with a gable roof and of wood-effect composite material. They would be 12.8m in length, 6.7m wide with parking spaces for 2 cars parallel to the lodges themselves. Existing trees will be retained between lodges locations and proposed landscaping and planting of vegetation within the lodge site and along the edges where spaces currently exist.
- 5.18 In accordance with the *Gillespies* Study, the number of units (39 lodges) offered on this site exceeds that recommended in the Study, which was 25 units. However, it must be noted here that paragraph 0.8 of the Study states - *"It is important to note that this report represents a strategic study and is not prescriptive at an individual site level. It does not replace the need for the Councils or Park Authority to assess individual planning applications or for specific local landscape and visual impact assessment as part of formal EIA on a case-by-case basis.*
- 5.19 As referred to above, a visual impact assessment has been submitted with this application in the form of Landscape and Visual Appraisal taking into account the context of the site, a wider assessment of its context together with undertaking a *Zone of Theoretical Influence* scene assessment of the landscape. The *Gillespies* Study identifies 8 guidelines that need to be considered when dealing with applications for chalets and caravan parks within LCA4: -
- (i) Landform - the development is designed and sited so that it *works with* the existing landscape taking into account the ground levels and topography of the local landscape.
 - (ii) Landcover – the development has been well screened by vegetation and structures together with consideration of the topography of the local area.

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- (iii) Man-made influences - man-made structures are located within the application site and in the vicinity of the application site in the form of a structure comprising dwellings, agricultural holdings including agricultural structures, stone walls and water treatment works. It is considered that these man-made influences would reduce the impact of the development on visual amenities.
- (iv) Visibility, vistas and views - taking into account the layout and design of the lodges in the landscape and that the close views of the lodges themselves from the nearby footpath network with views of the development as a whole from afar and between openings in the landscape and vegetation from the north-west, the impact is not considered substantial nor significant. In order to contribute towards reducing visual impact, it is proposed to undertake a landscaping and planting scheme within and around the site.
- (v) Scenic quality and character - the application site is not designated for any particular landscape area even though it is located in the countryside. The north-eastern part of the site is included within the Dinorwig Landscape of Outstanding Historic Interest designation, however the siting of 7 lodges on the southern side of the hillock will not be considered to have a substantial impact on the setting and character of this wider designation.
- (vi) Remoteness and tranquillity - the site is located close to the settlement of Llanrug to the west, and is served by a busy road network surrounded by a varied number of land uses which contribute to anticipated disturbance of this part of the countryside. Consideration must also be given to the fact that the site currently has legal use as a hotel and that such uses, including associated activities, create an element of noise disturbance. Whilst it is inevitable that the development would have an element of additional impact on the tranquillity of the area, such impact would not be considered substantial or significant given the layout of the cabins within the landscape and that the site has been partially screened by existing vegetation as well as additional vegetation by undertaking landscaping and groundworks within and around the site.
- (vii) Landscape value – as referred to above, there is no designation of special landscape area for this part of the countryside.
- (viii) Historic value - as referred to above, the northeastern part of the site is included within the Dinorwig Landscape of Outstanding Historic Interest designation, however the siting of 7 lodges on the southern side of the hillock is not considered to have a substantial impact on the setting and character of this wider designation. A number of heritage assets lie within the vicinity of the application site such as monuments and scheduled buildings but taking into account the location, layout, scale and nature of the development it is not considered to have substantial adverse effects on the character or integrity of these assets.

5.20 To ensure that the site is developed in an orderly rather than piecemeal fashion, a condition may be included if it is recommended that the application be permitted, requiring the development be carried out in stages so that the holiday accommodation element cannot be developed separately from the development of the existing hotel and vice versa and, to this end, the applicant through his agent has confirmed that the development is an integral part of the hotel site as a whole. That will also ensure that the holiday accommodation element forms part of a wider tourism development that provides services beyond a holiday park alone. As a result, the development will offer quality tourism that will support the economy of the area. Taking into account the above appraisal, the principle of this current development in terms of policy TWR 3 is considered

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acceptable but it is also necessary to comply with all other relevant policies within the LDP and these are discussed below.

Visual amenities

- 5.21 The proposal involves the development of an existing hotel site by undertaking refurbishment and improvements which include the extension of the structure and the construction of a new structure and a change of land use for the siting of holiday accommodation in the form of lodges and the creation of a temporary driveway in the countryside to the west of the settlement of Llanrug. The above appraisal sets out the local planning policies relating to the principle of the intent and which include its visual impact on the local and wider landscape and in addition to these policies the requirements of Policy PCYFF 3, PCYFF 4 and AMG 3 of the LDP should also be considered. Policy PCYFF 3 encourages high quality proposals based on layout, appearance, scale, height, mass and elevation treatment whilst respecting the context of the local landscape. Policy PCYFF 4 states that all proposals should integrate with their surroundings and Policy AMG 3 states that development will need to demonstrate that they do not have a significant impact on qualities and features unique to the local landscape in terms of visual, historic, geological, ecological and cultural aspects.
- 5.22 In support of the application, a Landscape and Visual Appraisal has been submitted, taking into account the context of the site, a wider assessment of its context together with undertaking a *Zone of Theoretical Influence* scene assessment of the landscape. The assessment anticipates that any views of the development will be views from close to the site and from the nearby footpath network with intermittent views of the development as a whole from a distance between openings in the landscape and vegetation from the north-west. Taking into account factors such as layout, scale, nature, design, topography, landscaping and proposed groundworks as well as considering that the application site is not designated for any particular landscape of visual amenity (apart from a small section in the north east of the site designated as a special historic landscape), it is not considered that the proposal as a whole would create substantially incompatible features within the local landscape than within the wider landscape and the development is considered to have a moderate impact on visual amenity. It is therefore considered that due consideration is given to its natural, historic and built environmental context and that it complies with the requirements of Policy PCYFF 3, PCYFF 4 and AMG 3 of the LDP.

General and residential amenities

- 5.23 Policy PCYFF 2 states that proposals will be refused if they would have a substantial adverse effect on the health, safety or amenity of occupiers of local properties due to increased activities, disturbance, noise, light pollution or other forms of pollution or disturbance. Commercial properties are located along with residential dwellings around the site including Glanrafon Farm (351m north); Glan Seiont (267m west); Sŵn y Gwynt (507m south-west); Challoner Caravan Park (260m south-east) and Bryn Afon (303m east). The existing hotel is situated together with much of the holiday accommodation site on a low plateau in the local landscape with 7 holiday accommodation sited on the southern part of a hillock and as noted in the above assessment, the site is located close to the west of the settlement of Llanrug and served by a busy road network with a varied number of surrounding land uses which contribute towards the anticipated disturbance of this part of the countryside.

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- 5.24 Consideration must also be given to the fact that the site currently has legal use as a hotel and that such use, including associated activities, create an element of noise disturbance. Whilst it is inevitable that the development would have an element of additional impact on the tranquillity of the area, such impact would not be considered substantial nor significant given the layout of the lodges within the landscape and that the site has been partially screened by existing vegetation as well as additional vegetation by undertaking landscaping and groundworks within and around the site. To this end, therefore, it is considered that the proposal is acceptable based on the requirements of Policy PCYFF 2 of the LDP which seeks to protect the residential and general amenities of occupiers of adjacent properties.

Transport and Access

- 5.25 The site is served by a private single driveway which extends from the hotel to the junction with the class 1 A.4086 county road (Llanberis Road). It is proposed to create 2 new laybys along the existing driveway for additional traffic; create a temporary driveway for construction traffic; provide 2 parking spaces for each holiday accommodation; provide 13 parking spaces near the outdoor activity area; provide 43 parking spaces parallel to the main hotel building together with parking and turning areas for service vehicles within the site.
- 5.26 In support of the application on grounds of road safety and parking considerations, a Transport Statement has been submitted and the Statement concludes that the proposal would create a suitable development for its location in terms of road safety and traffic. The existing junction with the county road is suitable for increased traffic in and out of the site, and there is adequate provision of parking within the site for the needs of the development itself. The proposal would not require improvements outside the site to make it acceptable based on road safety. Following the statutory consultation process, the Transport Unit has stated that the existing entrance is appropriate as the proposal includes passing places on the sides of the driveway to the hotel itself but questions are raised as to whether the parking provision for 43 cars is adequate for a 61-bedroom hotel. The Wales CSS document identifies for hotels in the countryside that 1 space is required for a commercial vehicle; 1 space for every 3 members of staff and 1 space for each bedroom. However, it must also be noted that the site is considered an accessible site (see below) and consideration given to extending and increasing parking spaces within the site taking into account the area of land owned by the applicant and this can be achieved by including a relevant condition should this application be granted.
- 5.27 As referred to above, the site is crossed by public footpath No 31 Llanrug and to this end the Countryside Access Unit has identified that as a result of the statutory consultation process, a condition will need to be included within any planning permission stating that the applicant will need to submit an application to divert the route first before commencing any development works. Taking the above assessment into account, it is considered that it is an acceptable proposal based on the requirements of Policy TRA 2 and TRA 4 of the LDP.

Biodiversity matters

- 5.28 Several responses were received from the Biodiversity Unit and Natural Resources Wales stating that further information regarding protected species would need to be submitted together with biodiversity improvements and the provision of a Shadow Habitats Regulations Assessment (HRA). As seen from the Biodiversity Unit's comments (03/01/24) several additional and revised reports have been received on the application in response to the consultants' concerns. The HRA process needed to be completed as there are landscape features, including trees and hedgerows connecting the site to the Glynllifon Special Area of Conservation (SAC) protected because of its

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bat population. Although the agent has submitted a shadow HRA assessment as part of the application, the Council has a duty as the competent authority to complete the assessment. The shadow HRA is therefore to assist the council in its assessment. A copy of the Council's assessment can be seen as part of the comments from the above Biodiversity Unit. In accordance with the Habitats Regulations, NRW was consulted on the conclusions of the appropriate assessment, and comments were received from NRW confirming that it agreed with the council's conclusions.

- 5.29 In response to all additional information NRW was satisfied that the development could be managed through conditions. Please note that the Council's Biodiversity Unit continues to object to the proposal due to the proximity of the holiday units to the river and potential impact on the trees along the access road. The concern about the river corridor is acknowledged but there is no evidence of any negative impact arising from the current setting. The appropriate assessment has also concluded that the development is unlikely to have an adverse effect on the integrity of Glynllifon SAC. Measures are in place to prevent light pollution with a 2.1m high wooden fence to the rear of the units, together with planting and then an agricultural fence to prevent access to the river. With all these measures in place it is not considered justified to request a revised plan nor to refuse the application on these grounds.
- 5.30 The comments still refer to the temporary access track that has already been withdrawn from the application and as a result, that part of the objection no longer applies. The other part of the concern relates to the existing trees on all sides of the existing access track and the potential for the construction traffic to damage the trees. Impact on trees is a material consideration when assessing an application but please note that there is no tree preservation order protecting any trees on the site. It must also be remembered that until a few years ago the hotel was in use and a variety of traffic was going to the hotel and this would have included lorry deliveries. However, it is likely that there is potential for the construction traffic to be greater than normal service vehicles. It is possible to impose a condition on any consent to agree any work required for the trees together with a transport management plan to protect the trees along the access road. With appropriate conditions placed on the development it is possible to overcome the Biodiversity Unit's concern and it is believed that this development will meet the requirements of Policies PS19, AMG 3 and AMG 5 of the LDP which encourage proposals to conserve and, where appropriate, to enhance biodiversity in the area.
- 5.31 On 7th February 2024, the Welsh Government published an update to Planning Policy Wales (PPW), which covers green infrastructure, net benefit to biodiversity, the protection afforded to SSSIs and trees and woodlands. The changes to PPW have been considered together with the comments from the Biodiversity Unit but, in this case, they do not raise any new issues that have any material influence on the decision and the content of the ecological reports and the ability to set conditions to ensure mitigation and enhancements to biodiversity are considered sufficient to meet the needs of PPW.

Language Matters

- 5.32 In accordance with the Planning (Wales) Act 2015 there is a duty to consider the Welsh language when making a decision on a planning application, where it is relevant to that application. This is reinforced further by para 3.28 of Planning Policy Wales (Edition 10, 2018) together with Technical Advice Note 20. The Supplementary Planning Guidance (SPG) 'Maintaining and Creating Distinctive and Sustainable Communities' (adopted July 2019) provides further guidance on how Welsh language considerations are expected to be incorporated into all relevant

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developments. It is noted that there are some specific types of development where the proposal will need to submit a Welsh Language Statement or a Welsh Language Impact Assessment Report. In this case a Welsh Language Statement has been submitted with the application which concludes that: - (i) an overall beneficial effect on the Welsh language in the area; (ii) the proposal would provide a wide range of holiday accommodation increasing the choice of quality holiday accommodation in the area; (iii) the construction and post-completion operational arrangements would support the local economy whilst promoting a sustainable Welsh community; (iv) undertaking mitigation measures to support the local labour supply chain during construction; (v) internal and external bilingual signage and (vi) a second chance for those who lost jobs when the hotel closed back in 2016 and keeping the name “Seiont” as an integral part of the development itself.

- 5.33 Although no response has been received from the Language Unit to the proposal and in order to ensure that the proposal itself complies fully with the requirements of Policy PS 1, specifically criteria 4 and 5 which note the need to ensure bilingual signs and a Welsh name on the new development, it is intended to reinforce a standard condition that would require details to be agreed regarding these elements. In doing so, it is considered that there would be a positive effect on the local community and that it would add to protecting the linguistic character of the local area. Taking into account the above assessment, the development can be considered acceptable based on the requirements of Policy PS 1 together with the SPG: Maintaining and Creating Distinctive and Sustainable Communities.

Sustainability matters

- 5.34 As referred to in the above assessment, the site is located in the countryside on the western edge of the village of Llanrug. Policy PS 5 (Sustainable Developments) supports developments that are consistent with the sustainable development principles, and where appropriate developments should: “Reduce the need to travel by private transport and encourage the opportunities for all users to travel when required as often as possible by means of alternative modes, placing particular emphasis on walking, cycling and using public transport in accordance with Strategic Policy PS 4”. This is supported by bullet point 4 of Policy PS14 (The Visitor Economy), which states: *Supporting appropriately scaled new tourist provision and initiatives in sustainable locations in the countryside through the reuse of existing buildings, where appropriate, or as part of farm diversification, particularly where these would also benefit local communities and support the local economy and where they are in accordance with sustainable development objectives.*
- 5.35 LDP policies are considered to be consistent with national planning policies in terms of how they deal with the principles of sustainable development. Paragraph 3.35 of PPW (Edition 10, Dec. 2018) states: *“In rural areas the majority of new development should be located in those settlements which have relatively good accessibility by non-car modes when compared to the rural area as a whole. Development in these areas should embrace the national sustainable placemaking outcomes and, where possible, offer good active travel connections to the centres of settlements to reduce the need to travel by car for local journeys.*
- 5.36 This is supported by paragraph 3.11 of Technical Guidance Note 18: Transport which states: *Development in rural locations should embody sustainability principles, balancing the need to support the rural economy, whilst maintaining and enhancing the environmental, social and cultural quality of rural areas. Most development should be located in places accessible by*

a range of travel modes. In addition, paragraph 3.15 of TAN 18 states that tourism proposals, particularly in rural areas, should demonstrate access by a choice of modes to avoid the requirement to travel by car and, in rural areas, a lack of public transport access needs to be

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balanced against the contribution tourism makes to the rural economy in the specific area. In addition, it is noted that the nearest village to the site offering a limited range of services is Llanrug (556m north-west).

5.37 The following information is noted when considering the sustainability and accessibility of the site: -

- Official bus stops closest to the site are parallel to and opposite the main entrance to the site itself.
- A footpath/pavement is located 250m east with a green carriageway parallel to the highway between the main entrance and the footpath.
- There is a network of public footpaths in the area including footpath number 31 Llanrug which runs through the application site.
- There is a wide road network in the vicinity of the site with direct access to Eryri (Snowdonia) and the National Park.
- The proposal would provide services and facilities within the site avoiding the need to travel.

5.38 The *Chartered Institution for Highways and Transportation (CIHT)* in their document *Providing for Journeys on Foot (2000)* recommends walking distances (which are relevant to this application i.e. outside town centres and commuter areas: - 400m (desirable), 800m (acceptable) and 1.2km (optional maximum). It is also noted in appeal judgements that Inspectors have used the 800m distance as an acceptable distance to undertake a *comfortable* walking journey.

5.39 Although it is acknowledged that the majority of the users of the development would use a private car to reach the site there are different options for using alternative modes of transport once they have arrived at the site including cycling, public transport and by foot. The applicant has also confirmed that there will be some parking spaces for electric cars, as well as charging points. To this end, therefore, it is considered that the proposal is acceptable based on the requirements of Policy PS 5 and PS 14 of the LDP and that it complies with the advice contained in TAN18, TAN 23 and PPW.

Agricultural land matters

5.40 The document Planning Policy Wales, Edition 11, states that *Agricultural land of grades 1, 2 and 3a of the Agricultural Land Classification system (ALC)16 is the best and most versatile, and should be conserved as a finite resource for the future.....Land in grades 1, 2 and 3a should only be developed if there is an overriding need for the development, and either previously developed land or land in lower agricultural grades is unavailable, or available lower grade land has an environmental value recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations. If land in grades 1, 2 or 3a does need to be developed, and there is a choice between sites of different grades, development should be directed to land of the lowest grade.*

5.41 The need to protect the best agricultural land is highlighted in strategic policy PS 6: Mitigation of the effects of climate change, which states that proposals will only be permitted where it can be demonstrated with appropriate evidence that they have taken full account and responded appropriately to a series of points including: "Safeguarding the best and most versatile agricultural land, promoting allotments, support opportunities for local food production and farming in order to reduce the area's contribution to food miles (point 6)"

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- 5.42 Although the proposal involves the loss of an element of Class 3a agricultural land together with land not recorded within the Welsh Government's Land Classification, factors such as: - (i) that the proposal is otherwise acceptable in terms of other Planning policies and that the development is justified (ii) that the proposal involves extensive landscaping and groundworks; the retention of existing vegetation including trees, shrubs and hedges; (iii) the imposing of ecological mitigation measures; (iv) the prevention of pollution within any planning permission together with (v) noting that the minimum area of Class 3a land is to be partially developed as part of the application in comparison with the remaining class 3a land in the site's catchment, it is not considered that the intention to permit the application would undermine Policy PS 6 as well as the guidance within Planning Policy Wales.

Infrastructure / drainage

- 5.43 The information submitted as part of the application confirms that there is an intention to connect the development to the main public sewer. Dŵr Cymru has confirmed that conditions will be required to receive further information to ensure that the proposal does not overflow the sewerage system. The following information must be received before commencing any work on the site:
- Detailed plan regarding disposal of foul water from the site.
 - Survey for the assessment of the current flow and load of foul water received from Llanrug water treatment works together with the results.
 - If applicable, a consolidation scheme for the Water Treatment Works to be able to receive an additional flow from the development which is the subject of this application.

It is therefore considered that the proposal does comply, with conditions, with the requirements of policy ISA 1 of the LDP.

- 5.44 Policy PCYFF 6 requires proposals to incorporate water conservation measures where practicable, including Sustainable Urban Drainage Systems (SUDS) and that proposals over 1,000m² should be supported by a water conservation statement. Water Conservation Statement matters have been addressed as part of the Planning statement received which confirms the intention to provide a Sustainable Urban Drainage System, and whilst the statement does not provide full details for achieving this, it is considered acceptable in terms of policy requirements PCYFF 6 of the LDP.

Archaeological matters

- 5.45 Gwynedd Archaeological Planning Service (GAPS) states that the archaeological potential of this site is for remains that may date back to the prehistoric and Roman age with existing records of some historic features present in the area. In order to gain a greater understanding of the potential for additional heritage assets, it was recommended that initial archaeological research be completed before a decision is made on the application, in the form of a Desk Assessment together with a Geophysical Survey and trial trench.
- 5.46 The agent is aware of this but asked whether it was possible to impose a condition on any consent. It is ideal to receive information before the application is determined as there is potential for archaeological issues to cause delays and additional costs or if there was a need to avoid specific areas, the plans would need to be amended. As the agent is aware of the risk and willing to agree

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a programme of archaeological work by condition, it is considered in this case that the proposal is able to comply with policy AT 4 of the LDP.

6. Conclusions:

- 6.1 In assessing this current planning application, full consideration was given to the comments received from residents and statutory consultants, and by assessing the intention in its entirety, no substantial adverse effect was identified contrary to local planning policies and relevant national advice. To this end, therefore, it is believed that the proposal is acceptable subject to the following conditions.

7. Recommendation:

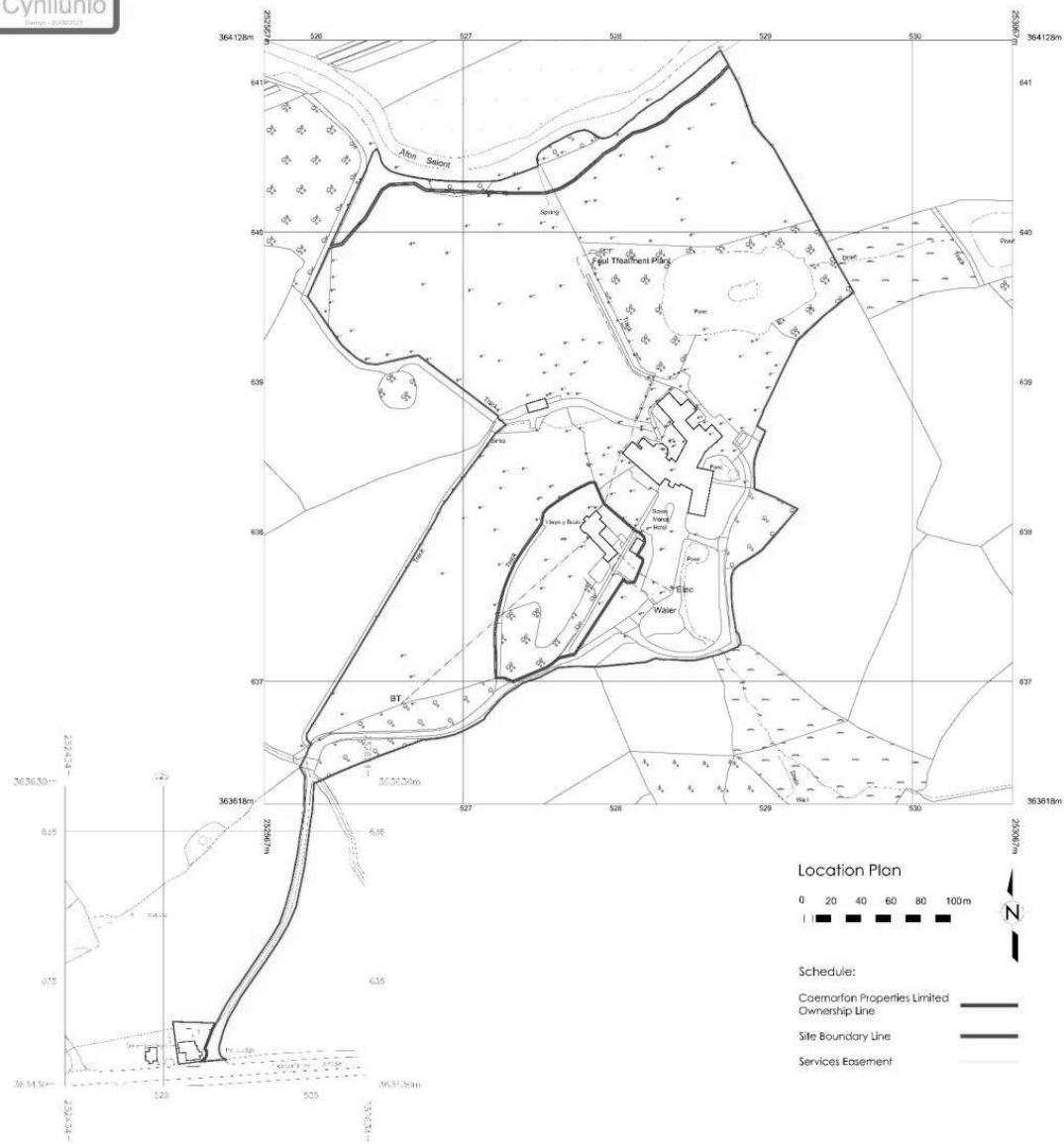
- 7.1 Delegate the right to the Senior Planning Manager to grant the application subject to the following conditions:

Consent – conditions: -

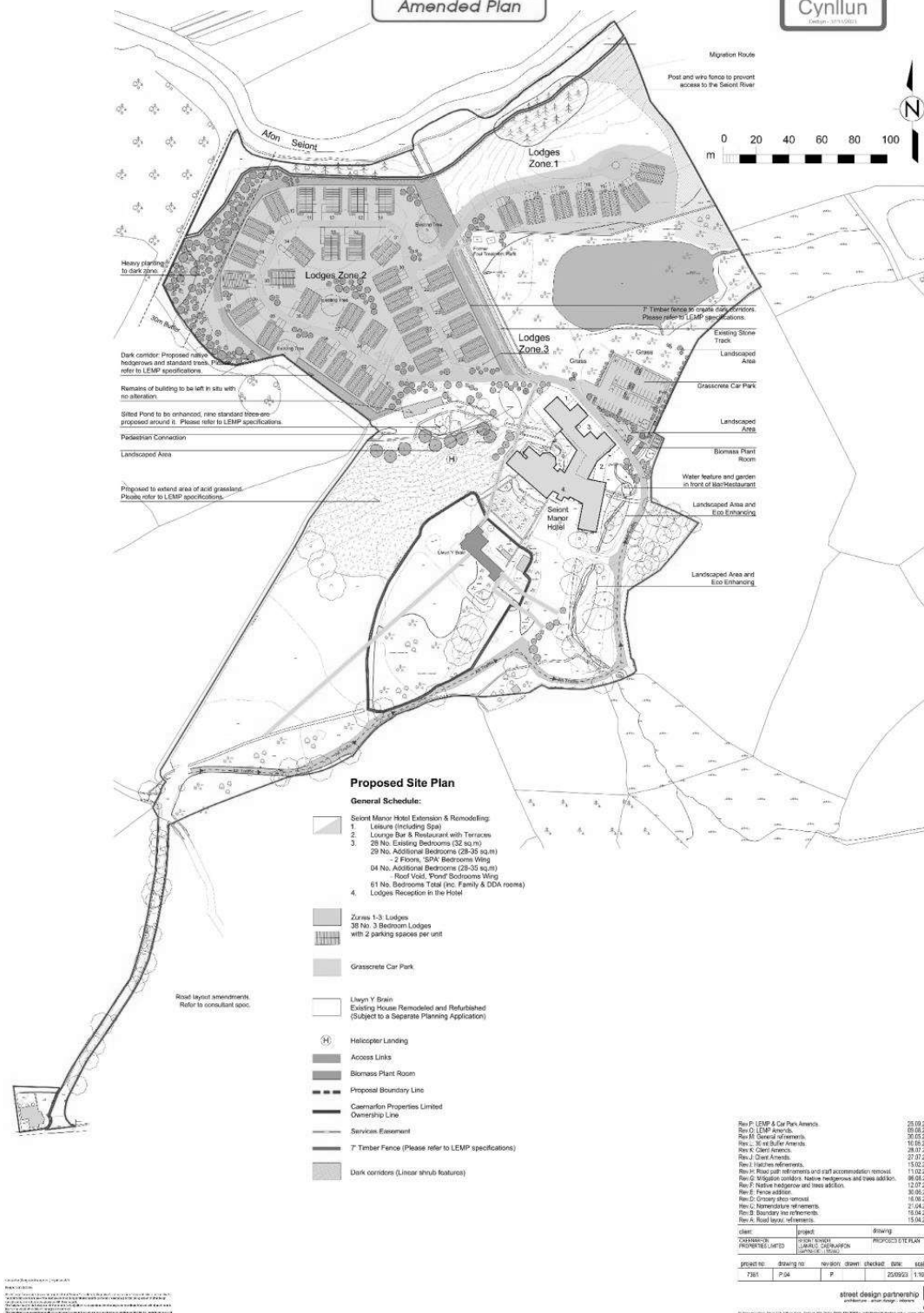
1. 5 years.
2. In accordance with the revised details submitted with the application.
3. Submit details to be agreed in writing with the LPA from the biomass unit before commencing any work on the site.
4. Provide details to be agreed in writing with the LPA of examples of external uses for the extensions and external elevations of the holiday accommodation/lodges before commencing any work on the site.
5. Submit a Construction Method Statement before commencing any work on the site.
6. Condition of application to the Rights of Way Team for diversion of Footpath No 31 Llanrug which runs through the site.
7. Dŵr Cymru's condition with regard to the introduction of a foul water drainage plan before commencing any work on the site.
8. Dŵr Cymru's condition regarding the submission of details of the capacity of Llanrug Water Treatment Works to be approved by the LPA before commencing any work on the site.
9. Introduce an Environmental Construction Management Plan before commencing any work on the site.
10. Submit details of a programme of archaeological work to be agreed in writing with the LPA to include an archaeological evaluation programme and geophysical survey.
11. Submit a detailed report of the archaeological work required by condition (10) which is to be permitted in writing by the LPA.
12. Complete the development in stages to be agreed in writing with the LPA.
13. Compliance with mitigation measures within ecological and arboriculture documents.

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14. Limit the use of holiday lodges for holiday use only and not as permanent residential accommodation.
 15. Introduce a detailed plan regarding landscaping and groundworks to be agreed in writing with the LPA.
 16. Introduce an Ecological Mitigation and Enhancement Plan to be agreed in writing with the LPA.
 17. Submit a revised Landscape and Environmental Management Plan to be agreed in writing with the LPA.
 18. Introduce a scheme that provides additional parking spaces within the site.
 19. To agree details of Welsh names for the development together with signs advertising and promoting the development.
 20. Agree a lighting plan.
 21. Introduce an ecological compliance audit.
 22. Introduce and agree a transport management plan to protect trees along the access road
- Notes and advice for the applicant relating to the responses of the statutory consultants.



no. B: Boundary line refinements		date: 16.04.21	
rev. A: Boundary line refinements		date: 30.04.	
client GEMINUM PROJEKTIEN GMBH		drawing: LOCAT-PLAN PLAN	
project: SEPP-TANKREI LERNHAUS FÜR KUNST UND WISSEN 90753 ECKERSLAG			
project no:	drawing no:	revision:	checked: scale: A1
7381	P.01	B / F	237.20 1:1250
street design partnership architectural & civil design studio			
<small>STRASSE + PARK - GEDACHEN, PUNKT, PLAN UND TITEL - ARCHITECTURE schiedel@streetdesign-partnership.com www.streetdesign-partnership.com</small>			

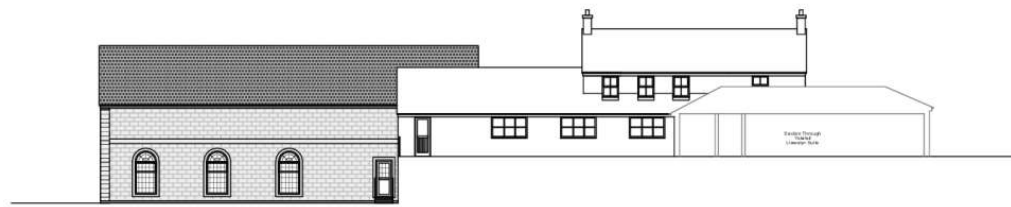




North East Elevation



North West Elevation



South West Elevation

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In the event of any dimensional conflict between Lambert Smith Hampton Drawings, the matter must be referred to Lambert Smith Hampton for clarification.

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Notes

Revisions

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RURAL RETREATS & LEISURE UK
The Rural Retreats Group of Companies
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Caernarfon LL54 5DY

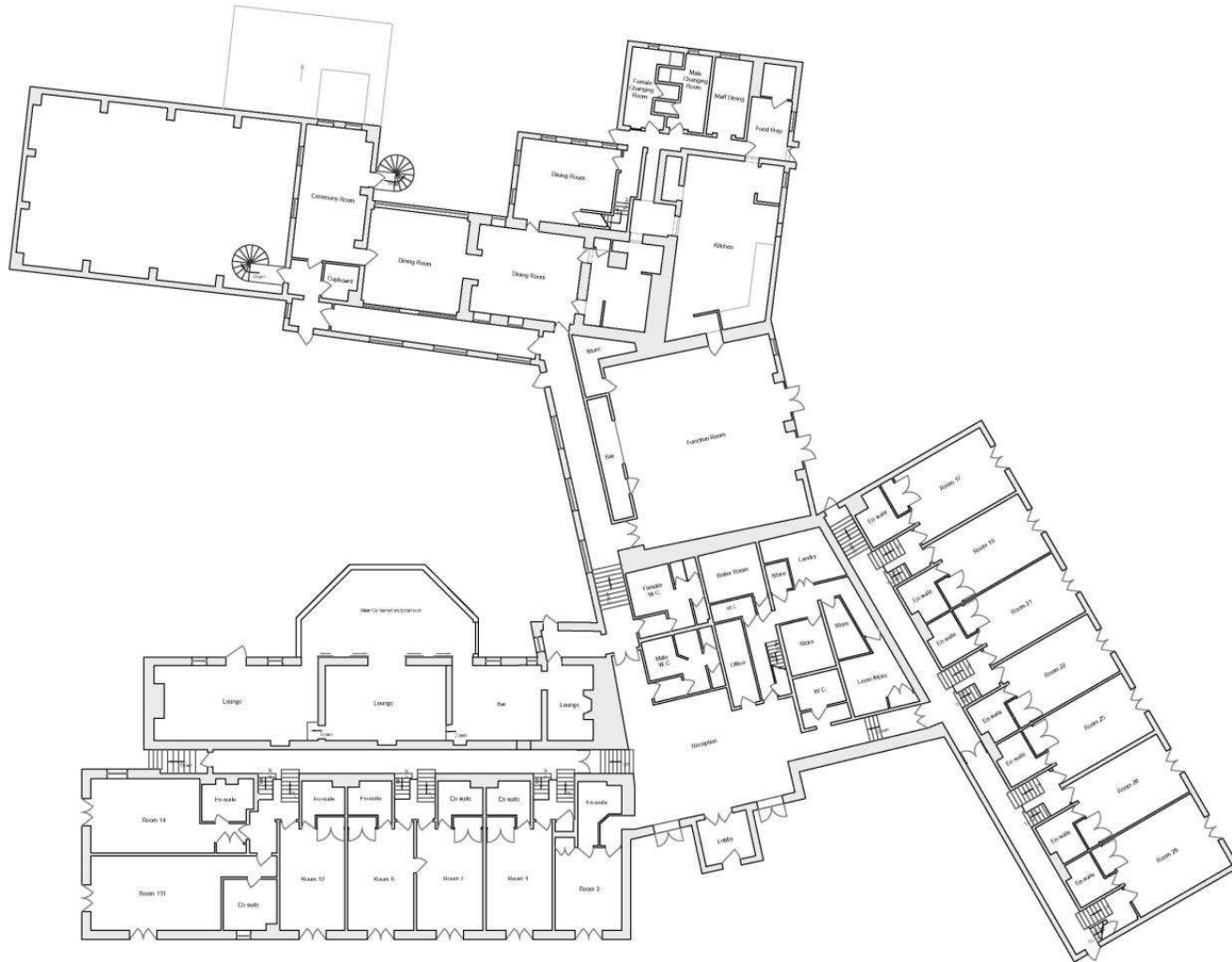
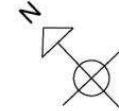
Project

Seiont Manor Hotel
Llanrug
Caernarfon
Gwynedd
LL55 2AQ

Drawing

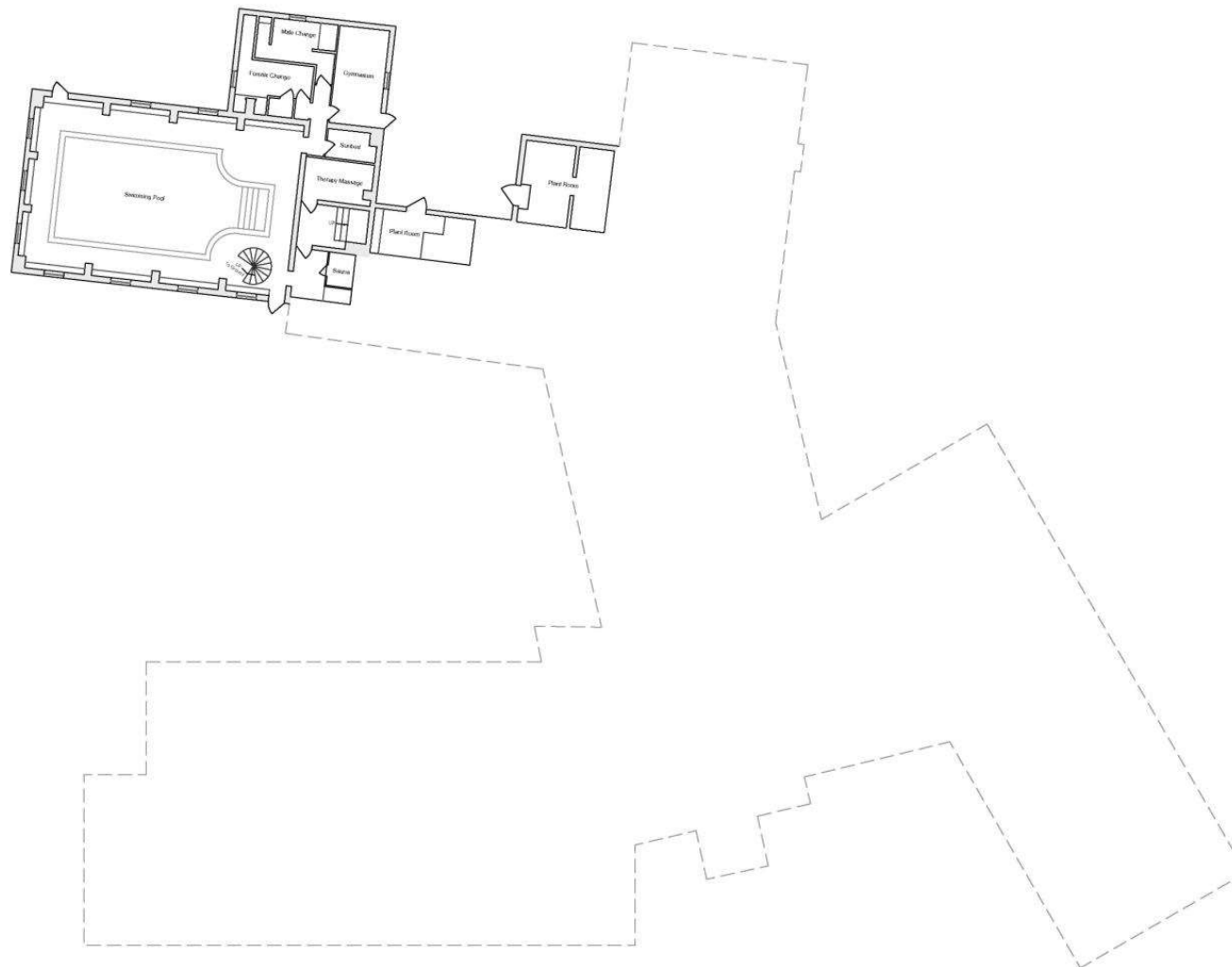
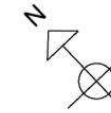
Existing North East, North West & South West Elevations

Job No.		DWG No.	
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Scale	Date	Drawn	Checked
A2@1:200	02/03/18	RS	DJC



Ground Floor Plan

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Notes			
Revisions			
<p>Lambert Smith Hampton</p> <p>Property Solutions Northampton Building Consultancy Pyramus House Roman Way Grange Park Northampton NN4 5EA Telephone: 01604 664366 Fax: 01604 664367 www.lsh.co.uk</p>			
<p>Client</p> <p>RR RURAL RETREATS & LODGES UK The Rural Retreats Group of Companies Plas Glynllifon Clynnog Road Caernarfon LL54 5DY</p>			
<p>Project</p> <p>Seiont Manor Hotel Llanrug Caernarfon Gwynedd LL55 2AQ</p>			
<p>Drawing</p> <p>Existing Ground Floor Plan</p>			
Job No.		DWG No.	
0116762-BC-0000		002	
Scale	Date	Drawn	Checked
A2@1:200	02/03/18	RS	DJC



Lower Ground Floor Plan

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Notes

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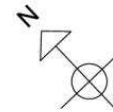
Client

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LL54 5DY

Project
Seiont Manor Hotel
Llanrug
Caernarfon
Gwynedd
LL55 2AQ

Drawing
Existing Lower Ground Floor Plan

JOB NO.		DWG NO.	
0116762-BC-0000		001	
Scale	Date	Drawn	Checked
A2@1:100	02/03/18	RS	DJC



First Floor Plan

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Notes

Revisions

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 Caernarfon
 LL54 5DY

Project
 Seiont Manor Hotel
 Llanrug
 Caernarfon
 Gwynedd
 LL55 2AQ

Drawing
 Existing First Floor Plan

Job No:		DWG No:	
0116762-BC-0000		003	
Scale	Date	Drawn	Checked
A2@1:200	02/03/18	RS	DJC

[illegible]

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NOTE: REFERENCE AND DIMENSIONS

Legend:
28 No. Existing Bedrooms
29 No. Proposed Bedrooms - 17th Bedroom (Bkg)
30 No. Proposed Bedrooms - 18th Bedroom (Wkg)
42 No. No. of Living spaces
100 No. No. of Living spaces

Level	Room	Proposed	Area
HE LEVEL 1	Bedroom 01	28.0m ²	
HE LEVEL 1	Bedroom 02	28.0m ²	
HE LEVEL 1	Bedroom 03	28.0m ²	
HE LEVEL 1	Bedroom 04	28.0m ²	
HE LEVEL 1	Bedroom 05	28.0m ²	
HE LEVEL 1	Bedroom 06	28.0m ²	
HE LEVEL 1	Bedroom 07	28.0m ²	
HE LEVEL 1	Bedroom 08	28.0m ²	
HE LEVEL 1	Bedroom 09	28.0m ²	
HE LEVEL 1	Bedroom 10	28.0m ²	
HE LEVEL 1	Bedroom 11	28.0m ²	
HE LEVEL 1	Bedroom 12	28.0m ²	
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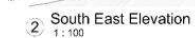
NOTE: REFERENCE AND REVISIONS

Revised: 20/09/2021
20. No. Revised: 20/09/2021
20. No. Revised: 20/09/2021
20. No. Revised: 20/09/2021

Level	Room	Proposed	Revised	Area
HE LEVEL 2	Bedroom 15	15.00m ²	15.00m ²	
HE LEVEL 2	Bedroom 16	15.00m ²	15.00m ²	
HE LEVEL 2	Bedroom 17	15.00m ²	15.00m ²	
HE LEVEL 2	Bedroom 18	15.00m ²	15.00m ²	
HE LEVEL 2	Bedroom 19	15.00m ²	15.00m ²	
HE LEVEL 2	Bedroom 20	15.00m ²	15.00m ²	
HE LEVEL 2	Bedroom 21	15.00m ²	15.00m ²	
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HE LEVEL 2	Bedroom 47	15.00m ²	15.00m ²	
HE LEVEL 2	Bedroom 48	15.00m ²	15.00m ²	
HE LEVEL 2	Bedroom 49	15.00m ²	15.00m ²	
HE LEVEL 2	Bedroom 50	15.00m ²	15.00m ²	
HE LEVEL 2	Bedroom 51	15.00m ²	15.00m ²	
HE LEVEL 2	Bedroom 52	15.00m ²	15.00m ²	
HE LEVEL 2	Bedroom 53	15.00m ²	15.00m ²	
HE LEVEL 2	Bedroom 54	15.00m ²	15.00m ²	
HE LEVEL 2	Bedroom 55	15.00m ²	15.00m ²	
HE LEVEL 2	Bedroom 56	15.00m ²	15.00m ²	
HE LEVEL 2	Bedroom 57	15.00m ²	15.00m ²	
HE LEVEL 2	Bedroom 58	15.00m ²	15.00m ²	
HE LEVEL 2	Bedroom 59	15.00m ²	15.00m ²	
HE LEVEL 2	Bedroom 60	15.00m ²	15.00m ²	
HE LEVEL 2	Bedroom 61	15.00m ²	15.00m ²	
HE LEVEL 2	Bedroom 62	15.00m ²	15.00m ²	
HE LEVEL 2	Bedroom 63	15.00m ²	15.00m ²	
HE LEVEL 2	Bedroom 64	15.00m ²	15.00m ²	
HE LEVEL 2	Bedroom 65	15.00m ²	15.00m ²	
HE LEVEL 2	Bedroom 66	15.00m ²	15.00m ²	
HE LEVEL 2	Bedroom 67	15.00m ²	15.00m ²	
HE LEVEL 2	Bedroom 68	15.00m ²	15.00m ²	
HE LEVEL 2	Bedroom 69	15.00m ²	15.00m ²	
HE LEVEL 2	Bedroom 70	15.00m ²	15.00m ²	
HE LEVEL 2	Bedroom 71	15.00m ²	15.00m ²	
HE LEVEL 2	Bedroom 72	15.00m ²	15.00m ²	
HE LEVEL 2	Bedroom 73	15.00m ²	15.00m ²	
HE LEVEL 2	Bedroom 74	15.00m ²	15.00m ²	
HE LEVEL 2	Bedroom 75	15.00m ²	15.00m ²	
HE LEVEL 2	Bedroom 76	15.00m ²	15.00m ²	
HE LEVEL 2	Bedroom 77	15.00m ²	15.00m ²	
HE LEVEL 2	Bedroom 78	15.00m ²	15.00m ²	
HE LEVEL 2	Bedroom 79	15.00m ²	15.00m ²	
HE LEVEL 2	Bedroom 80	15.00m ²	15.00m ²	
HE LEVEL 2	Bedroom 81	15.00m ²	15.00m ²	
HE LEVEL 2	Bedroom 82	15.00m ²	15.00m ²	
HE LEVEL 2	Bedroom 83	15.00m ²	15.00m ²	
HE LEVEL 2	Bedroom 84	15.00m ²	15.00m ²	
HE LEVEL 2	Bedroom 85	15.00m ²	15.00m ²	
HE LEVEL 2	Bedroom 86	15.00m ²	15.00m ²	
HE LEVEL 2	Bedroom 87	15.00m ²	15.00m ²	
HE LEVEL 2	Bedroom 88	15.00m ²	15.00m ²	
HE LEVEL 2	Bedroom 89	15.00m ²	15.00m ²	
HE LEVEL 2	Bedroom 90	15.00m ²	15.00m ²	
HE LEVEL 2	Bedroom 91	15.00m ²	15.00m ²	
HE LEVEL 2	Bedroom 92	15.00m ²	15.00m ²	
HE LEVEL 2	Bedroom 93	15.00m ²	15.00m ²	
HE LEVEL 2	Bedroom 94	15.00m ²	15.00m ²	
HE LEVEL 2	Bedroom 95	15.00m ²	15.00m ²	
HE LEVEL 2	Bedroom 96	15.00m ²	15.00m ²	
HE LEVEL 2	Bedroom 97	15.00m ²	15.00m ²	
HE LEVEL 2	Bedroom 98	15.00m ²	15.00m ²	
HE LEVEL 2	Bedroom 99	15.00m ²	15.00m ²	
HE LEVEL 2	Bedroom 100	15.00m ²	15.00m ²	

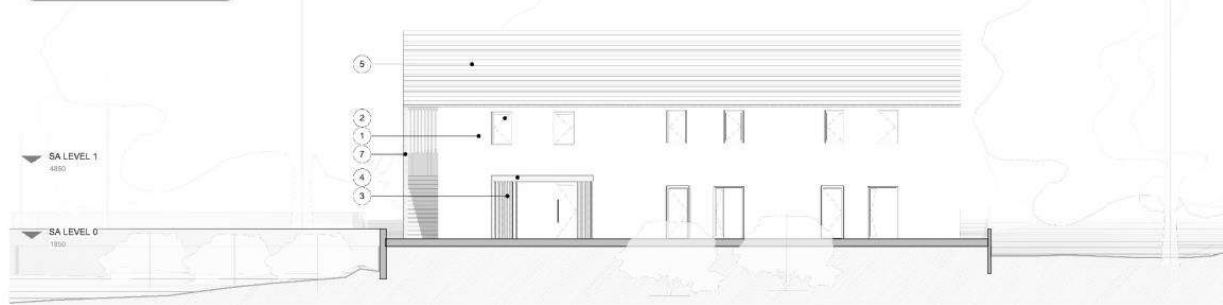


1 North West Elevation
1 : 100

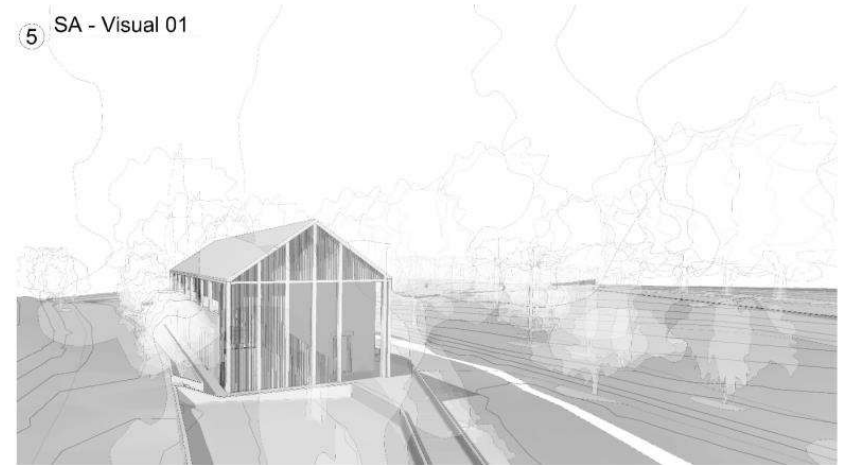


3 North East Elevation

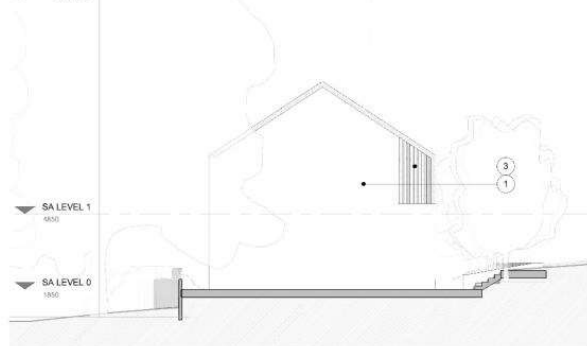
① SA - West Elevation
1 : 100



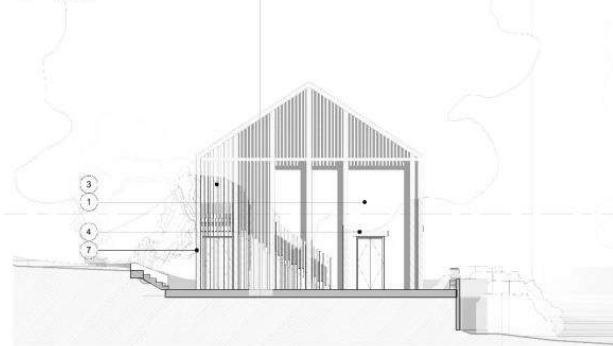
⑤ SA - Visual 01



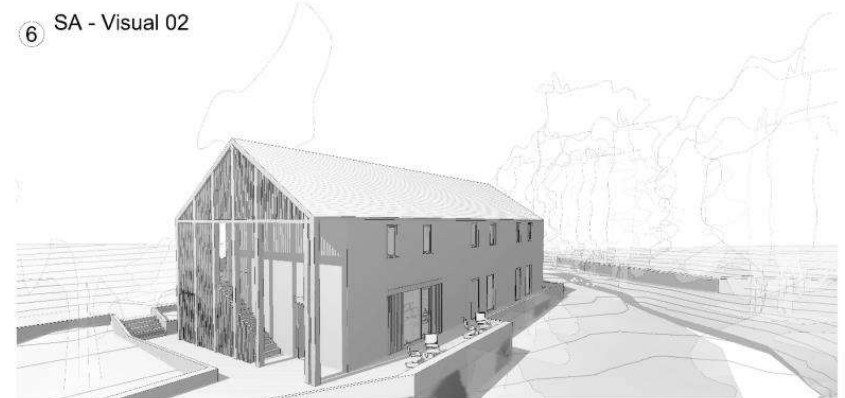
② SA - South Elevation
1 : 100



③ SA - North Elevation
1 : 100



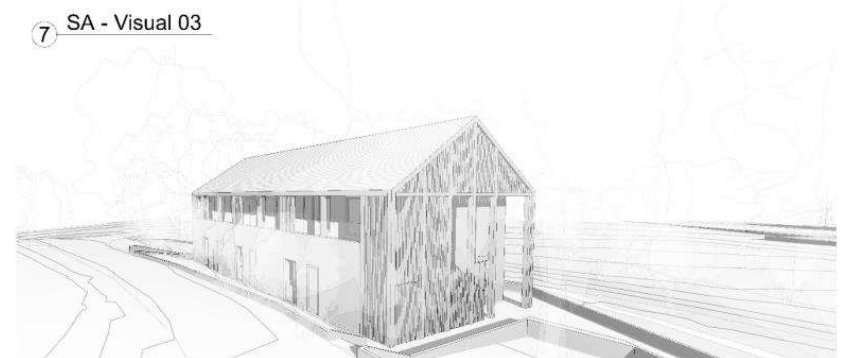
⑥ SA - Visual 02



④ SA - East Elevation
1 : 100



⑦ SA - Visual 03



New Block - Elevations - GA

1. Proposed white render, TBC and to LA approval.
2. Proposed double glazing.
3. Proposed timber effect, composite breeze block. Vertical elements to provide structural support, screening and natural shading. TBC and to LA approval.
4. Proposed stone lintels, TBC and to LA approval.
5. Proposed Welsh slate roof, TBC and to LA approval.
6. Natural local stone facing, TBC and to LA approval.
7. Proposed timber effect elements to provide structural support, screening and natural shading. TBC and to LA approval.
8. Proposed proprietary standing seam metal roof cladding. Grey colour to match the adjacent existing roof. TBC and to LA approval.
9. Proposed fully glazed proprietary system.



C Rev: Nomenclature refinements.		21.04.2021	P1
B Rev: General refinements.		16.04.2021	P1
A Rev: Staff block relocation and general refinements.		13.04.2021	P1
PROJECT CAPTAINSHIP PROPERTY FIS LIMITED	CLIENT RECENT MAJOR CLARKE & CAPTAINSHIP OWNERS LUSKING	KEY STAFF TEMPORARY ACCOMMODATION IN CH PROPOSED ELEV AND VISUALS	
10.11.2021	20.01.2021	10.01.2021	10.01.2021
7381	P.22	C	P1
1:100		1:100	1:100



LODGE TYPE 01
MODEL: DOVECOTE
PRESTIGE HOMESSEEKER



LODGE TYPE 02
MODEL: LOOKOUT
PRESTIGE HOMESSEEKER



LODGE TYPE 03
MODEL: CASA DI LUSSO
PRESTIGE HOMESSEEKER

PROPOSED LODGES

General Schedule

39 No. Proposed Bedroom Lodges
with 02 No. parking spaces per unit

A. Rev: General reference					16.01.2021	P1
CLIENT	PROJECT	FILE				
CAPRECONSTRUCTION PROPERTIES LTD	SPRING HAVEN LUNNODD, LANCASHIRE WYTHED LUNNODD	PROPOSED LODGE TYPES				
16.01.2021	16.01.2021	16.01.2021	16.01.2021	16.01.2021	16.01.2021	16.01.2021
16.01.2021	16.01.2021	16.01.2021	16.01.2021	16.01.2021	16.01.2021	16.01.2021

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Number: 7

Application No: C23/0981/39/AM

**Date of
Registration: 11/12/2023**

**Application
Type: Outline**

Community: Llanengan

Ward: Llanbedrog with Mynytho

Proposal: Outline application with some reserved matters to demolish existing dwelling house and commercial garage together with associated buildings and re-develop brownfield to create new hotel, community pub and parking area to share with village hall (second submission from application C23/0089/39/AM which was withdrawn)

Location: Mynytho Garage, Mynytho, Pwllheli, Gwynedd, LL53 7RH

**Summary of the
Recommendation:** TO REFUSE

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1. Description:

- 1.1 Outline application with some matters reserved to re-develop a former commercial garage site and residential site as well as greenfield land to create a mixed development to include a community pub, hotel and community parking area to share with the village Memorial Hall.
- 1.2 For clarity, further details of the application as submitted are as follows:
 - Demolition of former garage building and associated structures and demolition of single storey residential house
 - Create vehicular access with an access road through the site and parking spaces for the pub and hotel, staff parking and community parking. There is also a cycle storage area on part of the site.
 - Create a communal car park to share with the memorial hall
 - Construction of a building described as a community pub comprising an internal floor area of approximately 323m²
 - Construction of a building to be used as a hotel with floor space of approximately 836m²
- 1.3 It is noted that a previous application for this site has been withdrawn. The most obvious changes between the two proposals are that the residential houses and holiday units included as part of the first application have now been removed from the current proposal with a hotel and community car park now forming part of the current proposal as well as the community pub. This application has been submitted as an outline application and therefore the detail of the development in terms of detailed plans, design issues, finishes, layout etc has not been included as would normally be the case with a full application. That is, apart from the principle of the proposal itself, within this outline application consent is only sought for details of the access and consent will not be sought in respect of the appearance, landscaping, layout and scale of the proposed development. Should the current application be successful, these details would be subject to a further application. However, as is now required with outline applications, the minimum and maximum height of buildings to be erected on the site has been recorded and it is seen that an outline plan has also been submitted showing the likely layout of the proposed site.
- 1.4 The proposed development site currently comprises approximately 1,553m² of brownfield land (previously developed land) which includes a range of buildings associated with the garage, a residential house, existing access and hard standing. The remainder of the proposed development area of approximately 929m² is greenfield land and is situated between the existing garage site and Mynytho Memorial Hall.
- 1.5 The whole site lies outside the existing development boundary of Mynytho village and therefore in open countryside. The busy B4413 road is located parallel with the front of the site with a public footpath also leading off the public road along part of the front of the site and then onwards in a westerly and northerly direction. The entire site lies within the West Llŷn Special Landscape Area and the Llŷn and Ynys Enlli Landscape of Outstanding Historic Interest designations. The nearest boundary of the Llŷn AONB designation is approximately 138m west of the site. The green land forming part of the proposed development is located within the Caeau Mynydd Mynytho wildlife site which is currently rough grazing.
- 1.6 In terms of the details that have been submitted as part of the application, the following are set out:

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- Community pub building – a single storey building with an internal area of approximately 323m². It is noted that the maximum height of the building would be 5.81m and the minimum would be 2.22m.
- Hotel – a two storey building with 25 individual bedrooms together with a reception area and stores. It would include 836m² of internal floor space over two storeys with a height of 8.32m at its highest and 4.42m for the lower part.
- Community car park - the car park between the Memorial Hall and the pub contains 27 individual parking spaces but there does not appear to be a formal arrangement separating the car park from the parking area for the entire site which also includes parking spaces to the front of the hotel and the pub and staff parking spaces to the rear. The whole site is served by the same access which would serve the hotel, pub and the car park.

1.7 Due to the indicative proposed floor space of the buildings, this application is defined as a major development. As part of the application, in accordance with the requirements of the Town and Country Planning (General Development Procedure) (Wales) Order, a pre-application consultation report was received. The report shows that the developer has informed the public and statutory consultees of the proposal before submitting a formal planning application. Note that the Local Planning Authority was not part of this consultation process.

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 applications should be determined in accordance with the Development Plan, unless a material consideration in respect of planning indicates 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 undertake reasonable steps in exercising its functions to meet the 7 well-being objectives within the Act. This report has been prepared, taking into consideration the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In formulating 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 needs.

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

PS 1: Welsh Language and Culture

ISA 2: Community facilities

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

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PCYFF 4: Design and landscaping

PS 13: Providing opportunity for a flourishing economy

PS 14: Visitor economy

TWR 2: Holiday accommodation

PS 15: Town centre developments and retail

MAN 6: Retailing in the countryside

PS 19: Conserving and where appropriate enhancing the natural environment

AMG 2: Areas of special landscape

AMG 5: Local Biodiversity Conservation

AMG 6: Protection of sites of regional or local significance

PS 20: Preserving and where appropriate enhancing heritage assets

AT 1: Conservation areas, world heritage sites and Registered Historic Landscapes, Parks and Gardens

Supplementary Planning Guidance (SPG):

SPG: Maintaining and creating distinctive and sustainable communities

SPG: Tourism facilities and accommodation

SPG: Landscape character

SPG: Wildlife sites

2.4 National Policies:

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 12 – February 2024).

Technical Advice Note (TAN) 4: Retail and commercial development

TAN 5: Nature conservation and planning

TAN 6: Planning for sustainable rural communities

TAN 13: Tourism

TAN 18: Transport

TAN 20: Planning and the Welsh Language

TAN 23: Economic development

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TAN 24: Historic Environment

3. Relevant planning history:

- 3.1 C23/0089/39/AM - Outline application with some reserved matters to re-develop a former commercial garage site and residential site as well as an area of greenfield to create a mixed development to include public house/restaurant, 5 local market two storey residential dwellings and 16 self service holiday units - Withdrawn 17/05/23

C05D/0453/39/LL – Construction of single storey house with integrated garage – refused 21/10/05. An appeal was lodged against the Council's decision to refuse, and the appeal was also dismissed.

C09D/0409/39/LL – Construction of furniture shed – refused – 15/12/99

C00D/0115/39/LL – Construction of shed for storage of tractors and agricultural machinery – granted 21/06/00

3/4/360D – Installation of petrol tank – granted 01/11/73

3/4/360C – New garage frontage and petrol pumps re-fitted – granted 01/06/73

34/64/360B – Full details of residential house and garage – granted 07/12/72

34/64/360A – Construction of house – granted 19/07/72

3/4/360 - Outline application for intended use of caravan as office and seasonal accommodation - granted 30/06/64

4559B – Access improvements – granted 11/11/61

4559A – Additional petrol pumps – granted 29/03/61

4559 – Installation of additional petrol pump – granted 03/05/56

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4. Consultations

Community/Town Council: It is opposed because of substantial and unnecessary overdevelopment, certainly as regards a new hotel and community pub outside the development boundary which would be highly visible and prominent in the Llŷn AONB from all directions. Concern is expressed at their proximity to the Village Green and the Wild Meadow on the lower side of the Playing Field.

Transport Unit: I refer to the above application and wish to declare that I object to the proposal on the basis that the proposed parking area is not adequate for the size of the development which could lead to an increase in parking problems within the highway.

The planned number of parking spaces is approximately half the requirement as outlined in the SSC Wales Parking Standards 2014. The application has not provided any details of the type of commercial vehicles likely to attend the site and therefore it has not been possible to ascertain whether the commercial space provided would be sufficient.

I am concerned that the lack of parking spaces could lead to an increase in on-street parking in the vicinity of the site, which is on a corner. The combination of more parked vehicles and the alignment of the highway could lead to hazardous situations developing.

Natural Resources Wales: We have concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, you should seek further information from the applicant regarding designated landscape. If this information is not provided, we would object to this planning application. Further details are provided below.

We also advise that based on the information submitted to date, conditions regarding land contamination should be attached to any planning permission granted. Without the inclusion of these conditions we would object to this planning application.

Designated Landscape

Our landscape planning advice relates to the development's potential landscape and visual impact on the Llŷn Area of Outstanding Natural Beauty (AONB). The site lies approximately 130m east of the AONB at its closest point.

We have previously provided advice to the applicant with respect to the Llŷn AONB in our statutory pre-application response (dated 19/10/2023, our reference CAS-237560-D2N1) however we note that no information has been provided as part of this application to address our concerns. We therefore reiterate our advice below.

The site lies within the Gwynedd Landscape Character Area LCA 7 'Western Llŷn' and LANDMAP Visual and Sensory layer 'Boduan-central plateau of Llyn' GWNDDVS044 'mosaic rolling lowland'. Locally, field boundaries are gorse or

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simply fenced where the original hedge is in a poor condition, there is very little tree cover and as a consequence any elevated locations currently have a view down to the sea.

Impacts on the AONB special qualities may arise from the building massing and the introduction of a large two storey building potentially affecting views of the coast in particular from higher ground. The proposals will also affect views from the AONB of the wider settlement roofline of mainly (but not entirely) single storey buildings. We note that the adjacent village hall is a substantial stone two storey building.

We advise that the impacts on each of the relevant AONB special qualities should be reviewed by a suitably qualified landscape professional, set out in a proportionate Landscape and Visual Appraisal (LVA). The LVA should review impacts on published and site landscape character appraisals, and review visual amenity impacts to include the following viewpoints in the AONB: the public amenity area near the B4413 (which provides picnic tables, parking, toilets and access into the AONB footpath network); higher open access land with footpaths at Foel Fawr (National Trust) to the north and Foel Gron to the west; views from different locations along the AONB road boundary heading north for 1km which should include the footpath intersections.

The red line boundary is tightly drawn resulting in very small areas of soft landscape which will be insufficient to provide mitigation of the elevations from the AONB. Mitigation options may be limited but could potentially be achieved through: adjustment to the layout to release more soft landscape opportunities where needed; planting within the wider land ownership line which extends to include the paddock to the north; careful building elevation and roof detailing; boundary treatment for example use of stone walling.

In summary, we advise that a proportionate Landscape Visual Assessment (LVA) is undertaken to clearly demonstrate the impacts of the proposal on the AONB. The LVA should also incorporate a landscape mitigation and enhancement strategy plan. The LVA should be used to inform the overall proposals, including building massing, detailing, wider site layout, soft and hard landscape proposals which should reflect the close proximity to the AONB boundary and the strong landscape character of the area.

Land Contamination

Potential for land contamination

From the previous outline application, we noted that the site was a vehicle servicing and repair garage. However, the details submitted at that time to support the previous planning application indicated the presence of a tank, which will likely be associated with a petrol filling station. Given the ongoing uncertainty of the site and previous land use, we advise the following suit of land contamination conditions are imposed on any planning permission to confirm the status of the site with respect to potential contamination and the risk to controlled waters. These conditions would address the concerns we have identified, please note without the inclusion of these conditions, we would object to any future planning application.

In addition to the planning conditions, Environmental Permits from NRW may be required (during construction and operation) and we recommend early consultation with the relevant permitting teams to ensure all permits are in place prior to commencement of development.

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Condition 1: No development, of land known to be / suspected of contamination, shall commence until the following components of a scheme to deal with the risks associated with contamination at the site, has been submitted to and approved in writing by the Local Planning Authority.

1. A preliminary risk assessment which has identified:

- i. all previous uses
- ii. potential contaminants associated with those uses
- iii. a conceptual model of the site indicating sources, pathways and receptors
- iv. potentially unacceptable risks arising from contamination at the site

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The remediation strategy and its relevant components shall be carried out in accordance with the approved details.

Reason: To ensure the risks associated with contamination at the site have been fully considered prior to commencement of development as controlled waters are of high environmental sensitivity; and where necessary remediation measures and long-term monitoring are implemented to prevent unacceptable risks from contamination.

Condition 2: Prior to the occupation of the development a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be carried out in accordance with the approved details.

Reason: To ensure the methods identified in the verification plan have been implemented and completed and the risk associated with the contamination at the site has been remediated prior to occupation or operation, to prevent both future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Condition 3: Prior to the occupation or operation of the development , a long term monitoring plan for land contamination shall be submitted and approved in writing

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by the Local Planning Authority. The long term monitoring plan should include:

Details of the methods and triggers for action to be undertaken

- Timescales for the long term monitoring and curtailment mechanisms e.g. a scheme of monitoring for 3 years unless the monitoring reports indicate that subsequent monitoring is or is not required (for x years)
- Timescales for submission of monitoring reports to the LPA e.g. annually
- Details of any necessary contingency and remedial actions and timescales for actions
- Details confirming that the contingency and remedial actions have been carried out.

The monitoring plan shall be carried out in accordance with the approved details, within the agreed timescales.

Reason: A long-term monitoring plan should be submitted prior to occupation or operation, to ensure necessary monitoring measures are approved to manage any potential adverse impacts as a result of development on controlled waters.

Condition 4: If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.

Reason: To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks.

Informative/ advice to LPA

These conditions have been recommended as Natural Resources Wales is satisfied that there are generic remedial options available to deal with the risks to controlled waters posed by contamination at this site. However, further details will be required in order to ensure that risks are appropriately addressed prior to development commencing.

In line with the advice given in Planning Policy Wales we understand that the Authority must decide whether to obtain such information prior to determining the application or as a condition of the permission. Should the LPA decide to obtain the necessary information under condition we would request that the above conditions are applied.

Informative/ advice to applicant

Natural Resources Wales recommends that developers should: 1. Follow the risk management framework provided in Land contamination risk management (LCRM) 2. Refer to 'Land Contamination: a guide for developers (WLGA, 2017) for the type of information

that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health. 3. Refer to

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our groundwater protection advice on www.gov.uk

The treatment and disposal of contaminated soils and groundwater is regulated by waste legislation and requires an environmental permit.

Excavated materials that are recovered via a treatment operation can be re-used on-site under the CL:AIRE Definition of Waste: Development Industry Code of Practice. This voluntary Code of Practice provides a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste.

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on site operations are clear. If in doubt, Natural Resources Wales should be contacted for advice at an early stage to avoid any delays.

Foul Drainage

No information has been provided regarding the disposal of foul waters from the proposed development. We refer you to Welsh Government Circular 008/2018 on the use of private sewerage in new developments, and specifically paragraphs 2.3-2.5, which stress the first presumption must be to provide a system of foul drainage discharging into a public sewer. We advise you that the proposed development is in a publicly sewered area.

Please consult us again if foul sewage from the proposed development is to be disposed of by a private sewerage system.

Protected Sites

The development site is located within 194m of the Foel Gron a Thir Comin Mynytho Site of Special Scientific Interest (SSSI).

Providing the information requested above for Land Contamination are adequately addressed, and that the developer adheres to general pollution prevention guidelines, NRW consider the features of the SSSI will be adequately safeguarded.

Protected Species

We note that there is no information about protected species with the application and, therefore, are assuming that your Authority has screened the application and concluded that there is not a reasonable likelihood of protected species being present.

North Wales
Police:

Not received

Welsh Water:

The site is crossed by a water main and public sewerage pipe and it appears that the proposed development would be located within the easement zone of these public pipes.

Advice was given during the pre-application consultation that the water main and easement zone should be located within a public and accessible area. It is strongly advised that the site layout should be amended given the location of the assets crossing the site. Alternatively, consideration should be given to diverting the assets

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through a formal application under relevant legislation and that options should be discussed with Welsh Water.

Considering the above, it is therefore suggested that conditions and advice notes be included if a decision is made to grant the application to ensure that there would be no harm to existing residents, the Environment and the assets of Welsh Water.

Public Protection
Unit: Polluted Land Conditions

1. Due to the historical use of the site the land may be contaminated. A desk inspection will therefore be undertaken to assess the potential on-site pollution risk for the proposed development.

2. Should the recommendations of the desk inspection indicate a need for further action, an adequate intrusive investigation will be required to assess the risk of potential pollution on the site. If necessary, a Recovery Strategy will be incorporated.

3. The desk inspection, site investigation, risk assessment and any precautionary and/or remedial measures will need to be approved in writing by the Public Protection Service prior to the commencement of the development.

4. Once the development has been completed, a Completion Report should be provided on the site and will need to be reviewed and approved by the Public Protection Service.

- The Public Protection Service has made every reasonable effort to recommend the most appropriate measures regarding potential pollution risks. However, this recommendation should not be taken as an indication that the land is safe or otherwise suitable for this or any other development.

- The responsibility for assessing whether land is suitable for specific use fundamentally rests with the developer.

- Should any contaminated land problems emerge during the development which could disrupt the proposed development, e.g. if an unusual ground condition occurs, then correspondence should be entered into immediately with the Public Protection Service.

- All actions should be recorded, and the information disseminated to the Public Protection Service on site investigations, assessments and remedial work carried out, where relevant, and included in the site's Completion Report.

- Any inspection should follow the document order below: - BS 10175:2011 Investigation of potentially contaminated sites – Code of Practice (British Standards Institution 2011.) - Planning Policy Statement (PPS) 23: Planning and Pollution Control, Annex 2: Development on Land Affected by Contamination (Office of the Deputy Prime Minister 2004, Published by The Stationary Office). - Contaminated Land Report (CLR) 11 Model Procedures for the Management of Land Contamination (Environment Agency 2004). - Land Contamination: A Guide for

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Developers (Welsh Local Government Association, Welsh Assembly Government & Environment Agency Wales 2006)

Reasons for conditions

The measures are considered necessary to protect the occupiers of the site and surroundings.

Rights of Way Unit: Llanengan No 62 public right of way (footpath) crosses close to the front of the development site; it must be ensured that this right of way is unobstructed and accessible to users during and after the completion of this development.

AONB Unit: The former garage is situated in the village of Mynytho and a short distance from the boundary of the Area of Outstanding Natural Beauty (AONB). The garage, other buildings and the nearby field are prominent from the lane that passes through the village and other public spaces such as Y Foel Gron, which is a popular site in the AONB. Mynytho Memorial Hall, which is a historically important building, is situated nearby.

There is currently a single storey house, a former garage and two outbuildings on site. These buildings are not historic and do not make an important contribution to the environment of the area. The field between the house/garage and hall is rough grazing.

The proposal would involve demolishing all existing buildings on site and creating a relatively substantial new development to include the construction of a single storey public house and a 25 bedroom two storey hotel. A car park for the development and hall would be located on the field near the hall. The sketches of the pub show a long one-storey building with lots of glass in the front elevation. The hotel would be a substantial two storey building with its gable end towards the lane, again with a lot of glass in the front elevation. Also, as part of the development, an access, new road and hard standing would need to be created to park approximately 40 vehicles.

A Landscape and Visual Impact Assessment could be useful to undertake a detailed assessment of the development but with the information to hand it appears that the development would affect the AONB by:

- Introducing a significant new development of unfamiliar design that would be visible from public spaces within the AONB (see Policy TP2 of the AONB Management Plan)
- Increasing movement and traffic in a rural area near the AONB
- Introducing additional lighting which may prejudice night darkness (see Policy PP3 of the AONB Management Plan).
- Loss of a site of natural green land between existing buildings which may be of nature conservation value.

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Land Drainage Unit:	Standard response on need to include surface water treatment system or SUDS
Language Unit:	It is not possible for the Language and Scrutiny Unit to comment fully on this application at this stage as no relevant documents have been submitted with the application. Without a Language Statement document (or relevant information within access plans), which includes information on the nature of the development with regard to the hotel and community pub and how they affect the community and the language, it is not possible for us to comment on the potential impact of the development on the Welsh language. We would expect to see more detailed information as the full application is submitted.
Gwynedd Archaeological Planning Service:	There is potential for the proposal to have an archaeological impact and therefore it is suggested that conditions be included to agree a programme of suitable investigation prior to the commencement of any element of development on site.
Fire Service:	Not received
Biodiversity Unit:	<p>Ecological reports have not been submitted. Part of the development falls within a wildlife site and in parallel with a Site of Special Scientific Interest. The ecological value of the site to be developed is considered to be high.</p> <p>Part of the development falls within a wildlife site which is likely to have a high value for biodiversity. Ecological surveys should be undertaken including, but not specifically, a grassland survey. They must be carried out by a qualified ecologist who knows the local area and they must comply with Planning Policy Wales.</p> <p>The impact of the development must be limited in accordance with relevant guidance within Planning Policy Wales (PPW) – the developer must provide evidence of how the appropriate steps have been taken within a green infrastructure statement together with evidence of how Biodiversity can be improved.</p> <p>Benefits must be framed in accordance with PPW guidance including DECCA and relevant standards. Mitigation and enhancement measures must be included within green infrastructure/landscape design.</p>
Scottish Power:	Not received

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Public Consultation: Notices were displayed on site and in prominent places within the surrounding area and nearby residents were informed. The notice period ended and a considerable number of representations were received opposing on the basis of:

- Prominent location outside the development boundary close to the AONB and within the West Llŷn Special Landscape Area.
- The scale of the buildings and site having a significant adverse effect on the visual amenity of the local area and the open nature of the land; a visual impact assessment must be undertaken.
- There is no evidence of a need for the pub, there may be a need for a hotel but no assessment of the commercial viability of such a resource has been submitted/concern for its long term use.
- The pub is described as a community resource but it is not clear if this means genuine community ownership/no benefit to the local community.
- Out of character and not needed/urban appearance/lack of landscape plans/overdevelopment/prominent raised location
- Inadequate parking provision which would create tension between site users and the hall
- Lack of demand/significant impact locally
- Adverse effect on the Welsh language/lack of quality jobs for local residents
- Non-compliance with adopted policies
- More need of housing for local people
- Pubs lead to anti-social behaviour/noise
- Increasing traffic flow/harmful to the safety of nearby pavement users including children walking to school/dangerous location on the corner/harmful impact on movements and functioning of the local public road network
- Lack of information/disinformation
- Concern over application registration/description/payment of fees
- Detrimental effect on the residential amenities of local residents/significant disruption to the life of the countryside and spoil the character of the area
- Harmful to other established businesses in nearby villages/pressure on local neighbourhood
- Environmental/ecological/biodiversity harm
- Wet land/developing the site will create surface water problems for others
- Overlooking/detrimental to the privacy of neighbouring housing
- Unsuitable design and finishes/building scale unacceptable and detrimental
- Loss of residential home
- Demolition works create waste
- Lack of information on sewage disposal arrangements
- A number of objections as submitted with the previous application remain relevant to this application
- Concern about the impact on the adjacent playing field
- Lack of meaningful consultation
- Harm to the dark sky nature of the local area
- Concern about the viability of such a development given the current economic climate

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5. Assessment of the relevant planning considerations:

The principle of the development

5.1 Policy PCYFF 1 of the Gwynedd and Anglesey Joint Local Development Plan (JLDP) states that the plan itself identifies development boundaries for the range of settlements within the county and that proposals are permitted within the development boundaries in accordance with the requirements of other relevant policies in the Plan. It also states that *“outside the development boundaries, proposals will be refused unless they are in accordance with specific policies in this Plan or national planning policies or that the proposal shows that its location in the countryside is essential”*.

5.2 In this case, no detailed information or justification has been submitted to develop this site outside the development boundary and, therefore, the proposal fails to satisfy the basic requirements of policy PCYFF 1.

Pub

5.3 It is intended to develop a pub as part of the proposed development and, therefore, when considering the propriety of the principle of the development, the requirements of policies ISA 2 and MAN 6 are addressed. Policy ISA 2 is relevant to the provision of new community facilities and paragraph 6.1.19 of the policy defines public houses as community facilities. The proposal fails to meet the criteria of the policy as the site is not located within or adjoining a development boundary and it does not form part of a cluster. No information was received to indicate that the needs of the local community cannot be satisfied by making dual use of existing facilities or converting existing buildings.

5.4 Although policy MAN 6 refers mainly to shops, the principle contained in it is also relevant in this case. However, the proposal cannot be supported under policy MAN 6 as no assessment of impact or potential impact on other local businesses has been presented. No evidence was received indicating that priority has been given to the use of an appropriate existing building and there is no existing established business on site.

Hotel

5.5 The policy that applies in this case in considering the principle of developing a hotel on the site would be policy TWR 2: Holiday Accommodation. This policy sets out that proposals for the development of new permanent serviced holiday accommodation will be granted subject to high quality design, layout and appearance, and if all of the following criteria can be met:

- 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 in the area.

5.6 In terms of criterion (i) the development is not located within the development boundary of Mynytho so consideration will need to be given to whether the development is located on suitable previously developed land. Guidance on the suitability of previously developed land can be found

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in paragraph 4.42 of the Supplementary Planning Guidance: Tourism facilities and accommodation (March 2021): 4.4.2 In accordance with this definition, it must be established whether the development is located on previously developed land and an assessment of its suitability must be carried out. Factors that define the suitability of the previously developed land include:

- Location – as the plan promotes sustainable development, proposals involving the development of a poorly located development are not compliant with the principle of the policy. In line with national planning policy, new development is expected to be located within or close to existing settlements, with existing infrastructure to serve the development and accessible by sustainable modes of transport.
- The nature of land previously developed – urban development (its nature and appearance) in the open countryside can often be viewed as being alien to its natural environment and therefore careful consideration should be given to the visual/landscape impact of such development, i.e. new buildings located above the ridge line or on top of a cliff/location of the ridge or which would otherwise be an unacceptable feature in the landscape. It should be ensured that no proposed development will have a significantly greater effect on the character and openness of the surrounding area compared to the previously developed land.

5.7 The proposal includes demolishing the existing garage and residential house buildings and replacing them with the hotel and pub. The structural state of the existing buildings is not known although it is believed that the residential unit is in use and that its condition therefore enables it at least to be occupied. The site is mixed in terms of land use with the garage and residential house part being previously developed land (brownfield) and part being greenfield land believed to be grazing land. In this case, part of the proposed development site is existing greenfield land and an essential element of the development would be located here, namely the access and the proposed road along with the main car park. Agricultural grazing land such as this is not previously developed land and therefore as it is a necessary element of the development and it would not be possible to complete the proposal without this element, it cannot be considered that the proposal is fully compliant with the requirements of criterion (i). In terms of criterion (ii), the scale of the new development is much greater than the residential unit and buildings attached to the existing on-site garage in terms of footprint and height. It is acknowledged that the hotel ridge would appear to be slightly lower than the Memorial Hall and if it were adjacent to this building it could at least be demonstrated that it would not be the highest structure comparatively. But as there is some distance between the buildings the location of the hotel would be by itself without any similar structure directly adjacent and it would therefore stand out prominently in the landscape and is consequently unacceptable. In terms of criterion (iii), in demolishing the house currently on site the proposal leads to the loss of permanent housing stock. Criterion (iv) refers to ensuring that development is not located within a predominantly residential area. Although residential properties are prominent nearby, the location stands by itself and therefore is not considered to be a wholly residential site. No information has been submitted in support of the application in relation to over-concentration issues as set out in criterion (v) and therefore there is insufficient information to ensure it would not cause over-concentration. Due to the matters raised above it is considered that the proposal is contrary to the relevant requirements of policy TWR 2.

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Language Matters

- 5.8 In terms of the planning system in relation to land use, Section 31 of the Planning (Wales) Act 2015 notes that there is a duty when determining a planning application to include considerations in relation to the Welsh language, where it is relevant to that application.
- 5.9 Policy PS1 and the associated Supplementary Planning Guidance (Maintaining and Creating Distinctive and Sustainable Communities) confirm, if any retail, industrial or commercial proposal has a floor area of 1,000², then it is necessary to submit a Welsh Language Statement.
- 5.10 Due to the lack of provision of any type of linguistic assessments, the proposal cannot be assessed in terms of its impact on the Welsh Language and no conclusion can be reached regarding the compliance of the proposal with Policies PS 5 and PS1 of the Joint LDP. Consequently, the proposal as submitted does not comply with Policy PS1 and Policy PS 5 nor with the relevant Advice given in the SPG: Maintaining and creating distinctive and sustainable communities, paragraphs 3.25 - 3.29 of Planning Policy Wales (edition 11 2021) and the relevant advice set out in paragraph 3 (Development Management) of TAN 20: Planning and the Welsh Language.

Visual amenities

- 5.11 In this case, as the application is in outline form with matters relating to appearance, landscaping, installation and scale reserved, not all information is available. However, the minimum size provided suggests that the scale of the proposal combined would be substantial within an open area of this type in the countryside. It is acknowledged that the existing ridge height of the nearby Memorial Hall appears to be higher than the proposed ridge height of the pub/restaurant. It must also be acknowledged that there are existing buildings within part of the site. However, the size of these buildings is relatively small and the hotel and pub would be significantly larger in bulk and scale, substantially changing the visual appearance of the site. Criterion 3(ii) of Policy TWR 2 states that proposals will only be permitted if *"...the proposed development is appropriate in scale considering the site, location and/or settlement in question"*.
- 5.12 Although not within the AONB itself, the site is completely visible from the nearest parts of the AONB as the nature of the land elevates from the application site towards spaces such as Foel Gron, Foel Fawr and beyond. This does not necessarily mean that the proposal would have a completely detrimental impact on the AONB or on the Special Landscape Area either but, due to a lack of evidence or consideration to the impact by means of a landscape and visual impact assessment, the impact of a development of this size on these designated areas cannot be fully considered. You will see from Natural Resources Wales' comments noted above *"We have previously provided advice to the applicant with respect to the Llŷn AONB in our statutory pre-application response however we note that no information has been provided as part of this application to address our concern...we advise that a proportionate Landscape Visual Assessment (LVA) is undertaken to clearly demonstrate the impacts of the proposal on the AONB. The LVA should also incorporate a landscape mitigation and enhancement strategy plan. The LVA should be used to inform the overall proposals, including building massing, detailing, wider site layout, soft and hard landscape proposals which should reflect the close relevance to the AONB boundary and the strong landscape character of the area"*. There are therefore clear concerns that the development would not be suitable for its location as there would be an adverse visual impact on the AONB.
- 5.13 Given the lack of evidence to fully assess the impact of the development (although the proposal is in outline form), it is not considered acceptable on the basis of non-compliance with the relevant requirements of policy PCYFF 3, PCYFF 4, TWR 2 and AMG 2. Neither is it considered to be

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wholly acceptable based on the requirements of policy AMG 1 which states that proposals that are within or affecting the setting and/or significant views in and out of the AONB must have regard to the relevant area management plan. It is seen from the Llŷn AONB management plan that policy TP 2 *"Resists developments that would be prominent in the landscape and impair views including developments near the boundary, which would impact views into and out of the AONB"*. Therefore, it is not considered that the application as submitted contains sufficient information to be fully assessed and it fails to meet the requirements of this policy as a result.

General and residential amenities

- 5.14 It is unavoidable that there would be an increased impact on the general amenities of the local area and neighbouring residents compared to what is currently experienced as the site currently appears to be unoccupied in terms of any intense use. However, it can be seen that an element of local intervention has existed in the past as a result of the historical use of part of the site as a garage. Clearly, the scale and nature of what is proposed is greater than the historical use of course. Despite this, it must be acknowledged that part of the site had not been entirely empty and unused and that the nature of the use and work had seen more movements than would be the norm from a residential site only. It is also likely that re-establishing a garage would be possible without planning permission as a result of its historical use.
- 5.15 However, it must be considered that this is an outline application where all of the proposal's final details are currently unknown. For example, agreeing on the details of suitable boundary treatment and landscaping for the site could protect some of the general amenities of the local area while it would be customary to include conditions to agree suitable measures to manage any extraction systems or other similar equipment that could affect the amenities of an area. Although a site plan has been submitted, scale and layout are reserved matters and therefore there would be an opportunity to consider the true impact of any proposal when discussing further details. Therefore, although it is acknowledged that the effect of the proposal is likely to be an additional adverse impact compared to the current situation, one cannot be certain of the extent of this impact and, therefore, it is not believed that the proposal is entirely unacceptable based on all the relevant requirements of policy PCYFF 2.

Transport and Access

- 5.16 The Transport Unit's comments on this proposal confirm their objection on the basis that the proposed parking area is not adequate for the size of the development which could lead to an increase in parking problems within the highway. The Transport Unit notes that the planned number of parking spaces is approximately half the requirement as outlined in the SSC Wales Parking Standards 2014. The application has not provided any details of the type of commercial vehicles likely to attend the site and therefore it has not been possible to ascertain whether the commercial space provided would be sufficient. It is acknowledged that layout is a reserved matter and therefore the final layout of the site may be subject to change and consequently the parking provision requirement as well. Despite this, details of the likely size of the buildings have been presented and based on what is shown, it is very unlikely that it would be possible to either increase the parking provision to meet the requirements based on the indicative size of the pub and hotel, or reduce the proposal in terms of the number of bedrooms and floor space to such an extent that would result in a need for fewer parking spaces without requiring a new application as these changes would not accord with the boundaries shown on the application.
- 5.17 It must be acknowledged that such an application could change the situation locally in terms of the current density of movement and nature of use as well as the historic use of the site as a garage and therefore adequate information should be submitted to enable a full assessment. Access details are the only element not reserved as part of the outline application and it should therefore be possible to assess the proposal fully. As well as assessing the proposal in terms of

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movements in and out, parking provision etc, the impact on other road users must also be assessed including the local pavements typically used by a number of local residents including pupils from the nearby primary school.

- 5.18 Again, therefore, concern must be expressed at the lack of information to conduct a full assessment of the proposal in terms of this consideration as well. Note that the site plan shows parking provision and that the Transport Unit has objected on the basis of the number of parking spaces proposed, however, layout is a reserved matter and therefore the parking provision layout may change. However, as a result of the Transport Unit's opposition to the indicative layout and lack of evidence to assess the impact of the proposed development on the highway, the proposal is not considered entirely acceptable based on the relevant requirements of policy TRA 2 and 4 which ensures adequate parking standards and notes that proposals that would cause unacceptable detriment to the safe and efficient operation of the highway and other transport networks including pedestrian routes will be refused.

Biodiversity Matters

- 5.19 Part of the proposal would involve development on greenfield land located within the designated Caeau Mynydd Mynytho wildlife site. Within the existing greenfield land, the intention would be to create the community car park. No ecological assessment of the value of the existing land has been submitted. It is not known whether there are established rare species in terms of plants or creatures on the land, or using the land, but without any assessment as a starting point for a baseline of the land's value, the real value of the land in question cannot be considered.
- 5.20 Despite this, policy AMG 6 only allows a loss of wildlife sites when there is an overriding social, environmental and/or economic need for the development, and that there is no other suitable site that would avoid a detrimental impact on sites of local nature conservation value and/or local geological importance. As the principle of the proposal is contrary to the fundamental policies of the LDP, as discussed above, there is no justification for the loss of a wildlife site.
- 5.21 No information has been provided regarding the buildings for demolition, including the residential dwelling that includes a slate roof. To be able to assess the proposal, there is a need to provide an initial assessment at least of the presence of protected species within buildings to be demolished and, therefore, without this information to hand, it cannot be ensured that the proposal will not have a detrimental effect on protected species. As the impact cannot be fully assessed in terms of developing the greenfield land that is part of the wildlife site or demolishing existing buildings, it is not believed that the proposal is acceptable in terms of the relevant requirements of policies AMG 5, AMG 6 and PS 19, along with the relevant advice given within TAN 5 together with the revised Chapter 6 of PPW published on 7th February 2024 relating to green infrastructure and the phased approach.

Archaeological Matters

- 5.22 The Archaeological Service confirmed that there was potential that the proposal could have an archaeological impact given its location within an area of historic landscape on the outskirts of Mynytho village. As is usual in such cases it is considered reasonable to include standard conditions to agree on a suitable inspection programme prior to commencing any element of development on the site should the application be approved. In doing so, it is believed that the proposal can be acceptable based on the relevant requirements of policies AT 1 and PS 20.

Any other considerations

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- 5.23 No justification or explanation was presented as to why this proposal was selected for the site in particular due to the marked change between the previous application and the current one. It is not known if other options had been considered before arriving at this final plan and no evidence has been presented to test the need for the hotel and pub or the impact of the hotel and pub on local established businesses.
- 5.24 Although not a statutory requirement, no pre-application enquiry was submitted to ascertain the Planning Authority's view of the proposal; there would have been an opportunity to discuss concerns before submitting an application if an enquiry had been made. TAN 12 notes that *"A multi disciplined collaborative approach and a shared ambition for quality are important in delivering good design and should be evident at each stage of the design process. This is best achieved by ensuring the continuous involvement of professionals providing expert advice such as: planners; architects.... and others. Engaging those who procure, promote and finance development early on in the process is essential to assist a shared commitment to design quality..... Local planning authorities should also help applicants and potential applicants to respond effectively to the planning and design process, through an advisory as well as regulatory role....."*.
- 5.25 A proposal of this size would have benefited from a discussion in order to ascertain what would be needed to facilitate the decision-making process. Although this would not necessarily have made the application acceptable, it would have at least provided an opportunity to voice opinions and provide advice before the applicant decided to proceed to submit an application. It is noted that the applicant has undertaken the process of completing a pre-application consultation report, but that the Local Planning Authority was not involved in that process.
- 5.26 It is noted that the report refers to a lack of information in relation to several relevant planning considerations. Usually, it would be possible to ask for additional information in order to carry out a full assessment. However, this in itself would not make the application acceptable due to fundamental policy concerns about the proposal and, therefore, it may be argued that it would be unreasonable for the applicant to incur additional costs of providing this information as this would not make the application acceptable.
- 5.27 Welsh Water has stated that it appears that there are public pipes crossing the site and that it would be necessary to either alter the plan to avoid development over them or to arrange for the pipes to be diverted at the developer's cost. Should the application be granted by the Local Planning Authority, a condition would be required to introduce a complete drainage plan for the development with confirmation of these details to be agreed in writing with the Local Planning Authority. Given therefore that appropriate conditions may be included, it is considered that the application may be acceptable based on the requirements of ISA 1 of the LDP.

Response to the public consultation

- 5.28 It is acknowledged that a substantial number of objections have been received to this proposal and it is considered that all relevant planning matters have received appropriate attention as part of the above assessment. The decision will be made on the basis of full consideration of all relevant planning issues and all representations received during the public consultation and on the basis that no one suffers an injustice in considering this application.

6. Conclusions:

- 6.1 Having considered the above and all the relevant planning matters including local and national policies and guidance, as well as the representations received, it is believed that this proposal is

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unacceptable in the form submitted, as it fails to satisfy the requirements of the relevant policies and guidance as noted above.

7. Recommendation:

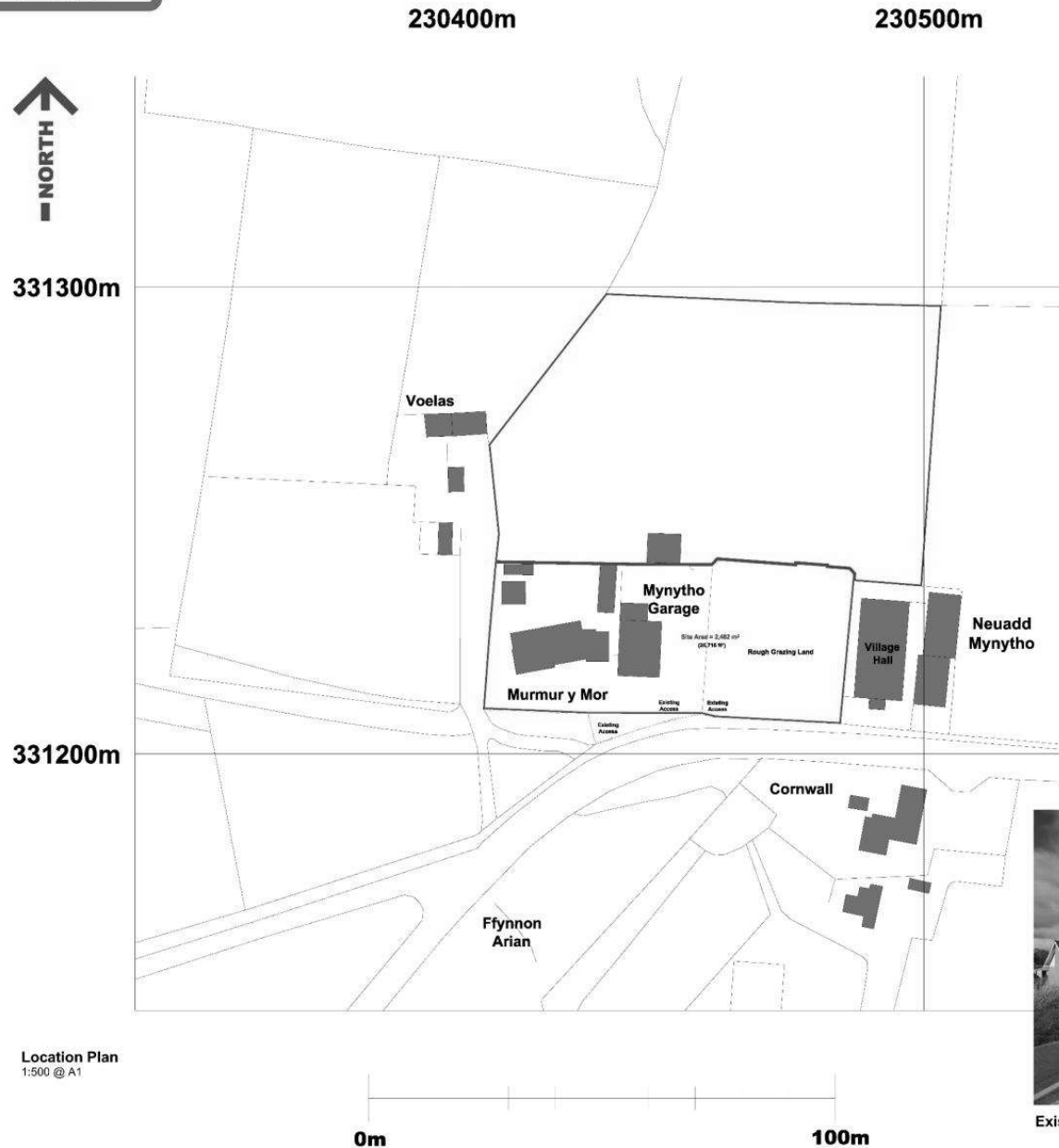
7.1 Refusal – reasons

1. Due to the lack of relevant information with the planning application, the Local Planning Authority has not been persuaded that there will not be a negative effect on the Welsh language in accordance with criteria 4 of Policy PS5 and the requirements of Policy PS1 of the Anglesey and Gwynedd Joint Local Development Plan (2017), Supplementary Planning Guidance: Maintaining and Creating Distinctive and Sustainable Communities (2019) and national guidance contained in paragraph 3 of Technical Advice Note 20: Planning and the Welsh Language (2017) and paragraphs 3.25 to 3.29 of Planning Policy Wales, 12th Edition (2024).
2. It is not considered that the proposal would be a high-quality development nor integrate with its surroundings as a result of the site's prominent location when viewed from the adjoining public highway and adjacent land. Consequently, it is not considered that the proposal would add to maintaining, enhancing or restoring the recognized character of the Western Llŷn Special Landscape or views in and out of the Llŷn Area of Outstanding Natural Beauty and that the proposal is therefore contrary to the requirements of policies PS 19, PCYFF 3, PCYFF 4, TWR 2, MAN 6, ISA 2, AMG 1 and AMG 2 of the Gwynedd and Anglesey Joint Local Development Plan (2011-2026) and policy TP2 of the Llŷn AONB Management Plan.
3. No Protected Species Survey was submitted in relation to the buildings to be demolished on site and no ecological assessment was carried out in relation to the area of land to be developed which is currently located within the designated Caeau Mynydd Mynytho wildlife site. As a result, the true impact of the development cannot be assessed and the protection and enhancement of local biodiversity cannot be assured. In addition, there is no justification for the loss of land within the wildlife site. The proposal is therefore unacceptable in terms of the requirements of relevant criteria within policies AMG 5, AMG 6 and PS 19 and advice as contained within TAN 5 together with Chapter 6 Planning Policy Wales Version 12 relating to green infrastructure and the phased approach.
4. The indicative site plan does not indicate enough parking spaces in relation to the proposal and no information has been provided to fully assess the impact of the proposed development on matters relating to movements in and out of the site, the local highway network, pedestrian routes and parking provision within the site, it is therefore considered, that the application does not comply with the requirements of Policy TRA 2 and 4 of the Anglesey and Gwynedd Joint Local Development Plan (2017) which ensures adequate parking standards and states that proposals that cause unacceptable harm to the safe and efficient operation of the highway will be refused.
5. No evidence has been submitted with the application to indicate that there is an identified proven need for new commercial units at this location and no evidence has been submitted using a sequential test to demonstrate that there is no alternative site within the development boundary of the village or other local settlements for a hotel and public house. Furthermore, although public

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houses are defined as community facilities in paragraph 6.1.19 of policy ISA 2, no information has been received to demonstrate why the needs of the local community cannot be satisfied through the dual use of existing facilities, conversion of an existing building or locating the proposed development within or adjoining development boundaries. As a result, it is considered that the development, due to its location, is likely to harm the vitality and viability of local settlements and therefore the proposal is contrary to the aims of policies MAN 6 and ISA 2 of the Gwynedd and Anglesey Joint Local Development Plan.

6. It is considered that the proposal is contrary to the requirements of criteria 3(i), 3(ii), 3(iii) and 3(v) of Policy TWR 2 and criteria 2 of Policy PS5 of the Anglesey and Gwynedd Joint Local Development Plan, 2017 as the site is located in open countryside and it does not make use of suitable previously developed land, that the scale of the development is not appropriate considering the site, that the proposal will result in the loss of permanent housing stock and no robust evidence has been submitted to confirm that the development would not lead to an over-concentration of such accommodation within the area.



Location Plan
1:500 @ A1



2021 Google Overlay
1:1250 @ A1

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The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

Heights are given in metres above datum.

The alignment of tunnels is approximate.



Existing Site Photo 1



PLANNING APPLICATION DRAWING

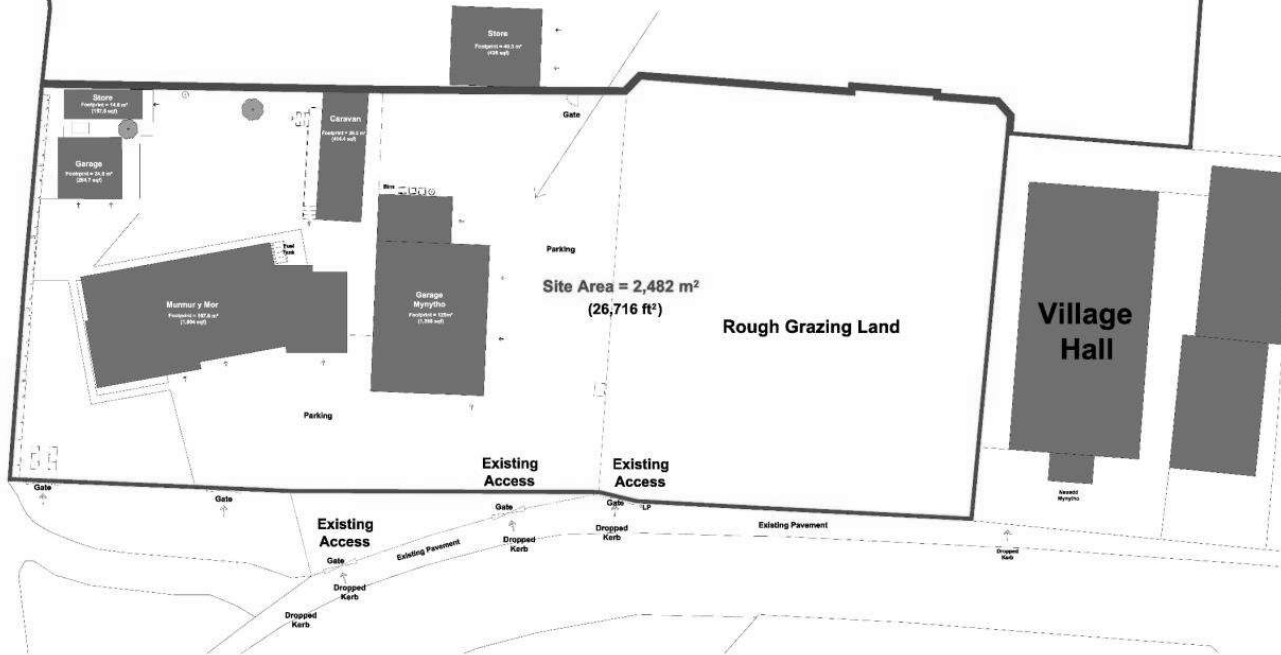


DRAWING TITLE:	EXISTING SITE & LOCATION PLANS	DATE:	06/12/2023
CLIENT:	OSBORNE HOUSE LTD	SCALE:	AS SHOWN @ A1
PROJECT:	PROPOSED DEVELOPMENT LAND AT MURMUR Y MOR & MYNYTHO GARAGE, PWLLHELI LL53 7RH	FILE NAME:	PLANNING02
DRAWN BY:	RAJ	DRAWN BY:	RAJ
DRAWING NO:	827.1/08H/200/01	REV:	-



Schedule of Areas:-		
	Footprint	GIA
Murmur Y Mor	167.6	151.4
Garage	24.6	20.9
Store	14.6	13.0
Mynytho Garage	129.0	119.4
Caravan	38.5	35.7
Store	40.5	35.6
Total	414.8m2	375.9m2
Total Square Foot	4,465 sqf	4,046 sqf

Area of previously developed land
1,553m2 (16,716 sqf)



Existing Site Photo 2



Existing Site Photo 3

**Neuadd
Mynytho**



PLANNING APPLICATION DRAWING



DRAWING TITLE: EXISTING SITE BLOCK PLAN	DATE: 06/12/2023
CLIENT: OSBORNE HOUSE LTD.	SCALE: AS SHOWN @ A1
PROJECT: PROPOSED DEVELOPMENT LAND AT MURMUR Y MOR & MYNYTHO GARAGE, PWLLHELI LL53 7RH	FILE NAME: PLANNING02
DRAWING NO: 827.1/0BH/200/02	DRAWN BY: RAJ
	REV: -

Proposed Site Block Plan
1:200 @ A1

Schedule of Areas:-		Total Footprint (m2)	Total GIA (m2)	Total GIA (sqft)
Single Storey Public House	Ground Floor	346	323	3,477
25 Bed Hotel/Gwesty	Ground Floor	445	418	4,495
	First Floor	N/A	418	4,495
Total		791 m2	1,158 m2	12,467 sqft

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Summary of the Revised Proposal

Following the previous proposal, now withdrawn (application C23/0089/39/AM) submitted in February 2023, and in response to comments from the Local Community/Town Council, Statutory Consultees and Planning Officer, this revised proposal has been amended as follows:-

Revised Description: Demolition of the existing residential dwelling and commercial garage along with all associated ancillary buildings, the construction of a single-storey public house and a two-storey 25 bed hotel, the creation of parking areas for joint use with the Village Hall/Neuadd Mynytho, and improvements to the existing vehicular access.

New omitted from the previous proposal:-

- The 16 self-serviced Holiday Accommodation on the greenfield land to the rear of the site removed,
- The 5 two-storey Local Market Houses on the field removed.

This revised application: in summary, is to re-develop this existing residential and commercial site and create a new mixed use development that includes:-

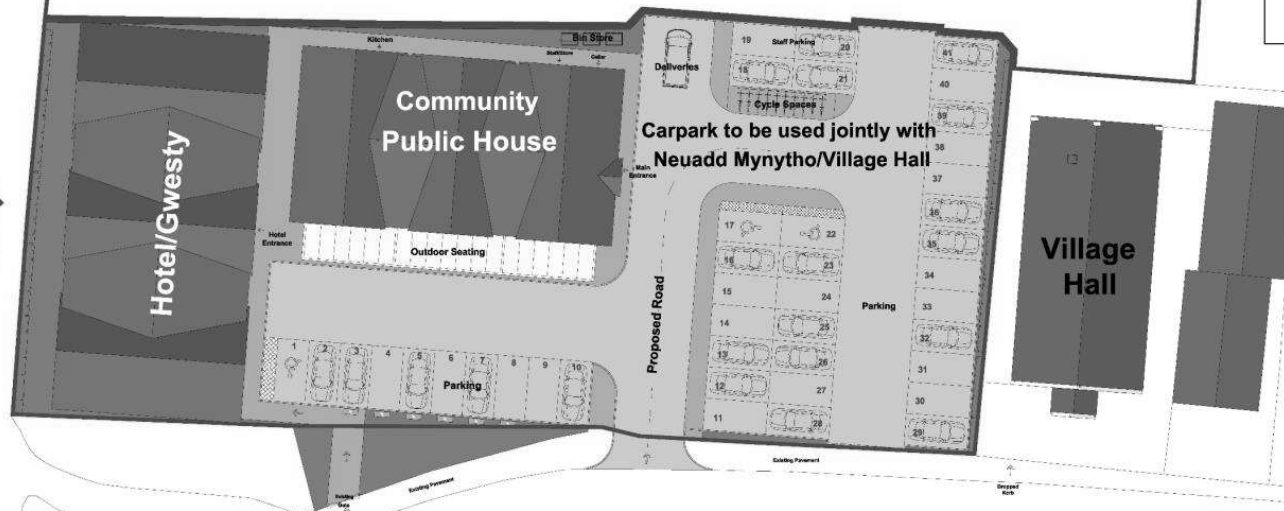
- a single-storey Public House,
- a two-storey 25 Bed Hotel,
- shared parking area for the Village Hall/Neuadd Mynytho.

The proposal will also include:-

- an upgraded vehicular access to the existing site,
- cycle spaces for the public and staff,
- green infrastructure & permeable paving to minimize the environmental impacts,
- electric vehicle charging points,
- a reduction in scale, form/pattern and re-designed to reduce the massing,
- a less intrusive and intense design to reduce the impact of the development,
- retention of the rural break between the buildings & the Village Hall not consolidating development and retaining the visual separation,
- the use of local materials,
- less road/tarmac surfaced areas,
- a sustainable surface water drainage system (SUDs),
- food drainage discharging into either the mains sewerage system or private sewage treatment,
- social and economic benefits,
- all new buildings located within the existing boundary of the existing developed and commercial garage, on Previously Developed/Brownfield Land.

This is an outline application with some reserved matters and permission for appearance, landscaping, layout and scale is not sought. Further details subject to the usual application for reserved matters resolving any conditions will be submitted should this revised outline application be successful.

- Plans illustrating the proposal along with the minimum and maximum heights have been provided.
- The site includes approximately 0.16h (16,716 sqft) of Previously Developed Land/Brownfield Land, which incorporates an existing residential dwelling, commercial buildings, various existing accesses and areas of hard standings.
- Development on the greenfield land located to the north has been omitted.
- The site is outside the Llyn Area of Outstanding Natural Beauty designation.
- The site is outside the Foel Gron a Thir Comin Mynytho Site of Special Scientific Interest (SSSI).



Neuadd Mynytho

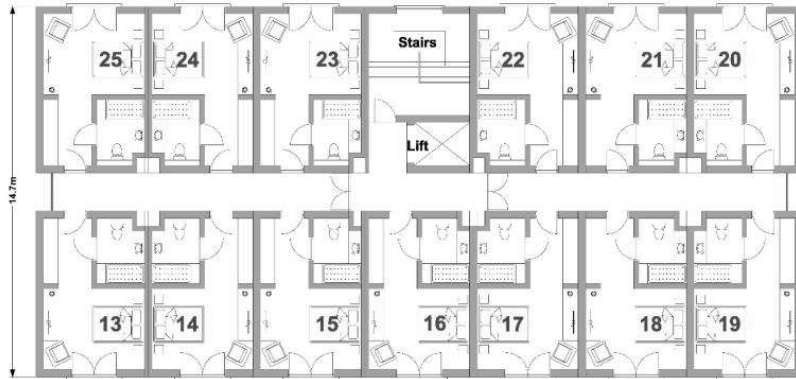
Osborne House

PLANNING APPLICATION DRAWING



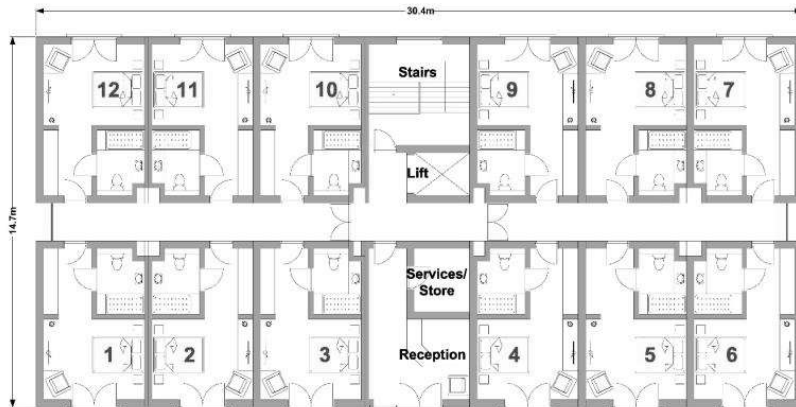
DRAWING TITLE:	PROPOSED OUTLINE SITE BLOCK PLAN	DATE:	06/12/2023
CLIENT:	OSBORNE HOUSE LTD	SCALE:	AS SHOWN @ A1
PROJECT:	PROPOSED DEVELOPMENT LAND AT MURMUR Y MOR & MYNYTHO GARAGE, PWLLHELI LL53 7RH	DRAWN BY:	RAJ
DRAWING NO:	827.1/08H200/03	REV:	-

Proposed Hotel/Gwesty Floor Plans
1:100 @ A1



Proposed 1st Floor Plan

First Floor GIA 418m² (4,495 sqf)



Proposed Ground Floor Plan

Footprint = 445m² (4,790 sqf)
Typical Double Bedroom GIA 24m² (258 sqf)

Ground Floor GIA 418m² (4,495 sqf)
Total GIA = 836m² (8,990 sqf)



3D Perspective

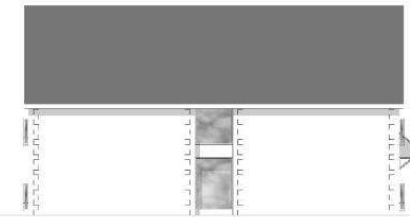
Cynllunio
Darbyn - 11/12/2023



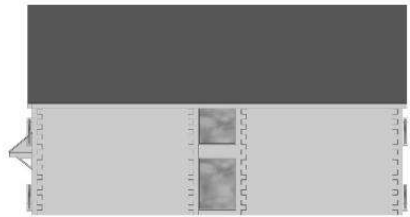
Proposed Hotel/Gwesty Front Elevation
1:100 @ A1



Proposed Hotel/Gwesty Rear Elevation
1:100 @ A1



Proposed Hotel/Gwesty Side Elevation 1
1:100 @ A1



Proposed Hotel/Gwesty Side Elevation 2
1:100 @ A1

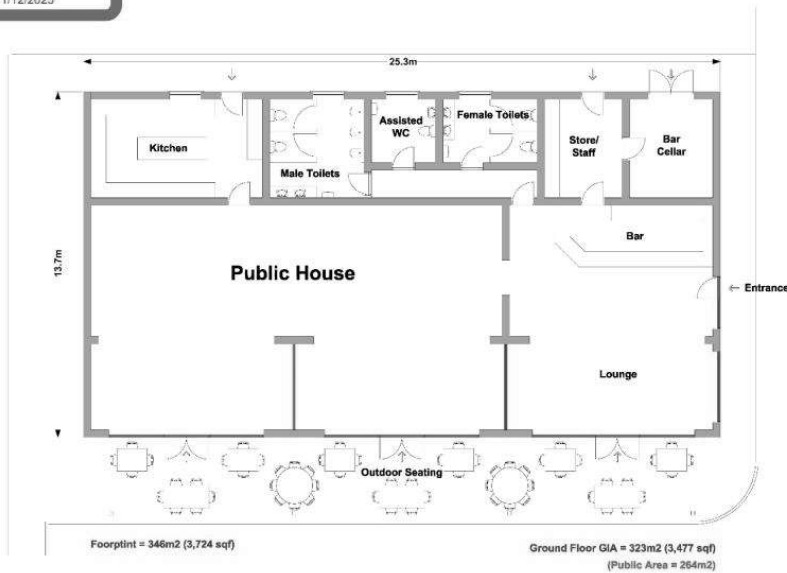
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Osborne House

PLANNING APPLICATION DRAWING

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10, Church Street, Llanidloes, Powys, SY23 3AA
Tel: 01400 655511
info@initiativesdesign.co.uk

DRAWING TITLE:	DATE:
OUTLINE HOTEL/GWESTY GENERAL ARRANGEMENTS	06/12/2023
CLIENT:	SCALE:
OSBORNE HOUSE LTD	AS SHOWN @ A1
PROJECT:	FILE NAME:
PROPOSED DEVELOPMENT	PLANNING02
LAND AT MURMUR Y MOR & MYNYTHO GARAGE, PWLLHELI LL53 7RH	DRAWN BY:
	RAJ
DRAWING NO:	REV:
827.1/08H/200/04	



Proposed Single Storey Public House Floor Plan
1:100 @ A1



Proposed Single Storey Public House Front Elevation
1:100 @ A1



Proposed Single Storey Public House Rear Elevation
1:100 @ A1



Proposed Single Storey Public House Side Elevation 1
1:100 @ A1



Proposed Single Storey Public House Side Elevation 2
1:100 @ A1



PLANNING APPLICATION DRAWING



DRAWING TITLE:	OUTLINE COMMUNITY PUBLIC HOUSE GENERAL ARRANGEMENTS	DATE:	06/12/2023
CLIENT:	OSBORNE HOUSE LTD.	SCALE:	AS SHOWN @ A1
PROJECT:	PROPOSED DEVELOPMENT	FILE NAME:	PLANNING22
LAND AT MURMUR Y MOR & MYNYTHO GARAGE, PWLLHELI LL53 7RH		DRAWN BY:	RAJ
DRAWING NO:	827.1/08H200/05	REV:	-

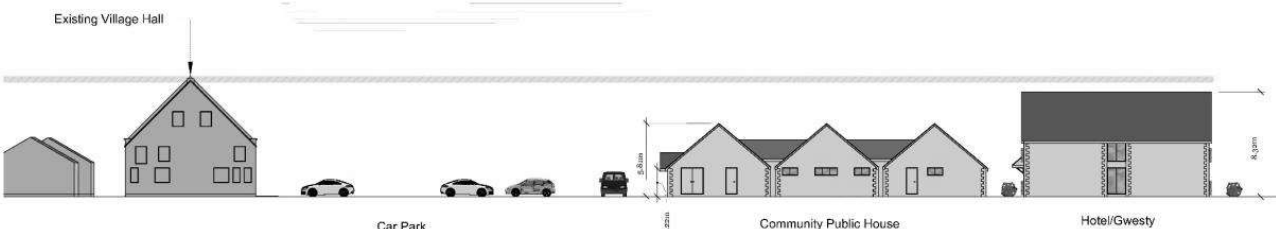
Elevation 1 - Facing South
1:200 @ A1 (Showing Dimensions)



Proposed Heights

	Upper	Lower
Existing Village Hall	8.32m	4.42m
Hotel/Gwesty	5.81m	2.22m
Community Public House		

Cynllunio
Derbyn - 11/12/2023



Elevation 3 - Facing North
1:200 @ A1

Planning Policy Considerations Statement

Policy ISA 2: Community Facilities (Public House and Shared Car Park)

This revised proposal is for a new Public House and car park which is to be also shared with the adjacent Village Hall, this will help sustain and enhance this existing community facility.

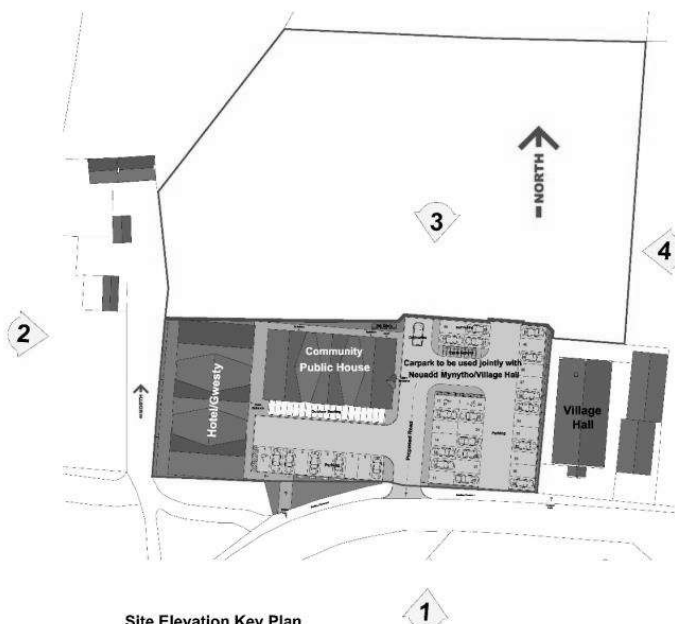
These proposed new facilities:-

- are adjacent to the development boundary,
- are located outside the development boundaries within a cluster,
- will provide an essential facility to support the local community,
- are of an appropriate scale and type compared to the size, character and function of the settlement,
- are easily accessible by foot, cycle and public transport,
- are new and enhanced multiuse,
- are in an accessible location along a busy road.

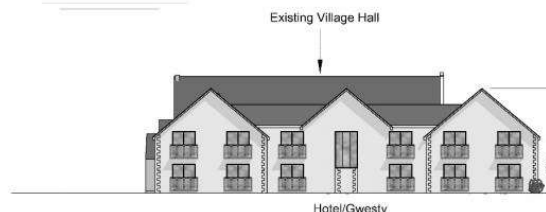
Policy TWR 2: Holiday Accommodation (Hotel)

This revised proposal is also for new permanent serviced holiday accommodation, which;

- is of a high quality design, layout and appearance,
- makes use of a suitable previously developed site;
- is appropriate in scale considering the site, location and settlement,
- will not result in a loss of permanent housing stock,
- is not sited within a primarily residential area,
- does not lead to an over-concentration of such accommodation within the area.



Site Elevation Key Plan
1:500 @ A1



Elevation 2 - Facing West
1:200 @ A1



Elevation 4 - Facing East
1:200 @ A1

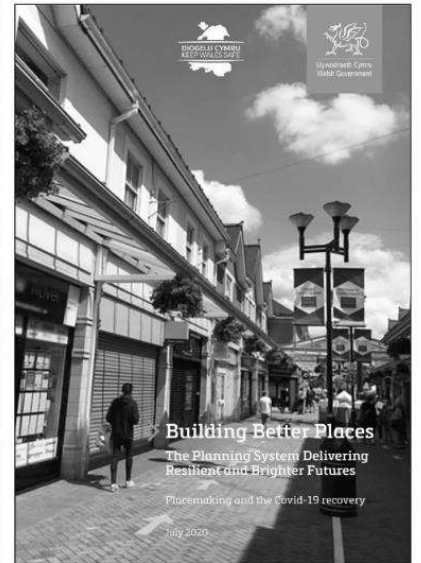
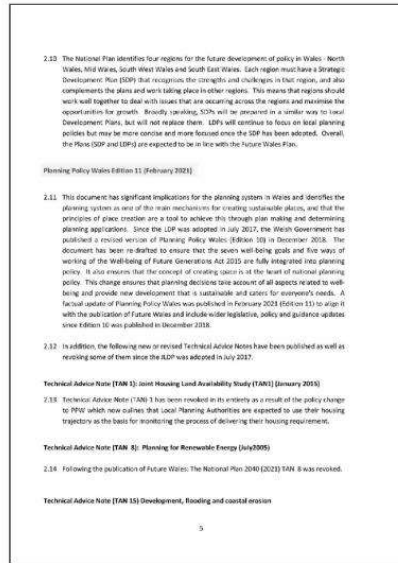
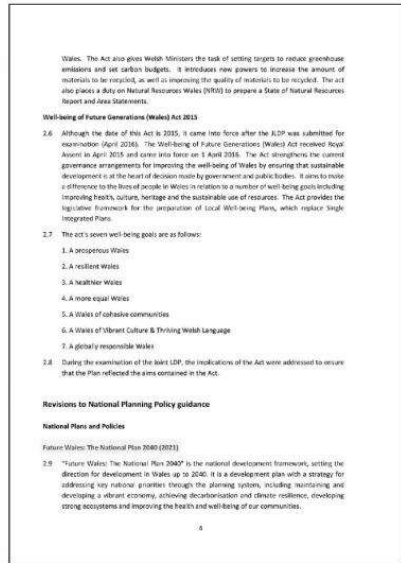
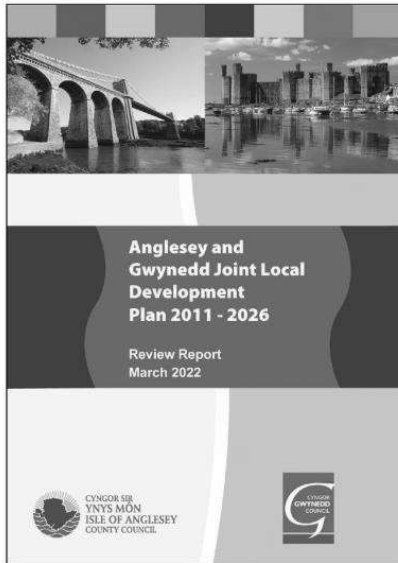
Osborne House

PLANNING APPLICATION DRAWING

Initiatives Design
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Tel: 01829 555111
info@initiativesdesign.co.uk

DRAWING TITLE:	DATE:
OUTLINE SCALE, LIMITS & KEY PLAN	06/12/2023
CLIENT:	SCALE:
OSBORNE HOUSE LTD	A3 SHOWN @ A1
PROJECT:	FILE NAME:
PROPOSED DEVELOPMENT	PLANNING22
LAND AT MURMUR Y MOR & MYNYTHO GARAGE, PWLLHELI LL53 7RH	DRAWN BY:
	RAJ
DRAWING NO:	REV:
827.1/08H/200/08	-

THE REDEVELOPMENT OF BROWNFIELD LAND TO CREATE A NEW HOTEL, COMMUNITY PUBLIC HOUSE & SHARED COMMUNITY PARKING FOR THE VILLAGE HALL.
LAND AT MURMUR Y MOR & MYNYTHO GARAGE, PWLLHELI LL53 7RH
5 SITE PERSPECTIVE 1



...making use of a previously developed site, ...helping to sustain and enhance an existing community facility

3D Site Perspective 2
NTS



Osborne House

PLANNING APPLICATION DRAWING



DRAWING TITLE:	3D SITE PERSPECTIVE 2	DATE:	06/12/2023
CLIENT:	OSBORNE HOUSE LTD	SCALE:	AS SHOWN @ A1
PROJECT:	PROPOSED DEVELOPMENT LAND AT MURMUR Y MOR & MYNYTHO GARAGE, PWLLHELI LL53 7RH	FILE NAME:	PLANNING22
DRAWN BY:	RAJ	DRAWN BY:	RAJ
DRAWING NO:	827.1/08H200/07	REV:	-





