



Complete Agenda

Democratic Service
Swyddfa'r Cyngor
CAERNARFON
Gwynedd
LL55 1SH

Meeting

PLANNING COMMITTEE

Date and Time

1.00 pm, MONDAY, 18TH MARCH, 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**

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(DISTRIBUTED 08/03/24)

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

6 - 22

The Chairman shall propose that the minutes of the previous meeting of this committee, held on the 26th of February, be signed as a true record.

5. PLANNING APPLICATIONS

To submit the report of the Head of Environment Department.

5.1. APPLICATION NO C23/0995/15/LL GLYN RHONWY STORE, SIEMENS HEALTHCARE DIAGNOSTICS PRODUCT LTD, GLYN RHONWY ESTATE, LLANBERIS, LL55 4EL 23 - 46

Erection of building to provide office and canteen space (Class B1) including refuse storage, access, servicing, landscaping and other associated works.

LOCAL MEMBER: Councillor Kim Jones

[Link to relevant background documents](#)

5.2. APPLICATION NO C23/0772/20/LL LAND NEAR Y WERN, Y FELINHELI, LL56 4TZ 47 - 72

Residential development and associated infrastructure works

LOCAL MEMBERS: Councillor Iwan Huws and Councillor Sasha Williams

[Link to relevant background documents](#)

5.3. APPLICATION NO C23/0793/40/DT TY'N LLWYN, LLANNOR, PWLLHELI, GWYNEDD, LL53 5UG 73 - 96

External alterations to previously approved scheme under ref:

C08D/0205/40/LL to include first floor extensions, external materials and appearance.

LOCAL MEMBER: Councillor Anwen J Davies

[Link to relevant background documents](#)

**5.4 APPLICATION NO C23/0806/00/LL VIADUCT GARDENS, STRYD 97 - 126
YR EGLWYS, ABERMAW, LL42 1EL**

Proposed works at the Viaduct Gardens region of Barmouth to include:

1. Repairing, strengthening and raising the height of an approximately 60m section of sea wall,
2. Erecting a new setback wall and floodgate/barrier in the area behind the primary sea wall,
3. Install a new drainage network to manage surface water and overtopping in the area behind the setback wall and flood gates,
4. Installation of Property Flood Resilience (PFR) in the Quay area,
5. Installation of a new surface water outfall pipe that protrudes from the sea wall into the harbour.

LOCAL MEMBER: Councillor Rob Triggs

[Link to relevant background documents](#)

PLANNING COMMITTEE 26 February 2024

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

Councillors: Delyth Lloyd Griffiths (item 4 onwards), Elin Hywel, Elwyn Jones, Gareth T Jones, Huw Wyn Jones, Cai Larsen, Anne Lloyd Jones, Gareth Roberts, John Pughe Roberts, Huw Rowlands and Gruffydd Williams

Others invited - Local Members: Councillors Ioan Thomas, Beca Brown and Berwyn Parry Jones

Officers: Gareth Jones (Assistant Head of Planning and the Environment), Miriam Williams (Legal Services), Keira Sweeney (Planning Manager - Development Control and Enforcement), Arwel Huw Thomas (Development Control Officer) and Lowri Haf Evans (Democratic Services Officer).

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

1. APOLOGIES

Apologies were received from Councillor Louise Hughes and Councillor Dilwyn Lloyd

2. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

- a) The following member declared that he had an interest in relation to the item noted:
- b) Councillor Gareth Morris Jones (a member of this Planning Committee), in relation to item 5.2 (C22/0302/22/LL) and item 5.3 (C22/0953/17/LL) due to a connection with Glynllifon College staff.

The member was of the opinion that it was a prejudicial interest, and he withdrew from the meeting during the discussion on the application and he did not vote on the application.

- c) The following members declared that they were local members in relation to the items noted:
- Councillor Ioan Thomas (not a member of this Planning Committee), in relation to item 5.4 (C23/0959/15/AC) on the agenda
 - Councillor Huw Wyn Jones (a member of this Planning Committee), in relation to item 5.5 (C23/0917/14/DT) on the agenda
 - Councillor Beca Brown (not a member of this Planning Committee), in relation to item 5.6 (C21/0861/23/LL) on the agenda
 - Councillor Berwyn Parry Jones (not a member of this Planning Committee), in relation to item 5.6 (C21/0861/23/LL) on the agenda

3. URGENT ITEMS

None to note

4. MINUTES

The Chair signed the minutes of the previous meeting of this committee, held on 5 February 2024, 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 C23/0302/22/LL Cae Efa Lwyd Quarry, Penygroes, LL54 6PB

Application for an extension to sand and gravel pit at Cae Efa Lwyd

The Senior Planning Manager – Minerals, highlighted that this was an application to extend the extraction area of the Cae Efa Lwyd operational sand and gravel pit. It was expected for the work to release 793,000 tonnes of sand and gravel in addition to the 298,000 tonnes that had already been released. The application was not applying for a processing permission on the site - the arrangement of transporting the minerals to Graianog Quarry would continue.

It was highlighted that an Environmental Statement had been submitted with the application as the scale of the application was the subject of an Environmental Impact Assessment in accordance with the requirements.

In the context of the principle of the development, it was noted that the proposed extension site had been identified as a preferred area for supplying the need for sand and gravel within policy MWYN 2 of the Local Development Plan (LDP), namely a policy that facilitates the additional provision of minerals, sand and gravel to meet the identified need noted in the North Wales Regional Technical Statement. The Statement had been approved by Cyngor Gwynedd. The proposal would provide additional minerals and reduce the shortfall (at least 2.6 million tonnes of sand and gravel) in the land bank in accordance with the requirements of policies MWYN 2, MWYN 3 and Strategic Policy PS 22.

When discussing visual amenities and landscape, it was reported that the site did not fall within any landscape designations and that it was located within an area of enclosed agricultural land to the west of Penygroes. A Landscape and Visual Impact Assessment had been submitted which verified the impact of the development on landscape assets around the site. It was considered that the primary effects would include gradual reduction in land level when excavating the mineral, mobile activity in the quarry, the screening bund along the boundary of the site and the ground level below original land level following the restoration work - these impacts would be more detrimental / prominent during the operational period in areas directly adjacent to the site.

Concerns had been raised by the Welsh Government's Soil Policy and Agricultural Land Use Planning Unit about the practicality of restoring the site to provide the best standard of agricultural land throughout the site due to the topography and hydrogeology. In response, it was explained that paragraph 3.59 Planning Policy Wales stated that development should be undertaken on the best agricultural land if there was an overriding need for the development - the need for this development to meet the demand for minerals had been supported by local and national policies. It was reiterated that the Soil Policy and Agricultural Land Use Planning Unit had proposed further conditions to ensure agricultural restoration

and after-care after the use ends and that any visual impacts of the proposal would be temporary.

In the context of general and residential amenities, it was noted that the guidance of national policy MTAN 1 recommended a distance of 100m between a sand and gravel development and residential dwellings. It was recognised that current work on the site, which had been agreed via a Review of Old Mineral Permissions in 2017, had been located within 100m of residential dwellings but the principle of the excavation work had already been established in a previous planning permission. The proposal intended to extend the site in a northerly direction, away from the residential dwellings and the village, which meant that the excavation work would take place over 100m away from the residential dwellings. Given the distance, and the evidence that the site already operated without detriment to general and residential amenities, by imposing planning conditions or environmental permits, it was considered that the application would comply with Policies PCYFF 2 and MWYN 3 of the LDP and MTAN 1.

It was highlighted that a noise assessment had been submitted with the application discussing the noise that would derive from the excavation activity, assessing how this could affect nearby properties. The Public Protection Unit was consulted for observations on the contents of the assessment and proposals. The conclusion of the assessment was accepted subject to imposing conditions for mitigation measures, use of white noise reversing alarms and retention of the acoustic barrier and bund along the south-eastern boundary of the site. An air quality impact assessment was submitted with the application which verified the impact of dust and particle levels. It was concluded that there was little potential for the operations to cause a breach in air quality standards, and the Public Protection Unit agreed that any impact would be negligible, but conditions would have to be imposed to ensure that the 'Dust Monitoring and Control Scheme' was updated and that 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) were followed.

In the context of traffic and rights of way matters, it was reported that it was proposed to increase the maximum rate of HGV loads from 20 to 25 per day. The site would continue to use the same access to Ffordd Clynog that had been developed under a 2017 permission. The Transportation Unit did not have any objection to the increase in the number of daily traffic movements. It was reiterated that the closest public right of way skirted around the north-eastern corner of the site but it would not be affected at all.

During the initial consultation period, it was reported that Natural Resources Wales (NRW) had raised concerns regarding compliance with working above the water table and surface water run-off. Further information had been received by the agent confirming that groundwater was being monitored by a network of boreholes and that ground level pegs and level boards were set in the ground to ensure that work remained at the approved levels. NRW confirmed that the additional information was acceptable and proposed hydrological pollution prevention measures. In addition, a Hydrological Impact Assessment had been submitted with the application suggesting mitigation measures for accidental spillages to watercourses, as well as conditions from the previous permission that would be reinstated on the new development.

The site did not fall within any ecological related designations and was primarily comprised of agriculturally and semi-improved lowland grassland. It was noted that several technical documents had been submitted with the Environmental Statement proposing

suggestions to protect reptiles, nesting birds and *cloddiau* used by foraging bats. It was reiterated that the Council's Ecologist had a concern regarding a badger sett which had been the subject of a condition on the previous application, but work to ensure the condition of the sett had now been completed in July 2023, along with a specification of proposed planting and monitoring work. Although a brief restoration scheme had been submitted highlighting an intention to ensure rough grazing and biodiversity enhancement areas, there was a need to submit a detailed scheme of after-care for the approval of the mineral planning authority prior to the commencement of development on site.

In addition, it was reported that it was intended to impose conditions regarding vegetation, shrubs and tree clearance to avoid nesting periods - that hedges and *cloddiau* was to be removed under the supervision of a qualified ecologist and that wetland hydrology, extraction depths and ground water levels on a wildlife site would be monitored.

A Heritage Impact Assessment, Geophysical Survey and Trial Trenching had been undertaken to assess the impact of the proposal on archaeology and heritage. The information was reviewed by the Gwynedd Archaeological Planning Service - they did not object to the proposal but noted the need to impose planning conditions to ensure further archaeological work as archaeological remains were partly within the excavation area. The conditions related to submitting a written scheme of investigation prior to commencing the work and submitting a report analysing the archaeological work 12 months after completing the work.

It was reported that one objection had been received during the public consultation on the grounds that the quarry signs on the site were in English only. It was explained that criterion 5 of policy PS 1 stated that the Council would "... Set an expectation that Welsh names are used for new developments, house and street names". With the name of the application (Cae Efa Lwyd) associated with the Cae Efa Lwyd historical farmhouse, it was considered that it would be reasonable to ask the applicant to consider showing this as the name of the site, or that a condition was imposed on the permission asking for a Welsh name to be displayed for the site.

It was considered that the proposed development was consistent with all relevant planning policies and considerations and it was recommended that the application be approved subject to including relevant conditions.

It was proposed and seconded to approve the application.

In response to a question regarding planning policies corresponding with the Council's zero net policy and the fact the restoring land did not bring historical, fertile lands back into use after ripping minerals from the land (contrary to the Council's zero net principles), the Assistant Head noted that the Council had adopted the policies of the Local Development Plan and that these were consistent with and corresponded with the mineral policies. He added that this land had been designated for gravel and that no objections had been received.

RESOLVED: To delegate powers to the Head of Environment Department to approve the application, subject to conditions relating to the following:

1. 5 years
2. Duration of works - 10 years at a rate of 125,000 tonnes per annum
3. In accordance with plans

4. Restriction of GPDO rights for buildings, structures, private roads, floodlighting, fencing etc.
5. A copy of the determination and approved plans to be shown at the site office.
6. Restriction of 125,000 tonnes per annum on material removed from site, at a maximum rate of twenty-five (25) HGV loads per day.
7. Surface of site access to county highway to be kept clean and no mud/debris to be deposited on highway.
8. No materials (refuse or waste materials) shall be imported to the site.
9. Mark the boundary of site and mineral extraction zones.
10. Working hours. No operations on Saturdays, Sundays or Bank Holidays or Public Holidays other than emergency, servicing and maintenance work.
11. All loaded vehicles must 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.
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 suppression measures and updated dust monitoring and control scheme.
21. Boundary of mineral extraction area to be temporarily fenced.
22. Groundwater monitoring.
23. Submission of detailed written scheme of investigation for archaeological work.
24. Submission of detailed analytical report of the archaeological work in accordance with the written scheme of investigation.
25. Restoration plan.
26. Storage/management of soils.
27. No soils to be removed from site, and the soil to be used in site restoration.
28. Soil storage mounds to be kept free from weeds.
29. Submission of restoration and 5-year aftercare plan.
30. Restoration in accordance with the 5-year aftercare and monitoring plan.
31. Ripping of ground to avoid compaction.
32. Correct sequence and spread of soils in restoration.
33. Conduct 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. Reasonable avoidance measures to protect reptiles during demolition of walls and field boundaries.
40. Pollution prevention measures.
41. Collection and disposal of water to restrict what is released to water environment.
42. Compliance with surface water management plan.
43. A condition to identify the site by its Welsh name.

5.2 Application Number C22/0952/17/LL Land at Glynllifon College, Llandwrog, LL54 5DU

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

Attention was drawn to the late observations form that highlighted a revised location plan indicating that the boundary of the application site had been extended to include land for Biodiversity mitigation measures.

- a) The Development Control Officer highlighted that this was 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. He added that there were many elements to the proposal:
- Demolish the existing sub-standard structure which included two agricultural sheds.
 - Erect a building for a sheep milking parlour and area to keep 300 sheep.
 - Erect a building for lambing.
 - Erect a new feed silo.
 - Create a new parking space for lorries.
 - Create a new service and turning area.
 - Provide a fold to treat sheep.
 - Provision of car parking spaces.
 - Create a 1m high *clawdd*/bund and plant an indigenous hedgerow.
 - Fell some trees and propose Biodiversity improvements.

In the context of the principle of the development, it was explained that Policy PCYFF 1 of the LDP stated that proposals (outside development boundaries) would be refused unless they were in accordance with specific policies in the LDP or national planning policies, or that the proposal demonstrated that its location in the countryside was essential. It was noted that this application related to improving existing sheep farming facilities in Glynllifon College and, therefore, it was considered that its location in the countryside was essential.

It was reported that the project would 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. The current application had been submitted to extend and meet the needs of the Agricultural College for an education purpose and its important contribution to the local economy.

In the context of the visual amenities, it was noted that the new sheds would replace sub-standard buildings and, although larger in size, the external elevations of the new sheds would be of traditional materials that were in-keeping with this type of agricultural buildings in the countryside. It was reiterated that the site was located within undulating landscape, with no environmental designation. Considering the variety of vegetation, undertaking a landscaping plan as well as the material and elevations of the structure, it was not considered that the proposal would have a significant substantial impact within the local landscape. In terms of general and residential amenities, with the current proposal replacing existing

agricultural structures on the site, it was not considered that the application would undermine the general or residential amenities of local tenants.

In the context of biodiversity matters, the site was located adjacent to several grade II* Fort Williamsburg listed buildings/structures and was within the grade I Registered Historic Park and Gardens of Glynllifon by CADW; it was close to the Glynllifon Special Area of Conservation (SAC), the Glynllifon Site of Special Scientific Interest and the Afon Llifon Wildlife Site (WS), which was located approximately 600m to the west of the site. Several ecological reports and assessments had been presented with the application.

In accordance with the requirements of the Habitats and Species Conservation Regulations 2017, to show that this particular proposal, along with the cumulative impact if other developments were approved in Glynllifon, would not undermine the Special Area of Conservation and Site of Special Scientific Interest designations, the Biodiversity Unit carried out an assessment, which noted that the proposal would not have a detrimental impact on the integrity of the Glynllifon Special Area of Conservation (SAC). NRW was re-consulted on the feedback of the Biodiversity Unit and it was of the same opinion, provided that the development was completed in accordance with the conditions it had recommended in its ecological reports. It was noted that NRW had also submitted observations regarding protected species along with a concern about the potential impact of pollution risks to the water environment.

In response to those concerns, the applicant submitted further details regarding light mitigation measures, a plan including additional planting of *cloddiau*, incorporation of purposeful bat roost that is suitable for Lesser Horseshoe Bats, planting of suitable wetland tree species, further details regarding a private drainage system and Construction Environment Management Plan; with a further request from NRW for a long-term management plan and Ecological compliance audit plan. These conditions would manage and safeguard any protected species on the site.

In the context of heritage assets and the proximity of nearby listed buildings, the Heritage Assessment concluded that this was the most suitable site for the new structure - with the minimum impact on the historic environment, which included the listed fort as well as the grade 1 registered landscape of Glynllifon. It was added that CADW had no objection to the development and that conditions would need to be imposed and comply with the site's archaeological needs.

It was not considered that the proposal was contrary to local or national policies and there was no material planning matter that outweighed these policy considerations. It was considered that the proposal was acceptable and it was recommended to approve the application subject to relevant conditions.

- b) Taking advantage of the right to speak, the applicant's agent noted the following points:
- That the application was for the development of two sheds - 1 to milk sheep and the other to breed feeding lambs
 - That the proposal complied with local and national policies
 - That there were economic and education benefits here
 - It was a project that provided a new, invaluable facility for the sheep milking trade
 - It transferred knowledge to promote a dairy market
 - It proposed an additional income stream for the College

- The College invested substantially to provide a range of new resources that would ensure facilities to establish a 'Welsh Sheep Centre'
- Although sensitive in terms of location, there had been good collaboration between officers, NRW and the College to commit to protect the area

c) It was proposed and seconded to approve the application and this innovative initiative was welcomed.

RESOLVED: To delegate the right to the Assistant Head of 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 of 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 scheme within a specific period.**
6. **Compliance with the contents of the Arboriculture Assessments.**
7. **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.**

5.3 Application Number C22/0953/17/LL

Land to the North of the existing farmyard 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.

Attention was drawn to the late observations form that highlighted a revised location plan indicating that the boundary of the application site had been extended to include land for Biodiversity mitigation measures.

- a) The Development Control Officer highlighted that there were several elements to the application:
- Demolition of the existing substandard construction which comprised the milking parlour, livestock shed, and two slurry towers.
 - Erection of a building for a rotating cow milking parlour.
 - Erection of a livestock building to house 224 dairy cows.
 - Erection of an indoor dry manure storage area alongside the existing storage area.
 - Erection of a new feed silo.
 - Location of a new water tank to capture water from the milking parlour and the water waste from the silage heaps.
 - Creation of a hard surface yard.
 - Creation of two foul water pits.
 - Creation of an internal road network.
 - Creation of a 1m high bank/bund planted with a native hedge.

- Together with biodiversity improvements.

In the context of the principle of the development, it was reported that the principle of erecting agricultural structures in the countryside was acceptable subject to compliance with other planning matters.

It was reiterated that this innovative project would promote effectiveness, sustainability and excellent standards in terms of animal welfare, and showing good practice in terms of sustainable water and waste management (which included farm slurry) within the dairy industry in Wales. The current application had been submitted to extend and meet the needs of the Agricultural College for an education purpose and its important contribution to the local economy. It was considered that its location in the countryside was essential and that the proposal complied with the aims and objectives of national policies, Technical Advice Note 6 and the requirements of Policy ISA 3 of the LDP.

In the context of visual amenities, it was noted that the exterior elevations of the new sheds would be of traditional materials for this type of construction and, considering 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, it was not believed that the proposal would have a significant material impact within the local landscape and it was believed that the proposal was acceptable based on the requirements of Policies from the LDP. Given that the proposal would replace existing agricultural structures, and the fact that farm workers lived near the dairy farm, it was not considered that the application would undermine the general or residential amenities of local tenants.

In the context of biodiversity matters, it was explained that the site had been surrounded by the Glynllifon Special Area of Conservation (SAC), the Glynllifon Site of Special Scientific Interest (SSSI) and the Afon Llifon Wildlife Site (WS), which was located approximately 400m to the south-west of the site. Several ecological reports and assessments had been submitted as part of the application.

In accordance with the Habitats and Species Regulations 2017, the Council was required to undertake a Habitats Regulations Assessment (HRA) and Appropriate Assessment. After completing the assessment, the Biodiversity Unit 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 needs of the habitats regulations, the Biodiversity Unit's assessment was submitted to NRW and it was of the same opinion, provided that the development was completed in accordance with the conditions it had recommended in its ecological reports. It was also noted that NRW had submitted observations regarding protected species along with a concern about the potential impact of pollution risks to the water environment.

In response to those concerns, the applicant submitted further details regarding light mitigation measures, a *cloddiau* planting scheme, a Landscape and Ecology Management Plan and Construction Environment Management Plan; with a further request from NRW for a long-term management plan and Ecological compliance audit plan. These conditions would manage and safeguard any protected species on the site.

In the context of heritage assets, the Heritage Assessment concluded that this was the most suitable site for the new structure. It was reiterated that the proposals would have some impact on the character, appearance and layout of the overall registered historic park and garden but given the agricultural landscape and presence of existing farm buildings and structures, it was not considered that it would have an impact on this area or the general

registered area in terms of the character of the parkland or the pleasure grounds. It was highlighted that CADW had no objection to the development and there would be a need to undertake an archaeological watching brief considering the proximity of the proposal to a scheduled monument - this work to be managed by means of a planning condition.

It was not considered that the proposal was contrary to local or national policies and there was no material planning matter that outweighed these policy considerations. It was considered that the proposal was acceptable and it was recommended to approve the application subject to relevant conditions.

- b) Taking advantage of the right to speak, the agent noted the following observations:
- That the proposal developed facilities for the Glynllifon herd
 - It was a new project with significant investment to promote the dairy industry
 - Innovative plans to manage water (collect and reuse rainwater) and store slurry
 - The facility would encourage a high level of welfare for animals
 - Although the location was sensitive, there had been good collaboration between the officers, NRW and the College to commit to protect the area's history and sensitivity
- c) It was proposed and seconded to approve the application - the initiative was to be welcomed and it was a boost for students

RESOLVED: 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 of external elevations.**
4. **Submission of asbestos details prior to demolition.**
5. **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.**
6. **Complete the landscaping scheme within a specific period.**
7. **Compliance with the contents of the Arboriculture 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.**

5.4 Application Number C23/0917/14/DT Marine Terrace Porth Waterloo, Caernarfon, Gwynedd, LL55 1LP

Full renovation of existing house, proposed new garage, proposed photovoltaic system, landscaping and flood alleviation measures as well as demolition of existing outbuilding.

Attention was drawn to the late observations form which noted: a) that the proposal did not reach the thresholds to submit a Welsh Language Statement or a Welsh Language Impact Assessment; b) that it was intended to impose a planning condition to ensure that the proposed garage was only used as ancillary to the main property.

- a) The Planning Manager highlighted that this was an application for alterations and modifications to a property by extending the eaves of a section of the existing roof, extending the existing balcony at the rear of the property, adding slate diamond pattern finish on the side

of the property and providing two open porches; demolition of existing outbuilding and erecting a double garage, installation of four lines of solar panels, landscaping work and installing floodgates along the boundary of the property with the Menai Straits. It was added that the site was located outside the development boundary of the town and within the boundary of flood zone C2/Zone 2 and 3 of the flood maps.

It was noted that the application had been submitted to the Planning Committee due to a family connection with one of the planning officers.

It was considered that the modifications and alterations to the property were minimal, and suitable in terms of size, design and layout. It was added that the proposal to extend the existing balcony at the rear of the property would lead to it being closer to the property next door. Although other houses in the terrace with balconies offered an element of overlooking into the rear gardens of the houses, the appropriateness of imposing a condition was considered to ensure that a privacy screen was installed on the side of the balcony that faced the property next door to alleviate the direct impact of the balcony extension.

It was noted that the proposal involved converting an existing garage that was ancillary to the property into a kitchen and dining room, but it was not proposed to increase the number of bedrooms. It was added that it was intended to demolish the existing outbuilding and erect a double garage in its place near the access to the property - the garage of usual design for a garage and the proposal was acceptable.

In terms of the landscaping work, the footpaths and vehicular road and the flood prevention measures, it was considered that these elements were acceptable. NRW nor the Transportation Unit had no objection to the proposal, and the Biodiversity Unit was satisfied with the ecological report provided, along with the biodiversity improvements proposed in the form of bird and bat boxes. Confirmation was also received that the proposal would not have an impact on the nearby Special Area of Conservation.

It was considered that the proposal was acceptable, subject to the inclusion of a condition to ensure ancillary use for the proposed garage. It would not have a significant visual impact on the landscape, the amenities of nearby residents, road safety, biodiversity or the Welsh language. The Local Planning Authority recommended approving the application.

- b) Taking advantage of the right to speak, the Local Member made the following observations:
- That the application had been submitted to the Planning Committee due to a family connection with a staff member.
 - There were a few modifications and alterations here.
 - Two additional photographs of the property site on the banks of the Menai Straits had been submitted highlighting that flooding would occur under extraordinary circumstances of high tide and strong winds.
 - There were 7 houses in the terrace and 5 of them had a balcony.
 - Imposing a condition for opaque glass would be reasonable.
 - Recommend approving
- c) It was proposed and seconded to approve the application

An observation was made that it would be possible for the new double garage adjacent to the property to be converted into another dwelling - not enough enforcement officers in the Council to check future modifications.

RESOLVED To approve with 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

5.5 Application Number C23/03/TP College Park, Ffordd Deiniol, Bangor, Gwynedd, LL57 2TQ

Mixed woodland with mature trees

Attention was drawn to the late observations form.

- a) Unlike the usual applications, the Planning Manager highlighted that it was not for a planning application. It was explained that Members needed to consider whether or not a Tree Preservation Order should be confirmed on land in College Park, Ffordd Deiniol, Bangor. The application was submitted to the Committee after receiving objections to the proposal. Attention was drawn to the fact that the wording in the English version of the order had been revised - that tree T1 was 'Yew' and tree T2 was 'Lime'.

A Temporary Tree Preservation Order had been placed on two individual trees, five groups of trees and one woodland in the location. An assessment of the trees was completed using the TEMPO system (Tree Evaluation Method for Preservation Orders) and the trees scored 23 points - the system noted that any trees that scored 16 points or more merited being protected. Although the site was within a conservation area, and therefore the trees already had an element of protection, it had been decided to issue a temporary tree preservation order in this case as it was considered that the trees and the woodland were of high amenity value and were very visible within the townscape, and also formed an important feature within the town centre. It was reiterated that the area also merited specific protection as there was a direct threat to the trees due to proposed development work within the park area, along with work that had already been carried out on trees within the site without the prior necessary consent.

Since the time of writing the report, it was highlighted that a planning application (which included improvement work to College Park - new footpaths, street furniture, lighting and associated landscaping that was partly located within the area of the Temporary Tree Preservation Order) had been approved. In considering that planning application, the impact on trees had been fully assessed, and the proposed work was acceptable; however, the planning permission did not change the situation in terms of the tree order and it was considered that the need for protection for the remaining trees, by confirming the order, was necessary. It was explained that the decision on the planning application showed that imposing an order on a tree or trees did not prevent the ability to carry out any work on those trees. Rather, imposing an order was an effective way of ensuring that no unnecessary or

destructive work was carried out directly to, or close to, trees that made an important contribution to our local environment.

Four options were presented to the Committee to consider

1. Confirm the order as it stands, without amendments
2. Confirm with amendments
3. Not confirm
4. Conduct a public inquiry.

- b) It was proposed and seconded to confirm the order without changes.

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

- It was a shame that the University had not applied for a reserve before proposing improvements to the Park - it did not listen to the observations of local people
- Supported the need to protect the trees

RESOLVED to confirm the order without changes.

5.6 Application Number C21/0861/23/LL

Seiont Manor Hotel, Llanrug, Caernarfon, Gwynedd, LL55 2AQ

Application for the remodelling and extension of the existing hotel and spa 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.

Attention was drawn to the late observations form that highlighted that the plan now did not include erecting a building for staff accommodation.

Some Members had visited the site on 26/02/24 to familiarise themselves with the site and its surrounding landscape.

- a) The Planning Manager highlighted that it was a full application for the redevelopment of the Llwyn y Brain site, namely the disused Seiont Manor Hotel. The proposal would include,
- extensions and remodelling of existing hotel to include a bar and restaurant with accompanying terrace; provision of 61 additional bedrooms, on top of the existing 33 bedrooms, and provision of spa facilities.
 - provision of 39 holiday lodges on land to the north-west of the hotel; the plan had been reduced since the original presentation to remove some units due to the visual impact on the wider landscape. Plans to erect a building for staff accommodation had also been removed as there was no justification for such a development in the countryside.
 - 2 laybys/passing places along the driveway that currently served the hotel. Provision of 43 additional parking spaces parallel to the hotel. Landscaping work, creation of amenity spaces, mitigation and biodiversity enhancement work.

It was reported that several technical reports had been submitted with the application with a number of documents and observations reflecting the applicant's willingness to collaborate with the Local Planning Authority to ensure that harmful impacts would not derive from the development and that it would be possible to control them.

Considering the principle of the development, it was explained that the legal use of the site in planning terms was a *hotel* and Policies PS 14 and TWR 2 were supportive of proposals which involved extending visitor attractions and improving and protecting the provision for existing serviced and self-catering accommodation. It was also noted that holiday units were a development that could be supported in the countryside under Policy TWR 3 and, therefore, it could be concluded that the principle was acceptable.

In the context of extending the current hotel, it was noted that the hotel structure was a mix of single-storey and two-storey structure and, although accepting that the alterations were modern and major, it was considered that it was a quality development.

In support of the application, a Landscape and Visual Assessment had been submitted which noted that the hotel was located within an undulating landscape running down towards the river in the vicinity of the site, which had also been surrounded by banks, shrubs and trees/woodlands. Whilst it was 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 was a backdrop to the new extensions together with the fact that the work would be located within a site that already contained an established structure.

To ensure that the site was developed in an orderly rather than piecemeal fashion, a suggestion was made to impose a condition so that the development work could be carried out in stages so that the holiday accommodation element could not be developed separately from the development of the existing hotel and vice versa. It was noted that the applicant's agent had confirmed that the development was an integral part of the hotel site in its entirety and this would also ensure that the holiday unit element would form part of a wider tourism development that provided services beyond a holiday park alone, and better supported the local economy.

In the context of residential amenities, it was reported that other residential properties were dispersed in the vicinity, all in open countryside. Whilst it was 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 had been partially screened by existing vegetation as well as a proposal to strengthen the landscaping. It was considered that the proposal was acceptable based on the requirements of Policy PCYFF 2 of the LDP that sought to protect the residential and general amenities of occupants of nearby properties.

In the context of transport matters, it was noted that the existing junction to the county road was suitable for increased traffic in and out of the site, and there was adequate provision of parking within the site for the needs of the development. Improvements outside the site to make it acceptable based on road safety would not be required and following the statutory consultation process, the Transport Unit had stated that the existing entrance was appropriate as the proposal included passing places, but it raised questions as to whether the parking provision for 43 cars was adequate for a 61-bedroom hotel. In response, it was noted that the site was considered an accessible site and it would be possible to extend and increase the number of parking spaces within the site if required - taking into account the area of land owned by the applicant, this could be ensured by imposing a relevant condition.

It was reported that biodiversity matters had been addressed at great length and, although the site had not been designated for any biodiversity importance, that landscape features, including trees and shrubs connected the site to the Glynllifon Special Area of Conservation (SAC). It was explained that Glynllifon had been protected because of its bat population and the surrounding landscape was crucial for the SAC's bat population. As a result, the agent had submitted a shadow Habitats Regulations Assessment as part of the application. In accordance with the Habitats Regulations, NRW was consulted on the conclusions of the assessment and a response was received noting that it agreed with the assessment's conclusions and that it was satisfied that the development could be managed with conditions. Despite this, the Council's Biodiversity Unit continued to object to the proposal due to the proximity of the holiday units to the river and the potential impacts on trees along the access road.

The concern about the river corridor was acknowledged but there was no evidence of any negative impact arising from the current setting and it would be unlikely to have an adverse effect on the integrity of Glynllifon. It was reiterated that measures were 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 - it was not considered justified to refuse the application on these grounds.

In response to the concern relating to trees along the existing access track, and the potential for construction traffic to harm the trees, it was noted that impact on trees was a material consideration when assessing an application, although they were not protected. Members were reminded that, until recently, the hotel had been in use and a variety of traffic was going to the hotel and this would have included lorry deliveries. Although it was likely that there was potential for the construction traffic to be greater than normal service vehicles, it was noted that it was possible to impose a condition to manage transport to protect the trees along the access road. These conditions would alleviate the concern of the Biodiversity Unit and, as a result, the development would meet the requirements of environmental policies.

Having assessed the proposal, all observations received from residents and consultants, no substantial harmful impact contrary to local planning policies and relevant national guidance was identified. The proposal was considered acceptable subject to the inclusion of appropriate conditions.

- b) Taking advantage of the right to speak, the applicant's agent noted the following points:
- Discussions with officers had been held over the past two years to ensure that the plan was acceptable.
 - Good collaboration had ensured that that several elements had been resolved, including the demolition of one building and the relocation of cabins.
 - Although the observations of local residents had not highlighted proximity concerns, there was concern regarding the scale of the development - welcomed a hotel, but not cabins.
 - A hotel would not be profitable based on the hotel and facilities alone.
 - It was proposed to create an events centre that would be of benefit to the local economy.
 - It was intended to employ at least 30 full-time posts.
- c) Taking advantage of the right to speak, the Local Member, Councillor Beca Brown made the following observations;

- That Llanrug was a large, popular, Welsh, self-maintained village, it was popular with visitors and that the success of local businesses and enterprises was evidence of those local people who understand their area.
- That the developer had a jobs creation plan that raised concern of challenging jobs that already existed - this would undermine other businesses.
- That local businesses were the backbone of the community - ensured that the benefit remained local.
- There was no local commitment from a developer outside the local community.
- Welcomed a hotel business - a *boutique* style would be acceptable
- Should a hotel return, local businesses would be left alone to flourish.

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

- That he agreed with the observations of Councillor Beca Brown.
- That the proposal was contrary to Policy TWR - there was a need to comply with three criteria that included the need to prove that the development did not lead to an excess. Reference was made to the Planning Policy definition which noted that small / very small scale assimilated well with the environment, namely up to 10-25 cabins. This application was for 39 which was contrary to the policy's recommendation.
- A Gilesby study had been carried out across Gwynedd, Anglesey and the National Park noting that there was guidance to consider and prove 'small or very small' - should 39 cabins be deemed as 'small', there would be a risk of setting a precedent.
- That a one-man company was here (Caernarfon Properties Ltd) - a developer from Manchester who had been listed as the company Director, who also owned the Dragon Investments limited company, which was also managed by the same person.
- That the application noted that income was needed from the cabins to develop the hotel - was there a business plan for this? Was there a condition to ensure the development of the hotel?
- That extending the hotel was contrary to policy TWR - there was a need to comply with five criteria that included 'appropriate scale when considering location'. The former hotel had closed as it did not fill half the bedrooms, therefore, how could an extension and 61 bedrooms be filled considering that the economy had worsened? The scale of the development was inappropriate.
- There was a local desire to see the hotel being developed but not with this plan.
- Asked the committee to refuse the application on the grounds that installing 39 cabins was contrary to Policy TWR 3 - paragraph 1.1 - excess, and that developing the hotel was contrary to Policy TWR 2 - paragraph 2 - scale of the hotel was inappropriate.

d) It was proposed and seconded to refuse the application for the following reasons:

- That the scale of the plan was unreasonable - an over-development that would create a negative impact on the community infrastructure.
- Contrary to the principles of the Council's Tourism Strategy of sustaining renewable, sustainable tourism.
- There was a lack of housing locally for the employees.
- A short-term increase in population would have an impact on the Welsh language.
- The jobs would not be of good quality.

- dd) In response to the reasons, although accepting the concerns, the Assistant Head noted that it would be difficult to evidence some of the refusal reasons and, as a result, the Council would be open to substantial costs should the application go to appeal. He highlighted that it would be possible to consider 'excess' as a reason to refuse the application - impact of the cabins and the scale of adaptations to the hotel on the landscape.
- e) During the ensuing discussion, the following observations were made by members:
- 39 cabins would have a significant visual impact on the area.
 - The access road was narrow and not fit for purpose.
 - The number of parking spaces was insufficient for the size of the development.
 - There was a number of other holiday locations in the area.
 - Good agricultural land would be lost as a result of the development.
 - Locally, the labour market was very tight in this field - doubted the number of jobs proposed and whether they would be quality jobs.
 - Policy TWR 3 supported small / very small developments - this number was much more - the report did not explain this deflection.
 - An unnecessary over-development - size and scale was inappropriate.
 - What was the history of the Caernarfon Properties Ltd and Dragon Investments companies? Was there a record of the successes of these companies or were they only big ideas? It would be fair to know whether the company was suitable.
- f) It was proposed and seconded to refuse the application based on excess and the effect of this on the rural area, the number of cabins and the scale of the extensions to the hotel.

RESOLVED: To refuse the application, which was contrary to policy TWR 2 and TWR 3 based on excess and scale; excess and the effect of this on the rural area, the number of cabins and the scale of the extensions to the hotel.

**5.7 Application Number C23/0981/39/AM
Mynytho Garage, Mynytho, Pwllheli, LL53 7RH**

Outline application with some matters reserved to demolish an existing residential dwelling and commercial garage with associated buildings and to re-develop the brownfield land to create a new hotel, community pub and parking site to share with the village hall (re-submission of application C23/0089/39/AM which had been withdrawn).

Application withdrawn.

The meeting commenced at 13:00 and concluded at 14:50

CHAIR

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Number: 1

Application Number: C23/0995/15/LL

Date Registered: 15/12/2023

Application Type: Full

Community: Llanberis

Ward: Llanberis

Proposal: Erect a building to provide an office space and canteen (Class B1) including refuse storage area, service access, landscaping and associated works.

Location: Glyn Rhonwy Store, Siemens Healthcare Diagnostics Product Ltd, Glyn Rhonwy, Llanberis, LL55 4EL

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

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1. Description:

1.1 This is an application to erect a new building to provide office space and a canteen (B1 Use Class) to serve the Siemens business site in Llanberis together with associated developments. The development would comprise erecting a three-storey building on sloping green land north of the company's existing buildings. The building would have a flat roof and would be 9.35m high at the top of the slope and 12.65m at the bottom. The development will include 1737m² of new floor space. The majority of the building will be covered with timber cladding and the basement would have aluminium cladding.

1.2 The building would comprise:

- Basement - including areas for equipment and the rear of the house - these would be hidden from the main entrance level and there would be a direct access to them from the existing service yard.
- Ground floor - would include a cafeteria with a full glazed façade to make the most of the views. There will be two multi-purpose arena rooms nearby that can be linked with the cafeteria via a retractable wall system for special events (for the use of Siemens Healthineers only).
- First floor level - open plan office space for 48 workstations, supported by four flexible rooms, control room and large meeting room.

1.3 The need for the new facility has arisen as a result of renovation work in one of the other buildings on the site due to the need for more manufacturing space. This has led to a loss of serviced space such as offices and a canteen and these are currently in temporary buildings. The proposal will not lead to an increase in the density of use of the site but is rather an effort to provide appropriate ancillary facilities to serve the current business.

1.4 The site is located within an established industrial estate outside the development boundary of the Llanberis Local Service Centre as defined by the Gwynedd and Anglesey Joint Local Development Plan. It is also within a Landscape of Outstanding Historical Interest.

1.5 The following information was submitted in support of the application:

Planning Statement

Design and Access Statement

Flood consequence assessment including Drainage Assessment

Land Contamination Assessment including Mining Report

Noise Assessment

Transport Assessment

Tree Survey and Arboriculture Impact Assessment

Ecology Impact Assessment

Landscaping Plan

Water Conservation Statement

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Energy Statement

Welsh Language Impact Assessment;

Lighting Assessment

Green Infrastructure Statement

Pollution Prevention Plan

Construction Environmental Management Plan (CEMP)

Construction Period Plan (including environmental)

PAC report

- 1.6 In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended), the development that is the subject of this application is defined as a "major development" due to the floor area proposed to be provided. In line with the appropriate procedure, a Pre-application Consultation Report was received as a part of the application. The report indicates that the developer has informed the public and statutory consultees of the proposal prior to submitting a formal planning application. The report includes copies of the responses received.

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 Under the Well-being of Future Generations (Wales) Act 2015 the Council has a duty not only to carry out sustainable development, but also to take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act, and in making the recommendation the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. It is considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.

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

PS 1: Welsh Language and Culture

PS 5: Sustainable Development

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

PS 13: Providing opportunity for a flourishing economy

PS 19: Conserving and where appropriate enhancing the natural environment

PCYFF 1: Development Boundaries

PCYFF 2: Development criteria

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PCYFF 3: Design and place shaping

PCYFF 4: Design and landscaping

PCYFF 5: Carbon Management

TRA 2: Parking standards

TRA 4: Managing transport impacts

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

AMG 5: Local biodiversity conservation

2.4 **National Policies:**

Future Wales: The National Plan 2040

Planning Policy Wales Edition 12, 2024

Technical Advice Note 23: Economic Development (2014)

3. **Relevant Planning History:**

C24/0049/15/CC: Work on trees that are subject to a Tree Preservation Order - Current application not determined.

C23/0023/15/LL: Application for full planning permission for alterations and extensions to Building 1: Approved 27/03/23.

C22/1128/15/LL: Full planning permission to erect a temporary canteen building - Approved 27/01/23.

4. **Consultations**

Community/Town Council: No response received

Welsh Water: Work has been planned at Llanberis sewage treatment plant and it is expected to be completed by 31 March 2025 at the latest. They request a condition to ensure that no buildings on the application site are used earlier than 31 March 2025, unless work on the treatment plant has been completed and that written confirmation has been issued.

They also include guidance for the applicant.

Transportation Unit: No objection.

Public Protection No response received.

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Biodiversity Unit:	<p>Confirm that the ecology report has been produced to an acceptable standard. The assessment confirms that this development should not have a significant impact on biodiversity as long as every avoidance measure and reasonable mitigation measures are implemented.</p> <p>The green infrastructure statement and the design plans submitted incorporate reasonable measures to mitigate the impact of the development and maintain and enhance the current biodiversity value of the site and the status of the existing protected species.</p> <p>The planning permission should be conditioned to fully comply with the recommendations in the submitted documents.</p>
Land Drainage Unit:	<p>Satisfied that there enough evidence has been provided in the Flood Consequence Assessment to demonstrate that surface water flooding risk can be controlled (as noted in the latest Flood Maps for Planning) sufficiently, by adopting the measures suggested in the document.</p> <p>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.</p>
Language Unit:	No observations to offer
Natural Resources Wales:	<p>Ask for conditions regarding:</p> <ul style="list-style-type: none"> • Ensuring that any unexpected contaminated land that becomes evident during the construction process is reported. • Request a Construction Environmental Management Plan (CEMP) prior to the commencement of the development. (Please note - as a result of NRW comments a CEMP document was submitted, and we await the observations of NRW on its contents). • The recommendations of the Ecology Impact Assessment Report must be followed
Fire Service	No observations to offer.
Health Service:	No response received.
SP Energy Networks	No response received.
Public Consultation:	<p>A notice was posted on the site and the neighbours were consulted. The consultation period has expired, and no responses have been received to the public consultation process.</p>

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5. Material Planning Considerations:

The principle of the development

- 5.1 It is a requirement that planning applications be determined in accordance with the adopted development plan, unless other material planning considerations indicate otherwise. The Anglesey and Gwynedd Joint Local Development Plan (LDP) is the adopted 'Development Plan' in this case.
- 5.2 The application site is located outside the development boundary of the Local Service Centre of Llanberis as defined in the LDP, however it is part of a major site that is already in use by industry. Policy PCYFF 1 of the LDP states that outside the development boundaries, proposals will be refused unless they are in accordance with other specific local or national policies in the plan. In this case, when considering that the proposal is to extend the current business that is already on the site, it is totally expected that the facility is provided on the site and therefore there is appropriate justification for allowing such a development at this location.
- 5.3 Strategic Policy PS 13 of the LDP aims to facilitate economic growth by supporting many aspects of the local economy including supporting the economic prosperity of rural communities by facilitating growth on an appropriate scale. This is a scheme to improve the facilities of an existing business at an appropriate scale for its site (see the discussion below) within an existing industrial site, and it is considered that the proposal satisfies the requirements of policy PS 13 of the LDP.

Visual, general and residential amenities

- 5.4 Generally, policies PCYFF 2 and PCYFF 3 of the Joint Local Development Plan encourage the approval of proposals for new development provided they do not have a detrimental impact on the health, safety or the amenities of the residents of local properties or on the area in general.
- 5.5 Although large, the new building would be of a size, design and of materials that would be expected within modern industrial buildings. Indeed, it is considered that the use of timber on the face of the building would be in keeping with the location within the woodland and its location on a slope will mean that it will be subordinate to the other buildings on the site. Photomontage images have been submitted looking at the site from public locations where it will be visible and it is believed that these confirm that the impact of the development overall will be minor on the landscape. The site is not visible at all from close viewpoints. In considering its location on an industrial estate that has already received planning permission, it is not considered that this business development would cause significant harm to the site's general appearance or affect the area's visual amenities.
- 5.6 Bearing in mind the nature and use proposed (within Use Class B1), together with the distance from the building to any residential property, it is not believed that any noise or additional harm will be caused to the residential amenities deriving from the development. This is confirmed by the Noise Assessment submitted that notes the noise emissions expected from the proposed building, as can be heard in the nearest noise-sensitive property, should be considered negligible. Therefore, it is considered that concern about noise should not be a significant barrier to the implementation of the proposed new building.

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- 5.7 Overall, it is considered that the layout of the proposed development suits the location in an acceptable manner. It is not considered that the development would cause significant harm to the amenity quality of the site or the local neighbourhood and, consequently, it is considered that the development is acceptable under Policies PCYFF 2 and PCYFF 3 of the LDP as they relate to these matters.
- 5.8 The site is also within an Area of Outstanding Historic Interest but again, for the reasons noted above, it is not believed that any significant harm on the scale of the landscape would stem from the development and, as such, it is believed that the application is consistent with Policy AT 1 in the LDP.

Infrastructure and Sustainability Matters

- 5.9 The Siemens site is already a business location, and this development will be carried out within the boundaries of the existing site. Welsh Water confirmed that there will be adequate capacity in the local sewerage system to meet the requirements of the development by the end of March 2025 and that a connection to the water supply can be ensured. Sustainable drainage systems (SuDS) are required to control surface water for every new development of more than 100m² in floor area and an application will need to be submitted to the SuDS Approval Body for approval before the construction work commences.
- 5.10 Afon Glyn runs close to the development site and is a possible receptor for contaminants via groundwater and contaminated run-off. The course of afon Glyn is connected hydrologically with the Llyn Padarn Site of Special Scientific Interest approximately 580m down river. An Environmental Construction Management Plan and a Pollution Prevention Plan have been submitted and are being assessed by NRW at the time of writing. This matter will be further reported upon at the Planning Committee.
- 5.11 Having ensured that appropriate arrangements are in place to prevent pollution and having followed the statutory requirements regarding sustainable drainage, it is believed that this development complies with the requirements of policies PCYFF 5, PS 5 and PS 6 as they relate to ensuring that new developments will not have a harmful impact on the wider environment and that they are resilient against likely future environmental changes.

Highways matters

- 5.12 The Transportation Unit had no objection to the plan in terms of its impact on transport. There will be no change in the density use of the site and there will be no change in the parking arrangements. Therefore, it is considered that the development meets the requirements of policies TRA 2 and TRA 4 of the LDP.

Trees and Biodiversity Matters

- 5.13 A Tree Survey and Arboriculture Impact Assessment were submitted together with an Ecology Impact Assessment with the application and the contents was acceptable to the Biodiversity Unit.
- 5.14 In accordance with the requirements of Planning Policy Wales (February 2024) it is a requirement to submit a Green Infrastructure Statement (GIS) to support every planning application to demonstrate how the development in question will contribute to the enhancement of biodiversity in Wales. A GIS was submitted with the application and although the Biodiversity Unit noted that the methodology used followed the guidelines for England rather

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than the Welsh procedure, the content was acceptable in terms of protecting and extending biodiversity opportunities.

- 5.15 On the whole, it is believed that mitigation measures and improvements proposed in the plan is an opportunity to develop the site in a way that is sensitive to biodiversity needs. By imposing appropriate conditions it is considered that the development is acceptable under policies AMG 5 and PS 19 of the LDP.

Language Matters

- 5.16 In accordance with the requirements of the Supplementary Planning Guidance, Planning and the Welsh Language, as well as policy PS1 of the LDP, due to the size of the development's surface area, a Welsh Language Statement was provided to support the application. This states that no new jobs will be created via the development, it is proposed to improve the facilities on the site to serve the current workforce. Therefore, the proposal is not expected to lead to additional people in the area. The proposal is not expected to lead to outward migration from the area and therefore no change is expected in social mobility because of the development. Therefore a neutral impact would be expected on population mobility. The Language Unit had no further observations to offer on the proposal. It is therefore considered that the application is consistent with the objectives of policy PS 1.

The economy

- 5.17 The advice and national guidance included in TAN 23 and Planning Policy Wales, Chapter 5 emphasises that local planning authorities should seek to ensure that economic developments happen in the most appropriate and sustainable places (such as existing employment sites in this case), rather than obstructing and arguing against such developments. It also states that economic advantages associated with the development can extend far beyond the geographical area of the development itself and consequently, it is essential that the planning system acknowledges and gives appropriate consideration to the economic advantages associated with new development. Authorities should also deal with economic development applications in a positive and constructive way. Within this national context, it is believed that this proposal would be acceptable and that it would be a means of maintaining and promoting this business that is valuable within the local economy, in accordance with policy PS 13 in the LDP.

6. Conclusions:

- 6.1 It is considered that the use, design and proposed materials are acceptable and that they will not impair the amenities, character or appearance of the site, nor the surrounding area. All material considerations have been addressed when determining this application; however, this has not changed the recommendation.

7. Recommendation:

- 7.1 To delegate powers to the Senior Planning Officer to approve the application subject to completing discussions regarding highways and archaeology matters as well as material planning conditions relating to:

1. Time
2. In compliance with the plans
3. The development shall be implemented in accordance with the ecological/tree reports

PLANNING COMMITTEE	DATE: 18/03/2024
REPORT OF THE ASSISTANT HEAD OF THE ENVIRONMENT DEPARTMENT	

4. The operational methods must be followed as highlighted in the CEMP / pollution prevention plan.
5. You must act in accordance with the recommendations of the Flood Risk Assessment
6. Permitted use of building for any purposes within Use Class B1 only
7. NRW Conditions
8. Welsh Water conditions
9. Ensure Welsh / Bilingual signs

Notes

1. Welsh Water
2. Land Drainage Unit
3. NRW

Scale Bar (mm)

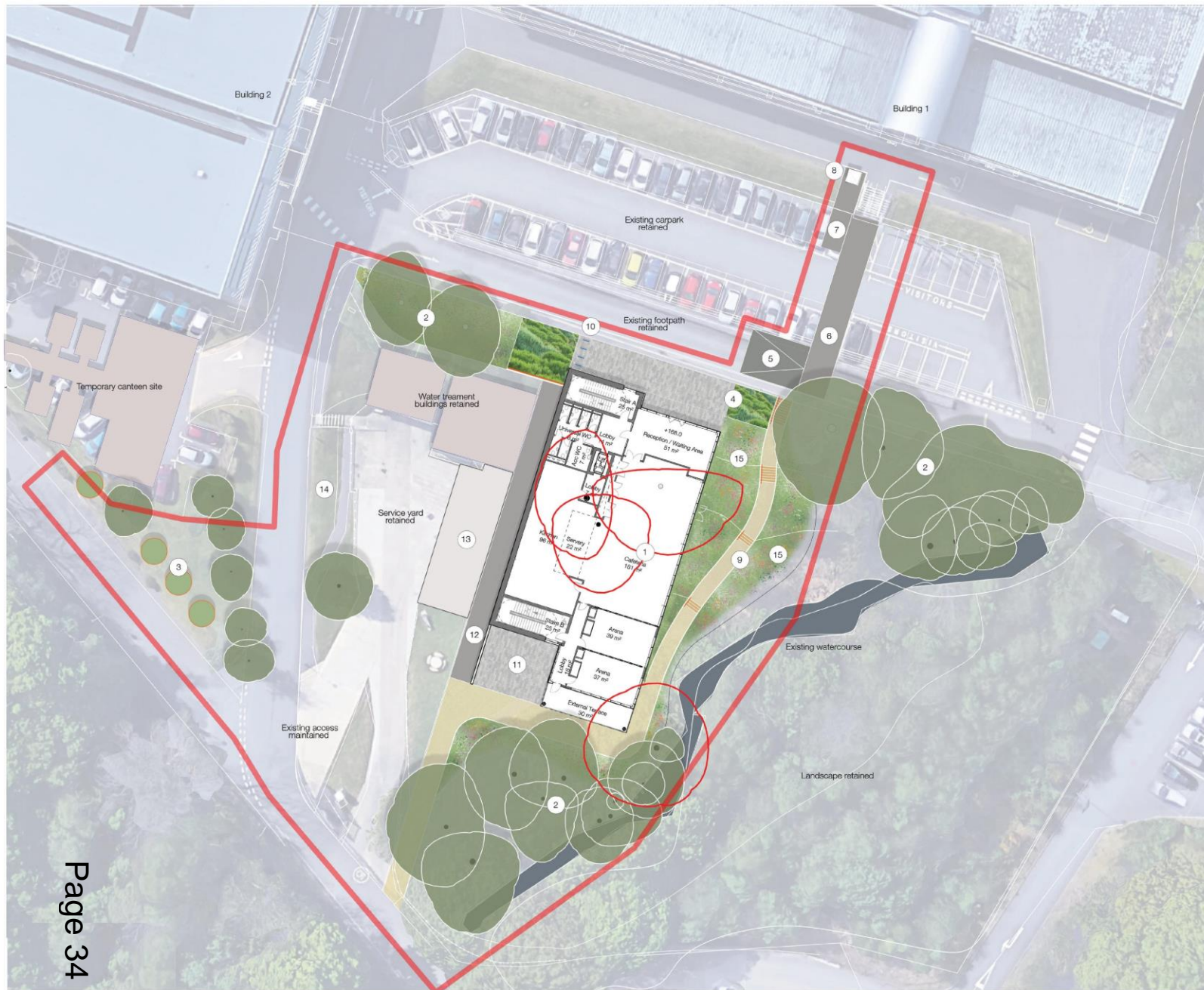


DERBYN
Adran Cynllunio 15-12-2023

Accession	Accession	Accession	Accession	Accession
Availability	Availability	Availability	Availability	Availability
Information	Information	Information	Information	Information
Project	Project	Project	Project	Project
General Information	General Information	General Information	General Information	General Information
New Content and Office	New Content and Office	New Content and Office	New Content and Office	New Content and Office
Glyn Rhys: Llanberis, Gwynedd	Glyn Rhys: Llanberis, Gwynedd	Glyn Rhys: Llanberis, Gwynedd	Glyn Rhys: Llanberis, Gwynedd	Glyn Rhys: Llanberis, Gwynedd
Drawing	Drawing	Drawing	Drawing	Drawing
Location Plan	Location Plan	Location Plan	Location Plan	Location Plan

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Page 32



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- 1. Trees to be removed.
- 2. Trees to be retained.
- 3. Proposed tree planting.
- 4. Entrance plaza and ornamental planting.
- 5. Carriageway adjustments to tie in with level changes.
- 6. Removal of 2 number steps and grade over at 121 to edge of entrance plaza to improve access within existing car park.
- 7. Loss of 1 parking bay to accommodate access to external lift.
- 8. External platform 18' - 1500 x 1500.
- 9. Retained levels and contours where possible.
- 10. Create a woodland edge internal path.
- 11. 4 x Sheffield cycle hoods.
- 12. External staff space.
- 13. Sunny aspect and views for outdoor dining and meetings.
- 14. Opportunity for outdoor meetings / dining etc. Low screen / hedge to improve views to service yard.
- 15. Access path for servicing / deliveries - Tie in levels to existing service yard.
- 16. Service yard - Break out / make good service yard and extend service yard zone.
- 17. Retain existing levels and planting.
- 18. Entrance planting and introduce wildflower grassland or similar.

Note: Trees to be removed. Retain on site in the form of top piles as habitat intervention or used to form edges to woodland footpath / form steps.

- Tree to be retained
- Tree to be removed
- Proposed tree planting
- Proposed ornamental planting
- Proposed modified grassland
- Proposed hard paving
- Proposed gravel footpath and steps
- Terrace footpath to building edge
- Retaining wall with timber rail
- Low retaining wall

Red line boundary

PO1	Issued for Planning	NEP	OCA	06/12/23
PO2	Issued for Information	NEP	NEP	04/12/23
PO3	Issued for Information	KSHA	NEP	16/10/23
PO4	Title block updated	KSHA	NEP	16/10/23
PO5	Issued for Planning PAC Process	NEP	SLS	10/10/23
PO6	Draft Issue	NEP	SLS	09/10/23

Rev	Description	Drawn	Checked	Date
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Subsidiary

For Information

Project
Simons Healthinoors
New Canteen and Office
Glyn Rhonwy, Llanberis, Gwynedd

Drawing
Landscape Masterplan

Drawing Number	Project ID	Origin	Zone	Level	Type	Role	Number
SH-L	-RYD	00	-ZZ	-DR	-L	-L	-2100
Project Number	Scale at	AI	Status	Revision			
11108:00	1 : 200	S2	P06				

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R01	Issued for planning	KDR	OCA	09/10/23
R05	Issued for planning PAC process	KDR	OCA	13/10/23
	- PV array added, updated site block			
R04	Issued for planning PAC process	KDR	OCA	10/10/23
R03	Drawn issue for planning PAC process	KDR	OCA	03/10/23
R02	Updated all join interior and structural coordination	KDR	OCA	13/08/23
R01	First issue	LHE	OCA	20/07/23

Rev	Description	Drawn	Checked	Date
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Submittal Information

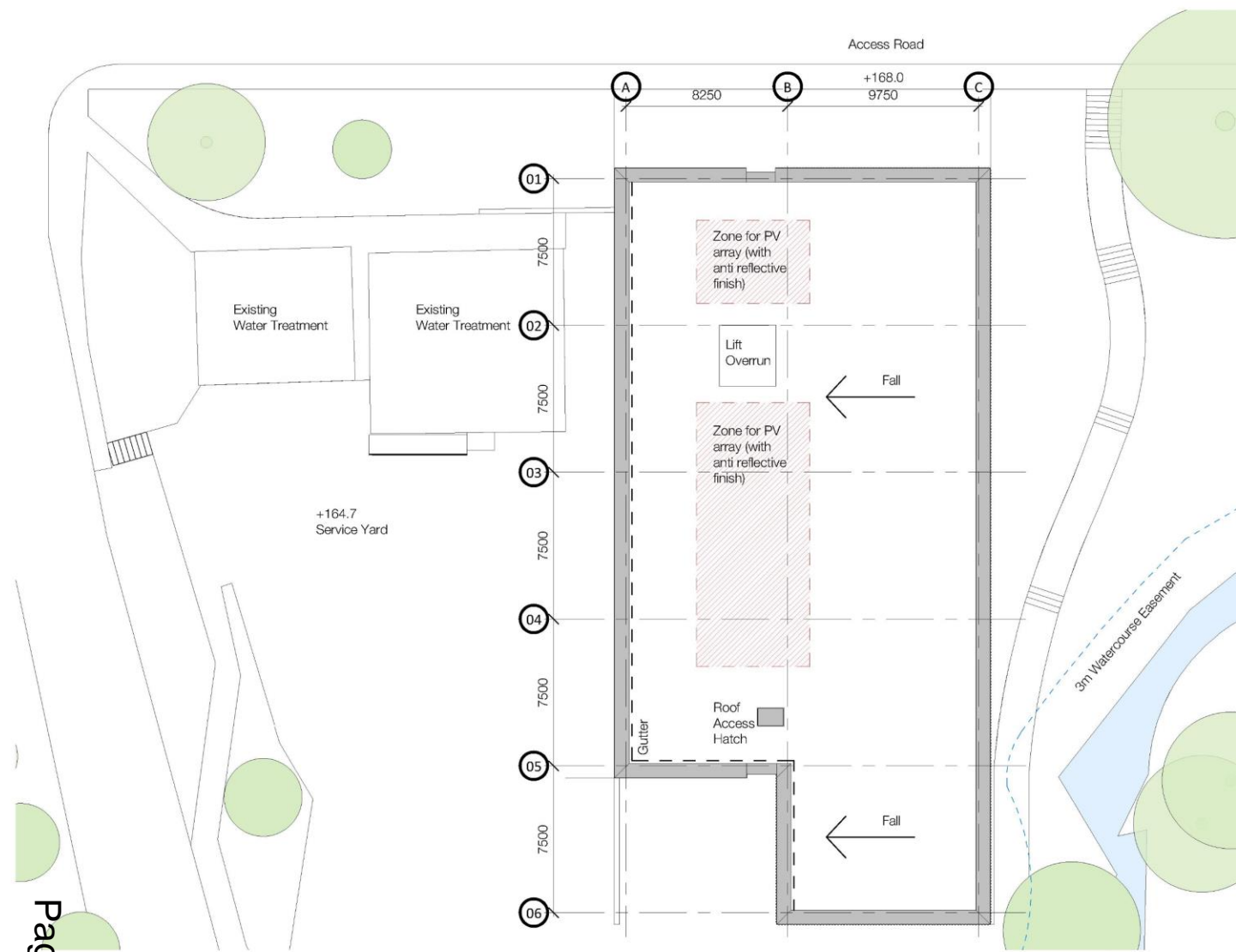
Project
 Siemens Heathineers
 New Canteen and Office
 Glyn Rhonwy, Llanberis, Gwynedd

Drawing
 GA Plan - Level R1

Drawing Number	Project ID	Origin	Zone	Level	Type	Role	Number
SHL	- RYD-00	- R1	- DR	- A	- 3003		
Project Number	Scale at A3	Status	Revision				
11109:00	1 : 200	S2	P06				

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Key

- Net useable space
- Non net support space
- Plant space
- Service / plant access
- Goods in / out
- Refuse collection
- Fire escape point. To remain clear at all times
- User flow

P07	Issued for planning	KDR	OCA	08/12/23
P08	Issued for planning PAC process	KDR	OCA	13/10/23
P09	Updated site, updated title block	KDR	OCA	10/10/23
P10	Issued for planning PAC process	KDR	OCA	10/10/23
P11	Drawn issue for planning PAC process	KDR	OCA	03/10/23
P12	Updated as per interior and structural coordination	KDR	OCA	13/08/23
P13	Let into down revealed. Arena and cafeteria arrangements raised	LHE	OCA	06/06/23
P14	Final issue	LHE	OCA	20/07/23

Rev	Description	Drawn	Checked	Date
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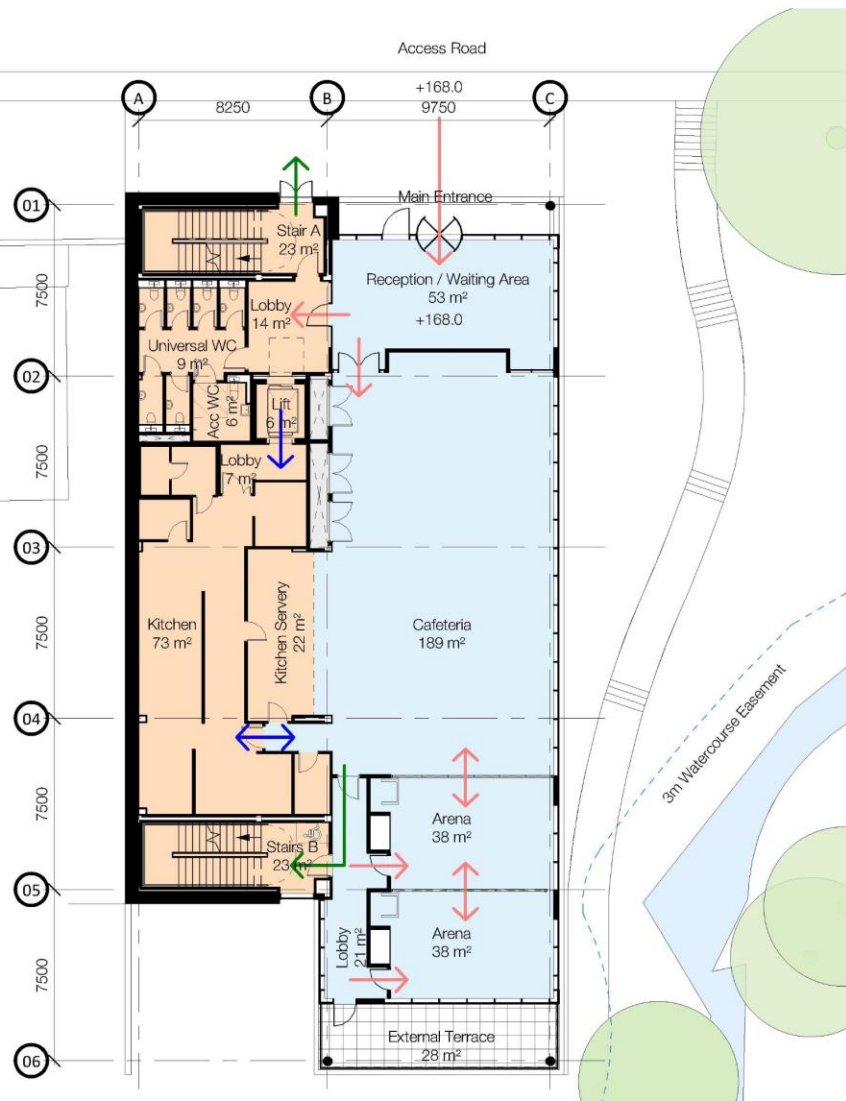
Information

Project
 Siemens Heathineers
 New Canteen and Office
 Glyn Rhonwy, Llanberis, Gwynedd
Drawing
 GA Plan - Level 00

Drawing Number	Project ID	Origin	Zone	Level	Type	Role	Number
SHL	- RYD-00	- 00	- DR	- A	- 3001		
Project Number	Scale at A3	Status	Revision				
11109:00	1 : 200	S2	P07				

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- Key**
- Net useable space
 - Non net support space
 - Plant space
 - Service / plant access
 - Goods in / out
 - Refuse collection
 - Fire escape point. To remain clear at all times
 - User flow

POF	Issued for planning	KDR	QCA	06/12/23
POB	Issued for planning PAC process	KDR	QCA	13/10/23
	Updated key, updated title block			
POI	Issued for planning PAC process	KDR	QCA	10/10/23
POJ	Draw issue for planning PAC process	KDR	QCA	03/10/23
POK	Updated as per interior and structural coordination	KDR	QCA	13/09/23
POE	Lift shaft depth increased	LHE	QCA	06/09/23
POF	Final issue	LHE	QCA	20/07/23

Rev	Description	Drawn	Checked	Date
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Information

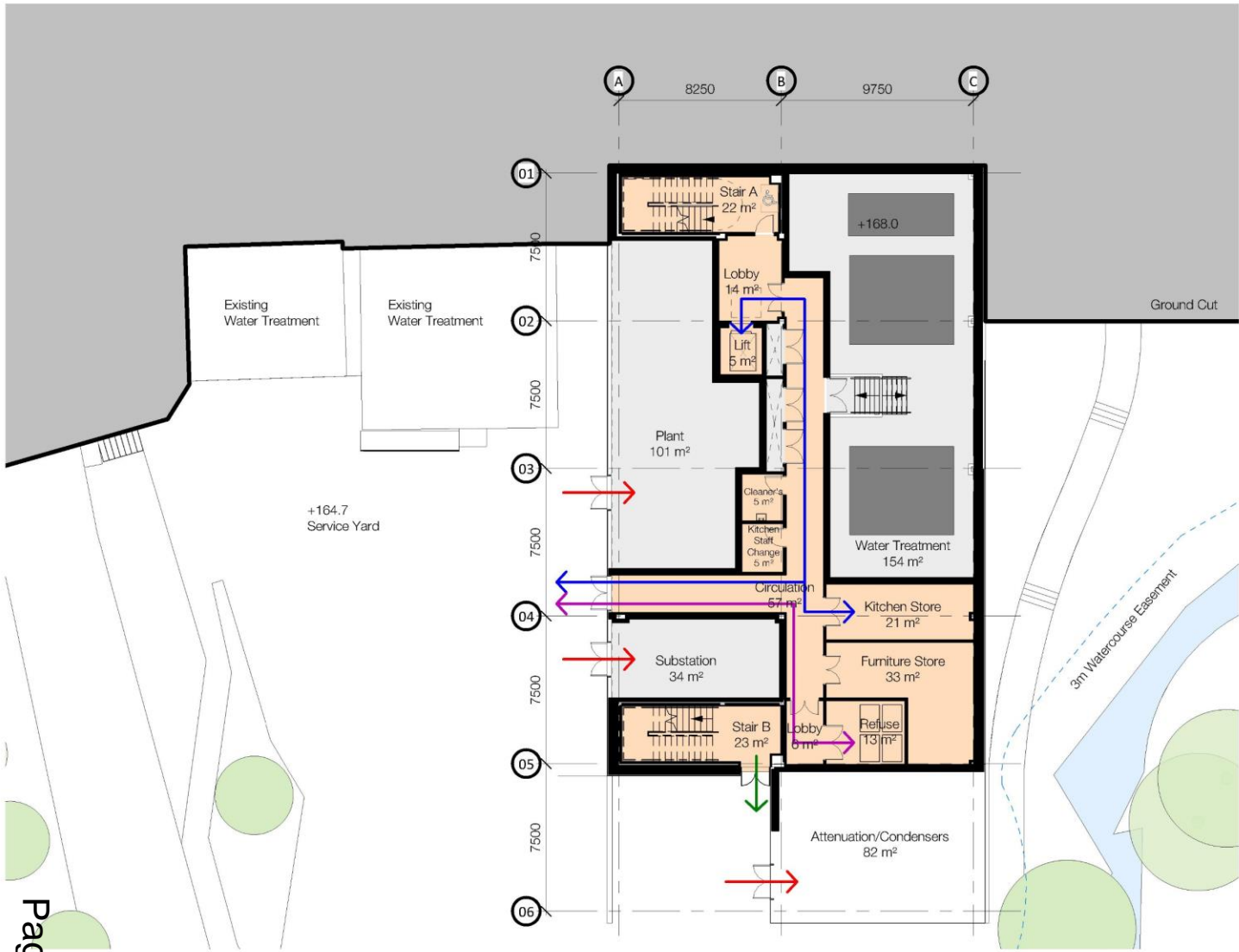
Project
 Siemens Heathineers
 New Canteen and Office
 Glyn Rhonwy, Llanberis, Gwynedd

Drawing
 GA Plan - Level 01

Drawing Number	Project ID	Origin	Zone	Level	Type	Role	Number
SHL	-RYD-00	-01	-DR	-A	-3002		
Project Number	Scale at A3	Status	Revision				
11109:00	1 : 200	S2	P07				

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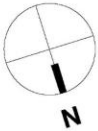
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Key

- Net useable space
- Non net support space
- Plant space
- Service / plant access
- Goods in / out
- Refuse collection
- Fire escape point. To remain clear at all times
- User flow

PO1	Issued for planning	HDR	GCA	06/10/23
PO2	Issued for planning PAC process	HDR	GCA	13/10/23
PO3	Updated by, updated into block	HDR	GCA	10/10/23
PO4	Draft issue for planning PAC process	HDR	GCA	03/10/23
PO5	Updated to suit increased size of water treatment	HDR	GCA	13/06/23
PO6	Updated to suit increased size of water treatment	HDR	GCA	09/06/23
PO7	Final issue	LHE	GCA	20/07/23

Rev	Description	Drawn	Checked	Date
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Information

Project
 Siemens Heathheors
 New Canteen and Office
 Glyn Rhonwy, Llanberis, Gwynedd
Drawing
 GA Plan - Level B1

Drawing Number	Project ID	Origin	Zone	Level	Type	Role	Number
SHL	-RYD-00	-B1	-DR	-A	-3000		
Project Number	Scale at A3	Status	Revision				
11109:00	1 : 200	S2	P07				

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Ryder



GA Elevation - North

1:100



GA Elevation - North

1:100

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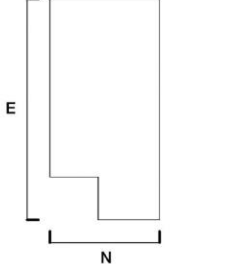
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Scale Bar (m)

0 1 2 3 4



Key

- A Vertical timber tongue and groove cladding with raised 'fir' profile at alternate spacing, and timber reveals and soft to openings, pressure impregnated with fire retardant treatment
- B Vertical timber tongue and groove cladding with raised 'fir' profile at double alternate spacing, and timber reveals and soft to openings, pressure impregnated with fire retardant treatment
- C Timber tongue and groove cladding to soft, pressure impregnated with fire retardant treatment
- D Vertical timber tongue and groove cladding, and timber reveals and soft to openings, pressure impregnated with fire retardant treatment
- E PPC aluminium parapet coping concealed behind timber facade
- F Capless curtain walling system with silicone joints and PPC aluminium capped perimeter
- G Looklike glazing panel
- H ACV panel within curtain wall system to head of stair
- I PPC aluminium framed glazed door
- J PPC aluminium framed glazed revolving door
- K Flat PPC steel profiled substructure
- L Painted circular steel column
- M PPC aluminium tube banded profiled cladding system, continuous around internal and external stair space, with all support and fixings concealed behind banded
- N Louvered steel double doors, appearance to be continuous with banded cladding system
- O PPC aluminium rainscreen
- P PPC aluminium insulated flashing
- Q PPC aluminium channel
- R PPC aluminium vent extract louvre system, colour to be consistent with curtain walling system
- S Stainless steel dry riser / access panel
- T External finish to landscape architect specification, to fall away from building into lower drainage channel
- U Paving to external terrace

Rev	Description	Drawn	Checked	Date
001	Issue for planning	JMS	GCA	08/11/2023
002	Issue for planning, PRC process, polished chrome louvre position, polished the below	JMS	GCA	10/11/2023
003	Issue for planning, PRC process	JMS	GCA	10/11/2023
004	Issue for planning, PRC process	JMS	GCA	10/11/2023
005	Issue for planning, PRC process	JMS	GCA	10/11/2023
006	Issue for planning, PRC process	JMS	GCA	10/11/2023
007	Issue for planning, PRC process	JMS	GCA	10/11/2023
008	Issue for planning, PRC process	JMS	GCA	10/11/2023
009	Issue for planning, PRC process	JMS	GCA	10/11/2023
010	Issue for planning, PRC process	JMS	GCA	10/11/2023

Drawn: JMS

Checked: GCA

Date: 10/11/2023

Project: St Mary's Hospice

Client: St Mary's Hospice

Location: Glen Hovewy, Limerick, Co. Wick

Drawing: GA Elevations - North and East

Drawing No: 11120-00

Project ID: 11120-00

Originator: 11120-00

Level: 11120-00

Type: 11120-00

Scale: 1:100

Status: 11120-00

Revision: 11120-00

Drawn: JMS

Checked: GCA

Date: 10/11/2023

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GA Elevation - South
1:100

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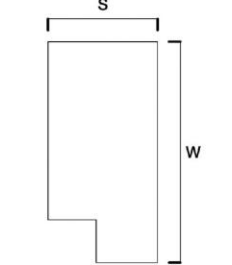
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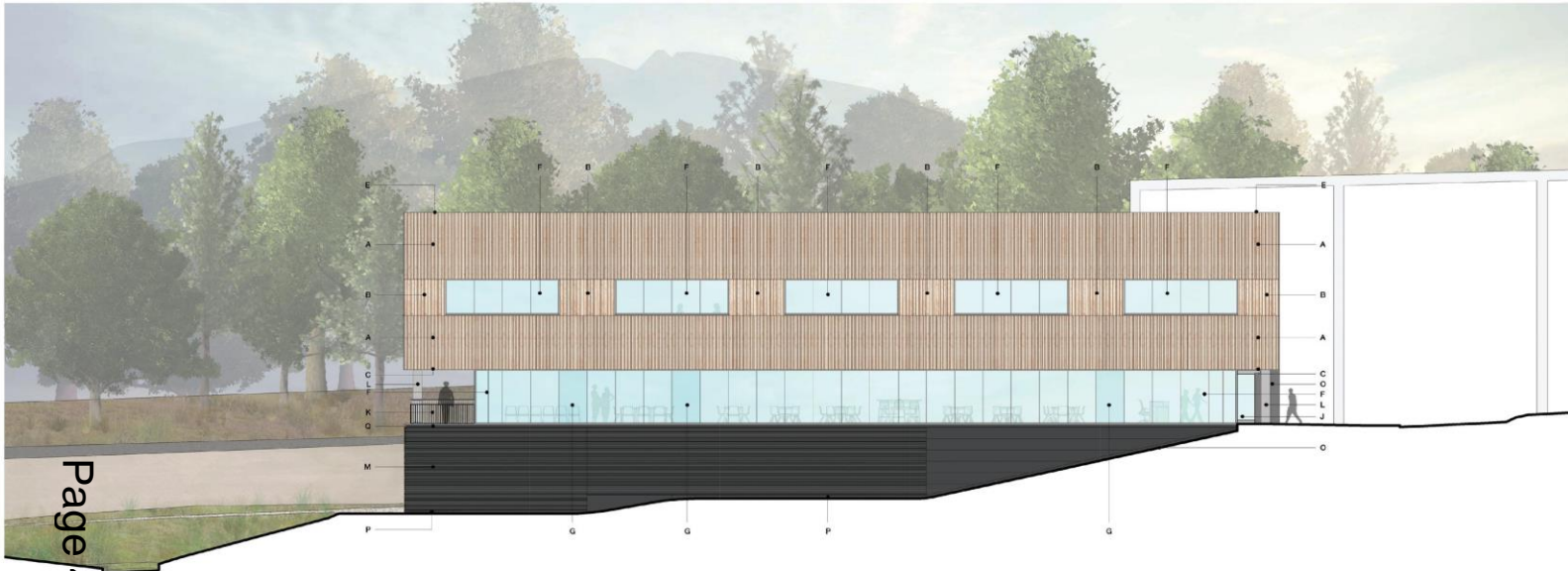
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Scale Bar (m)



- Key**
- A Vertical timber tongue and groove cladding with raised 'fin' profile at alternate spacing, and timber reveals and soffit to openings, pressure impregnated with fire retardant treatment
 - B Vertical timber tongue and groove cladding with raised 'fin' profile at double alternate spacing, and timber reveals and soffit to openings, pressure impregnated with fire retardant treatment
 - C Timber tongue and groove cladding to soffit, pressure impregnated with fire retardant treatment
 - D Vertical timber tongue and groove cladding, and timber reveals and soffit to openings, pressure impregnated with fire retardant treatment
 - E PPC aluminium parapet coping concealed behind timber facade
 - F Capless curtain walling system with silicone joints and PPC aluminium capped perimeter
 - G Looklike glazing panel
 - H ACV panel within curtain wall system to head of stair
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 - K Flat PPC steel profiled substructure
 - L Painted steel circular column
 - M PPC aluminium tube banded profiled cladding system, continuous around internal and external plant space, with all support and fixings concealed behind banded
 - N Louvered steel double doors, appearance to be continuous with banded cladding system
 - O PPC aluminium rainscreen
 - P PPC aluminium insulated flashing
 - Q PPC aluminium channel
 - R PPC aluminium vented louvre system, colour to be consistent with curtain walling system
 - S Stainless steel dry riser / access panel
 - T External finish to landscape architect specification, to fall away from building into linear drainage channel
 - U Paving to external terrace



GA Elevation - West
1:100

Rev	Description	Drawn	Checked	Date
1	Issue for planning	JHE	GCA	18/11/23
2	Issue for planning, PPC process	JHE	GCA	18/11/23
3	Issue for planning, PPC process	JHE	GCA	18/11/23
4	Issue for planning, PPC process	JHE	GCA	18/11/23
5	Issue for planning, PPC process	JHE	GCA	18/11/23
6	Issue for planning, PPC process	JHE	GCA	18/11/23
7	Issue for planning, PPC process	JHE	GCA	18/11/23
8	Issue for planning, PPC process	JHE	GCA	18/11/23
9	Issue for planning, PPC process	JHE	GCA	18/11/23
10	Issue for planning, PPC process	JHE	GCA	18/11/23

Revisions

Availability

Information

Project

Client

Design

GA Elevations - South and West

Drawing

GA Elevations - South and West

GA Elevations - South and West

GA Elevations - South and West

GA Elevations - South and West

GA Elevations - South and West

GA Elevations - South and West

GA Elevations - South and West

GA Elevations - South and West

GA Elevations - South and West



Proposed Development

Existing View - 65.5° Field of View, Planar Projection (28mm fixed Focal Length)



Proposed Development

Existing View - 65.5° Field of View, Planar Projection (28mm fixed Focal Length)

VP2	Viewer Height	Ground Height Reference	Viewpoint Grid Reference	Date of Photo	Time of Photo	Field of View	Direction of View	Distance to Development	Principal Distance	Correct Image Size	Camera Used	Lens Used	This photo has been taken using a tripod with a panoramic head and the location can be verified using data in the table. This is a representative view towards the site of the proposal from this location.				Project		Project Location		Drawing Title		Scale		Drawing Number	
	1.5m	250m AOD	280000 561000	21/10/23	11:55	90°	215°	1.763km	522m	420 x 250mm	Canon R5	Canon RF 28mm F1.8 USM					Siemens Healthineers Building Three		Siemens Healthineers Llanberis, Glyn Rhonwy, Llanberis, Caernarfon LL55 4EL.		Viewpoint 2 - The Class 3 road as you enter Dinorwig near Mass Gillan		Correct printed image size at A1 November 2023		Viewpoint 2	



Client
Siemens Healthineers

Project
Siemens Healthineers Building Three

Project Location
Siemens Healthineers Llanberis, Glyn Rhonwy, Llanberis, Caernarfon LL55 4EL.

Drawing Title
Viewpoint 2 - The Class 3 road as you enter Dinorwig near Mass Gillan

Scale
Correct printed image size at A1 November 2023

Drawing Number
Viewpoint 2



Existing View - 65.5° Field of View, Planar Projection (28mm fixed Focal Length)

VP3	Viewer Height	Ground Height	Viewpoint Grid Reference	Date of Photo	Time of Photo	Field of View	Direction of View	Distance to Development	Principal Distance	Correct Image Size	Camera Used	Lens Used	This photo has been taken using a tripod with a panoramic head and the location can be verified using data in the table. This is a representative view towards the site of the proposal from this location.				Client		Project		Project Location		Drawing Title		Date	Drawing Number					
	1.5m	350m AOD	280000 560336	31/10/23	10:45	90°	20°	1.580km	522m	620 x 220mm	Canon R5	Canon RF 28mm F1.8 USM					Siemens Healthineers		Siemens Healthineers Building Three		Siemens Healthineers Llanberis, Glyn Rhonwy, Llanberis, Caernarfon LS5 4EL.		Viewpoint 3 - Existing Viewpoint - south of A11 Ddu parking / turning area within Padarn Country Park			Correct printed image size at A1		November 2023		Viewpoint 3	



Proposed Development

Existing View - 65.5° Field of View, Planar Projection (28mm fixed Focal Length)

VP#	Viewer Height	Ground Height (m)	Viewpoint Grid Reference	Date of Photo	Time of Photo	Field of View	Direction of View	Distance to Development	Principal Distance	Correct Image Size	Camera Used	Lens Used	This photo has been taken using a tripod with a panoramic head and the location can be verified using data in the table. This is a representative view towards the site of the proposal from this location.				Client		Project		Project Location		Drawing Title		Scale		Drawing Number	
VP4	1.5m	435m AOD	281 986 361 361	31/10/23	11:15	90°	240°	2.442km	322m	426 x 220mm	Canon R5	Canon RF 28mm f/1.8 USM					Siemens Healthineers		Siemens Healthineers Building Three		Siemens Healthineers Llanberis, Glyn Rhonwy, Llanberis, Caernarfon LL55 4EL.		Viewpoint 4 - Llyn Ganol - unclassified road east of Dinorwig (on the slopes of Eiddi Fach)		Correct printed image size at A1 November 2023		Viewpoint 4	





PLANNING COMMITTEE	DATE: 18/03/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Number: 2

Application Number: C23/0772/20/LL

Date Registered: 02/10/2023

Application Type: Full

Community: Y Felinheli

Ward: Bethel & Y Felinheli

Proposal: Residential development and associated infrastructure works

Location: Land near Y Wern, Y Felinheli, LL56 4TZ

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

PLANNING COMMITTEE	DATE: 18/03/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

1. Description:

- 1.1 This is a full planning application for a residential development with associated infrastructure work on a plot of green land, 1.02ha in size, which is outside, but immediately nearby, the development boundary of the Coastal / Rural Village of Felinheli as defined by the Gwynedd and Anglesey Joint Local Development Plan.
- 1.2 The proposal includes:
- 23 affordable dwellings that will be split as follows:
 - 4 x flat. 1-bedroom, 2 persons
 - 3 x 2-bedroom terraced, 4-person house
 - 4 x semi-detached house. 2-bedroom, 4 persons;
 - 8 x semi-detached, 3-bedroom, 5-person houses
 - 4 x 2-bedroom, 3-person bungalows
 - Landscaping work including planting trees and new hedges
 - 0.14ha of public open land as well as a specific play area
 - New vehicular access to the south of Y Wern estate through an existing informal parking place (the existing parking areas will be relocated)
 - Creation of a new estate road to meet the servicing vehicular access requirements
 - Drainage measures that will involve creating two surface water attenuation pools and diverting the existing public sewer
- 1.3 In terms of their appearance, all houses, except for the bungalows, will be two-storeys and finished with materials that are consistent through the site and will include:
- Roofs: Natural slate or tiles;
 - Walls: Render / timber cladding
- 1.4 The application site is partly on brownfield land near the existing housing estate, partly on an overgrown wooded site and the rest on agricultural land. It partly stands within the Gwersyll Dinas Listed Monument (CN 047) buffer zone. A small part of the site is within Flood Zone B as defined by the maps that accompany Technical Advice Note 15: "Development and Flood Risk".
- 1.5 The following information was submitted in support of the application:
- Welsh Language Impact Assessment
 - Flood Consequence Assessment (FCA)
 - Transport Statement
 - Initial Ecological Assessment
 - Reptile survey
 - Housing Mixture Statement
 - Drainage Statement
 - Design, Access and Planning Statement
 - Arboriculture Impact Assessment
 - Affordable Housing Statement
 - Y Felinheli housing needs report
 - Geophysical archaeological survey
 - Archaeological Evaluation Report
 - Historical Environment Records Enquiry (HEDBA)
 - Pollution Prevention Plan
 - Construction Environmental Management Plan (CEMP)
 - Construction Transport Management Plan
 - Landscaping Strategy

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- Water Conservation Statement
- A Pre-application Consultation Report (PAC Report)

1.6 In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended), the development that is the subject of this application is defined as a "major development" due to the number of units proposed and the size of the site. In line with the appropriate procedure, a Pre-application Consultation Report was received as a part of the application. The report indicates that the developer has informed the public and statutory consultees of the proposal prior to submitting a formal planning application. The report includes copies of the responses received.

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 Under the Well-being of Future Generations (Wales) Act 2015 the Council has a duty not only to carry out sustainable development, but also to take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act, and in making the recommendation the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. It is considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.

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

PCYFF 1: Development boundaries

PCYFF 2: Development criteria

PCYFF 3: Design and place shaping

PCYFF 4: Design and landscaping

TAI 4: Housing in local, rural and coastal villages

TAI 8: An appropriate mix of housing

TAI 15: Affordable housing threshold and distribution

TRA 2 : Parking standards

TRA 4: Managing transport impacts

PS 1: The Welsh Language and Culture

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

PS 19: Conserve and where appropriate enhance the natural environment

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

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ISA 5 - Provision of open spaces in new housing developments.

Supplementary Planning Guidance: Affordable housing

Supplementary Planning Guidance: Housing Mix

2.4 National Policies:

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 12 – February 2024)

Technical Advice Note 2: Planning and affordable housing

Technical Advice Note 5: Planning and Nature Conservation

Technical Advice Note 12: Design

3. Relevant Planning History:

C13/1205/20/LL : A full application to erect 6 new houses to include 4 two-storey, two-bedroom houses and 2 bungalows with two bedrooms, creation of access and a vehicular road and landscaping - withdrawn 27/01/16

C09A/0552/20/AM : Construction of 32 affordable houses to meet local needs - withdrawn 09/07/12

4. Consultations:

Community/Town Council: Express concern regarding many aspects of the proposal:

- Of the opinion that the flood consequence assessment (FCA) has not sufficiently considered the flood risk from the watercourses running through the site. Suggest that the FCA should be amended to give full consideration to the flood risk to the site and to consider whether there is a risk that the development would worsen the local flood risk.
- Concern that the location of the two SuDS drainage pools are unsuitable and that the existing plan could worsen the flood risk downstream
- The location of the access is likely to cause a reduction in the number of on-street parking spaces. The developer is asked to include public parking spaces near the school road to make up for any on-street parking spaces that would be lost.

Transportation Unit: No objection in principle subject to conditions to ensure the quality of the estate road and guidelines for the developer.

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Welsh Water:	Note that appropriate arrangements will need to be ensured for sewerage and surface water drainage by means of non-planning regulatory processes. Request a condition to protect the public sewer system and guidelines for the developer.
Strategic Housing Unit:	<p>The plan has been included within the programme to receive a Social Housing Grant from Welsh Government.</p> <p>These plans contribute directly to the aim of the Cyngor Gwynedd Housing Action Plan to provide more housing to meet with the current high demand that exists in the county.</p>
Tai Teg:	No response received
Education Department:	No response received
Trees Unit:	The Arboriculture Impact Assessment has been produced to a good standard and it should be ensured that its recommendations are realised, particularly the need to produce an Arboriculture Method Statement to lead the work.
Language Unit:	This is a comprehensive assessment, which includes a lot of evidence to support the "neutral" view submitted. Questions are raised about the specification of the assessment in some aspects, noting that there is a lack of accumulative assessment, assessment according to age groups and the impact on the local school.
Biodiversity Unit:	<p>Agree with the recommendations of the Ecological Report for mitigation measures against the loss of habitats, although emphasise that the existing habitats should be retained if possible.</p> <p>Concern expressed regarding many aspects of the plan, specifically the proposal to create SuDS pools so close to the watercourse and that there is a need to retain a 15m buffer zone from the watercourse as a wildlife corridor and to ensure the quality of the flow of water in the stream.</p> <p>Cyngor Gwynedd as the competent authority under the 2017 Habitats Regulations, have a duty to consider this planning proposal and its potential to affect Special Areas of Conservation. This planning proposal is unlikely to have a substantial impact on the SAC.</p>
Land Drainage Unit:	<p>Agree that it appears that the flood risk associated with the proposed development is acceptable</p> <p>Request a survey to show the path and condition of the 900mm culvert near the site boundary</p> <p>A maintenance plan will be required for the open watercourse that runs along the southern boundary of the site</p> <p>An Ordinary Watercourse Consent would be required for any work that could affect the flow of the drain/stream</p>
Natural Resources Wales	Request conditions to ensure that the recommendations of the Environmental Construction Management Plan and Ecological

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Surveys submitted are realised.

Gwynedd Archaeological
Planning Service

It was confirmed that the archaeological investigation has been completed, without any major findings and that there are no further recommendations to be made in this case, as the potential for archaeological remains is considered low.

Public Protection

No response received

Fire Service:

Observations for the developer to ensure the presence of a water hydrant near the houses

Health Service:

No response received

North Wales Police

No observations to make

Cadw:

No response received

Public Consultation:

A notice was posted on the site and the neighbours were consulted. The advertising period has expired and the following observations regarding material planning matters were received, namely:

- The site has not been designated for housing in the Local Development Plan.
- The development does not reach the aim in terms of the density of 30 units per hectare.
- Y Felinheli has already exceeded its indicative supply level in the Local Development Plan.
- Harm to wildlife would derive from the development - parts of the site are of a high ecological value
- The mitigation proposals for the loss of biodiversity features are sufficient.
- There is insufficient capacity at the local school for the additional number of pupils.
- Agricultural land would be lost.
- The land is at flood risk with water already accumulating on the land during wet periods.
- The flow of the stream has already created flood problems in other parts of the village.
- The site is too far from a bus stop to encourage the use of public transport and the Transport Plan does not reflect the fact that Y Felinheli has been a designated area for Active Travel since 2014.
- There is concern that creating a junction off the Y Wern main road will add to parking and access problems at the beginning and end of the school day.
- Concern about the noise and disturbance it would cause during the construction period.
- Concern about the impact on the amenities of nearby residents, particularly in relation to harm to privacy

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Observations were received which do not relate to material planning considerations for the application:

- Improvements should be introduced as a part of any construction work in order to improve the path towards the bus stop, the surgery and the centre of the village, should the development happen.
- Question the methodology of the transportation assessment
- Concern regarding further extensions to the site in the future

Correspondence was also received in support of the plan and encouraging the provision of affordable housing for the young people in the area specifically.

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 It is required to make decisions on planning applications in accordance with the adopted development plan unless other material considerations note otherwise. The Anglesey and Gwynedd Joint Local Development Plan (LDP) is the adopted 'Development Plan' in this case.
- 5.2 Y Felinheli has been identified as a Rural / Coastal Village in Policy TAI 4 of the Development Plan and this site is located outside, but immediately adjacent to the development boundary of the village. The site has not been designated or protected for any specific use in the Plan.
- 5.3 Policy PCYFF 1 ('Development Boundaries') states that proposals outside development boundaries will be resisted unless they are in accordance with specific policies in the Plan or national planning policies or that the proposal demonstrates that its location in the countryside is essential. Policy TAI 16 enables housing developments on sites that are outside, but abut the development boundary but it must be ensured that the proposal complies effectively with Policy requirements.
- 5.4 Policy TAI 16 notes, as an exception to the usual housing policies, that proposals for developments of 100% affordable housing may be suitable on a site of this type which directly abuts the development boundary. The policy notes that the site must form a logical extension to the settlement. To that end, it is noted that the application site fills a gap within the development pattern of the village, with the existing development on three sides.
- 5.5 The policy also shows that the acknowledged need cannot be addressed within a reasonable timetable on a market site within the development boundary which includes a requirement for affordable housing. No housing sites have been earmarked within the development boundary of Felinheli and when considering the physical restrictions of the land within the boundaries of the village in terms of matters such as steepness and flood risk, it is not believed that it is likely that a suitable site for a development of this size to be available within the village in a reasonable time.
- 5.6 It is also noted that proposals on such a site must be for a small-scale development, which is proportionate to the size of the settlement, unless it can be clearly demonstrated that there is a demonstrable requirement for a larger site. Note that 1,177 residential properties ("built up area"

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information from the 2011 Census) are located within Y Felinheli. This proposed development would therefore mean an increase of 1.95% in the current housing stock. It is therefore reasonable to consider that the scale of this proposal is small and proportionate to the size of the settlement. Given the above, it is believed that it can be considered that the application is consistent with the requirements of Policy TAI 16.

- 5.7 The proposal provides 23 new affordable units which are a mix of 2- and 3-bedroom houses, 1-bedroom flats and 2-bedroom bungalows. It is noted that the proposal does not meet the density of 30 units per hectare which is noted in Policy PCYFF 2 (Development Criteria). There is a statement that the size of the net area that can be developed is 0.9ha which provides a density level of approximately 25.6 units per hectare. However, (as noted below) it is important to state that the number of houses proposed correspond to the specific requirement for affordable housing that cannot be provided within the development boundary. The number of units produced reflects this demand. In addition, restrictions due to the shape of the site and the space required to provide the relevant facilities, including drainage pools, has reduced the density in this case.
- 5.8 The indicative supply level for Felinheli over the Plan period is 19 units (including a 10% 'slippage allowance'). During the period 2011 to 2023, a total of 111 units were completed in the village. The windfall land bank, i.e. sites with extant planning permission, in April 2023, was 22 units. This means that Y Felinheli will exceed its indicative growth level by approving this application.
- 5.9 Policy PS 17 in the Plan states that 25% of the Plan's housing growth will be located within Villages, Clusters and Open Countryside. A survey of the situation in relation to the provision within all the Villages, Clusters and Open Countryside in April 2023 indicates that 1,698 units from the total of 1,953 units (without the 10% slippage allowance) have been completed, and that 635 were in the land bank (and likely to be completed). This data reflects the fact that the Plan inherited a number of permissions granted by the Local Planning Authorities, based on the previous development plans' requirements and relevant planning considerations. Currently, approval of this site can be considered against expected provision within the Villages, Clusters and Countryside category (based on the completion rate so far).

Affordable housing

- 5.10 Policy TAI 15 of the LDP states that the councils will seek to ensure an appropriate level of affordable housing in the plan area. In terms of meeting 'local need' for affordable housing, the Glossary of the Joint LDP together with the Supplementary Planning Guidance 'Affordable Housing' (April 2019) note that this must be in relation to local people who are in need of affordable housing and it will be required for any arrangement to provide affordable housing to reflect that.
- 5.11 An "Affordable Housing Statement" was submitted by Adra Housing Association and a "Felinheli housing needs Report" by the Rural Housing Enabler with the application and the local demand was identified as follows:

Social housing:

- 171 registered for a 2-bedroom house
- 132 registered for a 1-bedroom house
- 114 on the register for a 2-bedroom flat
- 91 registered for a 3-bedroom house

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Intermediate housing (Tai Teg):

- 22 want a 3-bedroom intermediate rent property
- 16 want to buy a 3-bedroom house
- 15 want a 2-bedroom intermediate house

- 5.12 The Housing Strategic Unit confirmed that this plan would address a need identified in the area and that this plan would make a direct contribution to the aim of Cyngor Gwynedd's Housing Action Plan to provide more houses to meet the current high demand that exists locally.

Housing Mix

- 5.13 In accordance with Policy TAI 8, consideration must be given to the proposed development and whether it meets the demand for housing recorded in a Market Housing Assessment and other relevant local sources of evidence. The housing statement submitted noted the logic behind the housing mix proposed in the application and confirmation was received from the Housing Strategic Unit that the development meets the acknowledged needs in the local community. Therefore, it is considered that the proposal meets with the requirements of policy TAI 8.

Location, Design and Visual Impact

- 5.14 Generally, policies PCYFF 2 and PCYFF 3 of the Joint Local Development Plan approve proposals for new developments as long as they do not have a detrimental impact on the health, safety or the amenities of the occupiers of local properties or on the area in general. In addition, developments are required to:

- Contribute to, and enhance the character and appearance of the site
- Respect the site and its surroundings in terms of its position in the local landscape.
- Use appropriate materials

- 5.15 In considering the semi-urban context of the site and the fact that it will form a logical extension to the village, it is deemed that the layout, design and materials of the proposed development will be in-keeping with the location in an appropriate way. It is believed that the houses are designed to a standard quality which would be in keeping with the feel of the village. It is not considered that the houses would cause significant harm to the built quality of the site or the local neighbourhood and, consequently, it is considered that the development is acceptable under Policies PCYFF 2 and PCYFF 3 of the LDP as they relate to these matters.

General and residential amenities

- 5.16 It is acknowledged that the development will inevitably impact the amenities of neighbours, particularly as the surrounding houses are used to an open site in this part of the village. Having said that, because of the location, design, orientation, and size of the proposed houses, along with the layout of the site, it is not considered that there would be any significant detrimental impact on private amenities deriving from the development. Having taken into account the distance between the new houses and existing houses, it is not believed that there will be any harmful overlooking of existing property deriving from the development and, whilst it is inevitable that there will be some inter-visibility between the area's properties, it is not believed that this would

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be unreasonable or unexpected in such a location. There would be no harm either in terms of impacts such as shadowing or dominating any other property.

- 5.17 In considering the above discussion, it is deemed that the development is acceptable under Policies PCYFF 2 and PCYFF 3 of the LDP in terms of its impacts on private amenities.

Archaeological Matters

- 5.18 Policy AT 4 encourages the refusal of developments that will affect local archaeological remains unless the need for the development overrides the significance of the archaeological remains. In this case, after receiving the results of the site inspections, the Gwynedd Archaeological Planning Service was satisfied that there are no significant archaeological remains on the site and therefore the application was acceptable under this policy.

Transport and access matters

- 5.19 Concern was expressed by the Community Council and others regarding the potential impact of the development on parking and safety of the road adjacent to the nearby school at busy times of the day. In response, the applicant noted that the level of on-the-road parking associated with the school is obviously a matter of existing concern, but it will not be worsened by the proposed development. The plan provides parking spaces instead of the ones in the vicinity of the access and there will be parking spaces on the site which comply with the Council's standards / requirements. Although a few on-street parking spaces will be lost as a result of retaining the proposed access, approximately 2/3 places, where there are substantial areas where on-the-road parking can be done around the school.
- 5.20 Subject to appropriate conditions, the parking arrangements and vehicular access are acceptable to the Transportation Unit and it is not believed that the transport caused by the new development will increase the risk to the users of the nearby road in a significant way. Therefore, it is believed that the proposal meets the necessary requirements in terms of road safety and the parking provision and a convenient and safe access arrangement can be secured. Therefore, the application meets the requirements of policy TRA 2 and TRA 4 of the LDP as they relate to these matters.

Trees and Biodiversity Matters

- 5.21 An Initial Ecological Assessment and Arboriculture Assessment and Reptiles Survey were submitted, along with landscaping proposals to mitigate against the impacts of the development. The content of the Ecological Report was acceptable to the Biodiversity Unit although they were eager to secure changes to the plan to protect the existing habitats along the stream which runs along the southern side of the site. They suggest retaining a 15m wide zone between the development site and the stream in order to protect the stream from the impacts of the development, and suggest moving the estate road, removing one of the drainage pools and possibly erecting fewer houses.
- 5.22 The applicant responded that leaving a 15m wide zone between the site and the stream would mean that developing the site would be impractical. However, the plan was re-designed to bring the development as far as possible away from the stream, noting that the plan needed to comply with the other requirements regarding matters such as land drainage, parking, access and public open land and that there is no flexibility within the land under their control to realise all of the

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Biodiversity Unit's requirements. They also note that an 8m buffer zone had been accepted near the stream on another site recently.

5.23 In addition to the ecological reports submitted, a series of mitigation measures and improvements were noted, including:

- retention of buffer zone along the stream, varying in width, depending on the local situation - it is noted that development work will be within 5m to the stream for only 20m of the 130m long boundary with the stream.
- erection of fences to separate the development site from the area near the stream
- reasonable avoidance measures to avoid harm to protected species
- planting of suitable species of trees and shrubs to promote wildlife including planting hedges of a native species
- installation of a variety of bat and bird boxes for the benefit of various species
- retention of suitable habitats for reptiles, e.g. rock mounds or trees
- ensure that hedgehogs can travel through the boundaries between gardens by securing gaps in appropriate places
- measures to eliminate invasive species

5.24 In accordance with the requirements of Planning Policy Wales (February 2024) it is a requirement to submit a Green Infrastructure Statement to support every planning application to demonstrate how the development in question will contribute to the enhancement of biodiversity in Wales. The applicants are aware of this but at the time of writing the report no statement had been received. The matter will be further reported upon to the Committee. Nevertheless, when considering the content of the ecological reports and proposed avoidance, mitigation and enhancement measures, it is considered that the proposal complies with Planning Policy Wales and the Stepwise approach.

5.25 On the whole, despite acknowledging the concerns of the Biodiversity Unit and others regarding the loss of habitats that will happen as a result of this development, no harm will be caused to a designated site deriving from the development and the mitigation and improvement measures proposed offers an opportunity to develop the site in a way that is as sensitive to the biodiversity needs as possible whilst enabling the provision of affordable housing in a way that meets the practical requirements of such developments. Ultimately, it is believed, from setting appropriate conditions, the development will be acceptable under Policy PS 19 of the LDP.

The Welsh Language

5.26 In accordance with criterion (1b) of Policy PS 1 'The Welsh Language and Culture', as this development, collectively, will provide more than the total indicative housing provision for Y Felinheli, it was required to submit a Welsh Language statement with the application. This report was received which concluded that the proposed development would have a neutral impact on the Welsh language in the village, by providing 100% affordable housing which meets an identified local need. It was also noted that the proposed development would provide new houses specifically designed for the various needs of different groups in the local community. The dwellings are aimed towards people living in the community of Felinheli and the surrounding area. The proposal offers the potential to ensure that local people can afford to stay in the village and that the ward continues to be an area with a higher number of people than average with Welsh language skills in Gwynedd, as well as remaining higher than the national average. The statement includes a commitment from the developers to the following measures:

- The proposed development will have a Welsh name;

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- The use of bilingual street names and signs within the site to accommodate Welsh language residents, and to support and encourage the use of Welsh;
- Market and advertise the property in Welsh and English; and
- Find skilled local contractors/labour where available, considering the high level of people in Gwynedd employed in the construction sector and which are very likely to already have Welsh language skills/abilities.

Appropriate conditions can be imposed to ensure that the above is realised.

Open spaces

- 5.27 Policy ISA 5 notes that new housing proposals for 10 or more houses in areas where existing open spaces cannot satisfy the needs of the proposed housing development are expected to provide a suitable provision of open spaces. Paragraph 6.1.29 of the LDP states in order to provide information about the requirement for open spaces in proposals, the Fields in Trust (FIT) benchmark should be used.
- 5.28 When following the FIT methodology, and by noting that this development includes 1,442m² of open spaces includes an area with equipment (between plot 5 and 6), it is confirmed that the development complies with the requirements of Policy ISA 5 and is therefore acceptable in terms of the size and type of open plot proposed.

Educational matters

- 5.29 Policy ISA 1 notes that when proposals create direct needs for new or improved infrastructure, including education facilities, the provision around infrastructure in the Development Plan makes it a requirement for the proposal to fund these. A financial contribution may be requested to improve the associated infrastructure, facilities, services and work, when these will be necessary to make the proposals acceptable.
- 5.30 The Education Department were consulted to seek information about the situation regarding empty spaces in the local schools but no response had been received at the time of writing the report. The matter will be further reported at the committee.

Land Drainage Matters

- 5.31 In response to the Community Council's observations regarding their concerns about the Flood Consequences Assessment (FCA) and the suitability of the SuDS arrangements, further information was received noting that the FCA submitted had considered the site's flood risk, including the TAN 15 Development Advice Maps and the Flood Maps for Planning. The FCA discusses the topography of the area of the stream and the site's levels. This shows that the design of the site levels means that the paths of the watercourses are not at risk if there is a barrier in the existing watercourse and therefore, if there is flooding, the development will not worsen the situation and there will be no impact on the proposed houses. In addition, it was noted that there is an existing watercourse along the northern edge of the site. This is in a culvert and it will continue as a part of the proposed development. It is understood that this only serves the farm, and there are no known connections along it.
- 5.32 The surface water drainage proposal submitted has been designed so that surface water will not travel outside the site. It is noted that the Water Environment Unit or NRW have not expressed an objection to the proposed development based on flood risk. Similarly, there is no objection to the surface water drainage proposal by any of the other relevant statutory bodies consulted. Considering the above, it is believed that this development will comply with the requirements of

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policies PCYFF 5, PS 5 and PS 6 as they relate to ensuring that new developments will not have negative impacts on the broader environment and that they are resilient against similar changes in the environment in the future.

Class Use

- 5.33 As this proposal has been assessed against the expected growth level of Y Felinheli to prepare residential units in C3 class use (Dwellings, used as sole or main residences), it is considered that it would be reasonable to impose a condition on the permission removing the permitted development rights within C Class to prevent the change of use to C5 Class (Dwellings not used as sole or main residences) or C6 Class (Short-term lets) without applying for planning permission.

6. Conclusions:

- 6.1 This is a proposal for affordable housing drawn up to meet the needs of the local housing market and located on a site immediately adjacent to the village's development boundary as required for "exception" developments. As a result, despite noting the concerns raised relating to the potential impact on biodiversity and flooding, it is believed on balance, that the plan is acceptable and that it complies with the requirements of relevant local and national planning policies relating to all relevant material planning matters.

7. Recommendation:

- 7.1 To delegate powers to the Head of Planning to approve the application, subject to a further assessment of the need for an educational contribution and to an appropriate 106 Agreement if required. The permission will be subject to the following conditions:

Commence within five years

Development to comply with the approved plans

Must submit and agree on a programme for providing affordable housing

Must agree on external materials including the roofing slates

Removal of permitted development rights

Welsh Water Condition

Highways Conditions

Biodiversity conditions

Trees conditions

An Arboriculture Method Statement must be prepared

The operational methods highlighted in the CEMP must be followed

A Welsh name for the housing estate and individual houses

A condition to ensure that fences are erected to protect the habitat near the stream

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A condition to ensure that a play area with equipment is provided

Restrict the use to C3 use class only

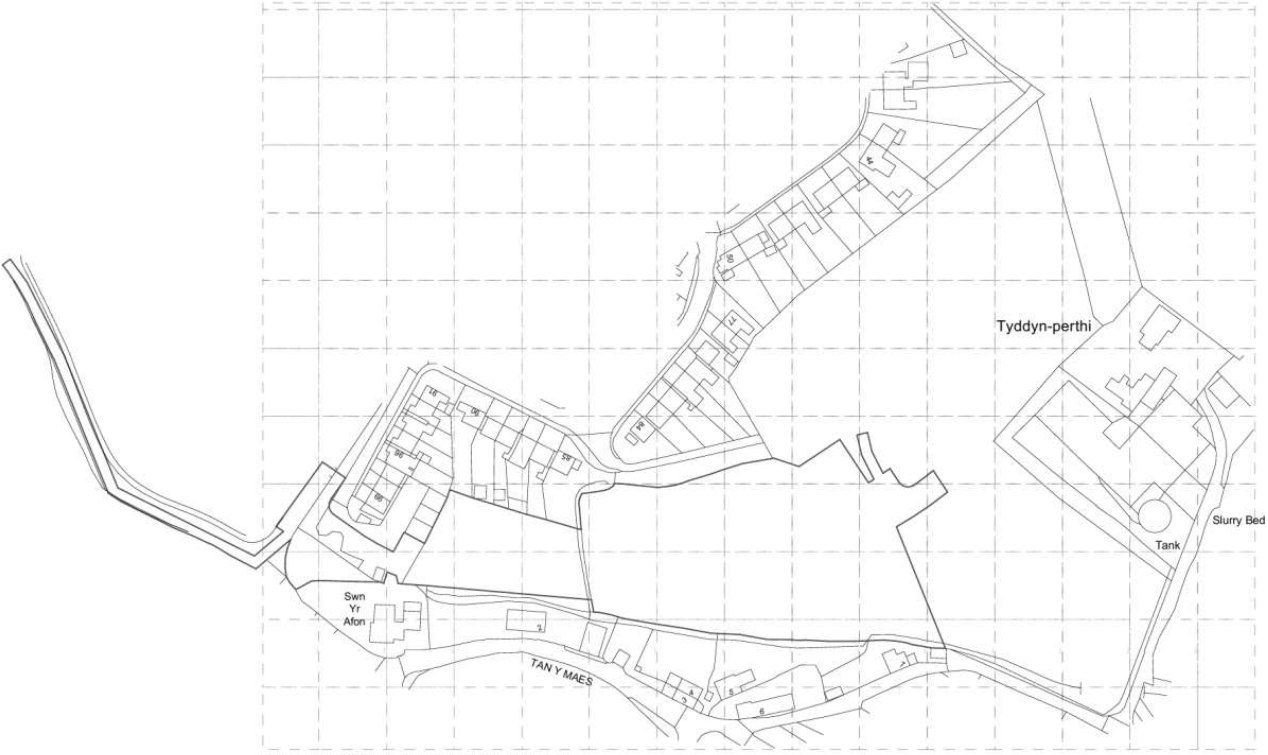
Note - Welsh Water

Land Drainage Unit

Transportation Unit

Fire Service

Natural Resources Wales



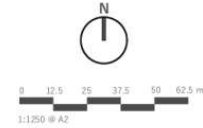
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LOCATION PLAN
SCALE: 1 : 1250

DERBYN
Adran Cynllunio 12-12-2023

Cynllun Diwygiedig
Amended Plan

REV		DESCRIPTION	DATE	BY	CHK
P1		INITIAL ISSUE	27/06/2023	ME	GJ
P2		PLC ISSUE	18/07/2023	ME	GJ
P3		RED LINE BOUNDARY ADJUSTED AND ADDITIONAL LAB BATH PROVIDED	21/07/2023	ME	GJ
P4		RED LINE BOUNDARY UPDATED	18/12/2023	GJ	DP



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PROJECT
Y WERN, FELINHELI

CLIENT
WILLIAMS HOMES / ADRA

DRAWING TITLE
LOCATION PLAN

DRAWING STATUS	STATUS
PLANNING	S3
DRAWING No:	PROJECT No:
YWF-SAL-01-ZZ-DR-A-0001	P1187
SCALE	REVISION
1 : 1250@A2	P4



PROPOSED - SITE PLAN
SCALE: 1:250

KEY	
AFFORDABLE HOUSES	
TYPE	AMOUNT
W001 - 2P18 FLAT	8
W002 - 4P28 HOUSE	7
W003 - 5P38 HOUSE	8
W004 - 3P28 BUNG	4
Total: 27	
GWYNEDD RECREATIONAL NEEDS - OSRV	
REQUIREMENT BASED ON THE ABOVE MIX: 1031m ²	
PUBLIC OPEN SPACE TO BASIN AND PLAY AREA: 742m ²	
PUBLIC OPEN SPACE NEAR SITE ENTRANCE: 410m ²	
HABITAT AREA: 1544m ²	

DERBYNG
Adran Cynllunio 12-12-2023

Cynllun Diwygiedig
Amended Plan

10m

0 10m 20m

saer architects

01208 500000 | 01208 500001 | 01208 500002

WILLIAMS HOMES / ADRA

PROPOSED SITE PLAN

Y WERN, FELINHILL

10m

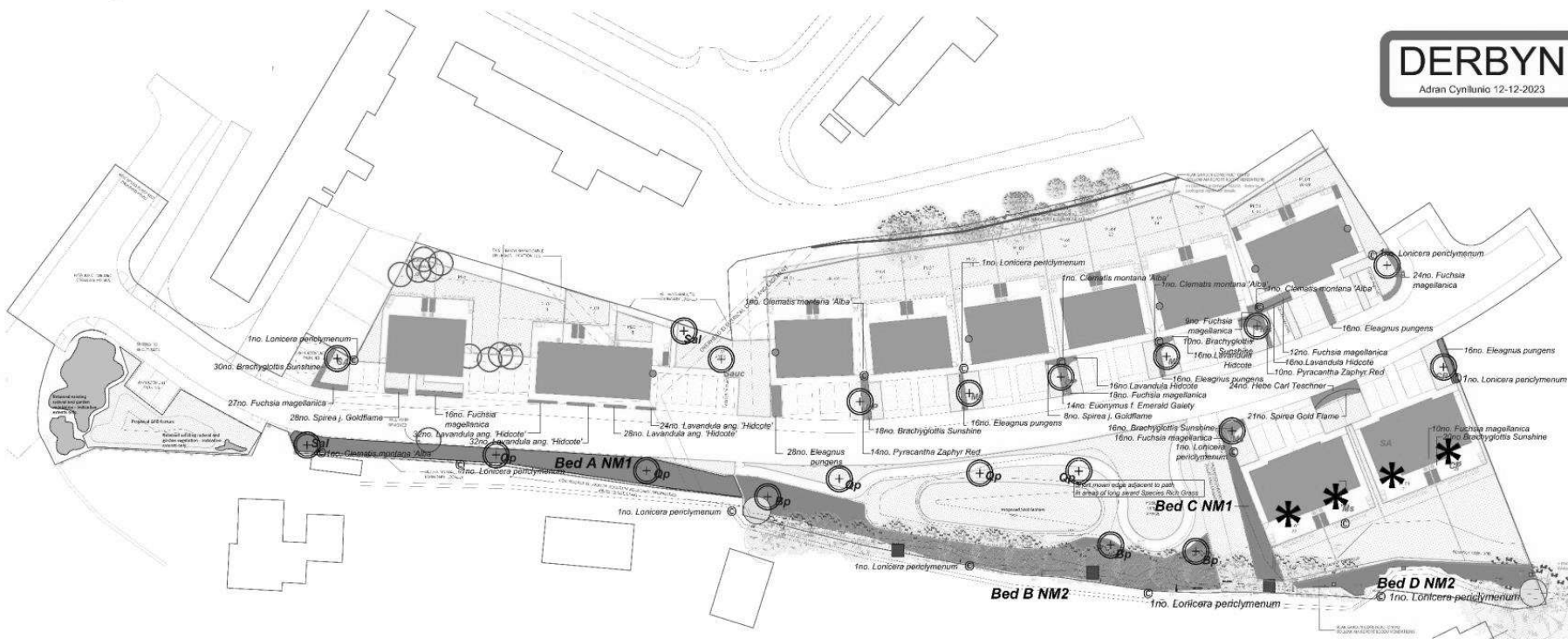
0 10m 20m










10m

0 10m 20m



DERBYN
Adran Cynilunio 12-12-2023



- Key**
-  Site Boundary
 -  Existing Trees (individual & groups) (retained)
Provisions include: refer to Arsitec's Arbor Report
 -  Individual Tree for removal (refer to Arsitec's Arbor report & mutated saplings)
- Proposed Details**
-  Proposed Individual Specimen Street Tree Planting
(refer to schedule for species)
 -  Individual POS Specimen Tree Planting
(refer to schedule for species)
 -  Proposed Amenity Planting
(refer to schedule for species)
 -  Proposed Native tree and Shrub Planting
(refer to schedule for species)
 -  Amenity Grass Seeding Area Mix or Private Lawn
(individual species - refer to schedule for planting mix)
 -  Species Rich Wildflower Seeding Area Mix
(individual species - refer to schedule for planting mix)
 -  Proposed climber - refer to drawing for species)
 -  1m by 1m Brush Pile (hedgehog mitigation)
 -  Proposed Swift Box - see drawing for details
 -  Proposed Bat Box - see drawing for details
 -  Proposed Robin Box - see drawing for details
 -  Proposed Nest Box - see drawing for details

ECOLOGY
Notes:
Bat boxes: 4x boxes suitable for crevice dwelling bats, built or free standing comprising woodcrete for longevity. Schwieger JHQ or equivalent.
Swift boxes: multiple entrance such as Vivara pro Madrid, Schwieger swift box, or Woodstone invisible swift box, (built where possible) to be placed high near garage.
Robin boxes: open fronted Robin boxes placed in cover in vegetation -
Nest boxes: mix of 28mm and 32mm round hole boxes. Woodstone/woodcrete for longevity.
Hedgehog highway: To be signed with Hedgehog Highway signage and compliant diameter holes in fencing routes as indicated

[illegible][illegible]

Specimen POS Native trees				
Abbr.	Species	Site	Plot Size	Form
1	<i>Melastoma</i> sp. 1	13-17m	1m ² 75cm	DBH
2	<i>Samanea</i> sp. 1	14-20m	1m ² 75cm	DBH
3	<i>Suriana</i> sp. 1	15-20m	1m ² 75cm	DBH
Planted but pruned into non-BOSS/BOSS trees in a total number of 10, non-BOSS trees were planted and 10 BOSS trees were planted. BOSS trees are ones of above tree species, while the non-BOSS trees used for this trial in this time point to be planted immediately after a fire.				
Specimen street trees				
Code	Species	Height	Plot Size	Form
4				
5	<i>CP</i>	12-16m	1m ² 75cm	DBH
6	<i>MA</i>	8-10m	1m ² 75cm	DBH
7	<i>MA</i>	8-10m	1m ² 75cm	DBH
8	<i>MA</i>	8-10m	1m ² 75cm	DBH
9	<i>MA</i>	8-10m	1m ² 75cm	DBH
10				
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Proposed residential development at Y Wern, Felinheli, Gwynedd

Soft landscape proposals:

The soft landscape works indicated have been developed following an assessment of the existing site and its context amongst existing areas of residential development, together with an assessment of the initial development proposals and the desire for ease of maintenance and increased biodiversity potential.

The soft landscape proposals have been drafted in conjunction with NRW Plant Recommendation Lists and Enllynys Project lists to ensure that the proposed soft landscape will be an attractive development and an easily maintained landscape for future residents. Ecological Mitigation Provisions are indicated in detail within the Enllynys Ecological reporting provided separately.

Both the planting and seeding proposed reflects the sites microclimate and existing drainage, including the anticipated levels of soil decline, and the proposed drainage system.

Where non-native species have been included, they are drawn from the RHS Pollinator List to provide benefits for invertebrates and for the visual amenity for the development users.

The proposed seeding and planting will be undertaken to ensure successful establishment for a period of 5 years after implementation and thereafter as part of ongoing management by the housing authority.

[illegible][illegible]

Notes

1. Drawing based upon SAER Architects Proposed Site Plan reference: P1187-YWY-SAG21-A1-ZZ-RC-A0093 P23 dated 08/12/2012
2. All native trees and shrubs to be of Local Forest Area 303 Provenance where available.
3. Arboricultural and Ecological Reporting provided separately
4. Orders to have Hedgehog Corridors Across Holes and advisory signage refer to Ecology reporting provided separately
5. Rear garden fencing construction to follow the recommendation of the Arboricultural reporting provided separately
6. A 1m wide strip of short mown grass will be maintained alongside the POS pathways where Spokes Rich Seeding is indicated as indicated
7. Native planting beds will have scalloped edges to positively influence microclimate benefit for pollinators.

v6	JB	PW	JB	12/12/23
v5	JB	PW	JB	10/12/23
v4	PW	JB	JB	08/12/23
v3	PW	JB	JB	26/09/23
Draft v2	PW	JB	JB	23/07/23
Draft v1	PW	JB	JB	20/07/23
Issue	Drawn	Checked	Approved	Date

Tirlun Barr
Chartered Landscape Architecture
Tan y Berton, Llanbedr y Cerrin, CONWY LL22 8UY
Tel: 01492 650333 www.tirlunbarr.com

Client
Williams Homes/ADRA

Project Title	
---------------	--

Y Wern Felinheli

Drawing Title	
---------------	--

Soft Landscape Proposals

Number 23/10/LP/001

100	1:250	1:63
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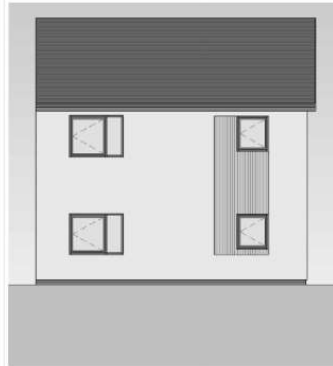


Adran Cynllunio 12-12-2023

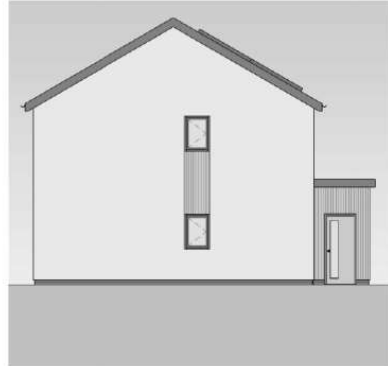
Cynllun Diwygiedig
Amended Plan

FWO-SAL-01-ZZ-04-A-0006 0-1

ELEVATIONS



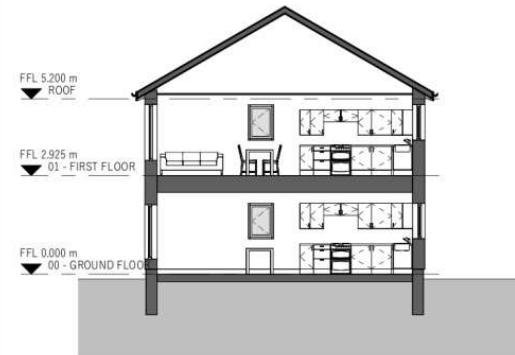
REAR ELEVATION
SCALE: 1:100



SIDE ELEVATION
SCALE: 1:100



FRONT ELEVATION
SCALE: 1:100



SECTION A
SCALE: 1:100

DERBYN
23-10-2023

REV	DESCRIPTION	DATE	BY	CHK
P1	INITIAL ISSUE	10/06/2023	MM	GI
P2	ELEVATIONAL CHANGES FOLLOWING CLIENT AGREEMENT	30/06/2023	MM	GI
P3	SCALE REVISION	04/07/2023	MM	GI
P4	UPDATES FOLLOWING WG COMMENTS	06/08/2023	MM	GI

MATERIAL SCHEDULE

- RENDER
- TIMBER CLADDING
- SLATE/TILE

2P1B GIFA (53m²) FF FLAT

FLOOR	AREA
00 - GROUND FLOOR	
FIRST FLOOR FLAT	6.2 m²
01 - FIRST FLOOR	
FIRST FLOOR FLAT	54.4 m²

2P1B GIFA (53m²) GF FLAT

FLOOR	AREA
GROUND FLOOR FLAT	53.7 m²

2P1B FF STORAGE (1.5m²)

NAME	AREA	COMMENTS
01 - FIRST FLOOR		
STR	0.5 m²	
A/C	1.2 m²	
	1.7 m²	

2P1B GF STORAGE (1.5m²)

NAME	AREA	COMMENTS
00 - GROUND FLOOR		
STR	0.8 m²	
STR	0.7 m²	
A/C	0.7 m²	
	2.2 m²	

0 0.5 1 1.5 2 2.5 m
1:50 @ A2

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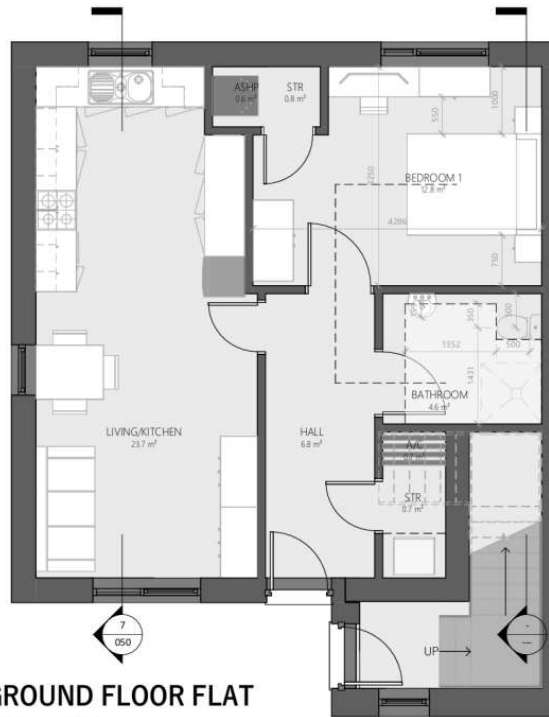
PROJECT
Y WERN, FELINHELI

CLIENT
WILLIAMS HOMES/ADRA

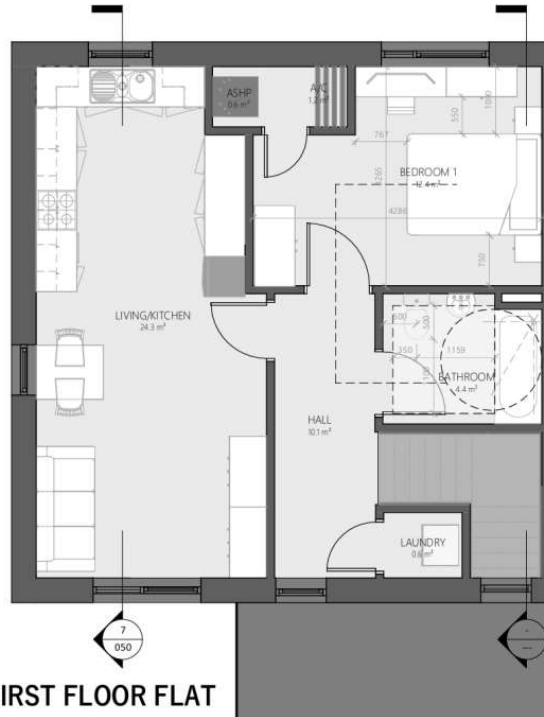
DRAWING TITLE
2P1B FLAT PLANS AND ELEVATIONS

DRAWING STATUS	STATUS
PLANNING	S0
DRAWING No	PROJECT No
YWF-SAL-Q2-ZZ-DR-A-0050	P1187
SCALE	REVISION
As indicated@A2	P4

PLANS

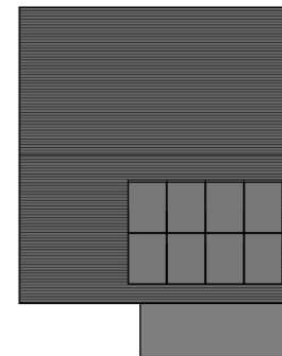


GROUND FLOOR FLAT
SCALE: 1:50



FIRST FLOOR FLAT
SCALE: 1:50

*Cynllun Diwygiedig
Amended Plan*

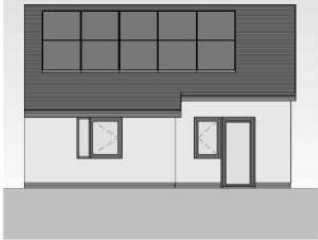


ROOF PLAN
SCALE: 1:100

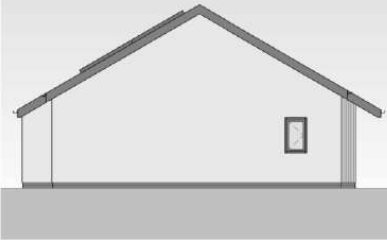
ELEVATIONS



FRONT ELEVATION
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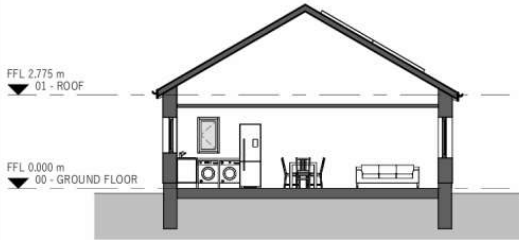


REAR ELEVATION
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SIDE ELEVATION
SCALE: 1:100

Cynllun Diwygiedig
Amended Plan



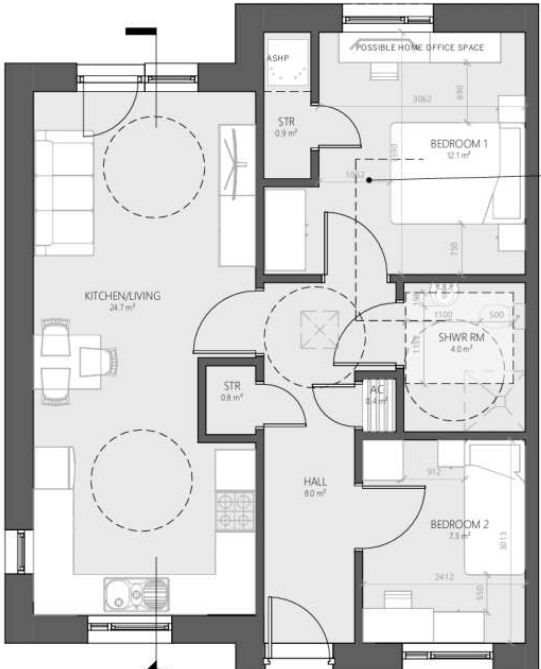
SECTION A
SCALE: 1:100

REV	DESCRIPTION	DATE	BY	CHK
P1	INITIAL ISSUE	16/05/2023	MM	GI
P2	ELEVATION CHANGES FOLLOWING CLIENT MEETING	30/06/2023	MM	GI
P3	SCALE REVISION	06/07/2023	MM	GI
P4	UPDATES FOLLOWING WIS COMMENTS	06/08/2023	MM	GI

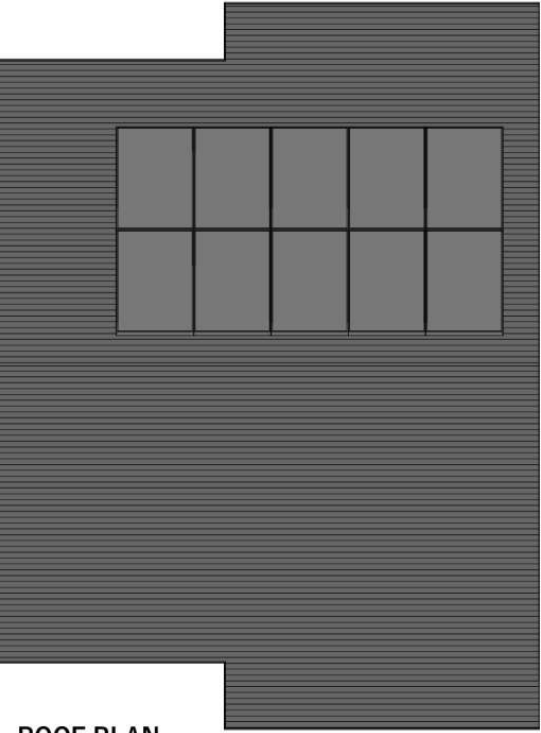
MATERIAL SCHEDULE

- RENDER
- TIMBER CLADDING
- SLATE/TILE

PLANS



GROUND FLOOR
SCALE: 1:50

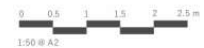


ROOF PLAN
SCALE: 1:50

FLOOR	
FLOOR	AREA
GROUND FLOOR	61.4 m ²
	61.4 m ²

3P2B STORAGE (2m ²)		
NAME	AREA	COMMENTS
00 - GROUND FLOOR		
STR	0.9 m ²	
AC	0.4 m ²	MINIMUM 1m ² SHELVING
STR	0.8 m ²	
	2.0 m ²	

DERBYN



1:50 @ A2

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PROJECT
Y WERN, FELINHeli

CLIENT
WILLIAMS HOMES/ADRA

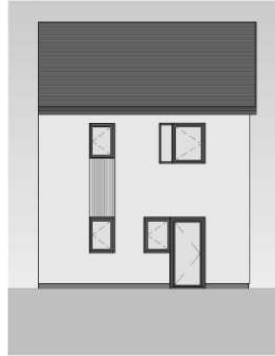
DRAWING TITLE
3P2B BUNGALOW PLANS
AND ELEVATIONS

DRAWING STATUS	STATUS
PLANNING	S0
DRAWING No:	PROJECT No:
YWF-SAL-03-ZZ-DR-A-0031	P1167
SCALE	REVISION:
As indicated @A2	P4

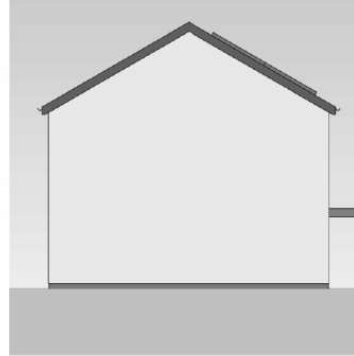
ELEVATIONS



FRONT ELEVATION
SCALE: 1:100



REAR ELEVATION
SCALE: 1:100



SIDE ELEVATION
SCALE: 1:100

DERBYN
25-10-2023

Cynllun Diwygiedig
Amended Plan

REV	DESCRIPTION	DATE	BY	CHK
P1	INITIAL ISSUE	10/06/2023	NM	GI
P2	ELEVATIONAL CHANGES FOLLOWING CLIENT MEETING	30/06/2023	NM	GI
P3	SCALE REVISION	04/07/2023	NM	GI
P4	UPDATES FOLLOWING WG COMMENTS	06/08/2023	NM	GI



SECTION A
SCALE: 1:100

MATERIAL SCHEDULE

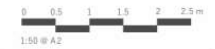
- RENDER
- TIMBER CLADDING
- SLATE/TILE

FLOOR

FLOOR	AREA
GROUND FLOOR	41.5 m ²
FIRST FLOOR	41.5 m ²
	82.9 m ²

4P2B STORAGE (2.5 m²)

NAME	AREA	COMMENTS
00 - GROUND FLOOR		
STR	0.5 m ²	
STR	1.3 m ²	
01 - FIRST FLOOR		
AC	Redundant Room	
	1.8 m ²	



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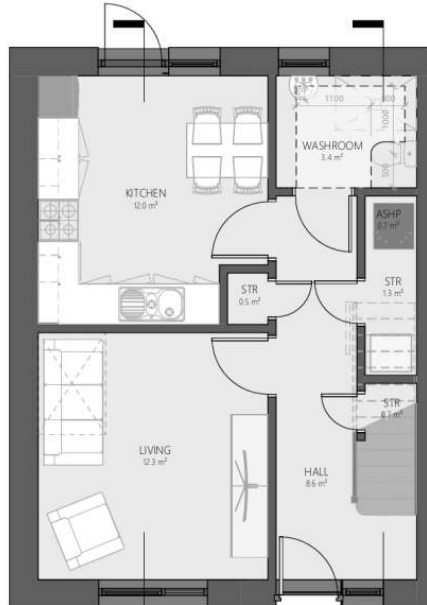
PROJECT:
Y WERN, FELINHELI

CLIENT:
WILLIAMS HOMES/ADRA

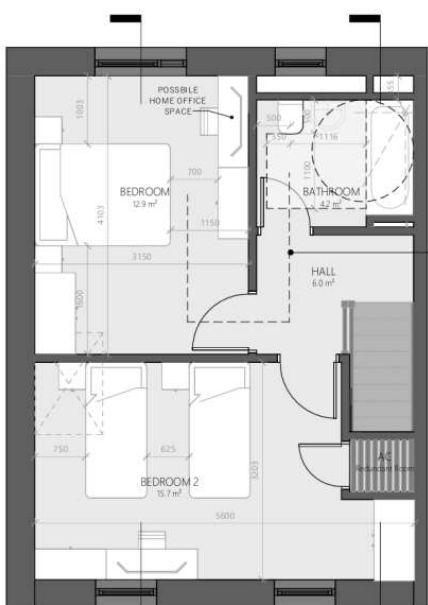
DRAWING TITLE:
4P2B HOUSE TYPE PLANS AND ELEVATIONS

DRAWING STATUS:	STATUS
PLANNING	S0
DRAWING No:	PROJECT No:
YWF-SAL-04-ZZ-DR-A-0041	P1187
SCALE:	REVISION:
As indicated @A2	P4

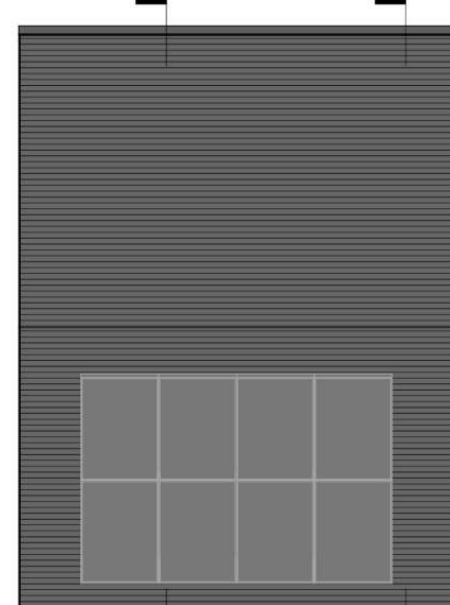
PLANS



GROUND FLOOR
SCALE: 1:50

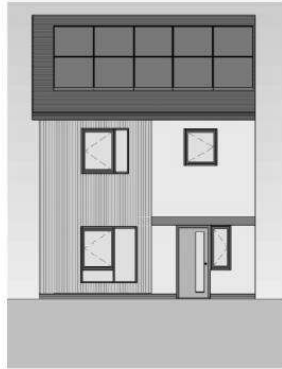


FIRST FLOOR
SCALE: 1:50



ROOF PLAN
SCALE: 1:50

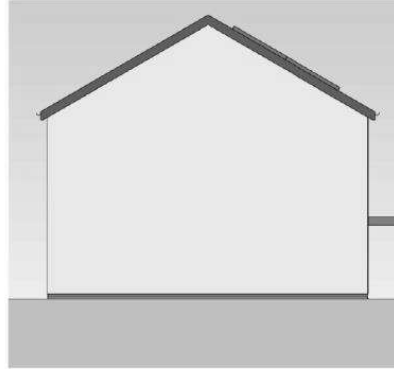
ELEVATIONS



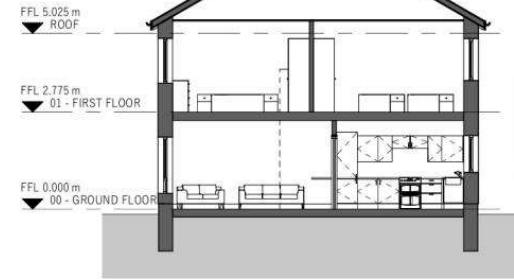
FRONT ELEVATION
SCALE: 1:100



REAR ELEVATION
SCALE: 1:100



SIDE ELEVATION
SCALE: 1:100



SECTION A
SCALE: 1:100

REV	DESCRIPTION	DATE	BY	CHK
P1	INITIAL ISSUE	10/10/2023	MM	GD
P2	ELEVATIONAL CHANGES FOLLOWING CLIENT MEETING	20/10/2023	MM	GD
P3	SCAL REVISION	26/10/2023	MM	GD
P4	UPDATES FOLLOWING WG COMMENTS	26/10/2023	ME	GD

DERBYN
23-10-2023

**Cynllun Diwygiedig
Amended Plan**

MATERIAL SCHEDULE

- RENDER
- TIMBER CLADDING
- SLATE/TILE

SP3B GIFA (93m²)

FLOOR	AREA
GROUND FLOOR	46.5 m ²
FIRST FLOOR	46.5 m ²
	93.0 m ²

SP3B STORAGE (2.5m²)

NAME	AREA	COMMENTS
00 - GROUND FLOOR		
ST	1.4 m ²	
ST	1.2 m ²	
01 - FIRST FLOOR		
A/C	0.6 m ²	
	3.3 m ²	

0 0.5 1 1.5 2 2.5 m
1:50 @ A2

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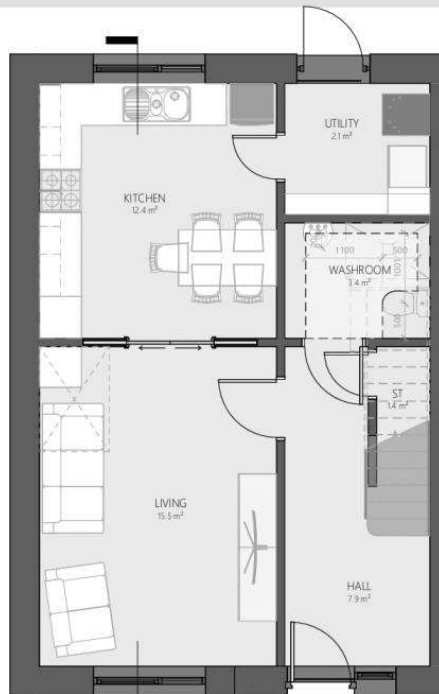
PROJECT:
Y WERN, FELINHELI

CLIENT:
WILLIAMS HOMES/ADRA

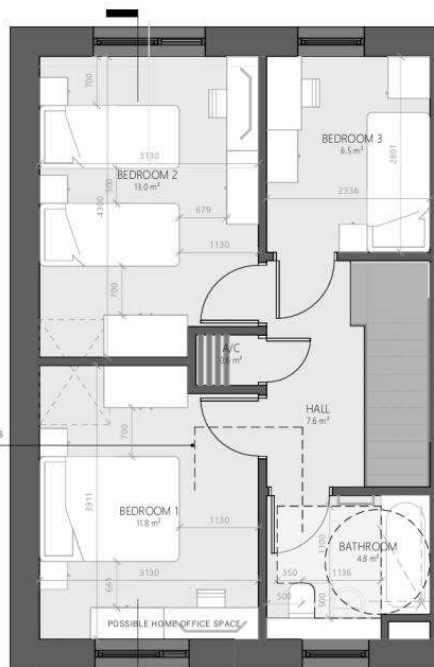
DRAWING TITLE:
SP3B HOUSE TYPE PLANS
AND ELEVATIONS

DRAWING STATUS:	STATUS:
PLANNING:	S3
DRAWING No:	PROJECT No:
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SCALE:	REVISION:
As indicated @A2	P4

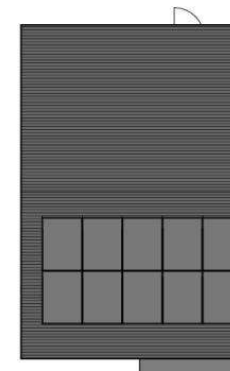
PLANS



GROUND FLOOR
SCALE: 1:50



FIRST FLOOR
SCALE: 1:50



ROOF PLAN
SCALE: 1:100









PLANNING COMMITTEE	DATE: 18/03/2024
ASSISTANT HEAD OF DEPARTMENT REPORT	

Number: 3

Application Number: C23/0793/40/DT

Date Registered: 12/02/2024

Application Type: Householder

Community: Llannor

Ward: Efailnewydd/Buan

Proposal: External changes to a plan previously approved under plan number C08D/0205/40/LL including a first-floor extension, appearance and external materials.

Location: Tŷ'n Llwyn, Llannor, Pwllheli, Gwynedd, LL53 5UG

Summary of the Recommendation: TO REFUSE

PLANNING COMMITTEE	DATE: 18/03/2024
ASSISTANT HEAD OF DEPARTMENT REPORT	

1. Description:

- 1.1 Full application for the erection of extensions to a two-storey house. The Council gave permission for single-storey and part two-storey extensions under reference C08D/0205/40/LL in 2008 and part of these extensions on a single-storey level have been erected. This proposal means changing the previously approved plan by providing first floor extensions to the single-storey parts that have already been approved. The proposed extensions will include a living room, a film / playroom, a snug and a cloakroom on the ground floor, along with a terrace above the film / playroom, two bedrooms with dressing rooms/walk in wardrobe and an ensuite and internal balconies. The extensions are located at the front, side and rear elevation of the house. The proposal will be a modern design and substantially bigger than the existing building. The intention is to finish the extensions with a mixture of stone, corten steel, larchwood treated with fire, as well as bare concrete on the walls; and natural slate on the roof.
- 1.2 The site is located in the open countryside and outside any development boundary as defined by the Gwynedd and Anglesey Joint Local Development Plan. The existing property is a traditional two-storey house, finished with pebbledash. As mentioned above, work has partially started on previously approved extensions. The nearest residential property is approximately 120m away.
- 1.3 Number 11 Llannor public footpath runs within metres of the proposed extension's south-western gable-end.
- 1.4 The property is served by an existing entrance and track from a third-class country road.
- 1.5 The application is submitted to the committee at the local member's request.

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 Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.
- 2.3 **Anglesey and Gwynedd Joint Local Development Plan 2011-2026, adopted 31 July 2017**
PS1: The Welsh Language and Culture
PS 4: Sustainable Transport, Development and Accessibility
TRA 2: Parking standards
TRA 4: Managing transport impacts
PS 5: Sustainable development
PS 6: Alleviating and adapting to the effects of climate change
PCYFF 2: Development criteria

PLANNING COMMITTEE	DATE: 18/03/2024
ASSISTANT HEAD OF DEPARTMENT REPORT	

PCYFF 3: Design and place shaping
PCYFF 4: Design and Landscaping
Policy PS19: Conserving and where appropriate enhancing the natural environment

Supplementary Planning Guidance: Maintaining and Creating Distinctive and Sustainable Communities (adopted July 2019)

2.4 National Policies:

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 12 - February 2024)

Technical Advice Note – 5 Nature Conservation and Planning.

Technical Advice Note – 12 Design.

3. Relevant Planning History:

3.1 C03D/0231/40/LL – APPLICATION TO RETAIN A SINGLE-STOREY EXTENSION TO A DWELLING – Approved with Conditions - 28-07-2003

C04D/0323/40/LL – TWO-STOREY EXTENSION TO A DWELLING – Approved with Conditions - 28-07-2004

C07D/0129/40/LL – CONSTRUCT A TWO-STOREY EXTENSION TO THE BACK OF A DWELLING AND ALTERATIONS – Approved with Conditions - 08-06-2007

C08D/0205/40/LL – AMENDED APPLICATION – CONSTRUCT A TWO-STOREY EXTENSION TO THE BACK OF A DWELLING AND ALTERATIONS – Approved with Conditions on 05-06-2008

C23/0498/40/DT – EXTERNAL CHANGES TO A PREVIOUSLY APPROVED SCHEME UNDER REFERENCE C08D/0205/40/LL INCLUDING FIRST FLOOR EXTENSIONS, EXTERNAL MATERIALS AND APPEARANCE – Application withdrawn due to a recommendation to refuse on 20.09.2023

4. Consultations:

Community/Town Council: Support

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

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Rights of Way Unit: Not received

Welsh Water: There is no public sewerage system in this area. Any new development will require the provision of satisfactory alternative facilities for sewage disposal. 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.

Biodiversity Unit: 29.1.2024 Observations

The proposed development shown on a 3d drawing, show a substantial additional construction with which will alter the existing roof significantly with new adjoining roofs and Velux windows.

Site data

Although there are no bat records for the site, bats have been recorded within 374 meters for pipistrelle and Myotis bat roosts.

PROW through site.

Pond adjacent to house. Several hedgerows connecting the house to the wider countryside.

Two streams/ditches within 35 meters of house.

Designated Sites

- Several Wildlife Sites within 1km
- Gors Geirch SSSI & SAC within 2km

Ecological Reports:

- None provided

Biodiversity Enhancement

- None provided

I recommend swift bricks/bird boxes and native hedge planting and the management of fields as hay meadows and this must be shown on the proposed plans. Biodiversity enhancements are required for all developments following Welsh Government Planning Policy letter to all heads of planning on securing biodiversity enhancement (23/10/19) in response to the Section 6 Duty of the Environment (Wales) Act 2016.

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Below are two aerial photographs, the left one taken in the year 2000 and the right one in 2021. This shows the expansion of the farm the loss of three hedgerows since 2000.

Bats

The proposal will significantly alter the roof of the existing house and there is the potential for bats to be roosting within the roof and this development has a high potential to impact bats. Bats and their roosts are protected under the Wildlife and Countryside Act 1981 (as amended) and the Habitats Regulations 2017 making it an offence to disturb or harm bats or destroy their roosting places. Any external lighting has the potential to impact bats roosting in the house or foraging around the site. The applicant should also provide a map showing the proposed external illumination with specific details on lighting.

I object to the proposal because it has not provided a protected species survey (bats & birds) nor has it provided any biodiversity enhancement.

21.02.2024 Observations

The bat survey report has been produced to a good standard, no protected species are presumed to be impacted. The impact to biodiversity as a result is expected to be negligible.

Some biodiversity enhancement should be included on the design drawings and undertaken during development to ensure this application is compliant with local and national planning policy. Enhancements are suggested in the ecology report.

Public Consultation: A notice was posted on the site and nearby residents were notified. No responses were received.

5. Assessment of the material planning considerations:

The principle of the development and visual amenities

- 5.1 Policy PCYFF 3 states that proposals will be approved, including extensions and changes to existing buildings and structures, if they comply with a number of criteria including that the proposal adds to or improves the character or appearance of the site, the building or the area in terms of setting, appearance, scale, mass, height and elevation treatment; that it respects the context of the site and its place in the local landscape; that it uses materials that are appropriate to their surroundings and incorporates soft landscaping; that it improves a safe and integrated transport and communications network; that it limits the risk and danger of flood water run-off and prevents pollution; that it achieves an inclusive design that allows access for all and helps to create healthy and vibrant environments taking into account the health and well-being of future users.

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5.2 It is acknowledged that single-storey extensions with one section being two-storey have previously been approved on the site and that work has started. The proposal in question involves erecting additional and substantial first-floor extensions to the previously approved single-storey extensions, these first-floor extensions would be a mixture of pitched roof and a flat roof. The intention is also to provide a terrace above part of a single-storey extension as well as internal balconies. The proposal in question is modern in terms of its design and the choice of external materials and likely to create a very different structure to the current property. There is significant concern regarding the design of the proposal and this opinion was expressed to the applicant during the pre-application enquiry procedure. It is also noted that the applicant withdrew the previous application following discussion regarding the Local Planning Authority's concerns. The site is located over 400 metres from the nearest country roads in each direction, however, there is a number 11 public footpath running past the property's gable and the proposal would be obvious and very visible from that footpath.

5.3 It is considered that the proposal, because of its size, bulk, design and finish, would create an alien feature in the open countryside and, because of this, would have a substantial negative impact on the area's visual amenities as it would not be in keeping with the character and appearance of the current house and the houses in this area of countryside and it is not considered that it would meet criteria 1, 2 and 3 of policy PCYFF 3 within the LDP which seek to ensure that proposals add to and improve the character and appearance of the site and the building in terms of setting, appearance, scale, height, mass and elevations treatment; that they respect the site's context and its place in the local landscape; and uses materials that are appropriate to its surroundings, nor the requirements of Technical Advice Note 12: Design that supports proposals of high-quality designs.

General and residential amenities

5.4 The site is located in the open countryside approximately 120 metres from a nearby house to the west and approximately 300 metres from a nearby house to the east. Although changes to the house would be substantial and include a substantial terrace and internal balconies, it would not have a significant negative impact on the amenities or privacy of any nearby residents. For those reasons, it is not considered that the proposal, if approved, would be contrary to policy PCYFF2 of the Anglesey and Gwynedd Joint Local Development Plan in this context.

Transport and access matters

5.5 The house is located far from the access to the main road and it is therefore considered that it would not affect road safety. Number 11 Llannor public footpath runs past the property's south-western gable. There is no intention to extend the property outwards any more than its existing size in this direction, therefore it appears that the proposal would not have an impact on the setting of the footpath in this case.

5.6 It is not considered that the proposal is contrary to policy TRA 2 and TRA 4 within the LDP.

Biodiversity matters

5.7 The Biodiversity Unit has confirmed that a full bat survey is required for this proposal, because it would mean making substantial changes, including providing windows in the roof as well as combining the proposed extensions into the current property's roof. It is also noted that there have been records of bats and their roosts within 400m of the site. As a consequence of these

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observations, a bat survey has been received, as well as site plans and revised elevations indicating proposals for biodiversity improvements as noted in the survey, which include installing a bat box on the building, providing dark zones and reinforcing existing hedges. The Biodiversity Unit has confirmed that the survey has been completed to a high standard, and the proposal would not be likely to have an impact on any protected species. Their observations also refer to the need to incorporate the improvements noted in the survey and to show them in the plans.

- 5.8 Therefore, based on the bat survey and the Biodiversity Unit's response, it is considered that the proposal is acceptable and is unlikely of harming any protected species, and it offers appropriate biodiversity improvements. It is therefore considered that the proposal is in accordance with the requirements of policy PS19 of the LDP, Technical Advice Note 5: Planning and Nature Conservation, as well as the amendment to Chapter 6 Planning Policy Wales regarding the green infrastructure and the phased approach.

Language Matters

- 5.9 In accordance with the Planning (Wales) Act 2015, it is a duty when making a decision on a planning application to consider the Welsh language, where it is relevant to that application. This is reiterated further in para. 3.28 of Planning Policy Wales (Edition 11, 2021), and Technical Advice Note 20. The Supplementary Planning Guidance (SPG) 'Maintaining and Creating 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.
- 5.10 It is noted that there are some specific types of development where it will be required for the proposal to submit a Welsh Language Statement or a Welsh Language Impact Assessment. The thresholds in terms of when it is expected to submit a Statement/Report have been highlighted in Policy PS1 of the Joint LDP, along with Diagram 5 of the SPG. In terms of the type of developments in question, the following is noted: The proposal does not reach the thresholds to submit a Welsh Language Statement or a Report on a Welsh Language Impact Assessment. However, Appendix 5 of the SPG notes that every housing, retail, commercial or industrial development where there is no need to submit a Welsh Language Impact Statement/Assessment should show how consideration has been given to the language.
- 5.11 The proposal in question is for extending a current residential house. Planning consent has already been approved to extend the property in 2008, and the proposal in question means further extensions. It is not considered that the intended extensions are likely to have a detrimental impact on the Language and therefore, it is considered that it complies with the requirements of policy PS1 in this context.

Relevant planning history

- 5.12 Planning permission was given to erect a single-storey extension to the property under reference C08D/0205/40/LL. Work on this permission has started and it is therefore in force. However, it cannot be considered as a "fall back" situation as the proposed extensions are substantially larger and different.

6. Conclusions:

- 6.1 Having considered every relevant planning matter, it is not considered that the application can be supported based on its size, bulk, design and finish as it would create an alien feature in the

PLANNING COMMITTEE	DATE: 18/03/2024
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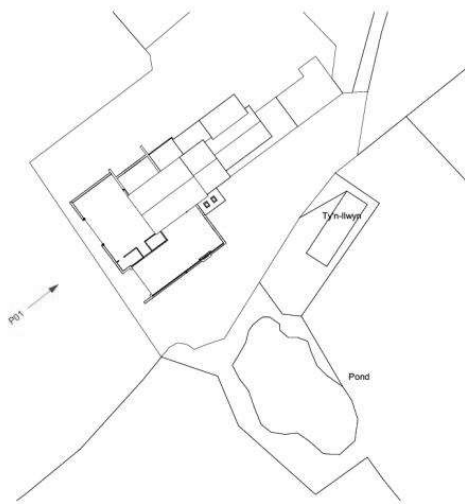
countryside and have a substantial negative impact on the area's visual amenities. The proposal is unacceptable therefore, and it is recommended to refuse it.

7. Recommendation: To refuse.

1. The proposed development's size, mass, design and external finish would not reflect nor respect the site as it would create an unacceptable and incongruous feature on the form and character of the landscape and the local area and, therefore, on the local area's visual amenities. The proposal is therefore contrary to criteria 1, 2 and 3 of Policy PCYFF 3 of the Anglesey and Gwynedd Joint Local Development Plan, 2017, as well as the advice contained in the Technical Advice Note 12 document: Design.



1 LOCATION PLAN
1 : 5000



2 EXISTING BLOCK PLAN
1 : 500

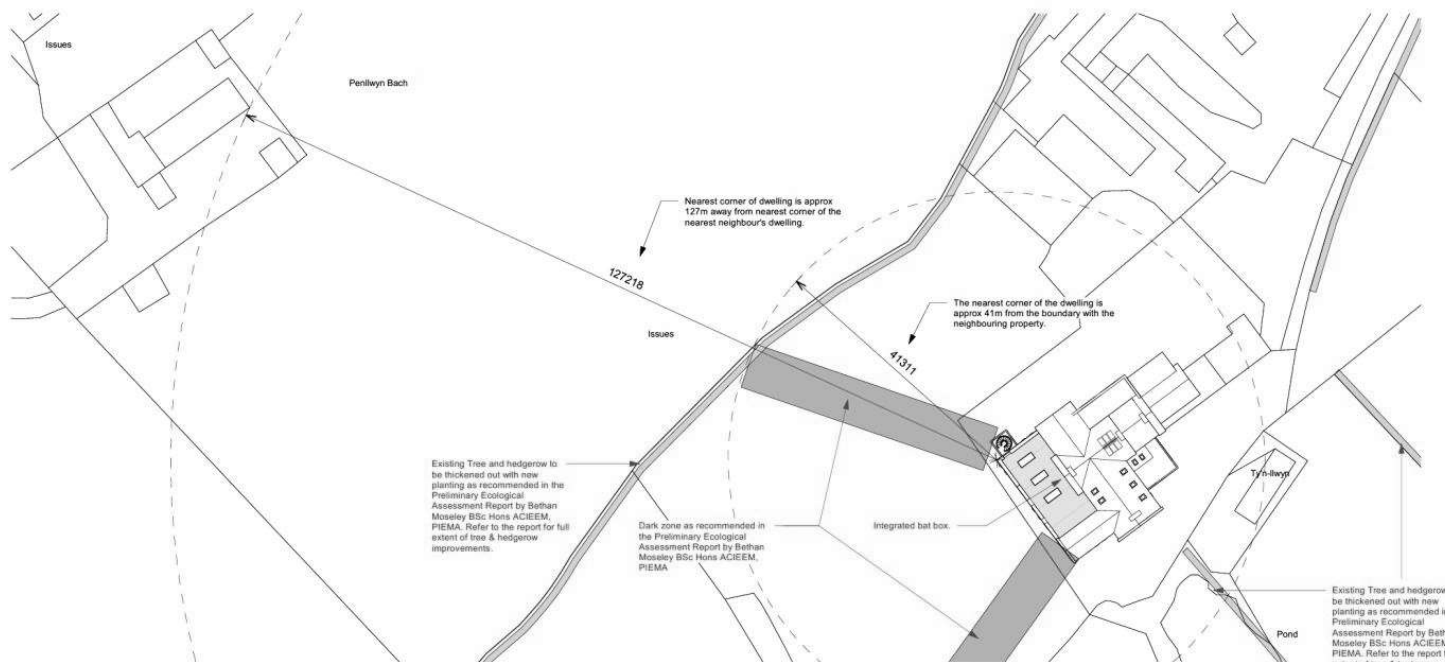


Photograph P01

Biodiversity Enhancements

- One integrated bat brick must be included in the new extension and will be located on the southwest facing elevation.
- External lighting will be avoided on the southwest side of the extension at Tyn Llwyn and integrated bat brick area.
- All machinery, equipment including staff boots will be disinfected and washed before entering and leaving the area of the works to stop the introduction or movement of invasive non-native species to the area of the works.
- If the proposed works have not been undertaken within 24 months from the date of this assessment or if there has been any deterioration of the building, a repeat survey needs to be carried out.
- There are opportunities for the landowner to plant native plants such as Aspen, alder, field maple, sycamore, birch, rowan and disease-resistant elm, along with native oaks, hawthorn and blackthorn on site, this will increase local foraging opportunities for bats and birds in the garden.
- Swift boxes must be included in the design, the ecologist will show the landowners the best location to place the swift boxes on site.
- All the fields on site will be managed as a hay meadow following the plant life guidance.
- A check for nesting birds will be completed before the works start (if within the bird breeding season generally 1st March to 31st August).
- Bats are highly mobile animals and can move into a property at any time after the survey has taken place, in the unlikely event a bat is found during the works, all works must stop, and the licensed bat worker called to assist.

All as recommended in the Preliminary Ecological Assessment Report by Bethan Moseley BSc Hons ACIEM, PIEMA



3 PROPOSED BLOCK PLAN
1 : 500

Notes



External Lighting

Any external lights (above doors) are to be facing the ground (with a cowl) to prevent any external light upwards, be of low luminance and illumination, be on the warm white spectrum (ideally <2700Kelvin). LED bulbs shall be used, and be on a timer to reduce the amount of light pollution and disturbance.



Cynlun Diwygiedig
Amended Plan

B	Biodiversity notes added	Chwe
A	Seperation distances added	Mai
No.	Description	Date
DO NOT SCALE FROM DRAWING		
CHECK ALL DIMENSIONS ON SITE		

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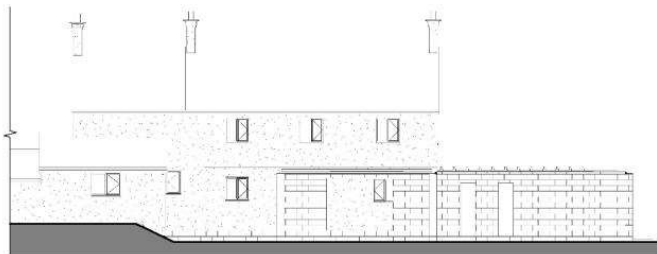
Mr & Mrs Hubbard
Ty'n Llwyn,
Llannor, Pwllheli,
Gwynedd, LL53 5UG

Location Plans
& Photograph

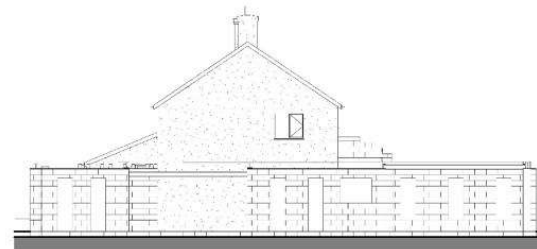
Drawn by	GU	Date	August 2022
Drawing No	OBS-2022-047 GA001	Rev	B



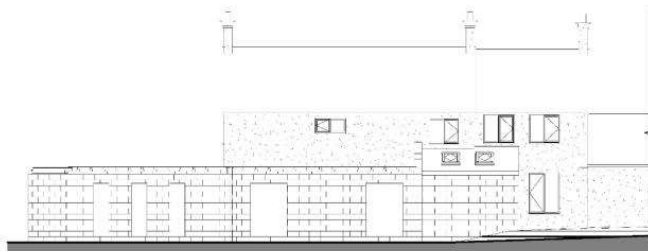
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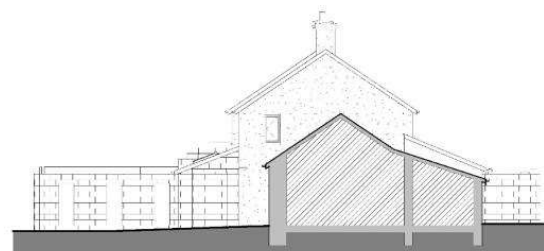
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1 : 100



2 EXISTING SOUTHWESTERN ELEVATION
1 : 100



3 EXISTING SOUTHEASTERN ELEVATION
1 : 100



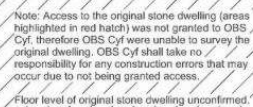
4 EXISTING NORTHEASTERN ELEVATION
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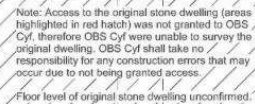
5 EXISTING 3D VIEW 1



6 EXISTING 3D VIEW 2



Citation ISO Certification
Quality management ISO 9001: 2015



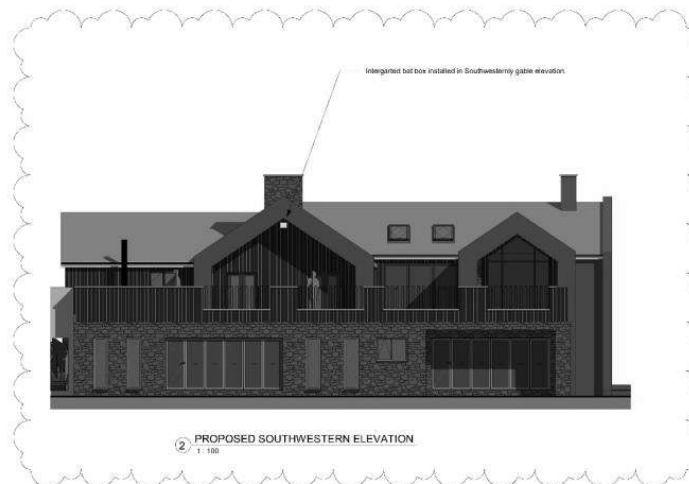
Citation ISO Certification
Quality management ISO 9001:2015
Certificate No. 50102-0011

Proposed Materials

Walls - Masonry cavity with combination of natural stone work, corten steel and Shou Sugi Ban (the treated Larch - Barn concrete to external stairs and stone enclosed entrance porch)
 Roof - Natural slate with black angular ridge tiles
 Roofline - Copper
 Rainwater Goods - Copper
 Windows & External Doors - Aluminium in Charwell Green (ground floor) and Anthracite Grey (first floor)



1 PROPOSED NORTH-WESTERN ELEVATION
1:100



2 PROPOSED SOUTHWESTERN ELEVATION
1:100



3 PROPOSED SOUTHEASTERN ELEVATION
1:100



4 PROPOSED NORTHEASTERN ELEVATION
1:100

DERBYN
Adran Cyrrunio 12-02-2024



5 PROPOSED 3D VIEW 1
1:100



6 PROPOSED 3D VIEW 2
1:100

Cynllun Diwygiedig
Amended Plan

A	Rev
No.	Description
1	DO NOT SCALE FROM DRAWING
2	CHECK ALL DIMENSIONS ON SITE

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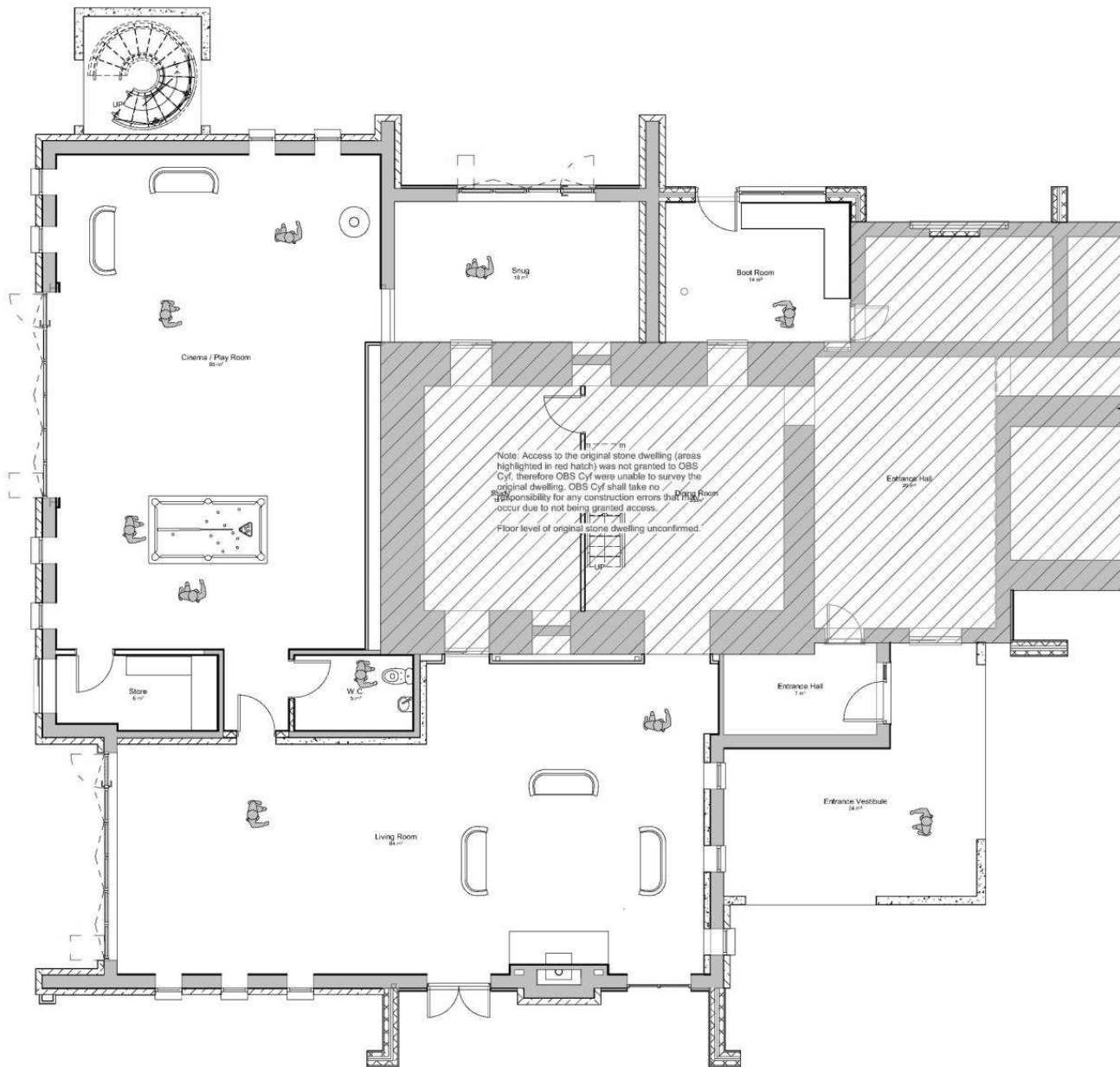


Mr & Mrs Hubbard
Ty'n Uwyn,
Llanor, Pwllheli,
Gwynedd, LL53 5UG

Proposed Elevations
& 3D Views

Drawn by	GLJ	Date	Each 2022
Drawing No	085-2022-047 GA007	Rev	A





A	Addition of partitions to existing part of dwelling		Mail
	No.	Description	Date
		DO NOT SCALE FROM DRAWING	
		CHECK ALL DIMENSIONS ON SITE	

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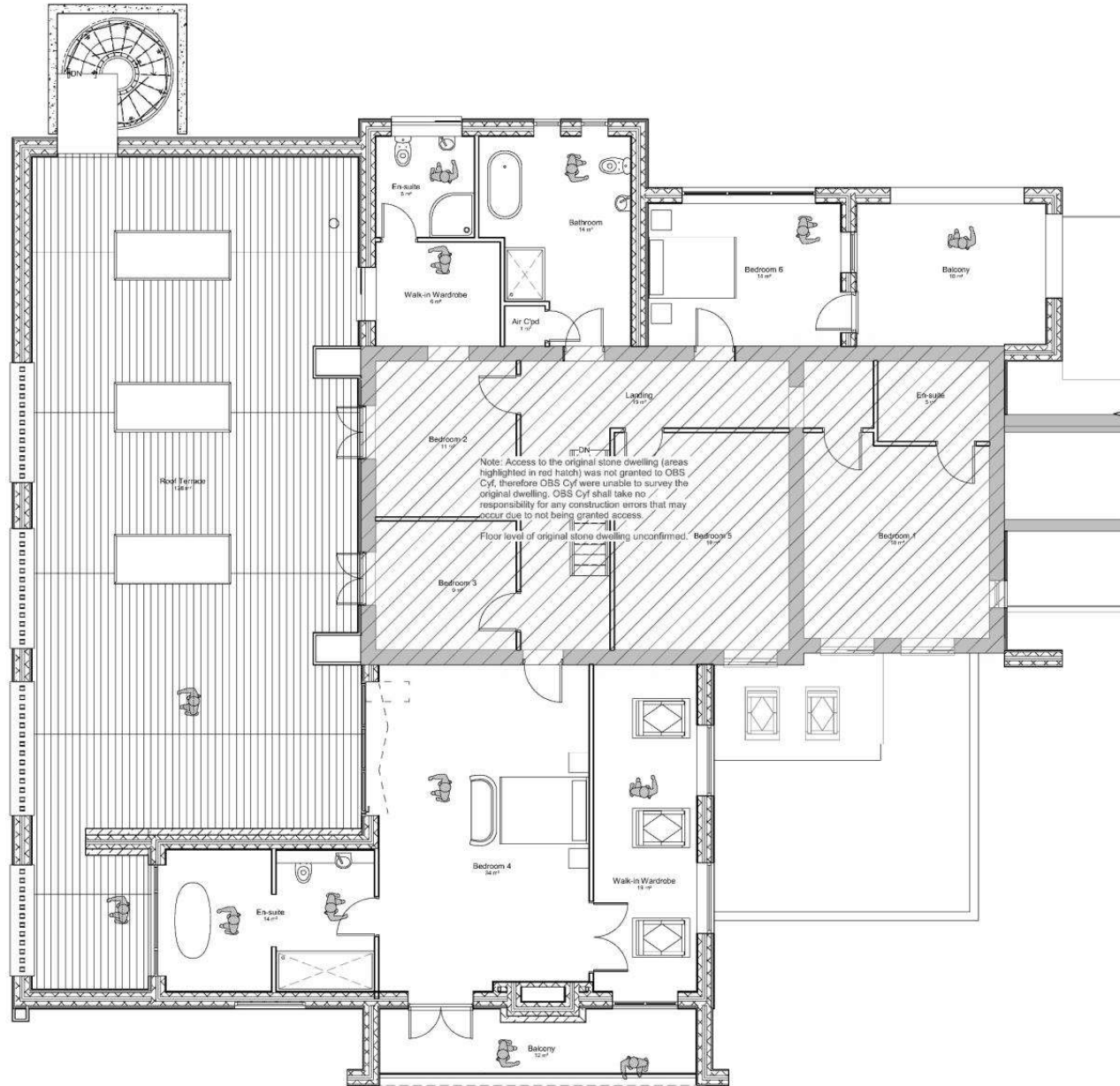


Mr & Mrs Hubbard
Ty'n Uwyn,
Llanor, Pwllheli,
Gwynedd, LL53 5UG

Proposed Ground Floor Plan

Drawn by	GLI	Date	Each 2022
Drawing No			Rev
OBS-2022-047 GA005		A	





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No.	Description	Date
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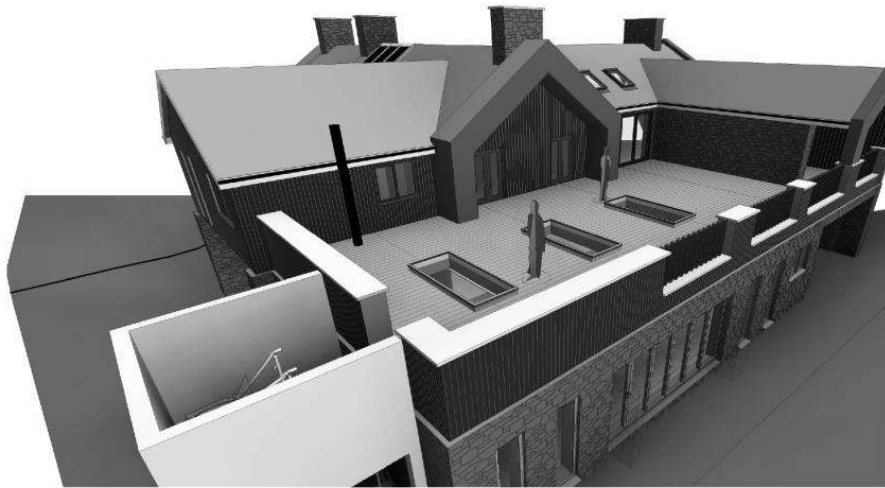


Mr & Mrs Hubbard
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Proposed First Floor Plan

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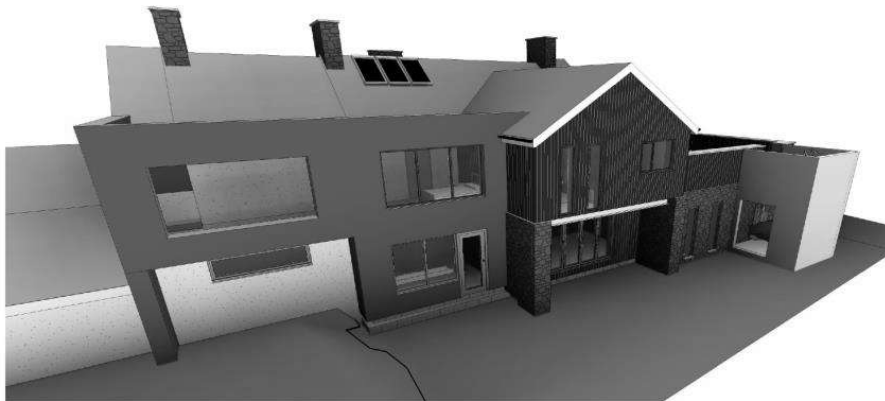




1 PROPOSED 3D VIEW 3



2 PROPOSED 3D VIEW 4



3 PROPOSED 3D VIEW 5



4 PROPOSED 3D VIEW 6

No.	Description	Date
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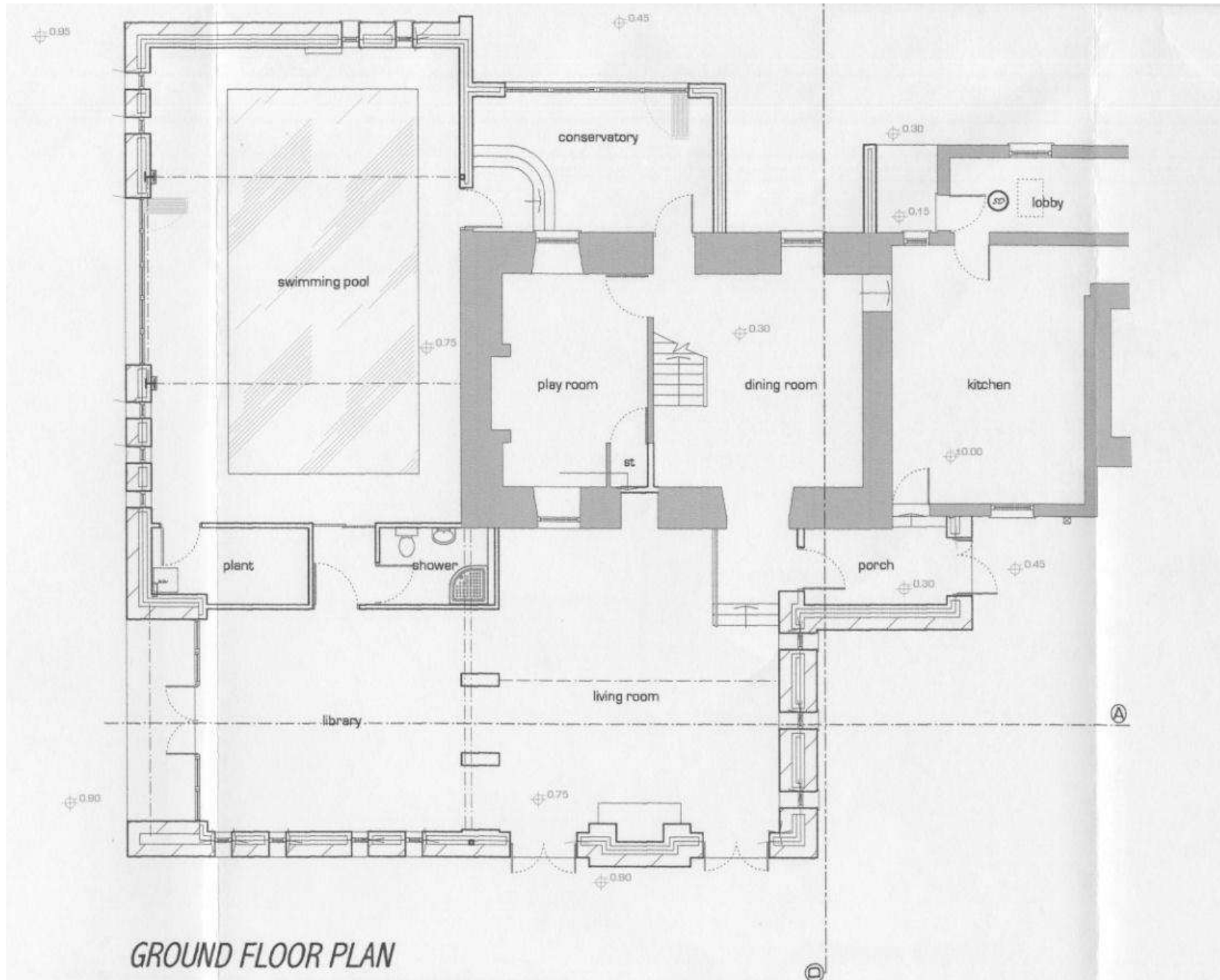


Mr & Mrs Hubbard
Ty'n Uwyn,
Llanor, Pwllheli,
Gwynedd, LL53 5UG

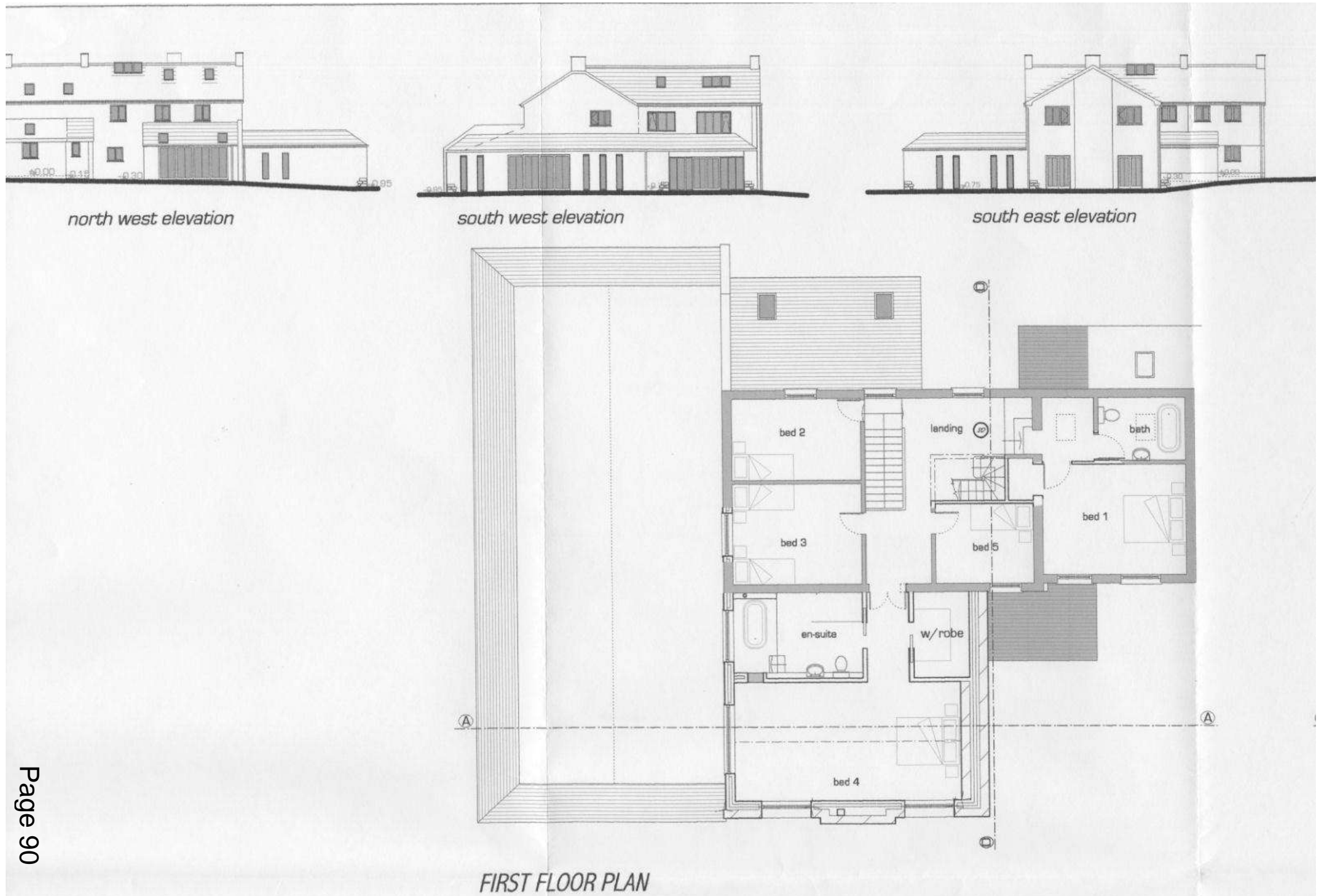
Proposed 3D Views

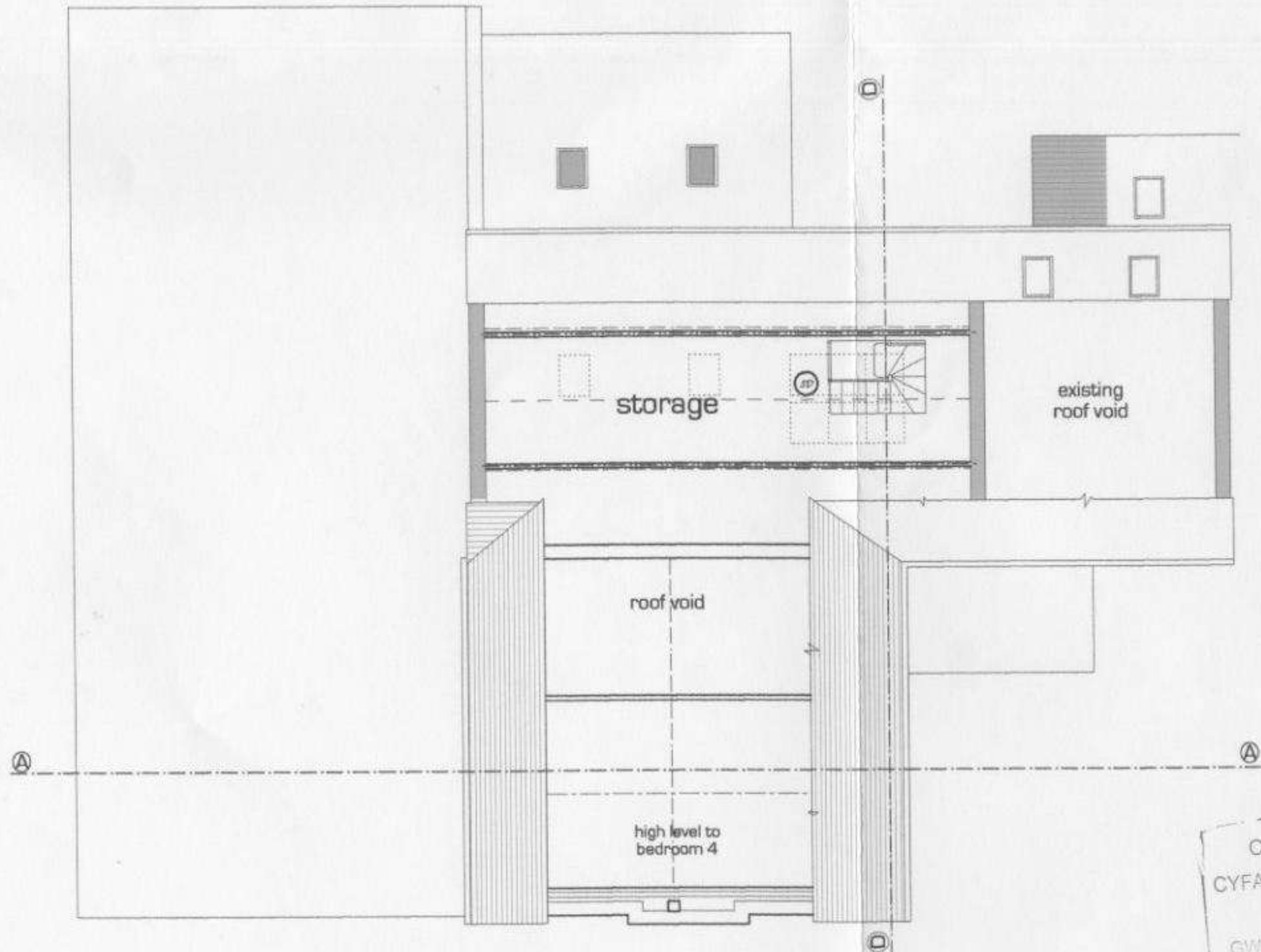
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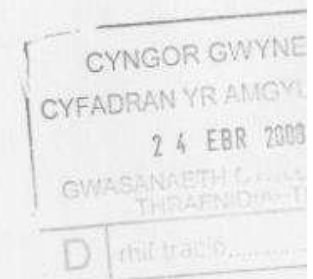


Cynlluniau a ganiatawyd o dan C08D/0205/40/LL





SECOND FLOOR PLAN













PLANNING COMMITTEE	DATE: 18/03/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Number: 4

Application Number: C23/0806/00/LL

Date Registered: 16/10/2023

Application Type: Full

Community: Barmouth

Ward: Barmouth

Proposal:

Proposed works at the Viaduct Gardens region of Barmouth to include:

- 1: Repairing, strengthening and raising the height of an approximately 60m section of sea wall,**
- 2: Erecting a new setback wall and floodgate/barrier in the area behind the primary sea wall**
- 3: Install a new drainage network to manage surface water and overtopping in the area behind the setback wall and floodgates,**
- 4: Installation Property Flood Resilience (PFR), in the quay area.**
- 5: Installation of a new surface water outfall pipe that protrudes from the sea wall into the harbour.**

Location: Viaduct Gardens, Stryd Yr Eglwys, Barmouth, LL42 1EL

Summary of the

Recommendation: TO APPROVE WITH CONDITIONS

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REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

1. Description:

- 1.1 This is an application to improve the flood protection mechanisms. The work includes:-
- Repair, strengthen and raise the height of approximately 60m length of sea wall;
 - Erection of setback walls with new floodgates in the area behind the main sea wall;
 - Installation of new drainage network in order to manage surface water and flooding in the area behind the setback walls and flood gates;
 - Installation of new surface water outfall pipe that protrudes from the sea wall to the harbour;
 - Installation of flood resilience equipment in properties in the quay area.
- 1.2 A sea wall would be re-built and surfaced with stone from the existing wall and then there would be a parapet wall section measuring approximately 1.2 metres above the nearby floor level. The existing rock armour would be redistributed on the highest part of the beach across the front of the sea wall and reinforced with additional rocks as required. A new setback wall would be erected along the northern boundary of Viaduct Gardens, which would include glass on the highest section. The work would also include a plan to manage surface water, which would include floodgates, gutters, drains and a variety of adaptations to the existing system as well as a new surface water outfall on the beach. At the end of the work, the public space in Viaduct Gardens would be restored through landscaping work and the installation of new street furniture.
- 1.3 The application is supported by the following assessments:
- Design and Access Statement
 - Ecology Impact Assessment
 - Ecological Appraisal Evaluation
 - Construction Methodology
 - Habitats Regulations Assessment - Preliminary Screening Report
 - Habitats Regulations Assessment
 - The Proposed Development and the Welsh language
 - Landscape and Visual Statement
 - Heritage Statement
 - Noise and Vibration Assessment
 - Flood Consequence Assessment
- 1.4 The site is partially located within the Barmouth development boundary. The site is located in the southern end of Barmouth near the estuary of Afon Mawddach in the Viaduct Gardens area of the town. It lies near the A496 and the Cambrian Railway runs through the application site. The site lies within the Mawddach Landscape of Outstanding Historic Interest and within a Special Landscape Area. A part of the site lies within the Conservation Area. The site is partially located within the Pen Llŷn a'r Sarnau Special Conservation Area and the Aber Mawddach Site of Special Scientific Interest. The Coedydd Derw Special Landscape Area and Ystlumod Meirion Sites and Llechwedd Abermaw (Barmouth Hillside) Site of Special Scientific Interest are located within 20 metres of the site. The site lies within flood zones C1 and C2 as shown on the development advice maps associated with Technical Advice Note 15: Development and Flood Risk. On the flood maps for planning, this site is within zone 3. There is a mix of residential and commercial units nearby.
- 1.5 The proposed development does not fall within the description and criteria noted in Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017. The proposed development is not in accordance with the description and the criteria noted in Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) (Wales)

PLANNING COMMITTEE	DATE: 18/03/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Regulations 2017. Considering that the proposal is a project to improve the sea defences, it falls into column 1, part 10(m) of Schedule 2. A development of any size in the 10(m) category needs to be screened to determine whether the proposal is an Environmental Impact Assessment Development. The proposal has been screened and assessed in accordance with the development criteria under Schedule 3 and it is considered that the proposed development is unlikely to have substantial impacts on the environment and therefore there is no need to submit an environmental impact assessment with the planning application.

- 1.6 The application is submitted to the Committee as it involves a site that is 0.5 hectares or more.

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. Although the Anglesey and Gwynedd Joint Local Development Plan (LDP) pre-dates the latest version of Planning Policy Wales (PPW), it is considered that the policies that are relevant to this application in the Joint LDP remain consistent with PPW.

- 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 drawing up the following recommendation, the Council has sought to ensure that the needs of the present day are met without endangering the ability of future generations to meet their needs also.

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

PS 1: The Welsh language and culture
 ISA 1: Infrastructure Provision
 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
 PCYFF 4: Design and landscaping
 ARNA 1: Coastal Change Management Area
 PS 19: Protect and/or enhance natural environment
 AMG 2: Special landscape areas
 AMG 4: Coastal Protection
 AMG 5: Local Biodiversity Protection
 PS 20: Protecting 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 setting

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

2.4 National Policies

Future Wales: The National Plan 2040

PLANNING COMMITTEE	DATE: 18/03/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Planning Policy Wales (Edition 12 - February 2024)

Technical Advice Note 5: Planning and Nature Conservation

Technical Advice Note 12: Design

Technical Advice Note 14: Coastal Planning

Technical Advice Note 15: Development and Flood Risk

Technical Advice Note 18: Transportation

Technical Advice Note 20: Planning and the Welsh language

3 Relevant Planning History:

C97M/0192/00/R3 – Reinforce the foundations, repair and extend a sea wall and close and infill an existing slipway - Approved 17 November 1997.

4. Consultations:

Community/To
wn Council: No objection.

Transportation: I refer to the above application and I confirm that the transportation unit does not have an objection to the proposal.

Welsh Water: We write further to our previous consultation reference PLA0075995 dated 6th November 2023 in which we offered a holding objection on the application. Since then, we have welcomed the opportunity to engage with the Applicant in order to discuss the proposals and the relationship with our network of assets in the area.

As you will be aware from our last correspondence the proposed development site is crossed by several wastewater and clean water assets with their approximate positions being marked on the attached plans. In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. Having regard to the Proposed Site Plan, it would appear that several elements of the proposed development would be located above and within the easements and protection zones of our assets.

The outcome of the discussions with the applicant concluded that further investigations are required to accurately locate our assets and measures put in place to ensure the assets are suitably protected and that our access is maintained. We therefore advise that if you are minded to grant Planning Consent for the above development, we are only able to support if the following conditions and advisory notes are included on any planning permission. We also request that a landscaping scheme is conditioned as the current landscaping plan does not ensure adequate access to our assets.

Conditions

No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include:

- i) A statement setting out the design objectives and how these will be delivered;
- ii) earthworks showing existing and proposed finished levels or contours;
- iii) means of enclosure and retaining structures;
- iv) other vehicle and pedestrian access and circulation areas;

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v) hard surfacing materials; vi) minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, etc.), and
vi) water features.

Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant supply sizes and proposed numbers/densities where appropriate; an implementation programme (including phasing of work where relevant).

The landscaping details shall include a plan showing the relationship between the landscaping works and the public wastewater and clean water assets including kiosks, covers and the line of sewers and water mains.

The landscaping works shall be carried out in accordance with the approved details prior to completion of the development.

Reason: To protect the integrity of the public wastewater and clean water assets and avoid damage thereto.

No development shall take place until details of a scheme to protect the structural condition and ongoing access of the public watermain(s) crossing the site have been submitted to and approved in writing by the local planning authority. The scheme shall include an asset location survey and detailed design outlining the measures taken to secure and protect the structural condition and ongoing access of the public watermain(s). No other development pursuant to this permission shall be carried out until the approved protection measures have been implemented and completed. The approved scheme shall be adhered to throughout the lifetime of the development and the protection measures shall be retained in perpetuity.

Reason: To protect the integrity of the public watermain(s) and avoid damage thereto.

No development shall take place until details of a scheme to protect the structural condition and ongoing access of the public wastewater assets crossing the site have been submitted to and approved in writing by the local planning authority. The scheme shall include an asset location survey and detailed design outlining the measures taken to secure and protect the structural condition and ongoing access of the public wastewater assets. No other development pursuant to this permission shall be carried out until the approved protection measures have been implemented and completed. The approved scheme shall be adhered to throughout the lifetime of the development and the protection measures shall be retained in perpetuity.

Reason: To protect the integrity of the public wastewater assets and avoid damage thereto.

Also include advice for the developer.

Water and
Environment
Unit YGC:

As the proposal is a plan by their service, they do not propose planning observations.

Biodiversity
Unit:

The site of proposed works is currently used as a recreational leisure area (Viaduct Gardens) with a sea wall already in situ. The proposed works seeks

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to improve the current sea defense alongside installing other flood defense measures to improve the flood defense in the area (as stated within this application).

Ecological Reports:

- Ecological Impact Assessment (EcIA) By Arup dated 10 July 2023
- Information to Inform a HRA by Gwynedd Consultancy dated November 2023

Designated Sites

The proposal is partly within two Designated Sites:

- Pen Llŷn a'r Sarnau SAC
- Mawddach Estuary SSSI

The proposal is near two designated sites (within 20 meters):

- Meirionnydd Oakwoods and Bat Sites SAC
- Barmouth Hillside SSSI

Habitats Regulations Assessment

The proposal is unlikely to have a significant effect on the following European Sites: Northern Cardigan Bay Special Protection Area and the Meirionnydd Oakwoods and Bat Sites SAC as concluded in the EcIA and concurred by NRW.

However, this proposal is likely to have significant effect on the Pen Llŷn a'r Sarnau SAC. NRW have highlighted their concerns regarding the small loss of intertidal habitat within the footprint and the potential alteration of coastal process due to the proposed elevated pipe.

Cyngor Gwynedd and NRW are the competent authorities 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 development will be both in the marine environment and on land. The responsibilities of Cyngor Gwynedd and NRW overlap: A Marine Licence from Natural Resources Wales for projects below Mean High Water Spring tide level (MHWS) out to 200nm; and Planning permission under the Town and Country Planning Act for projects at the coast down to Mean Low Water Spring tide level (MLWS).

In this case as the impact to the SAC is within the marine environment it makes sense for NRW to be the lead competent authority because:

1. NRW has the best technical expertise - when a technical issue is the most important factor in assessing the impact of the proposal
2. All the impacts of the proposal are in the marine environment.
3. NRW has the main interest in this site (marine)
4. NRW are in the position to manage the complex aspects of this proposal and the requirements under the Habitats Regulations.
5. NRW will be integral to the compensation programme.

I believe that NRW as the lead competent authority in this case has undertaken an appropriate assessment for the Marine Licence.

The document to inform a HRA (YGC November 2023) undertakes a full and extensive assessment of the processes required under the Habitats Regulations

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for assessing projects and plans through all stages required under regulations 63 & 64.

The appropriate assessment concludes:

“The described measures are considered to reduce with risk of construction activity to the extent that there would be no adverse effect on the integrity of the Pen Llyn a’r Sarnau SAC. However, residual effects do remain due to the loss of habitat attributed to coastal squeeze and minor direct habitat loss, which cannot be mitigated.”

The HRA report then goes on explore mitigation measures and to consider in-combination effects.

The HRA report concludes the integrity test stating “In terms of habitat loss as a result of coastal squeeze, these impacts cannot be mitigated. Therefore, a conclusion of adverse effect on the integrity of the Pen Llyn a ‘r Sarnau must be drawn. The assessment must then proceed to discuss alternative options, IROPI and compensatory measures.”

The HRA report explore alternative options and concludes that there is no feasible alternative options have been identified, imperative reasons of overriding public interest will need to be demonstrated. The HRA report confirms that the project is of imperative reasons of overriding public interest. It then explores the requirement for the provision of compensatory measures. Under section 10 for compensatory measures, the HRA report refers to the Welsh Government policy clarification note for the use of National Habitat Creation Programme in delivering FCERM projects, section 3.6 states:

“The compensatory measures necessary to offset those losses can be delivered as part of a strategic approach to address the adverse effects of implementing SMP policies, through the National Habitats Creation Programme.”

I agree with all of the reasoning and conclusions in the HRA report. This development is required for imperative over-riding public interest and compensation will be delivered through the National Habitats Creation Programme. However, Cyngor Gwynedd must consult the Welsh Government before determining this application.

I have no objection to this proposal.

Eryri National Park: Eryri National Park Authority does not have any comment to make on the application.

Environmental Health Unit and Public Protection: Thank you for consulting with the Public Protection Unit regarding the above. The Service has considered the application, and our observations are as follows:

MANAGING NUISANCE

Construction work can cause noise and dust problems for nearby residents. I note from the application that the proposed development is very close to residential property. The developer has submitted a noise and vibration assessment as a part of the planning application, which outlines the suggested mitigation measures. However, no details have been submitted on managing

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dust from construction activities. A Construction Environmental Management Plan (CEMP) should be submitted to ensure necessary management measures are agreed prior to commencement of development. The developer must provide a detailed plan on how to Manage Nuisance (dust, noise and vibrations) as a part of the CEMP, and all of the work should be done with an agreement on the approved plan.

CONDITION: Before the work commences, a Construction Environmental Management Plan (CEMP) must be submitted to the Local Planning Authority for written approval, which includes a detailed plan on measures to reduce noise and vibration, and manage dust (if applicable). Reason: to protect the amenities of the area

NOISE AND VIBRATION ASSESSMENT

The proposal has been the subject of a Noise and Vibration Impact Assessment carried out by a specialist contractor, Bureau Veritas UK Limited. The details of the noise and vibration impact assessment made are outlined in the following document: Noise and Vibration Assessment – Flood Protection Barmouth, UK.19366481/01 (NIA). By noting NIA in the comments, this is the document and version that I am referring to.

My observations on specific chapters are as follows:

1 FOREWORD There are inconsistencies with the working hours in the document. It is noted in point 3.8 that the construction work will only be carried out during the week. However, point 1.5 notes that the construction working hours will be: Monday to Friday: 0800-1800, Saturday: 0800-1300; and no work on Sundays. These are the working hours generally accepted by the service. It is also noted that the work will be introduced in phases in order to avoid the main school holidays and bank holidays, including Christmas, Easter, Summer Holidays and all bank holidays.

Good public relations and communication are essential to mitigate complaints. As noted in point 7.5, the applicant will need to inform neighbours/nearby businesses of the proposed working hours for the development, and the measures to take in order to protect amenities (noise and vibration). The communication should include a contact point for enquiries or complaints about noise and/or vibration, as well as a phone number and/or e-mail. Appropriate measures should be in place to respond to any complaints.

CONDITION: Except in emergencies or with the prior written agreement of the Local Planning Authority, it is not permitted to undertake any actions authorised or required by this permission, including operating the equipment, and importing materials, outside the following hours: 08:00-18:00 Monday to Friday (daily) and 09:00-13:00 Saturday. There will be no site activities relating to any of the uses prescribed under this condition on Sundays or Bank Holidays. A copy of the communications to be sent to the local residents affected needs to be submitted to the authority before the work commences. The letter must include a schedule of work with proposed working hours, a contact point and a complaints line phone number. The Contractor should put

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a suitable response procedure into practice.

Reason: to protect the amenities of the area

4 CONSTRUCTION NOISE ASSESSMENT

An estimate of the impacts of noise and vibration as a result of the construction work has been projected by using the methods described in BS 5228: 'Managing Noise and Vibration on Construction Sites and Open Sites'. During the demolition and construction work, the best practical methods should be used to reduce noise and vibration from the work. Noise and vibration levels during the construction work should comply with the levels noted in BS 5228.

Table 3.1 of the NIA introduces construction noise thresholds adopted for the development to show the potential noise impacts. The threshold for construction noise during the day during the week (0800-1800) is 65 dB, within category A of the ABC method. As noted in Table 4.1, the Peak Activity Noise Level projected on the Nearest Sensitive Receptor (NSR) varies between 63dB and 67dB, provides a variance of between -2 and +2 dB. We agree with this assessment that the impacts of construction noise on the NSRs is acceptable with the suggested noise mitigation measures and best practice as outlined in Section 7.

CONDITIONS:

- Mitigation measures must be implemented (as outlined in section 7 of the NIA), to ensure that construction noise levels are within Category A of the ABC method.
- Noise barriers will be imposed along the northern boundary of the site for construction work near NSR1 shown to experience a detrimental impact from construction noise to achieve a reduction in construction noise up to 10 dB.
- Before the development work commences, a Noise Management Plan should be produced for the construction period and submitted to the authority for written approval.

Reason: To protect the residents of the area

5 & 6 SHORT-TERM STOCKPILING NOISE AND VIBRATION ASSESSMENT

Point 1.4 notes that stockpiling can only be used for the temporary work when constructing the new wall. The NIA concludes that the vibration from the sheet piling has been assessed as minor (estimated level of vibration of between 2.5 - 3.7 mm/s) and that no further mitigation measures are needed. However, it is anticipated that noise from the sheet piling will have a potentially substantial detrimental impact on the nearest sensitive receptors (the noise level above the threshold during the day during the week varies from 5 - 9 dB).

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As discussed in section 5, it is noted in 7.3 that screening the main noise source (vibrating hammer) is impractical as it will be located up to 10m above ground level. Therefore, they have advised that sheet piling should be avoided, if possible.

CONDITION: If sheet piling is needed, the hours should be restricted to 2 hours in the morning (10:00 - 12:00) and 2 hours in the afternoon (14:00 - 16:00). Also, further mitigation measures should be implemented by shrouding the piling hammers, and/or pre-cutting (loosening) the land before driving.

Reason: To protect the residents of the area

Note to the applicant:

Authorising the planning consent does not in any way indemnify against the implementation of a statutory nuisance should complaints confirmed within the terms of reference of Part III of the Environmental Protection Act 1990 come to hand. For further information, contact the Environmental Health Service

Natural
Resources
Wales:

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 16 October 2023.

We continue to have concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, we advise that your Authority ensures that appropriate compensatory measures with respect to Protected sites are secured. If compensation measures are not secured, we would object to this planning application. Further details are provided below.

We also advise that based on the information submitted to date, a condition regarding protected sites should be attached to any planning permission granted. Without the inclusion of this condition, we would object to this planning application:

Condition – Construction Environmental Management Plan

A Marine Licence will be required for the work below Mean High Water Springs. We recommend that you contact our Marine Licensing Team (marinelicensing@naturalresourceswales.gov.uk) with regard to mitigation measures secured under the Marine Licensing regime and with respect to the Marine Licensing Team's Habitats Regulations Assessment (see Protected Sites advice below).

Protected Sites

We have concerns that a significant effect from the proposed development on the Pen Llŷn a'r Sarnau Special Area of Conservation (SAC) cannot be ruled out. We refer to the additional /revised information received which includes:

- Habitats Regulations Assessment (HRA), YGC, Ref: CPF8169, 23/11/2023, Version 0.03
- Coastal Processes Assessment, ABPmer, Document ref: R.4365, 23/11/23, Version 3
- Water Framework Directive Assessment, YGC, Ref: CPF8169, 21/11/2023, Version 0.03

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- Planning Application Proposed Site Layout, YGC, 285699-ARP-XX-DR-GEN-150, P02, 31.05.23
- Proposed Drainage Sections – New Outfall, YGC, 285699-ARP-XX-DR-CIV-290, P03, 06.10.23

We agree with the conclusions of the revised shadow HRA in that the proposal will not have a likely significant effect on the Northern Cardigan Bay SPA and the Meirionnydd Oakwoods and Bat Sites SAC.

Further to the revised plans and drawings, we have the following concerns regarding the direct and indirect impacts of the proposal on the Pen Llyn a'r Sarnau SAC.

Direct impact/loss SAC Annex 1 feature

The Shadow HRA concludes that the new outfall (and associated protection works) will result in a loss of 67m² of Annex 1 habitat (Intertidal Mudflats and Sandflats).

Indirect impact/loss SAC Annex 1 feature

We agree with the assessment from the coastal processes assessment that indirect effects are expected to be negligible.

Coastal squeeze

We note from the applicant's coastal squeeze assessment that there is potential for up to 0.75ha of coastal squeeze losses associated with the works, which are considered to be an upgrade to the coastal defence within a section of the Shoreline Management Plan identified as 'Hold the Line'. The Shadow HRA concludes that this habitat loss would constitute an adverse effect on the Intertidal Mudflats and Sandflats feature of the SAC.

Conclusion

We note that your Authority has undertaken a HRA (Memo from Emily Meilleur dated (6/12/2023)) which is in agreement with the conclusion of the Shadow HRA that the project would result in an adverse effect on the site integrity of the Pen Llyn a'r Sarnau SAC.

We therefore advise that, for planning permission to be granted, Regulation 64 and 68 of the Conservation of Habitats and Species Regulations 2017 must be satisfied. If your Authority is satisfied that there are no alternative solutions and that the project must be carried out for imperative reasons of overriding public interest, then compensatory measures would need to be secured to secure the coherence of the national site network.

We note that section 3.6 of the Welsh Government policy clarification note titled 'Use of the National Habitat Creation Programme in delivering Flood and Coastal Erosion Risk Management projects' (August 2021) states that the losses attributable to coastal squeeze "can be delivered as part of a strategic approach to address the adverse effects of implementing SMP policies, through the National Habitats Creation Programme (NHCP)".

Section 2.6 of NRW's Guidance Note 062 states that the "NHCP should provide compensation for both coastal squeeze and footprint losses associated with projects". We note that the Shadow HRA states that habitat compensation is to include both the coastal squeeze (0.75ha) and footprint losses (67m² or 0.0067ha). We advise that you ensure that appropriate compensation is secured through the NHCP.

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As explained above, a Marine Licence application has been submitted. It will be for your Authority to decide as to whether mitigation and compensation measures should be secured through the planning regime. We recommend that you liaise with NRW's Marine Licensing Team on this matter, and with respect to their HRA.

Construction impacts

We believe that construction (pollution) impacts on the intertidal mudflats and sandflats feature can be adequately mitigated with an effective Construction Environmental Management Plan (CEMP). The mitigation in the EcIA should be embedded into the CEMP. We therefore advise that the following condition be attached to any planning permission granted:

Condition –

No development, including site clearance, shall commence until a site-wide 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: invasive species management; species and habitats protection, avoidance and mitigation measures.
- Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption.
- 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 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 and implemented for the protection of the environment during construction.

Water Framework Directive (WFD) Assessment

Your Authority should carry out a WFD assessment, using information made available by the applicant. We recommend that you liaise with NRW's Marine Licensing Team on this matter.

Marine and Diadromous Fish

We have no concerns to raise with respect to marine and diadromous fish which may be present in the Mawddach Estuary.

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Flood Risk

We have reviewed the FCA (Barmouth Viaduct Gardens, CPF 8169, dated 20/09/2023) provided in support of the above planning application.

The FCA has demonstrated that the scheme will provide betterment in terms of flood risk to the area around Viaduct Gardens in line with Welsh Government's guidance, Adapting to Climate Change: Guidance for Flood and Coastal Erosion Risk Management Authorities in Wales, dated August 2022.

The scheme consists of:

- Repairs/strengthening and raising the sea wall along the frontage of Viaduct Gardens to 5.6m AOD (0.29m above the 0.5% +cc AEP tidal event).
- Erecting a new setback wall and flood gates/barrier behind the frontage of Viaduct Gardens to 5.3m AOD.
- A new drainage scheme to manage surface water in the area behind the setback wall and flood gates.
- New local drainage to manage surface water and overtopping volumes in the area between the seawall and the new setback wall/flood gates.

Raising the wall to 5.6m AOD would ensure the wall is not overtopped by the 'still water level' of 5.31m AOD in the 0.5% + cc AEP tidal event. Wind and wave action may still result in overtopping of the new wall. However, the scheme does provide an area for containment of these waters as shown on the Proposed Site Layout Dwg. No. 285699-ARP-XX-DR-GEN-150 Rev. P05. Should this area become filled, any additional flows will be directed onto the road and back to the sea via the new drainage scheme (See Fig.20).

The scheme will allow for potential future raising of the secondary set-back wall to a level of 5.8m AOD should this be required in the future.

We welcome the proposed mitigation measures (Section 5.2) which include:

- Deployment of temporary defences during the construction phase (temporary works) for the scheme.
- Consider the erection of signage on flood gates to mitigate Health and Safety risks.

Protected Species

We note that the Ecological Impact Assessment report submitted in support of the above application (ARUP, Reference: 285699-ARP-XX-RP-ENV-004, P01, 10 July 2023) has identified that European Protected Species were not using the application site. We therefore have no further protected species comments to make on the application as submitted.

Gwynedd
Archaeological
Planning
Service:

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 you attention to the comments below.

The proposed development is for engineering works to a section of sea wall located in the Viaduct Gardens region of Abermaw. The structure itself is composed of various phases of reconstructed sea wall in order to maintain flood defences. The Statement of Significance submitted as part of this application acknowledges the semi-degraded condition, as well as the potential for earlier phases of structure, especially where beach erosion has exposed timber supports.

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The sites falls under PRN: 19734 which is the former site of the harbour. The exact location and extent of the site is unknown, although some early photos and maps are available for interpretation. Much of the area was altered during the installation of the railway towards the end of the 19th century, however the regional HER suggests that earlier features may still be identifiable within the sea wall itself – in particular mooring rings. The national NMR records multiple shipwrecks in and around the mouth of the harbour, although their exact state and survival are variable.

Whilst records suggest the town was largely inaccessible prior to its post medieval expansion, there is medieval evidence in the settlement, and indeed possible prehistoric occupation throughout the area. This includes the possible hillfort Dinas Oleu immediately to the north (NPRN: 302781; PRN: 1140) and the scheduled hut circle Gellfawr in an adjacent field (ME179).

As such the proposed work has the potential to impact both built and sub-surface archaeological remains, and therefore an appropriate programme of archaeological mitigation is required in order to ensure no deposits are unduly lost or destroyed without record. In addition, a record of the existing, extant remains on-site should be recorded prior to the commencement of works, to ensure they are fully and properly recorded in the event of incidental damage or loss. The temporary rock armour must be removed before this work can be conducted, in order to ensure a full record is produced.

In the light of these comments and in accordance with Planning Policy Wales (2021) and TAN 24: The Historic Environment, it is recommended that the planning authority should require that appropriate archaeological mitigation is undertaken, should planning be granted.

The following condition wording is suggested to secure such a scheme of work:

a) No development (including site clearance or groundworks) shall take place until a specification for a programme of archaeological work has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and all archaeological work completed in strict accordance with the approved details.

b) A detailed report on the archaeological work, as required by condition (a), shall be submitted to and approved in writing by the Local Planning Authority within six months of the completion of the archaeological fieldwork.

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 Management of Archaeological Projects (MAP2) and the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA).

The archaeological mitigation should entail a pre-commencement Building Record (Level 2) – produce a visual archival entry for the structure prior to further alteration, and to detail key features where identified.

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In addition a formal programme of archaeological work known as a Watching Brief should be conducted on an intensive basis on all ground-disturbing works. Both of the above should be supported by appropriate desk-based research in order to provide context to the investigation.

An appropriate, qualified archaeological contractor should be appointed to undertake the work, a database of which can be found at <https://www.archaeologists.net/civirm-contact-distance-search> (Chartered Institute for Archaeologists). The appointed archaeological contractor must agree a specification for the work with GAPS before commencing the project.

Welsh
Language
Services:

The risk/impact on the language identified by the applicant:

The author noted (page 15) "It is not likely that the proposed work will have a significantly negative or positive impact on the Welsh language in the area and it will not influence the pattern of the Welsh language in the area.

Language Unit's brief opinion: Agree or Disagree that the document includes a fair analysis of key factors. Evidence to support the opinion and the assessment of impact. Any changes that are needed.

The Language Unit does not have any observations on this application.

Network Rail:

Thank you for your email dated 16 October 2023 together with the opportunity to comment on this proposal. Network Rail has no objection in principle to the above proposal but due to the proposal being next to Network Rail land and our infrastructure and to ensure that no part of the development adversely impacts the safety, operation and integrity of the operational railway we have included asset protection comments which the applicant is strongly recommended to action should the proposal be granted planning permission.

Any works on this land will need to be undertaken following engagement with Asset Protection to determine the interface with Network Rail assets, buried or otherwise and by entering into a Basic Asset Protection Agreement, if required, with a minimum of 3months notice before works start. Initially the outside party should contact assetprotectionwales@networkrail.co.uk.

DRAINAGE

Soakaways / attenuation ponds / septic tanks etc, as a means of storm/surface water disposal must not be constructed near/within 5 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property/infrastructure. Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains. Network Rail's drainage system(s) are not to be compromised by any work(s). Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property / infrastructure. Ground levels – if altered, to be such that water flows away from the railway. Drainage does not show up on Buried service checks.

Rights of Way
Unit:

It does not appear that there are any recorded Rights of Way that will be affected by this proposal.

Public
Consultation:

A notice was posted on the site and neighbouring residents/nearby properties were informed. No observations were received.

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5. Assessment of the material planning considerations:

The principle of the development

- 5.1 The site is partially located within the Barmouth development boundary. With a part of the site located within the development boundary and no option for an alternative location to provide the work, it is considered that the proposal is acceptable in terms of Policy PCYFF 1 of the LDP.
- 5.2 The proposal would involve re-building the sea wall and surfacing it with stone from the existing wall and then the parapet wall section would be around 1.2 metres above the nearby floor level. The existing rock armour would be redistributed on the highest part of the beach across the front of the sea wall and reinforced with additional rocks as required. A new setback wall would be erected along the northern boundary of Viaduct Gardens, which would include glass on the highest section. The work would also include a plan to manage surface water, which would include floodgates, gutters, drains and a variety of adaptations to the existing system as well as a new surface water outfall on the beach. At the end of the work, the public space in Viaduct Gardens would be restored through landscaping work and the installation of new street furniture.
- 5.3 Policy AMG 4 refers to Coastal Protection and asks for proposals to show that a preponderant economic and social benefit will derive from the development. Also, proposals must ensure that there is no unacceptable harm to water quality, public access, the built environment, the character of the landscape or seascape and biodiversity impacts. The policy prioritises locations with close visual connections to existing buildings or structures. Also, it requires that no other alternative suitable locations along the coastline have been developed and that the proposal complies with local policies, including ARNA 1.
- 5.4 The application has been supported by significant evidence in the various statements submitted with the application in order to justify the work in question. Due to the nature of the development and that it relates to improvements to sea defences, it is necessary that the work is located in the site in question and on the coast. The coastal work is located close to the existing built form and it will ensure improvements to the sea / flood defences in this part of Barmouth. It is considered that the principle of the coastal work in this location complies with policy AMG 4, but the environmental aspects will be discussed further along in the report.
- 5.5 Policy ARNA 1 is relevant to this aspect of the plan and it notes that Proposals for new coastal protection plans or plans which replace an old provision are only approved if it can be shown that the work is consistent with the management method for the front-face submitted in the Shoreline Management Plan, and that there will be no material detrimental impact on the environment.
- 5.6 In the Shoreline Management Plan, the policy for this part of Barmouth, which includes the harbour section and the access road, as well as seaside defences notes Hold the Line. The Shoreline Management Plans states "There would be a need to maintain and raise defences around the harbour and to maintain the road and railway defences and probably to further reinforce the defence at Ynys y Brawd. This is seen as being sustainable and sustains the important use of the harbour and access to the town." Therefore, it is considered that the principle of sustaining and increasing the height of defences around the harbour, the road and the railway is acceptable in principle based on policy ARNA 1. However, the plan must comply with a number of other policies which consider the impact on the environment and this is discussed further later on in the report.

Language Matters

- 5.7 As a part of the application, a 'Proposed Development and the Welsh Language' document was submitted. This assessment concludes that it is not likely that the proposed work will have a significantly negative or positive impact on the Welsh language in the area and it will not

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influence the pattern of the Welsh language in the area. The Language Unit was consulted and they had no observation to offer. Due to the nature of the development in question, it is unlikely that the proposal would have a detrimental impact on the language. On this basis, and on the grounds of the information submitted, it is considered that the application has met the requirements of Policy PS 1 and Supplementary Planning Guidance - 'Maintaining and creating distinctive and sustainable communities' and the proposal is acceptable in terms of the linguistic impacts.

Design and Visual Amenities

- 5.8 Policy PCYFF3 notes that proposals will not be approved unless they comply with a number of criteria, including that the proposal reiterates and improves the character of the site, the building or area in terms of its setting, appearance, scale, height, mass and elevation treatments; that it respects the context of the site and its place within the local landscape; that it uses materials that are appropriate to their nearby areas and incorporates soft landscaping; that it improves the transport and secure and integrated communication networks; that it restricts run-off surface water and flood risks and pollution prevention; that it achieves an inclusive design that allows access for all and that it helps create healthy and active environments, and considers the health and well-being of future users.
- 5.9 The site is partially located within the Barmouth development boundary. The area includes a number of structures including signage, lights, flagpoles, walls and railings and various items of street furniture. There is also an electricity sub-station and kiosk within the site and the railway viaduct is a prominent feature. The proposal would involve re-building the sea wall and surfacing it with stone from the existing wall and then the parapet wall section would be around 1.2 metres above the nearby floor level. The existing rock armour would be redistributed on the highest part of the beach across the front of the sea wall and reinforced with additional rocks as required. A new setback wall would be erected along the northern boundary of Viaduct Gardens, which would include glass on the highest section. The work would also include a plan to manage surface water, which would include floodgates, gutters, drains and a variety of adaptations to the existing system as well as a new surface water outfall on the beach. At the end of the work, the public space in Viaduct Gardens would be restored through landscaping work and the installation of new street furniture.
- 5.10 A Landscape and Visual Statement was received as a part of the application. The site includes a public space and the Landscape and Visual Statement assesses this space to be of a medium local value and that it is not open to changes such as the type in question. It is noted that the character of the landscape is of medium sensitivity to change. It is noted that the views for nearby receptors, e.g. residents of the site are of a high value locally but that these views have already been deteriorated by the dominant viaduct and the mixed visual clutter of the site and therefore that the tendency of the type of changes proposed is low. The tendency to change overall is therefore medium. During the construction period, the Landscape and Visual Statement states that there would be a medium negative impact to visual receptors but that this impact would be temporary and short-term. Regarding the operational period it is considered that the overall landscape impact would be a low-level neutral change in the overall quality, condition and character of the landscape. Throughout, the Landscape and Visual Statement concludes in terms of the visual impact of the operational period of the plan, that the proposal would lead to a neutral low-level impact on the visual amenities of people. In terms of the plan as a whole, the Landscape and Visual Statement concludes that the development is unlikely to cause any material landscape and visual impacts.
- 5.11 The new engineering and flood protection elements will be slightly higher and more prominent in the landscape, but they have been designed to correspond with the location, alignment and nature of the existing structures on the site. The space will retain its existing function as an open space. At the end of the work it is intended to re-design the Viaduct Gardens area and simplify it with

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landscaping features and street furniture that would improve the overall condition, quality and character of the space. A detailed landscaping plan would need to be received for this element and it would be possible to impose a condition to submit and reach agreement on these exact details should it be decided to approve the application. Throughout, it is not considered that the proposal is likely to have a detrimental impact on the visual amenities of the area.

- 5.12 The site is located within a Special Landscape Area. Currently, the area includes a number of various structures, including street furniture, electricity sub-station, kiosk, and the railway viaduct is relatively dominant in the views from the area. Given the location in the middle of the built form of Barmouth and nearby to the railway viaduct, it is not considered that the changes proposed to the sea defences are likely to have a detrimental impact on the character of the Special Landscape Area nor on the views of it.
- 5.13 The boundary of Eryri National Park lies approximately 430 metres to the south-east of the site. With the site located near the railway viaduct and the built form of Barmouth forming its backdrop, it is not considered that the proposal would cause harm to views in and out of the National Park. Therefore, it is not considered that the proposal would have a detrimental impact on the character of the National Park.
- 5.14 In the same way as a number of developments, the most detrimental impacts will be seen during the construction phase and this will be acknowledged in the Landscape and Visual Statement. It is considered that the proposal, in terms of its form and finish, is acceptable and offers a quality development in terms of the visual amenities by displaying a design and features which presents and creates a development that would be suitable and appropriate to the site and within the wider area. As a result, it is considered that the proposal is acceptable based on the relevant requirements of Policy PCYFF 3, PCYFF 4, AMG 2 and AMG 4 of the LDP.

Conservation and Archaeology Matters

- 5.15 As a part of the application, a Heritage Statement was received. This assessment concludes that the areas assessed would have a low to medium heritage significance. A part of the site falls within the Conservation Area and some listed buildings are located in the vicinity. A number of various structures are to be seen in the application area but as it currently stands, this includes the existing sea defences, the electricity sub-station, street furniture, kiosk and railway viaduct. The proposal in question involves changes to the sea defences including raising the height of the wall and building a setback wall which would include glass in the highest section. However, it is not considered that the proposal would have a detrimental impact on the character of the Conservation Area / listed buildings or their settings. The site also lies within the Mawddach Landscape of Outstanding Historic Interest. It is considered that the impact of the proposal would be local and that it would not impact the wider historical landscape. It is considered that the proposal is acceptable in terms of Policy PS 20 and AT 1 of the LDP.
- 5.16 Observations were received from the Gwynedd Archaeological Planning Service on the proposal. The observations reference the potential of the site for archaeological features and therefore they recommend imposing conditions on any planning permission to ensure a programme of archaeological work for the development. It is considered that from imposing an appropriate condition to carry out archaeological work that the proposal is acceptable in terms of Policy AT 4 of the LDP.

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Residential and General Amenities

- 5.17 Policy PCYFF 2 of the LDP aims to protect residential amenities. It is likely that the greatest impact from the development will be seen during the period of constructing the coastal defences work.
- 5.18 As part of the application a Noise and Vibration Assessment was received. The observations received from the Public Protection Department acknowledge that the development will have the potential to have a negative impact in terms of nuisance, noise and vibration on the residential properties in the area if the mitigation measures are not in place. To this end, the Public Protection Service has recommended a number of conditions to attempt to reduce the proposal's impact on the local community. It is considered that it would be appropriate to include conditions in relation to matters such as construction working hours, piling working hours, mitigation measures / noise barriers, agreement on a construction environmental management plan. By imposing suitable conditions as recommended by the Public Protection Department, it is considered that the impact on the amenities of the local neighbourhood can be managed to an acceptable level.
- 5.19 Once the construction phase is completed, it is not considered that the development will give rise to an unacceptable impact on residential or general amenities and the proposal is considered to be acceptable based on the relevant criteria in policies PCYFF 2.

Highways Matters

- 5.20 Access will be gained to the site off the A469 with materials and construction equipment being transported to the site using the existing roads network. Whilst carrying out the work of installing the new roads drainage network, the A496 will be restricted to a single lane, working with traffic management methods and appropriate diversions in place to manage traffic flow. The exact timings and the timetable will be in place after the appointment of a contractor. The Transportation Unit has no concerns regarding the proposal. It is not considered that the proposal would have a detrimental impact on road safety and is acceptable in terms of Policy TRA 4 of the LDP.

Flooding Matters

- 5.21 The application is supported by a Flood Consequence Assessment (FCA). The work includes:-
- Repairing, strengthening and raising the sea wall along the front of Viaduct Gardens to 5.6m AOD (0.29m above a 0.5% +cc AEP tidal event).
 - Erecting a new setback wall and floodgates / flood barrier behind the front of Viaduct Gardens to 5.2m AOD.
 - Planning new drainage to manage surface water in the area behind the setback wall and floodgates.
 - New local drainage to manage surface water and culverts that overtop in the area between the sea wall and the setback wall/new floodgates.
- 5.22 Observations were received from Natural Resources Wales (NRW). These observations state that the FCA has indicated that the plan will be an improvement in terms of the flood risk to the area surrounding Viaduct Gardens in accordance with the Welsh Government guidance, Adapting to Climate Change: Guidelines for Authorities on Managing Flood Risks and Coastal Erosion in Wales, dated August 2022. NRW states that raising the wall to 5.6m AOD would ensure that it would not be overtopped by 'still water levels' of 5.31m AOD during the AEP 0.5% + cc flood event. However, the wind and wave activity could still lead to overtopping the new wall. However, the plan provides an area for collecting these waters and should this area be filled, any additional flows would be directed back to the road and back to the sea by means of the new

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drainage plan. In addition, it was noted that the plan would allow for erecting the setback wall in the future to a level of 5.8m AOD if necessary. NRW's observations also state that they welcome the mitigation measures included in part 5.2 of the FCA.

- 5.23 Having considered the observations and content of the FCA and observations of NRW, it is considered that the proposal in question would provide an improvement in terms of flood risk in this area of Barmouth. It is considered that it would be appropriate to include the FCA as one of the documents that should be complied with if it is decided to approve the application. In doing so, it is considered that the proposal is acceptable in terms of TAN 15 and policy PS 5 and PS 6 of the LDP.

Biodiversity and Ecology Impacts

- 5.24 Many policies are relevant to this aspect of the application. Policy PS 19 deals with conserving and / or enhancing the natural environment and policy AMG 5 protects Local Biodiversity Conservation. Policy AMG 4 seeks to maintain, enhance and protect the coastline.
- 5.25 As a part of the application, a Habitats Regulations Assessment, Habitats Management Assessment - Preliminary Screening Report, Ecological Impact assessment and Preliminary Ecological Appraisal were submitted. These Assessments have considered physical and coastal processes, water quality and deposits, marine ecology and nature conservation, geological ecology and nature conservation; and coastal protection and flood protection.
- 5.26 The Council's Habitats Regulations Assessment concludes that this proposal is likely to have a substantial impact on the Pen Llŷn a'r Sarnau SAC. NRW has drawn attention to their concerns regarding the loss of a small intertidal habitat within the footprint and potential change to coastal process due to the proposed high pipe.
- 5.27 Cyngor Gwynedd and NRW are competent authorities under the Habitats and Species Protection Regulations 2017 (as amended), and they must decide, prior to granting permission to a project which is likely to have a substantial impact on a SAC, either alone or collectively with other plans or projects, to undertake appropriate assessments of the project's implications for that site, considering its conservation objectives. The proposal submitted falls within the marine environment and on the land and therefore the responsibilities of the Council and NRW overlap in terms of appropriate assessment matters. With the impact on the SAC falling within the marine environment, then NRW takes the reins as the lead competent authority. An application for a Marine Licence was submitted to NRW and an appropriate assessment has been carried out as a result.
- 5.28 As noted above, the Council's Habitats Management Assessment concludes that this proposal is likely to have a substantial impact on the Pen Llŷn a'r Sarnau SAC. Article 6(4) of the Habitats Directive provides an exception which enables a plan or project to be approved in restricted circumstances, although it has or could have a detrimental impact on the integrity of the European site. Under Article 6(4), a plan or project cannot proceed unless three sequential tests are met:
- *There must be no feasible alternative solutions to the plan or project which are less damaging to the affected European site(s);*
 - *There must be "imperative reasons of overriding public interest" (IROPI) for the plan or project to proceed; &*
 - *All necessary compensatory measures must be secured to ensure that the overall coherence of the network of European sites is protected.*
- 5.29 The information provided by the applicant in the Habitats Regulations Assessment outlines that there are no feasible alternative solutions and that there were outweighing essential public benefit reasons relating to the project. Based on the evidence submitted, the Authority is satisfied that these tests have been satisfied. The applicant intends to use the 'National Habitats Creation

PLANNING COMMITTEE	DATE: 18/03/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Programme' (NHCP) to compensate for the loss of mudflats and sandflats and the loss of land due to the coastal squeeze and this is noted within their Habitats Regulations Assessment.

5.30 As previously noted, the development requires a marine licence. The applicants submitted an application for a Marine Licence to NRW, which has been approved. As part of this process, NRW consulted with the Welsh Government and therefore, there is no requirement to repeat the advertisement process with the Welsh Government via the planning process and as such, the Habitats Regulations Assessment considerations and process have already been met.

5.31 When imposing conditions, it is considered that the proposal is in accordance with policies PS 19, AMG 4 and AMG 5 of the LDP.

Any other matters

5.32 Welsh Water has a number of assets within the application site that it wishes to ensure are protected as a result of the development. Welsh Water has recommended a number of conditions to ensure that the impact of the proposal on these assets are assessed and protected and it is considered appropriate to include the conditions as recommended by Welsh Water, should it be decided to approve the application.

6. Conclusions

6.1 Having considered the above and all material planning matters fully including local and national policies and guidance, it is believed that this proposal complies with the requirements of the relevant policies as noted above.

7. Recommendation

7.1 To approve – conditions

1. Commencement within five years.
2. In accordance with the plans and documents submitted.
3. Public Protection conditions - timings
4. Submit and reach agreement on a CEMP
5. Submit and reach agreement on soft and hard landscaping details.
6. Implement the landscaping details.
7. Plan to protect the structural condition and permanent access of the mains public water supply which crosses the site.
8. Plan to protect the structural condition and permanent access to the public waste water assets crossing the site.
9. Construction period working hours.
10. Sheet piling hours.
11. Implementation of noise level mitigation measures.
12. Installation of noise barriers.
13. Submission and agreement on a Noise Management Plan for the construction period.
14. Archaeological conditions.

Note:-

SuDS

NRW, Network Rail, Public Protection and Welsh Water advice to the developer.



1 **Notations / Notes**

1. All dimensions are in millimetres unless noted otherwise.
2. All levels are in metres relative to ordnance datum Newlyn (MAD0) unless noted otherwise.
3. All coordinates are in metres relative to ordnance survey national grid.
4. Do not scale from this drawing, all dimensions must be checked / verified on site.

 Land Ownership Boundary

 Planning Application Boundary

285899-ARP-XX-DR-GEN-100
285899-ARP-XX-DR-GEN-110
285899-ARP-XX-DR-GEN-120
285899-ARP-XX-DR-GEN-150
285899-ARP-XX-DR-GEN-170

P02	31.05.23	CF	JB	BM
WORK IN PROGRESS				
P01	07.03.23	CF	JB	BM
WORK IN PROGRESS				
Rev	Date	By	Chkd	Appd

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YGC
Yamaguchi Gakuin College
Yamaguchi, Japan

Cynllun arfordirol Gerddi Traphont
Viaduct Gardens Coastal Scheme

**Planning Application
Proposed Site Layout**

Grade: yn A1 / Scale: at A1
1:200 @ A1

Rvw: Rse

Civil Engineer

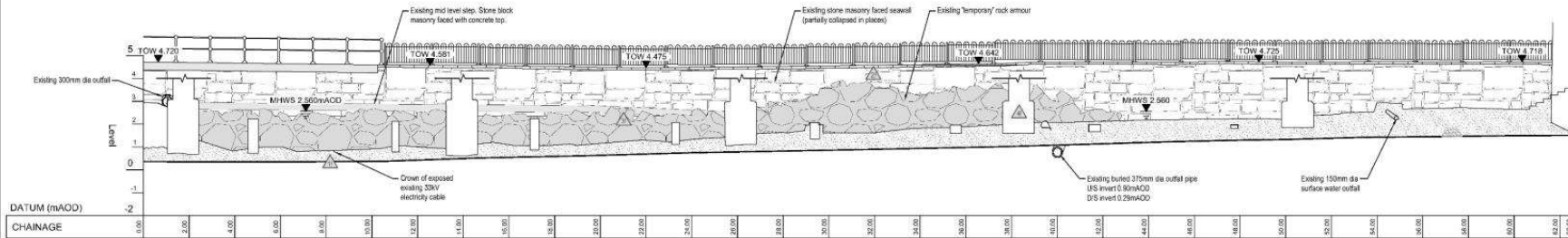
Addressed / Subtitle	Stains / Status
For Planning	S2
Int'y Project App. / Auto-Project Number	Addressed / Wrt
285699-00	P02
Proj. LEAD / Drawing Number	

285699-ARP-XX-DR-GEN-150

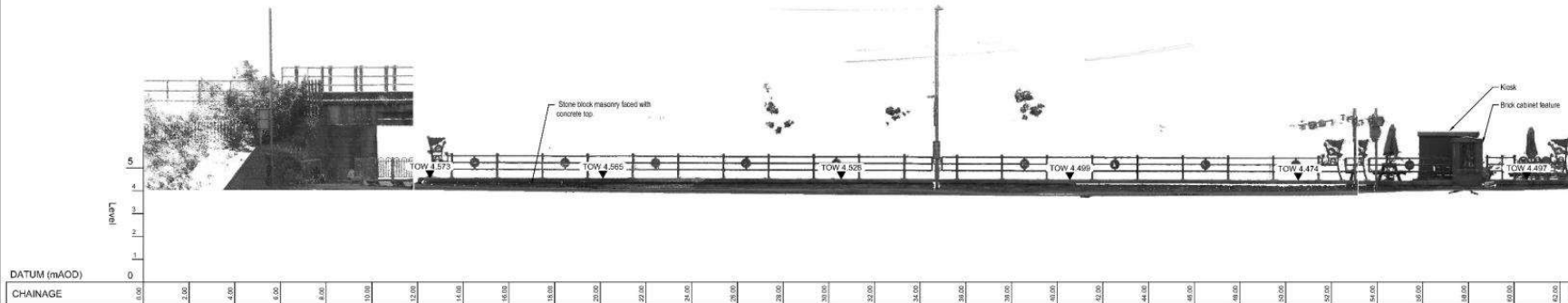
Cynllun Diwygiedig
Amended Plan

DERBYN
Adran Cynilunio 24-11-2023





ELEVATION 1-1 OF SEAWALL - EXISTING
SCALE: 1:100



ELEVATION 2-2 OF SETBACK WALL - EXISTING
SCALE: 1:100

DERBYN
Adran Cynllunio 09-10-2023



A1

Notes / Notes

- All dimensions are in metres unless noted otherwise.
- All levels are in metres relative to ordnance datum Newlyn (m AOD) unless noted otherwise.
- All coordinates are in metres relative to ordnance survey national grid.
- Do not scale from this drawing, all dimensions must be checked / verified on site.

Legend

MHWS	Existing detail derived from pointcloud survey
TOW	Mean high water springs
	Top of wall

Reference Drawings

280699-ARP-XX-DR-GEN-100 - Existing Site Layout
280699-ARP-XX-DR-GEN-110 - Existing Wall Sections
280699-ARP-XX-DR-GEN-120 - Existing Wall Elevations
280699-ARP-XX-DR-GEN-150 - Proposed Site Layout
280699-ARP-XX-DR-GEN-160 - Proposed Wall Sections
280699-ARP-XX-DR-GEN-170 - Proposed Wall Elevations

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

In addition to the hazards/risks normally associated with the types of work detailed on this drawing, note the following:

Construction
Exposed cable
Collapsed along frontage 1
Total environment
Network rail asset
Maintenance / Cleaning / Operation
Decommissioning / Demolition

Refer to the design risk register for further details.
It is acknowledged that the works on this drawing are carried out by a competent Contractor who has carried out a comprehensive risk assessment.
Site note risks are not shown, see CEM Risk Register for further details.

Homes Fens / Simon Hickey

PD4	22.08.23	CF	JS	BM
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FOR PLANNING

PD3	25.08.23	CF	JS	BM
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DRAFT FOR COMMENT

PD2	31.05.23	CF	JS	BM
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WORK IN PROGRESS

PD1	07.03.23	CF	JS	BM
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WORK IN PROGRESS

Rev	Date	By	Chk'd	App'd
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Client: C-10

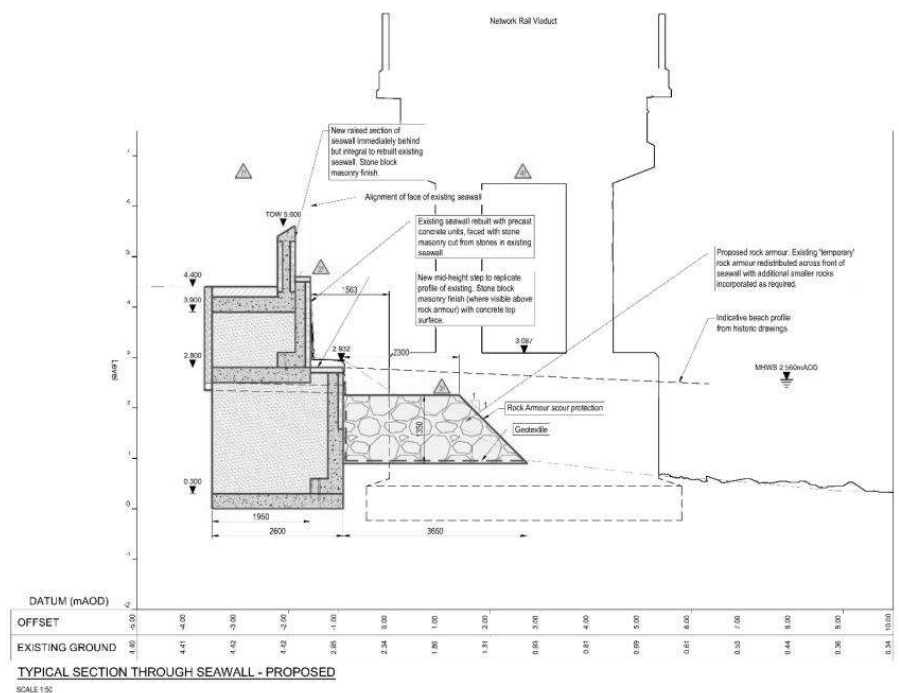
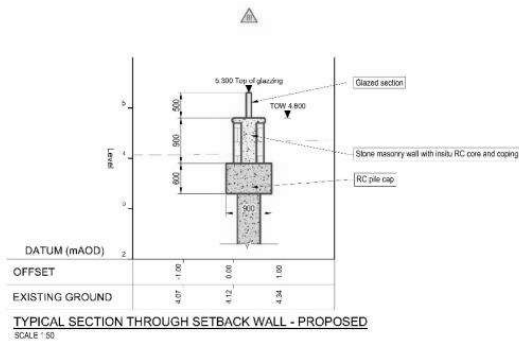
YGC
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Erby'n Rhifyn Proiect Cynnyr / Gwynedd / Gwynedd Council / Project Name and Number
Cynllun arfordirol Gerddi Traphont
Viaduct Gardens Coastal Scheme

Task / Task / Drawing Title
**Planning Application
Existing Seawall and Setback Wall
Elevations**

Graded on A1 / Scale on A1	
River / River	
Civil Engineer	
Reviewed / Reviewed	33
Review and comment	
Rev / Project and App / Rev Project Number	280699-00
Rev / Project and App / Rev Project Number	PD4
Rev / Project and App / Rev Project Number	

280699-ARP-XX-DR-GEN-120



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A1

Notes / Notes

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- All coordinates are in metres relative to Ordnance Survey national grid.
- Do not scale from this drawing, all dimensions must be checked / verified on site.

Legend

- Existing surface derived from top of circa July 2023
- Existing detail derived from historic drawings
- Existing detail derived from pointcloud survey
- Extent of proposed work
- MHWs Mean high water springs
- TOW Top of wall

Reference Drawings

285699-ARP-XX-DR-GEN-100 - Existing Site Layout
285699-ARP-XX-DR-GEN-110 - Existing Wall Sections
285699-ARP-XX-DR-GEN-120 - Existing Wall Elevations
285699-ARP-XX-DR-GEN-150 - Proposed Site Layout
285699-ARP-XX-DR-GEN-160 - Proposed Wall Sections
285699-ARP-XX-DR-GEN-170 - Proposed Wall Elevations

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

In addition to the hazards normally associated with the types of work detailed on this drawing, note the following:

- Construction**
 - Collapsed along forage 1
 - Total environment
 - Network rail asset
 - Crane works in proximity to viaduct
 - Overhead cables
- Maintenance / Cleaning / Operation**
- Decommissioning / Demolition**

Refer to the design risk register for further details.
It is assumed that the works on this drawing will be carried out by a competent Contractor who has carried out a competent site risk assessment.
Site work rules are not shown, see CEN Risk Register for further details.

Hines Foster / Version History

POD	22.08.23	CF	JJB	BM
FOR PLANNING				
PO2	25.08.23	CF	JJB	BM
DRAFT FOR COMMENT				
PO1	08.03.23	CF	JJB	BM
WORK IN PROGRESS				
Rev	Date	By	Chk'd	App'd

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IYGC

Environment / Cardiff
Cardiff Council

Rev: 1.00 / Project: Cardiff / Cardiff Council / Project Name and Number

Cynllun arfordirol Gerddi Traphont

Viaduct Gardens Coastal Scheme

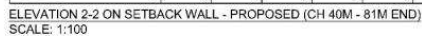
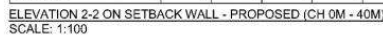
DERBYN
Adran Cynllunio 09-10-2023

Planning Application
Proposed Wall Sections

Grade: mADN / Scale: mADN
1:50 @ A1
Rev: 1.00
Civil Engineer

Reviewed / Validity	Reviewed / Validity
Review and comment	S3
Rev / Proposed / Rev / Rev / Project Number	285699-00
Rev / Rev / Rev / Rev / Project Number	PO3

285699-ARP-XX-DR-GEN-160



Notes:

1. All dimensions are in metres unless noted otherwise.
2. All levels are in metres relative to ordnance datum Newlyn (mAOD) unless noted otherwise.
3. All coordinates are in metres relative to ordnance survey national grid.
4. Do not scale from this drawing: all dimensions must be checked / verified on site.

-----	Existing surface derived from topo circa July 21
-----	Existing detail derived from historic drawings
-----	Existing detail derived from pointcloud survey
-----	Extent of proposed work
-----	Extent utility work
MHWS	Mean high water springs
TOW	Top of wall

285899-ARP-XX-DR-GEN-100 - Existing Site Layout
285899-ARP-XX-DR-GEN-110 - Existing Wall Sections
285899-ARP-XX-DR-GEN-120 - Existing Wall Elevations
285899-ARP-XX-DR-GEN-150 - Proposed Site Layout
285899-ARP-XX-DR-GEN-160 - Proposed Wall Sections
285899-ARP-XX-DR-GEN-170 - Proposed Wall Elevations

in addition to the hazards/risks normally associated with the types of work detailed on this drawing, note the following:

3	Construction staging / mitigation
4	Tidal environment
4	Network rail asset
5	Highway work - partial road closure required
5	Existing medium pressure gas main
7	Crane works in proximity to viaduct
8	Overhead cables
	<u>Maintenance / Cleaning / Operation</u>
	<u>Decommissioning / Demolition</u>

Refer to the design risk register for further details.
It is assumed that all the works at the drawing will be carried out by a competent Contractor who has carried out a competent risk assessment.
Side wide area is not shown, see CDM Risk Register for further details.

Homes-Festoon - Version History				
P04	22.09.23	CF	JB	BM
FOR PLANNING				
P03	25.08.23	CF	JB	BM
DRAFT FOR COMMENT				
P02	31.05.23	CF	JB	BM
WORK IN PROGRESS				
P01	07.03.23	CF	JB	BM
WORK IN PROGRESS				
Rev	Date	By	Ch-ef	Appr

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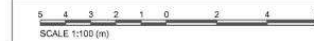



Enw a Rhifyn Proiect Cynigo / Sêrwydd / Gerddi Cynullid / Project Name and Number
Cynllun arfordirol Gerddi Traphont
Viaduct Gardens Coastal Scheme

Planning Application
Proposed Seawall and Setback Wall
Elevations

Grandis yn A1 / Sinks at A1	
1:100 @ A1	
RWB - Rose	
Civil Engineer	
Adviseonly / Subality	Status / Stat us
Review and comment	S3
R/W / Press and Ap / Ac as Project Number	Acology / Rev
285699-00	PDA
R/W / Li - New / Drawing Number	
285699-ARX-XP-DR-GEN-170	

Adran Cynllunio 09-10-2023



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