



# Complete Agenda

**Democratic Service**  
Swyddfa'r Cyngor  
CAERNARFON  
Gwynedd  
LL55 1SH

Meeting

## **PLANNING COMMITTEE**

Date and Time

**1.00 pm, MONDAY, 29TH JULY, 2024**

**\*NOTE\***

**This meeting will be webcast**

**[https://gwynedd.public-i.tv/core/l/en\\_GB/portal/home](https://gwynedd.public-i.tv/core/l/en_GB/portal/home)**

Location

**Hybrid - Siambr Hywel Dda, Council Offices, Caernarfon LL55 1SH  
and Virtually via Zoom**

Contact Point

**Lowri Haf Evans**

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(DISTRIBUTED 19/07/24)

## **PLANNING COMMITTEE**

### **MEMBERSHIP (15)**

#### **Plaid Cymru (10)**

##### **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  
John Pughe

#### **Independent (4)**

##### **Councillors**

Louise Hughes  
John Pughe Roberts

Anne Lloyd-Jones  
Gruffydd Williams

#### **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 <sup>rd</sup> party to speak the Chairman will invite the speaker to come forwards.	
3.	Objector or a representative of the objectors to address the committee.	3 minutes
4.	Applicant or a representative of the applicant(s) to address the committee.	3 minutes
5.	Local Member(s) to address the committee	10 minutes
6.	Committee Chairman to ask for a proposer and seconder for the planning application.	
7.	The committee to discuss the planning application	

## AGENDA

### 1. APOLOGIES

To accept any apologies for absence.

### 2. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

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

### 3. URGENT ITEMS

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

### 4. MINUTES

7 - 12

The Chairman shall propose that the minutes of the previous meeting of this committee, held on, 24<sup>th</sup> June 2024 be signed as a true record.

### 5. PLANNING APPLICATIONS

To submit the report of the Head of Environment Department.

#### 5.1. APPLICATION NO C24/0011/30/AM BODERNABWY, 13 - 36 ABERDARON, PWLLHELI, GWYNEDD, LL53 8BH

Outline application with some matters reserved (appearance, landscaping) for the provision of 5 self-build plots for affordable dwellings

LOCAL MEMBER: Councillor Gareth Williams

[Link to relevant background documents](#)

#### 5.2. APPLICATION NO C24/0083/18/LL CARTREF NYRSIO 37 - 57 PENISARWAUN, PENISARWAUN, CAERNARFON, GWYNEDD, LL55 3DB

Change of use from a nursing home (Use Class C2 - residential institutions) into a serviced hostel for holiday use (Unique Use) with ancillary warden's living accommodation (re-submission).

LOCAL MEMBER: Councillor Elwyn Jones

[Link to relevant background documents](#)

#### 5.3. APPLICATION NO C23/0556/19/LL LAND AT CAE STANLEY, 58 - 130 BONTNEWYDD, LL55 2UH



Development of 21 residential units comprising of 6 one- bedroom flats, 12 two-bedroom flats and 3 three-bedroom houses, with associated landscaping and vehicular access.

LOCAL MEMBER: Councillor Menna Trenholme

[Link to relevant background documents](#)

**5.4 APPLICATION NO C24/0331/41/LL TŷN LŌN, AFONWEN, 131 - 147  
PWLLHELI, GWYNEDD, LL53 6TX**

Application for 9 additional caravans on the caravan field

LOCAL MEMBER: Councillor Rhys Tudur

[Link to relevant background documents](#)

**5.5 APPLICATION NO C24/0289/03/LL WYNNES ARMS HOTEL, 148 - 174  
FFORDD MANOD, MANOD, BLAENAU FFESTINIOG, GWYNEDD,  
LL41 4AR**

Conversion of the former Wynnes Arms from a vacant public house to five residential apartments

LOCAL MEMBER: Councillor Linda Ann Jones

[Link to relevant background documents](#)

**5.6 APPLICATION NO C24/0436/11/LL FORMER YSGOL BABANOD 175 - 202  
COED MAWR, BANGOR, LL57 4TW**

Proposed erection of 10 no. affordable dwellings and associated development

LOCAL MEMBER: Councillor Gareth A Roberts

[Link to relevant background documents](#)

**5.7 APPLICATION NO C23/0618/39/LL FFERM CIM, BWLCHTOCYN, 203 - 243  
GWYNEDD**

Full application for the demolition of three existing open market dwellings and erection of three replacement dwellings (to be used as holiday units), demolition of existing storage buildings, erection of 4 new build holiday units, relocation and replacement of existing static caravan (for holiday purposes) together with associated works and landscaping.

LOCAL MEMBER: Councillor John Brynmor Hughes

[Link to relevant background documents](#)



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## PLANNING COMMITTEE 24 June 2024

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**Present:** Councillor Elwyn Edwards (Chair)

**Councillors:** Delyth Lloyd Griffiths, Louise Hughes, Elin Hywel, Gareth T Jones, Huw Wyn Jones, Anne Lloyd Jones, Edgar Owen, Gareth Coj Parry, John Pughe, John Pughe Roberts, Gareth Roberts and Gruffydd Williams

**Others invited - Local Member:** Councillor Alan Jones Evans

**Officers:** Gareth Jones (Assistant Head of Planning and the Environment), Miriam Williams (Legal Services), Rhys Cadwaladr (Senior Planning Officer - Minerals and Waste), Iwan ap Trefor (Traffic and Projects Service Manager) and Lowri Haf Evans (Democracy Services Officer).

### 1. APOLOGIES

Apologies were received from Councillors Cai Larsen and Huw Rowlands. Cllr Linda Ann Jones (Local Member for application 6.1)

### 2. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

- a) The following member declared that he was a local member in relation to the item noted:
- Councillor Alan Jones Evans (not a member of this Planning Committee) in relation to item 5 on the agenda (application for an order under the Traffic Management Act).

### 3. URGENT ITEMS

As a matter of course, it was reported that since the Chair was joining the meeting virtually, the Legal Officer would announce the results of the voting on the applications.

### 4. MINUTES

The Chair accepted the minutes of the previous meeting of this committee, held on 25 May 2024, as a true record.

### 5. APPLICATION FOR AN ORDER UNDER THE TRAFFIC MANAGEMENT ACT

**Llangywer Community**

**Ward: Llanuwchllyn and Llangywer**

**Proposal: Cyngor Gwynedd Order (24 hour Clearway Order) Llangywer 2023**

A report was presented by the Traffic and Projects Service Manager detailing the proposal to introduce a traffic control order on the Class II Road - B4403 (Llangywer), in response to complaints and concerns received by the Traffic Unit from National Park Officers and members of Llangywer Parish Council. Concerns were expressed about the detrimental

impact of inconsiderate parking that had led to traffic congestion, which was an annoyance of local residents, but also hampered the response time of emergency services. The Transportation Unit proposed to implement a clearway restriction on the road, and this proposal was subject to consultation between March and April 2023. During the consultation period, one objection had been received to the proposal from a member of the public. Reference was made to the objection that noted that the order took extreme measures to resolve the problem, together with the Council's response to the recommendations.

It was highlighted that the Local Member had also submitted views on the situation, echoing the concerns of the National Park's officers and the local community.

It was proposed and seconded to introduce the order.

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

- There were severe problems in the area during the summer months
- Road safety must be prioritised
- Consideration should be given to installing relevant signs to highlight that the road must be kept clear for emergency vehicles - in accordance with Government guidelines
- This was a local opportunity to create a parking area that would alleviate the problem

## **RESOLVED**

**To approve to submit a clearway plan on the B4403 between Llanuwchllyn and Bala in its entirety.**

## **6. 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.

### **6.1 Application Number C23/0938/41/LL C22/0136/03/AC Manod Quarry, Llan Ffestiniog LL41 4RF**

An application under Section 73 to vary condition 2 on planning permission 5/59/500 (Extension of Slate Quarry and Realignment of Quarry Roads) so as to extend the time for the winning and working of material to 2048 at Cwt y Bugail Quarry, Cwm Teigl, Llan Ffestiniog

Attention was drawn to the late observations form which contained observations relating to heritage and transport.

- a) The Senior Planning Officer - Minerals and Waste noted that Cwt y Bugail Quarry was located on the Manod Mawr ridge and comprised the quarries of Manod, Graig Ddu and Bwlch y Slater. It was reported that the quarry includes a processing and stocking area located on a plateau (created with tipped slate waste) on the eastern slopes of the mountain. The processing area includes cutting sheds, stocking area, fitting sheds, staff car park, office, and welfare facilities. For clarity, it was added that the quarry processing area, cutting sheds, workshops, staff car park and other associated infrastructure to the east of the quarry void were not included within planning permission 5/59/500. However, the related Section 106

Agreement was relevant to the whole site and ensured that restoration proposals were implemented.

It was explained that the accumulated area of the quarry works (included in the planning application) exceeded 25ha, therefore exceed the threshold of Schedule 1 developments under The Town and Country Planning (Environmental Impact Assessments) Regulations 2017. An Environmental Statement (ES) was submitted as part of an Environmental Impact Assessment (EIA) in response to this requirement.

In the context of the principle of the development, it was noted that the current relevant local planning policies were Strategic Minerals Policy P22 and Policy MWYN 3 in the Anglesey and Gwynedd Joint Local Development Plan 2011 (LDP). Policy PS 22 stated that the Council would contribute to the permanent demand locally and regionally for the supply of minerals in accordance with the key objectives of sustainable development. It was also noted that Planning Policy Wales - Edition 12 (PPW 12) incorporated Welsh Government planning policies for minerals developments in Minerals Planning Policy Wales (2001). In accordance with PPW 12, Cyngor Gwynedd, as the Mineral Planning Authority had a duty to ensure that mineral resources were exploited in a sustainable way so that they could make an appropriate contribution to the area's construction materials requirements. It was added that the application complied with the criteria of Policy MWYN 3 which permitted development proposals for mineral exploration, mining or extensions to existing operations to maintain the Plan area's landbank of aggregates, or to meet a need for other minerals.

In the context of the landscape's visual amenities, it was noted that the proposed development would cause direct impacts to the landscape of the application site which were unavoidable due to the nature of mineral extraction. As part of the supplementary documents, the applicant had provided a Landscape and Visual Appraisal (LVIA) which considered the sensitivity of surrounding landscape designations, residential areas and recreational receptors. Natural Resources Wales (NRW) had assessed the documents and had provided an analysis of the visual impacts, and argued that extending operations at the site would affect the tranquillity and character of the nearby Eryri National Park; the permitted concept restoration for the area covered by buildings/sheds/stocking areas was relatively vague other than removal of the structures and profiling of the land/slate tip that would leave an obtrusive landform.

In response, it was noted that the application was not for a new mineral development, but rather for physical extensions and / or alterations to the working area. However, it was acknowledged that planning permission 5/59/500 was relatively lax in terms of restrictions on operations that could have a significant impact on tranquillity (i.e., noise, air quality, operational hours) and the buildings/workshops/sawing sheds, staff facilities and car parking were not covered by this permission but under numerous separate historic permissions.

It was considered that there was an opportunity here to assess the visual impact of the current planning policy, by means of an appropriate condition that could reduce the visual impact of the site following cessation of the works. This would overcome NRW's main concerns and ensure compliance with the policies.

In the context of Hydrology and hydrogeology, it was noted that the excavation work would continue in a similar manner as was currently undertaken. Run-off from the quarry

was directed into the quarry void and subsequently into the Manod Quarry voids which acted as attenuation ponds for suspended solids. Water from processing operations was recycled with any foul water from the works and fed through a filter press prior to being pumped into the Manod Quarry. Off-site run off was limited to seepage from the ponds that overflow into Llyn Ministry (located West of the quarry processing buildings) with any overflow feeding the Afon Teigl. The quarry currently practices appropriate measures to mitigate from accidental discharges that will be retained. It was reported that NRW had reviewed the information submitted and confirmed that they had no concerns about hydrology with extending the working lifespan of the quarry subject to compliance with the continued use of pollution prevention measures and good practice guidelines.

It was therefore considered that the proposed development would have no adverse impact on hydrological features and flood risk and complied with the requirements of Strategic Policy PS 19 and Policy AMG 3, AMG 5, PCYFF 2, PCYFF 3, PCYFF 6 and MWYN 3 of the Anglesey and Gwynedd Joint Local Development Plan 2011 - 2026.

In the context of ecological and biodiversity matters it was noted that the Local Authority's biodiversity officer had raised concerns about an area in the northernmost part of the site's boundary that was in the approved area for mineral extraction but had yet to excavated/quarried. It was explained that the area was approximately 0.5ha in size and consisted of upland grassland, heath and bog, rock outcrops and small pockets of peat and was area of high biodiversity value. Despite the loss of this land, the biodiversity officer recommended that mitigation was provided within the restoration scheme.

In the context of archaeology and cultural heritage, it was noted that concerns were raised by CADW during the initial consultation period about the adequacy of information presented in relation to cultural heritage as contained in chapter 9 of the Environmental Statement (ES). These concerns were specifically in relation to the effects of quarrying operations (blasting/vibration) on non-designated historical features within the quarry relating to the storage of nationally important artworks during the Second World War. It was explained that Manod Quarry had been selected as a suitable location for a secret and specialist art storage facility, and that the environmental statement considered that the storage facility was of high value in terms of evidential, historical and communal value, although there was only a moderate evidential value in the remains of the built physical remains (a deterioration in the condition of the facility since the MoD's relinquishment of the facility - the generators, lights, picture hanging rack all removed with little plant equipment left in situ and what remained of the structures in a poor and deteriorating state. The instability of the cavern roofs also limited safe physical access to the site).

The report by GWP Consultants, on potential vibration damage from blasting, concluded that current blasting methods should be modified once works were within 60m of vulnerable parts of the mines. It was added that CADW, having received additional information, had now concluded that quarrying operations could be maintained without damaging the art storage facility. CADW had confirmed that there was no objection to the proposal subject to the inclusion of relevant conditions on the planning permission. Conditions would include restrictions on blasting activities and a requirement for a programme to record the buildings and the dissemination of findings.

In the context of the economy, it was noted that prolonging mineral extraction operations at the quarry would directly and indirectly ensure the retention of the existing workforce and other related jobs/employment (such as haulage, plant and engineering). It was

added that the company made a direct and substantial contribution to the local economy and direct/indirect employment as a result of the quarry's operations. Moreover, retaining local workers had positive effects on culture, and more specifically, on the status of the Welsh language in the area. Therefore, it was considered that the proposal made a positive contribution to the area's economy in accordance with Strategic Policy PS 13 of the Joint LDP and TAN 23.

b) Taking advantage of the right to speak, the applicant made the following observations;

- The planning application facilitated the continuation of Cwt y Bugail / Manod Quarry, and the continued production of slate in the quarry until 2048.
- If the application was approved, the extended lifespan granted for the quarry would provide a firm foundation for the Company to make decisions on future capital expenditure at Cwt y Bugail that would reduce waste, increase the number of slates produced per tonne of excavated rock, to increase annual sales in response to the demand, and expand the choice and introduce new and innovative products.
- It would also secure 34 skilled jobs at the quarry until 2048.
- The Company was grateful to Gwynedd and CADW officers for the opportunity to collaborate to resolve issues relating to the use of the caverns near the quarry that were used by the National Gallery during the Second World War.
- An action plan had been agreed that would allow the quarry to continue in operation in accordance with the proposal to ensure that the work would not have an impact on the remains, and that a full record of those remains would be made public.
- The Company was very aware of the value of the quarry in relation to its history and importance in the community, and was trying to secure a bright future for the site in addition to its rich past.
- The development would be a significant step in reaching this aim.

It was proposed and seconded to approve the application

In response to an observation that the application had been registered in 2022, a number of observations from the consultation dated from 2022 and whether more recent matters had arisen but had not been given attention, it was noted that CADW's observations had taken time to resolve, and as a result, a further consultation period had been held.

#### **RESOLVED:**

**To delegate powers to the Assistant Head of the Environment Department to approve the application, with conditions relating to the following:**

- **The work to come to an end on 31/12/2048, restore the site by 31/12/2049.**
- **Permitted activities and compliance with the submitted drawing / details / plans / information.**
- **Mark the boundary of the site and mineral extraction zones and tipping areas.**
- **Revoke GPDO Part 19 & 21 rights for fixed plant or machinery, buildings and structures and mineral waste.**
- **15,000 tonnes per annum export limit.**

- Exported material restricted to existing public highway.
- Tipping operations to be directed towards final landform.
- Updated tipping capacity.
- Control of noise limitations.
- Restrict blasting 07:00 to 20:00 Monday to Saturday.  
No blasting on Sundays, bank holidays or public holidays
- Peak particle velocity restricted to 50mm/s for 95% of overburden blasts over a three-month period and not exceed 60mm/s at any time.
- Peak particle velocity must be measured at the closest point to the blast site within the shaded area shown in Drawing Reference WCYBG2312 Drawing No.10
- Monitoring of blasting operations to record peak particle velocity.
- Five yearly review of operations.
- Submit the first report within 12 months.
- Detailed Restoration Plan.
- Phased/progressive restoration works.
- 5-year aftercare/monitoring.
- Scheme of landform remodelling shall be applied to North Pole Quarry benches and associated faces as indicated on plans for creation of stable landform and features to match surrounding rock buttresses and scree.
- Following cessation of works, clearance of quarry plant/machinery/materials/equipment and site to be left in clean/tidy condition, quarry benches prepared, treated and planted with flora of local provenances, haul roads to be removed.
- Restrict access of livestock to restored areas.
- No plant or machinery to be operated without appropriate and properly maintained sound deadening screens, silencers etc.
- All vehicles transporting raw material or waste shall be operated in a manner not to generate excessive noise.
- No operations to cause raising of fugitive dust and all areas traversed by vehicles to be watered down.
- Removal of vegetation, structural repair or demolition of buildings and working of previously stripped/quarried/tipped areas shall be undertaken outside of nesting season for the protection of nesting birds.  
Qualified ecologist
- No operations to be undertaken on surface without stripping and storage of topsoil's, subsoils and peat.
- Topsoils and subsoils to be re-used as soon as possible (In restoration).
- Topsoils to be stored in mounds not exceeding 2m in height.
- Historic building recording of the art storage facilities and Written Scheme of Investigation.
- Monitoring and eradication plan of non-native/invasive species.

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

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CHAIR



PLANNING COMMITTEE	DATE: 29/07/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

**Number: 1**

**Application Number:** C24/0011/30/AM

**Date Registered:** 23/01/2024

**Application Type:** Outline

**Community:** Aberdaron

**Ward:** Pen draw Llŷn

**Proposal:** Outline application, with some reserved matters (appearance, landscaping) to create five self-build plots for affordable housing

**Location:** Bodernabwy, Aberdaron, Pwllheli, Gwynedd, LL53 8BH

**Summary of the Recommendation:** TO APPROVE WITH CONDITIONS

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## 1. Description:

- 1.1 Members are reminded that this application has been discussed previously with a recommendation for refusal by the officers at the time. The decision was deferred to obtain further information and to hold a site visit. This is an outline application, with some reserved matters to create five self-build plots to provide affordable housing..
- 1.2 For clarity, here are further details regarding the application as submitted:
  - Create a vehicular entrance approximately 12m wide with an access road approximately 5m wide into the site with a parking area on part of the site near the entrance.
  - Building five detached two-storey houses within individual plots with front and rear gardens which would include an internal floor area of approximately 94m<sup>2</sup>
- 1.3 This application has been submitted in the form of an outline application and, therefore, not all details of the development in terms of detailed plans to show the appearance/design and landscaping have been included as would be the norm with a full application. That is, apart from the principle of the proposal itself, details of the entrance, siting and scale that permission is sought for are only included as part of this outline application and permission is not sought for appearance and landscaping of the proposed development. Should the current application succeed, these details would be subject to a further application. Nevertheless, as required with outline applications now, the minimum and maximum height of buildings to be erected on the site have been recorded.
- 1.4 In terms of the details that have been submitted as part of the application, the following are noted:
  - "The individual houses are intended as two-storey, to avoid the attributes of 'bungalow' single-storey dwellings, and it is anticipated that the houses will measure between 6.8m and 7.2m wide (which includes the thickness of the outer walls either side) and between 7.60m and 8.00m long.
  - The height to the ridge will be approximately 7.40m above slab level (lower floor). There should be allowance for some variation in the steepness of the roof, which suggests a ridge between 7.20m and 7.80m.
  - Should applicants wish to seek permission for a single-storey building, that would give a height of approximately 4.65m, for a traditional roof as above - with a range of around 50cm more or less – but the length of the house would most likely be around 14.40m, with a range of 50cm more or less".
- 1.5 The site of the proposed development is currently open agricultural land with surrounding boundaries in a mix of natural hedgerows, earth banks and post and wire fencing.
- 1.6 The entire site is outside the current development boundary of the village of Aberdaron and is therefore in open countryside. Parts of the southern boundary of the proposed site partly touch the development boundary. The busy B4413 road is situated parallel to the front of the site with a public footpath running along the western boundary of the land. The site is within the Llŷn AONB and the Llŷn and Bardsey Island Landscape of Outstanding Historic Interest designations.
- 1.7 As part of the application, the following information was submitted:

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- Planning Statement
- Porosity Report
- Initial Ecological Assessment
- Details (confidential) regarding the financial and residential background of 5 individuals/family

1.8 In addition to the original submission and in response to the planning committee's decision to defer the decision, the following additional information was submitted:

- Housing Statement
- Housing Needs Survey
- Landscape Statement
- Plot / Site Valuation

## 2. Relevant Policies:

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

2.2 The Well-being of Future Generations (Wales) Act 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the 7 well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

## 2.3 Anglesey and Gwynedd Joint Local Development Plan 2011-26, adopted 31 July 2017

PS 1: The Welsh Language and Culture

ISA 1: Infrastructure provision

PS 4: Sustainable transport, development and accessibility

TRA 2: Parking standards

TRA 4: Managing transport impacts

PS 5: Sustainable development

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

PCYFF 1: Development Boundaries

PCYFF 2: Development criteria

PCYFF 3: Design and place shaping

PCYFF 4: Design and landscaping

PS 16: Housing Provision

PS 17: Settlement strategy

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TAI 5: Local market housing

TAI 8: An appropriate mix of housing

PS 18: Affordable housing

TAI 16: Exception Sites

PS 19: Conserving and where appropriate enhancing the natural environment

AMG 1: Areas of Outstanding Natural Beauty Management Plans

AMG 5: Local biodiversity conservation

PS 20: Preserving and where appropriate enhancing heritage assets

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

Supplementary Planning Guidance (SPG):

SPG: Maintaining and Creating Distinctive and Sustainable Communities

SPG: Housing Mix

SPG: Affordable housing

SPG: Character of the landscape

SPG: Planning obligations

SPG: Building new dwellings in the countryside

## 2.4 **National Policies:**

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 12 – February 2024)

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

TAN 5: Planning and nature conservation

TAN 6: Planning for sustainable rural communities

TAN 12: Design

TAN 18: Transportation

TAN 20: Planning and the Welsh Language

TAN 24: The historic environment

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### 3. Relevant Planning History:

- 3.1 It appears that there is no relevant Planning history involving this land specifically.
- 3.2 A pre-application enquiry was submitted for the construction of five houses on a site adjacent to the main road under reference Y23/0265, not the site that is subject to this current application. It was noted that there was concern about a new residential development such as this as it would extend the development pattern of the village into open countryside and therefore would not be appropriate. It was also noted that local need for such housing must be proven. There was no opportunity to comment further on any revised proposal.

### 4. Consultations:

Community/Town Council: No objection to the outline application. If the site is developed, the County Council will be asked to consider installing paving between the development and the main road.

Transportation Unit: There are no concerns regarding the scope of the development in relation to the site. A vehicular road and footway of a suitable width would be achievable meaning that a safe access would be possible within the site. However, there is ambiguity as to how non-vehicular users would access the centre of the community.

Insufficient details have been provided to determine whether a safe access could be constructed in the proposed location.

We request that a standard condition/note is included with any permission granted.

Natural Resources Wales: We have concerns regarding the application as submitted. However, we are satisfied that these concerns can be overcome if the document set out below is included in the condition relating to approved plans and documents on the notice of decision: Approved Document: Richardson, L., October 2023, Land Near Bodernabwy, Preliminary Ecological Assessment, Cambrian Ecology Ltd.

#### Protected Species

We note that the ecology report submitted in support of the above application (Richardson, L., October 2023, Land Near Bodernabwy, Preliminary Ecological Assessment, Cambrian Ecology Ltd) noted that although there were no potential bat roosts within the application boundary, there was a high potential for bats to commute and forage across the site. Section 9.2.1 of the report provides recommendations regarding new lighting and that a lighting scheme must be formulated

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to indicate that the recommendations will be delivered. Therefore, we advise that a lighting scheme is submitted to support any subsequent Reserved Matters applications relating to this outline application for five dwellings.

#### Designated Sites

##### Special Area of Conservation (SAC)

The development site is approximately 150m from a watercourse, hydrologically linked to Pen Llŷn and Sarnau SAC and West Wales Marine SAC. We have concerns that harm to the SAC from the proposed development cannot be ruled out and have identified pollution as a potential impact on the site's features. This is due to the location of the application site in relation to the nearby Cyllyfelin river. To ensure appropriate mitigation measures, we advise that the document listed below be included in the conditions of the approved plans and in the notice of decision. Provided that the measures set out in those documents are implemented as prescribed, we consider that the proposed development would not adversely affect the Special Area of Conservation.

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

##### Designated Landscape

The development is located within the Llŷn Area of Outstanding Natural Beauty (AONB). We note that there is no information regarding landscape assessments with the application. If your Authority considers that the proposal is likely to affect the AONB then we advise that appropriate landscape assessments are submitted. We advise you to seek the advice of your Authority's AONB Officer. If you need further advice, then please re-consult us.

#### Welsh Water:

A public sewerage main crosses the site and no building, structure, SuDs facilities or timber resources may be erected within the pipe protection zone.

There is existing capacity to connect a sewer system to the public

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system and it is suggested to include a condition to agree on the details of a drainage plan for the site.

Public Protection Unit:

Not received

Land Drainage Unit:

Standard response regarding the need to include a surface water treatment system or SUDS

Rights of Way Unit:

I confirm that footpath 17 in the community of Aberdaron runs across the western boundary of the application site. It is not currently possible to walk this path as it is blocked at its southern end near the property known as Noddfa'r Enfys. There does not appear to have been any consultation or discussion with the applicant regarding this prior to the submission of this planning application.

We realise that this is an outline planning application under consideration and the Service is keen to ensure that the path receives full consideration in the hope that it can be re-opened to the public. It is believed that this can be achieved by following one of two steps:

1. Continue with the existing footpath line erecting a boundary fence to separate the path from the proposed housing estate. The developer would have the responsibility to provide a fence and gate at the southern boundary with Noddfa'r Enfys as part of this development. The path would be required to be at least 2 meters wide from the bottom of the existing field boundary earth bank (clawdd) to any proposed estate boundary fence. It would be the responsibility of the owner of the 'clawdd' to maintain it thereafter without narrowing the footpath;

2. Divert the entire footpath to run parallel with the housing estate road and then adjust plots 1 and 2 to receive the new path route. I confirm that there is a process under section 257 of the Town and Country Planning Act 1990 (as amended) which allows routes to be diverted/removed where necessary to enable developments to take place. Granting this planning application would not give permission to the diversion referred to on the plans submitted with the application.

Should the planning application be approved, the applicant must formally submit a separate application to the Council to divert the path under the above provision, and the normal procedure of diverting the route (i.e. discussing with the applicant, consulting, making an Order, advertising an Order) would have to be followed. The costs of diverting the path will fall squarely on the applicant (namely the administrative costs, advertising costs, and the cost of

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setting up the new path on the ground). I would recommend that the applicant has a discussion with us in this Unit before submitting a request for a diversion to ensure that any prospective diversion is suitable. To this end I would be grateful if consideration was given to include the following condition should the Planning Authority wish to grant planning permission for the development:

1. Prior to commencing any development work, details for the improvement and/or diversion of public right of way footpath number 17 in the community of Aberdaron under section 257 of the Town and Country Planning Act 1990 (as amended) must be submitted for approval in writing by the Local Planning Authority. The approved details will be in place and operational prior to the occupation of the development.

It is likely that the path will need to be closed during the development phase and as such may need to be closed temporarily. The developer is informed that orders would be required to close the paths affected by the development under the Road Transport Management Act 1984 Section 14 as Amended by the Road Transport (Temporary Restrictions) Act 1991. The developer is requested to contact us with any request to temporarily close the paths at least 6-8 weeks prior to the start date of any development. Should the application be approved it is recommended that a note be included on any decision to this effect:

The applicant is advised that Aberdaron Public Footpath No. 17 crosses the application site and it is an offence to obstruct or divert any right of way unless it is done in accordance with the appropriate legislation. Prior to commencing any development permitted hereby the developer is likely to need to submit and receive approval for the temporary closure of a path for this footpath under the provisions of Section 14(1) of the Road Traffic Management Act 1984 (as amended) by Cyngor Gwynedd namely the Local Highways Authority. Before undertaking any development work, it is advisable for the applicant to contact the Public Rights of Way Team of the Highways Authority namely Cyngor Gwynedd.

AONB Unit:

The site in question is on the outskirts of the village of Aberdaron and in the Area of Outstanding Natural Beauty (AONB). The site is not within the village Conservation Area.

Guidance on affordable housing developments is given in Policy CP6 of the Management Plan: "Promote new affordable homes to meet proven local need, as long as schemes, designs and materials are in-



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keeping with the AONB's environment."

The site is currently part of an agricultural field near two recently built houses. A residential development at this location would be visible from some public spaces but it does not appear that the development would intrude on the landscape. Aberdaron public footpath number 17 runs along the boundary of the site and the path would need to be protected and given adequate space. The intention to plant trees is noted and this would benefit screening the development and contributing to biodiversity. A condition is suggested to agree an effective landscaping scheme before the start of the development as well as a lighting scheme to limit lighting to what is really necessary.

Biodiversity Unit:

The ecological report has been completed to a good standard. The ecologist has provided a draft Green Infrastructure Statement but the expectation would be for the applicant to provide such a statement and not an external consultant. However, it is not believed that it would be reasonable to ask the applicant for additional information at this time.

NRW in their response have identified the need to carry out a Habitat Assessment given the size of the development and its location near a Special Area of Conservation. It would be normal for the applicant to provide this information to carry out the assessment (in the form of a report from a qualified ecologist).

#### **Further observations:**

The proposal is 750 metres to the north of the Pen Llŷn and Sarnau SAC. The SAC has been designated for marine habitats and species. The site is for developing housing on the land, the development for 5 houses would not lead to the loss of marine habitats. The development would not cause noise in the sea that could disturb marine mammals (dolphins, whales, seals).

The development would not cause changes to coastal processes.

The land more or less falls towards the sea and the nearest watercourse is 145 metres away from the development site, therefore it is very unlikely that pollution from the development could reach the sea.

As the competent authority under the Habitats Regulations, Cyngor Gwynedd has considered the proposal in relation to the Pen Llŷn a'r Sarnau SAC and the development is unlikely to impact the SAC.

Cambrian Ecology's ecological report states there are no bat roosts on the site but the site is likely to have bats flying around it. Therefore I recommend that the *cloddiau* and hedges are retained and that new

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hedges and *cloddiau* are created, as suggested in my observations in an e-mail dated 3 April 2024.

Language Unit:

In order for the Unit to be able to offer a fair and balanced view of the application, we encourage the applicant to use the latest data now available from the 2021 Census and include a more detailed analysis. For example, by age groups for the study area. Consideration should be given to resubmitting the updated statement before submitting the application to Committee.

Gwynedd Archaeological Service:

Although there is general potential for undiscovered archaeological remains within the local area, there are no clear signs of ancient occupation at the site and therefore there is no recommendation in this case.

Housing Strategic Unit:

Information about need:

The following indicates the number of applicants who wish to live in the area:-

6 options on the Tai Teg register for intermediate properties 28 applicants from the common housing waiting list for social property.

Suitability of the Plan: Based on the above information, it appears that the Plan partly addresses the need in the area.

Schemes are expected to include 100% affordable housing as it is on exempted land. The application does not elaborate on the sizes of the dwellings, and so it is difficult to confirm if the development would address a need in the area. I see no evidence that it is the applicants who have been approved by Tai Teg who are in line to purchase the houses.

It is not possible to submit comments on the affordability of the affordable units as no open market valuation has been submitted. I would be more than happy to revisit the application once a formal valuation has been received.

#### **Further observations:**

The Supplementary Planning Guidance uses the 3.5 x Median Income + 10% of the affordable market price as a formula to identify the affordability level. If you are not looking to set a discount in this case 10% of the median property price could be used rather than the open market price to obtain the affordable price for the area.

The identified figure should be within reach of a local person but a

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discount of approximately 40% would be required to secure this.

**Public Consultation:**

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

- The proximity of the development to existing housing creates over-looking and loss of privacy.
- Ribbon development without evidence why it should be considered as an exception site for housing.
- No reference or consideration for the location of the site within the AONB.
- The siting and context of listed buildings will be affected by the development.
- The development would extend the clear and assumed boundary of the village without any justification.
- There is no evidence of a need for housing whether local to Aberdaron or other parts of Llŷn.
- There is no evidence of financial viability.
- There is no visual impact assessment with the application.
- Although appearance is a reserved matter, the site is clearly within the open countryside and no design code has been submitted to support the decision, which is particularly relevant as these are self-build houses.
- The height of the houses will be detrimental to the special character of the area's landscape.
- The indicative siting suggests an urban siting that is inappropriate in terms of policies and design. The siting does not respect the quality and character of the historic settlement
- No evidence has been submitted regarding other suitable sites
- There is no justification for the loss of agricultural land.
- The proposal to build large, detached houses in the open countryside without any justified link to the need for local housing and the Welsh language.
- Historic landscape features would not be protected or enhanced with the application.

**5. Assessment of the relevant planning considerations:**

**The principle of the development**

- 5.1 Policy PCYFF 1 of the Anglesey and Gwynedd Joint Local Development Plan (LDP) notes that the plan itself identifies development boundaries for a range of settlements within the county and that proposals within development boundaries will be approved in accordance with the requirements of other relevant policies in the Plan. It also notes *"outside the development boundaries, proposals will be resisted unless they are in accordance with specific policies in this Plan or national planning policies or that the proposal demonstrates that its location in the countryside is essential"*.
- 5.2 In this case, the proposal has been submitted as an application for development on an exception site and therefore consideration is mainly given to policies PS 17 and TAI 16 in such cases.

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5.3 It is seen that Aberdaron village is defined as a rural / coastal village in the LDP with approximately 95 houses and a few facilities within the current development boundary. According to the latest information received from the Planning Policy Unit, an indicative supply level of housing for Aberdaron over the Plan period is 13 units (which includes a 'slippage allowance' of 10%, meaning that the method of calculating the figure has taken into account potential unforeseen circumstances that could influence the provision of housing e.g., land ownership issues, infrastructure constraints etc.). In the period 2011 to 2023, a total of 6 units have been completed in Aberdaron all at windfall sites. The windfall land bank i.e., sites with extant planning permission in April 2023 was 0 (zero) units (dismissing the units identified in the Joint LDP as unlikely to be completed). This means that there is capacity within Aberdaron's indicative supply for development of this scale.

5.4 Policy TAI 5 is relevant to locations within the development boundary but in this case, the proposal's boundary only partially touches the boundary and therefore must be regarded as an exception site outside the development boundary and therefore the relevant policy in this case would be policy TAI 16 which states:

*"Where it is demonstrated that there is a proven local need for affordable housing (as defined in the Glossary of Terms) that cannot reasonably be delivered within a reasonable timescale on a market site inside the development boundary that includes a requirement for affordable housing, as an exception, proposals for 100% affordable housing schemes on sites immediately adjacent to development boundaries that form a reasonable extension to the settlement will be granted. Proposals must be for a small-scale development, which are proportionate to the size of the settlement, unless it can be clearly demonstrated that there is a demonstrable requirement for a larger site, with priority, where it is appropriate, given to suitable previously developed land".*

5.5 It was noted in the formal response given to the pre-application enquiry that, as a development on a proposed exception site, evidence in the form of a Housing Statement would be required to include an assessment of the need of qualified applicants for affordable housing. Information has been submitted in the form of a questionnaire on the local connection of 5 people/cousins and since the previous committee, a Housing Statement was submitted along with additional information such as a valuation of the plots. It is crucial that applicants for affordable housing are fully assessed for their needs and 'aspiration' is not a sufficient reason for the need for an affordable house. It is known that the applicants have registered with Tai Teg and in order to be qualified to be included on this register, they must comply with a series of specific requirements relating to income levels, inability to afford open market housing and local connections. It is therefore believed from the information to hand that there is a proven general need and, as is the case with such applications, it is believed that it would be reasonable to include a standard affordable housing condition to be formally discharged as a means for individuals to fully prove a specific need.

5.6 Policy TAI 8 promotes proposals that contribute to improving housing balance and meeting needs identified in the whole community. It is therefore necessary to consider if the mix of units and tenure proposed here is suitable to promote a sustainable mixed community. It is therefore important to consider the contents of the 'Housing Mix' SPG when establishing if what is proposed here is suitable.

5.7 The Housing Mix SPG states that every applicant submitting a planning application for a C3 Use Class development, that includes 5 or more housing units, will be expected to submit a Housing

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Statement to support the planning application. A Housing Statement has been submitted since the decision was made to defer the application at the previous committee meeting.

- 5.8 The application does not provide information to justify the mix and type of housing provided and their affordable price nor how the proposal will meet the needs of the local community. For example, the number of bedrooms in each affordable property should match the needs of the individual. . Should the application be approved, there would be a need to impose a condition to agree on the mix to ensure that the dwellings respond directly to the need.
- 5.9 An independent valuation was submitted of the notional value of a three bedroom 94m2 house on the open market. 94m2 is in accordance with the size of a two-storey three bedroom house in the Affordable Housing SPG and is therefore relevant to be considered in the context of the application. The valuation shows it is possible to set a discount but a discount of approximately 40% would be needed to ensure affordability. Should the application be approved an individual discount could be applied to every dwelling based on its final design through an application for a discharge of condition and ultimately, through a 106 agreement. In order to secure control over the size of the houses and therefore keep their size and price 'affordable', as is usual, a condition would be imposed that would prevent permitted development rights, i.e., it would not be possible to extend any property without first submitting a planning application. Also, since 20 October 2022 the Town and County Planning (Use Classes) (Amendment) (Wales) Order 2022 came into force. This Order has made changes in terms of the use classes of residential units. C3 use class has now been noted as dwelling houses used as sole or main residence. Two additional use classes were added, namely C5 and C6. C5 use class is dwelling houses used in a different manner to a sole or main residence and C6 use class is for short-term lettings no longer than 31 days for each period of occupation. As the proposal has been considered against the housing policies of the LDP it is considered that it would therefore be appropriate to impose a condition that the house is restricted to C3 use class only, namely dwellings used as a sole or main residence.
- 5.10 The need for evidence is crucial in order to hold a full assessment and is a fundamental requirement for this type of application and therefore to this end, due to additional information being submitted and the ability to impose a condition to agree on the provision of affordable housing, this proposal now complies fully with the requirement of policies TAI 8, TAI 15 and TAI 16 of the Local Plan in addition to the relevant advice provided within the Supplementary Planning Guidance and the national directives within Planning Policy Wales and Technical Advice Notes.

### **Visual amenities**

- 5.11 In this case, as it is an outline application with matters regarding appearance and landscaping withheld, not all the information is available. However, the minimum size provided suggests that 5 two-storey houses within an open area of this type in the countryside would be extremely prominent. It is recognised that existing houses nearby are a mixture of two-storey, single-storey, dormer buildings etc. However, the siting of the proposed houses within an existing open field would be away from the existing built pattern and would therefore stand out and the impact would significantly alter the visual appearance of the site. Criterion 1 of policy PCYFF 3 notes that proposals will only be granted if ...

*"...it complements and enhances the character and appearance of the site, the building or the area in terms of siting, appearance, scale, height, massing and elevation treatment".*

- 5.12 Similarly, paragraph 7.8.3 of the SPG: Affordable Housing notes:

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*"The exception site needs to be immediately adjacent to the development boundary and forms a reasonable extension to the settlement. "Immediately adjacent" means that the proposed exception site should be in connection with the development boundary in the site's vicinity. In relation to whether or not the proposal would be considered as a reasonable extension to the settlement regard will be given towards whether the proposal is a rounding off of the built form or whether it would form an unacceptable intrusion into the open countryside. The impact of the proposed site on the landscape will be an important consideration in judging its suitability".*

- 5.13 The site would be fully visible within the AONB and from places beyond the site due to the nature of the land elevating from the application site, in particular in a north and north easterly direction. Members are reminded that the AONB is just as important in terms of conservational value as the National Park and are designated under the same act with a responsibility on relevant Local Authorities to take: "take all such action as appears to them expedient for the accomplishment of the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty or so much of it as is included in their area. ."
- 5.14 It can be seen from the observations of the AONB Unit, that they do not consider the proposal to be damaging in terms of its visual impact. They also refer to a relevant policy within the AONB Management Plan which promotes the provision of affordable housing where it is proven there is genuine local need. As discussed previously in the report, the need has now been proven and therefore it is possible to place weight on this as a material consideration when weighing up the application against other relevant policies, including those that relate to the visual impact.
- 5.15 As a consequence of the concerns highlighted previously by officers, a Landscape Statement was submitted which has been noted as a statement to contradict the officers' claims. Although it does not contain any formal photographic assessment it does emphasise the AONB Unit and NRW's observation and suggest that by including an intensive landscaping plan that the visual impact could be mitigated. Although the document contains relatively ambiguous statements, it is a material consideration.
- 5.16 It is reasonable to accept that a landscaping plan of good standard would be able to contribute to integrate the development but it is unlikely to conceal the entire development. By imposing conditions, the proposal can comply with the relevant sections of policies PCYFF 3 and 4.
- 5.17 When looking at the development pattern of Aberdaron it can be seen that it is dispersed and follows the main road networks into the village and there are some clusters of developed areas which are denser than others. It is recognised that the houses near the site access are larger and have a modern design compared to the more traditional dwellings in the centre of the village. As you travel out of the village towards the site, the character of the settlement is less traditional in nature. Given this, a new development is less likely to appear alien, although it must be acknowledged, it would still erode and lead to the loss of open countryside.
- 5.18 Although this is an outline application, the design and choice of materials and colours can also help to mitigate the impact of the development by ensuring that it is of a good standard and that it respects its place in the landscape. Through the process of having to submit an application for reserved matters and the ability to impose conditions on any planning permission, it would be possible to secure a development of a good standard that would comply with policies PCYFF 3 and 4.
- 5.19 Concern remains about the visual impact as the proposed houses would be laid out within an existing open field away from an existing built pattern and therefore would stand out and change

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the visual appearance of the site and extend the built form further into open countryside. Nevertheless and having considered the proposal as a whole, it is considered that the need for affordable housing for local residents outweighs the conflict with relevant visual policies. It is believed that the visual impact is one that could be accommodated and reduced by agreeing on the design details and the size of the houses and landscaping and the site's final layout.

- 5.20 Although the proposal does not fully comply with policy in terms of the visual impact it is not considered that the application should be refused contrary to policy PS 5, PCYFF 3, PCYFF 4 and TAI 16 in terms of considering the need for affordable housing.

#### **General and residential amenities**

- 5.21 It is inevitable that there would be an increased impact on the general amenities of the local area and nearby residents from what is present, as the site is open agricultural land as it stands.
- 5.22 However, it must be considered that this is an outline application where all the proposal's final details are currently unknown. For example, agreeing on the details of suitable boundary treatment and landscaping for the site could provide some protection to the residential amenities of nearby houses. It is acknowledged that the site plan submitted suggests that the house on plot 5 would be relatively close to the site's boundary with nearby dwellings and concern has been highlighted about the impact of the development as a whole on the amenities of the residents of these dwellings in terms of loss of privacy and overlooking. However, appearance is a reserved matter and so there would be an opportunity to consider the true impact of any proposal when discussing further details. It is considered possible to design a house (in terms of shape, size, location of windows, doors etc) that will protect the residential amenities of neighbours' dwellings and therefore the proposal is not considered entirely unacceptable based on all the relevant requirements of policy PCYFF 2.

#### **Consideration of the Welsh language**

- 5.23 Criterion (2) of Policy PS 1 states that a Welsh Language Impact Assessment would be required for a proposed development on an unexpected windfall site for a large-scale housing development. The fact that this is an exception site outside the development boundary therefore means it is an unexpected windfall site. Large-scale is defined in Diagram 7 of the Supplementary Planning Guidance 'Maintaining and Creating Distinctive and Sustainable Communities' as five or more units in a Rural/Coastal Village such as Aberdaron.
- 5.24 The application has been accompanied by a Planning Statement, although it is not in the form of an impact assessment as referred to in the comment of the Policy Unit. It is also noted that the Language Unit has stated that information should be included based on the 2021 Census rather than 2011 as given in the statement as submitted. Normally, this matter would have been referred to the agent and it would be expected that a competent assessment was prepared. However, in this case, accepting such an assessment would not make the remainder of the development acceptable and it would be unfair to expect the applicant to incur additional costs when knowing that this information would not in itself ensure compliance with all relevant policy requirements. However, no evidence has been received indicating that the development would be likely to be detrimental to the language and as the proposal here is for 5 affordable houses, where the occupation would be restricted to local people only, the proposal is not considered to be strictly contrary to policy PS 1.

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### Transport and access matters

- 5.25 The Transport Unit's response had not been received at the time of writing. However, access together with details of the estate road and parking spaces are part of the proposal and therefore consideration will be given to the form and location of these elements in terms of the relevant requirements of policies TRA 2 and TRA 4. Parking spaces appear to be offered on part of the site and within the individual plots. In that regard, it is believed that the proposal would be acceptable in terms of current parking requirements and therefore in accordance with policy TRA 2. The proposed entrance appears standard width for serving a site of this type and is located on a section of the road, albeit a busy road, which is relatively straight with relatively clear visibility in both directions. Subject to receiving favourable representations from the Transport Unit, with appropriate conditions, it is believed that the entrance could also be acceptable and thereby in accordance with the relevant requirements of policy TRA 4.

### Biodiversity matters

- 5.26 The Biodiversity Unit has confirmed that the ecological report submitted with the application has been written to a good standard. However, they note the need to submit further information to ensure that requirements relating to conducting a full assessment of the impact of the proposal on the designation of the Special Area of Conservation are met. NRW also note in their observations that Cyngor Gwynedd *"As the competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended), your authority must, before deciding to give consent for a project which is likely to have a significant effect on a Special Area of Conservation, either alone or in combination with other plans or projects, make an appropriate assessment of the implications of the project for that site in view of its conservation objectives. You must for the purposes of the assessment consult NRW and have regard to any representations we make within such reasonable time as you specify. In the absence of that assessment, NRW cannot advise that the proposals would not result in an adverse effect upon the Special Area of Conservation site."*
- 5.27 Additional information was subsequently received and the Biodiversity Unit confirmed due to the site being 750 metres to the north of Pen Llŷn a'r Sarnau SAC, the development for 5 houses will not cause the loss of marine habitats or cause noise in the sea that could disturb marine mammals (dolphins, whales, seals)
- Neither will it harm coastal processes and it is very unlikely that pollution from the development could reach the sea.

As the competent authority under the Habitats Regulations, Cyngor Gwynedd has considered the proposal in relation to the Pen Llŷn a'r Sarnau SAC and the development is not likely to have an impact on the SAC. It is therefore accepted that the proposal is now acceptable and in accordance with policy PS 19 and AMG 5.

- 5.28 In accordance with recent legislative changes to Planning Policy Wales (PPW) and the need to introduce a Green Infrastructure Statement, a statement has been submitted and for the purpose of satisfying PPW in terms of this particular aspect, it is believed that this has been done in this case. It is seen that it has been proposed to improve biodiversity by including bat boxes, planting trees and creating a new natural hedge. It is believed that all of these elements are acceptable and a means of creating subsequent biodiversity enhancements and that a standard condition would be included to ensure that these improvements are implemented in accordance with what is noted in the statement and the ecological assessment. It is believed that the proposal is now acceptable and therefore in accordance with the relevant requirements of policies PS 19, AMG 5 along with chapter 6 Planning Policy Wales which relates to green infrastructure and the phased approach.



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### **Archaeological Matters**

- 5.29 As can be seen from the comments of the Archaeological Service, although there is a general potential for undiscovered archaeological remains within the local area, they had no recommendation in this case such as carrying out exploration of the site. It is therefore believed that the proposal is acceptable based on this particular element and is in accordance with the relevant requirements of policy PS 20.

### **Educational Contribution**

- 5.30 The proposal is to construct 5 houses but the number of bedrooms does not appear to have been confirmed. Should the proposal be for 5, 3-bedroom houses, from the information in the SPG 'Planning Obligations' it is stated that an additional 2 primary age pupils will result from this proposal:  $5 \times 0.4 = 2$  pupils
- 5.31 As there is existing capacity within the local primary school, it would not be relevant to consider an educational contribution in this case for the additional pupils resulting from the proposed development.

### **Response to the public consultation**

- 5.32 It is acknowledged that objections have been received to this proposal and it is considered that all relevant planning matters have been given appropriate consideration as part of the above assessment. A decision is made based on a full consideration of all the relevant planning considerations and all the comments received during the public consultation and that no one was let down when considering this application.

## **6. Conclusions:**

- 6.1 The current housing situation in the village of Aberdaron village is well known in terms of how difficult it is to find a house at an affordable price. The principle of new residential development that would contribute towards meeting the need locally is therefore fully supported. However, this does not mean that any proposal submitted is permissible and proposals must comply completely with the relevant requirements of policies that protect a highly sensitive area such as here from unacceptable new development.

The matters involving the need for the development and the impact on ecology have been resolved in full after receiving additional information from the agent. Although the landscape statement was submitted, the proposal does not fully comply with the policy in terms of the visual impact but having weighed up the application, it is not considered that the application should be refused given the need for affordable housing in the area.

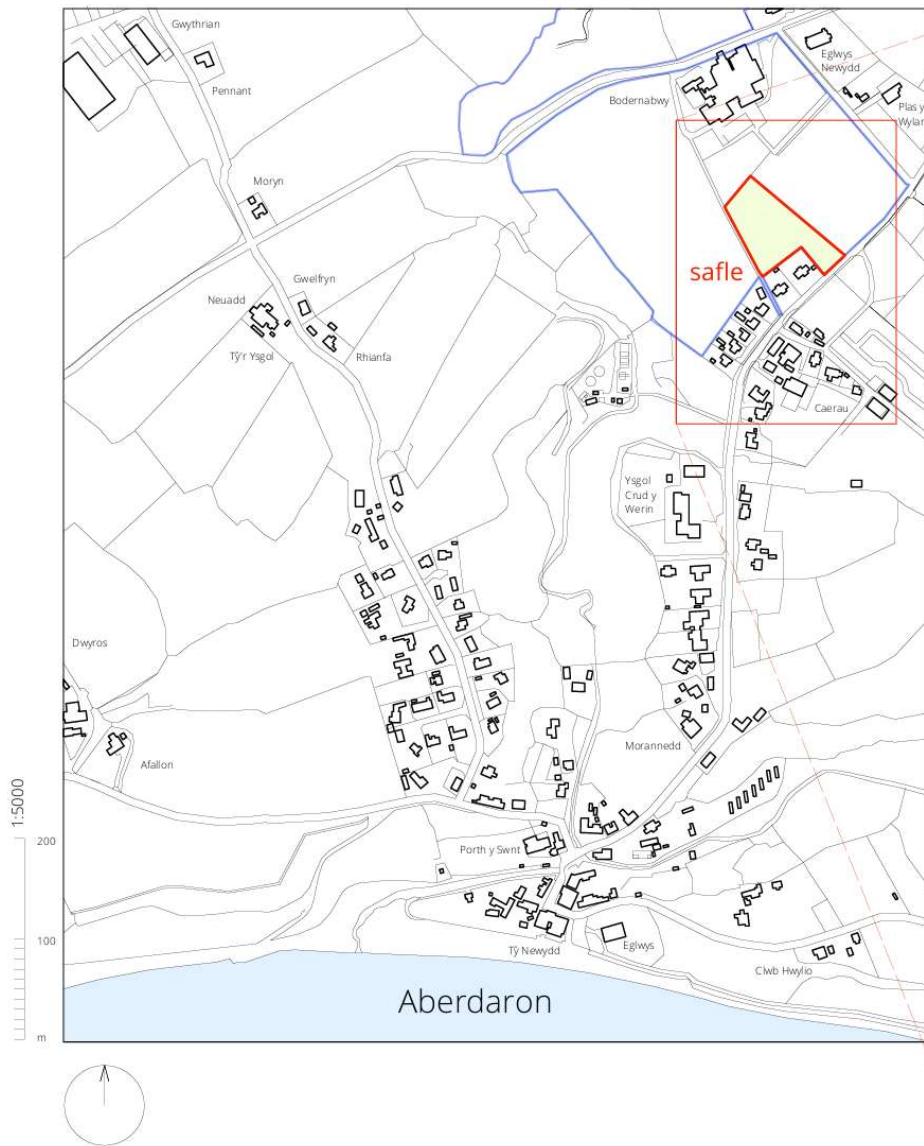
- 6.2 Having considered the above and all the relevant planning matters including local and national policies and guidance, as well as all the observations received, it is believed that this proposal is now acceptable in its submitted form.

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**7. Recommendation:**

7.1 To approve – conditions

1. Time
2. In accordance with the plans
3. Materials
4. Affordability condition
5. Highway conditions
6. Biodiversity / biodiversity enhancements Condition
7. NRW condition
8. Welsh Water Condition
9. Reserved Matters condition
10. Withdrawal of PD rights and restrict to C3 residential use only
11. Protect the public footpath.

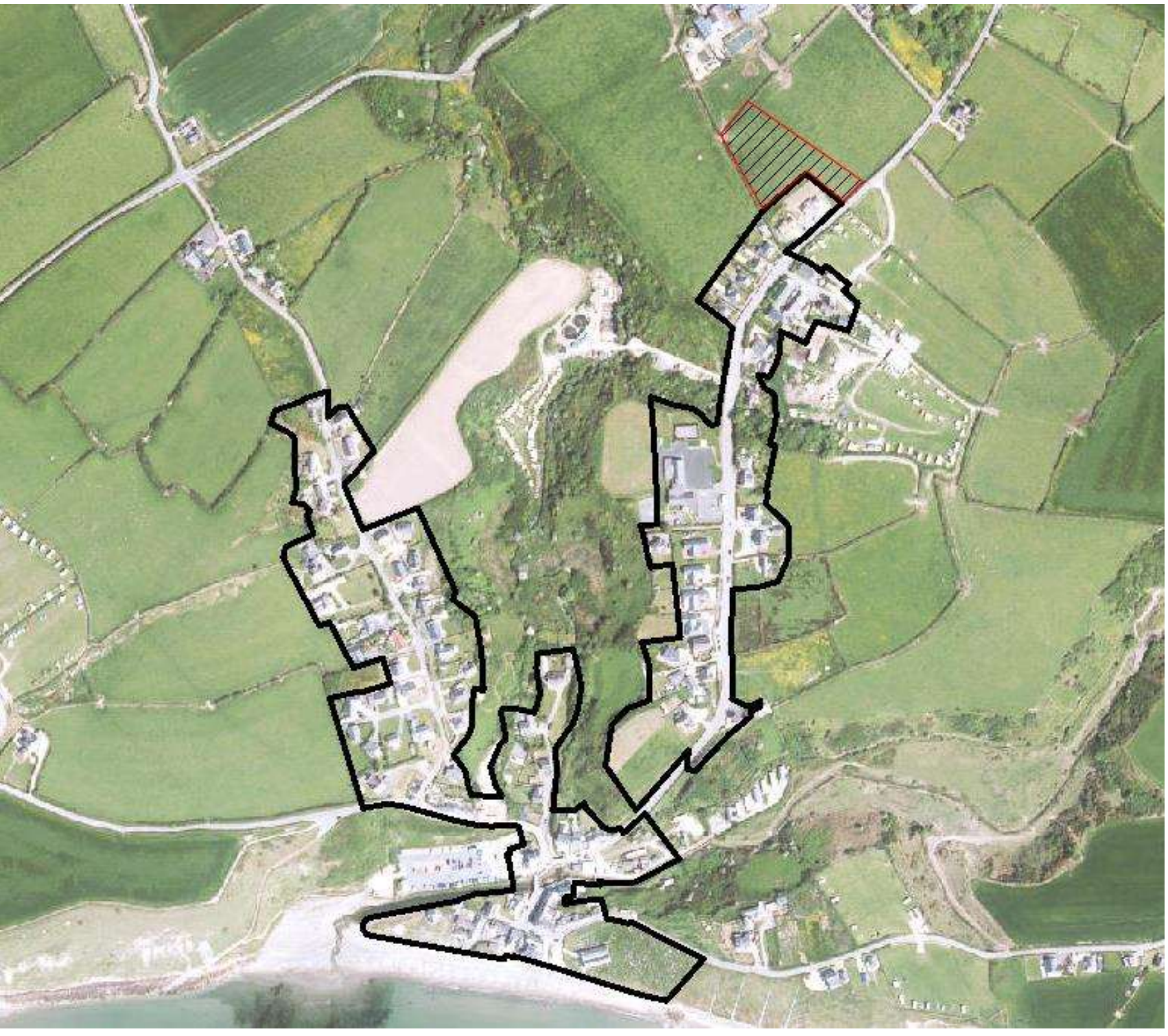


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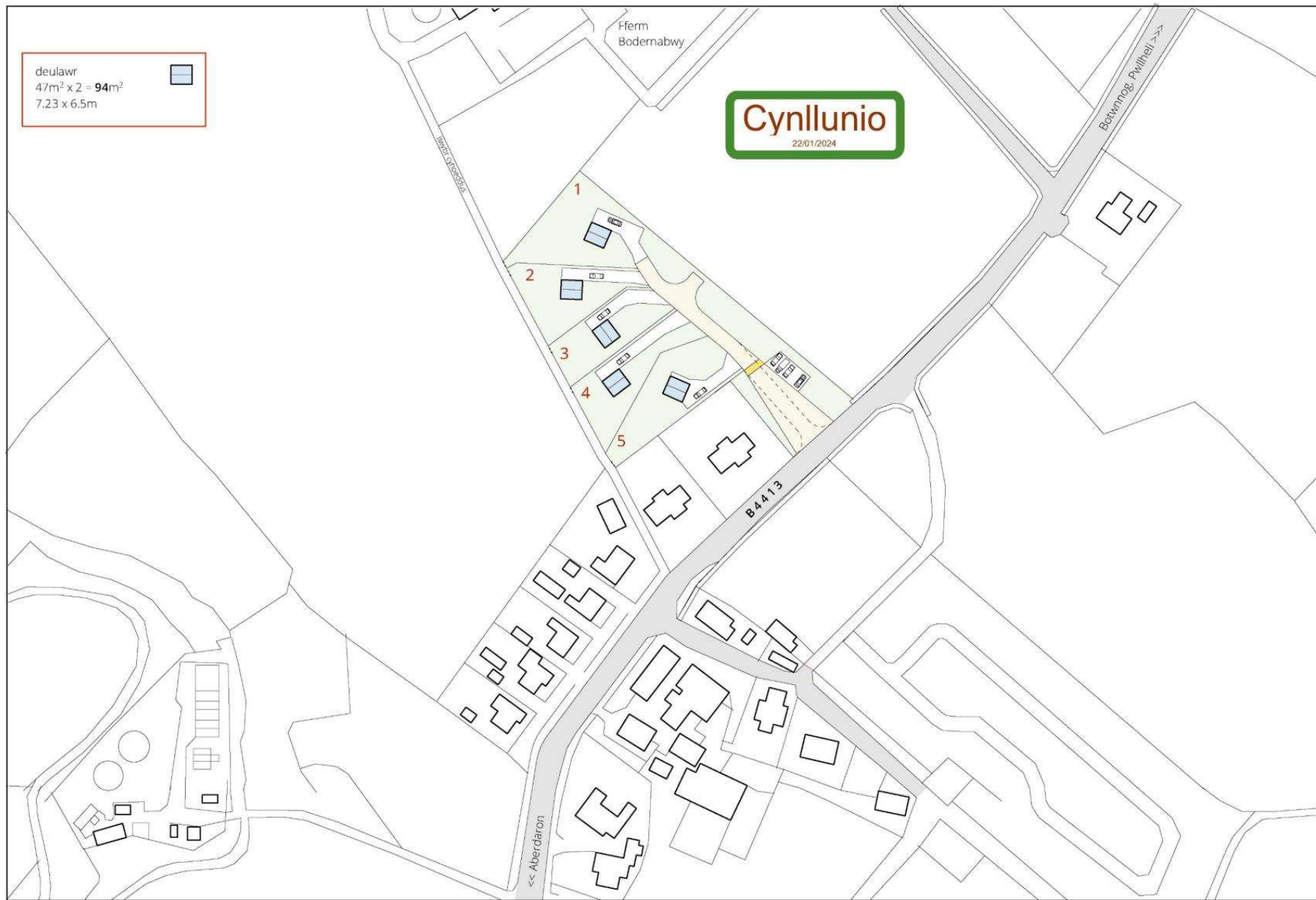
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**Number: 2**

**Application Number: C24/0083/18/LL**

**Date Registered: 06/02/2024**

**Application Type: Full**

**Community: Llanddeiniolen**

**Ward: Penisa'r-waun**

**Proposal:** Change of use of care home (C2 Use Class - residential establishments) to a serviced hostel for holiday use (Unique Use) as well as ancillary warden living accommodation (resubmission).

**Location:** Cartref Nyrsio Penisa'r-waun, Penisa'r-waun, Caernarfon, Gwynedd, LL55 3DB

**Summary of the Recommendation:** TO APPROVE WITH CONDITIONS

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## 1. Description:

- 1.1 That is a full application for a change of use of a former nursing home (C2 Use Class) to be used as a serviced holiday hostel (Unique Use) together with the provision of living accommodation for a warden. The site, located on the eastern periphery of the settlement of Penisa'r-waun, and the nursing home have been dormant since 2018.
- 1.2 This is a single-storey building and is formed from two main wings that are connected in the centre by a flat roofed structure. The existing building comprises 30 bedrooms; stores; kitchens; sitting rooms; boiler room; bathrooms together with administrative/staff rooms.
- 1.3 The proposal is to convert the building to create as a serviced hostel for visitors, which will also include the provision of a residential unit within the building for a manager/warden; stores and drying rooms; a new small lobby for the main entrance to the building (this is the only addition proposed to be undertaken to the existing building); games room; bath/shower rooms together with a kitchen and dining room. A Planning Statement (including a Green Infrastructure Statement) was submitted with the application and this explains the nature of the development. This includes:
  - The hostel would provide 25 bedrooms for holiday accommodation (a total of 60 beds). Every bedroom would include en-suite facilities, some with private showers.
  - The only exterior changes would be the provision of a small, enclosed area near the entrance to the building.
  - The proposal would lead to the employment of one full-time employee as a night warden, with three or four part-time employees for other various roles.
  - Warden living accommodation would be provided within the building, and this accommodation would have a separate exterior entrance.
  - The building would also provide communal showers, toilets, kitchen, dining areas and sitting areas for visitors to use during their stay.
  - No changes would be made to the entrance used to enter and exit the site.
  - 42 parking spaces would be provided on the site, making use of the existing car park serving the property, and extending to the north-west of the site (which previously served as an informal parking area), to provide an additional parking area.
  - It is proposed to provide disabled parking spaces on the site, as well as a bicycle storage area.
- 1.4 The site is located nearby, but outside the boundary of the Penisa'r-waun Local Village as defined in the LDP. The property is located within a 500m of the Penisa'r-waun Camp Registered Monument and within the Dinorwig Landscape of Outstanding Historic Interest. Deiniol House Wildlife Site is located adjacent to the site together with dispersed residential dwellings surrounding the application site.
- 1.5 This is a re-submission of a similar plan (application number C21/1028/18/LL) refused in 2023 for three main reasons:
  - i. Lack of information regarding the number of beds, creating concerns regarding harmful amenity impacts to local residents.
  - ii. Lack of information regarding the nature and extent of the proposed warden accommodation.
  - iii. Lack of parking provision.
- 1.6 The Planning Statement accompanying the proposed application confirms the following aspects:
  - The maximum number of residents in the facility will be 60.
  - The manager's accommodation will be completely separate and subordinate to the visitor accommodation (this is shown on the floor plans).

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- The provision of 42 parking spaces on the site (which have been designed to meet the Welsh Government Parking Standards).

## 2. Relevant Policies:

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

2.2 The Well-being of Future Generations (Wales) Act 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the 7 well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

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

PS 1 - The Welsh Language and Culture.

PS 5 – Sustainable Development.

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

PS14 - The visitor economy.

PS 19 - Conserving and where appropriate enhancing the natural environment.

PS 20 - Conserving and where appropriate enhancing the natural environment.

TRA 2 - Parking standards.

TRA 4 - Managing transport impacts.

PCYFF 1 - Development boundaries.

PCYFF 2 - Development Criteria

PCYFF 3 - Design and place shaping.

TWR 2 - Holiday accommodation.

AMG 5 - Local biodiversity conservation.

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

Supplementary Planning Guidance (SPG): Tourist Facilities and Accommodation (2021).

SPG: Maintaining and Creating Unique and Sustainable Communities.

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## 2.4 National Policies:

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 12 - February 2024)

Technical Advice Notes (TAN) 6: Planning for Sustainable Rural Communities.

TAN 11: Noise.

TAN 12: Design.

TAN 13: Tourism.

TAN 18: Transport.

TAN 20: Planning and the Welsh Language.

TAN 23: Economic Development.

TAN 24: The Historic Environment.

## 3. Relevant Planning History:

- 3.1 Application C21/1028/18/LL - change of use of care home (C2 Use Class - residential establishments) to a service hostel for holiday use (Unique Use), as well as ancillary warden living accommodation - Refused 06/02/23.
- 3.2 Application C09A/0468/18/LL - amend condition 9 on planning permission number C08A/0007/18/LL to allow the home to accommodate people over 40 years old rather than restrict the use to elderly care only, approved in 2010.
- 3.3 Application C08A/0007/18/LL - extend the existing home by creating a 2/3 storey extension, demolishing the existing kitchen, creating a walkway and additional parking spaces as well as landscaping and drainage work, approved in 2009.

## 4. Consultations:

Community/Town Council:

Object on the following grounds: -

1. Overdevelopment.
2. Sewerage problems in the area already.
3. It would disrupt the amenities of local residents.
4. The roads are much too narrow for so much traffic.
5. There are already too many holiday places and is there a genuine need for such a large site in a small village like

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Penisa'r-waun.

Transportation Unit:	No objection
Land Drainage Unit:	<p>The Council does not have any records that the former home has been affected by flooding and the latest NRW flood maps suggest that the building is not under threat.</p> <p>Observations for the developer</p>
Welsh Water:	Request a condition to protect the public sewer as well as offer standard advice.
Public Protection Unit:	<p>The original observations note the need to ensure that the septic tank is able to cope with any potential increase in flows as a result of the development and ask for the details of any exterior waste storage area.</p> <p>Following these observations, a report was received by a competent specialist noting that there was sufficient capacity in the septic tank for the development and this was acceptable to the Unit.</p> <p>In addition, an amended site plan was received showing the location of the bin/recycling storage area.</p>
CADW:	No response received
Public Consultation:	<p>A notice was posted on the site and nearby residents were notified. The advertising period has expired and correspondence was received objecting on the following grounds:</p> <ul style="list-style-type: none"> <li>• The scale of the proposed development is not appropriate considering the site, the location and the dwelling in question and it will not be able to assimilate and fit comfortably in its environment.</li> <li>• The facility will not have 'opening hours' and therefore could create noise problems and disruption during anti-social hours</li> <li>• It is likely that there will be harmful amenity impacts to nearby residential property due to noise from residents and their cars, which will be of a very different nature to a residential home for the elderly.</li> <li>• Concern about the lack of outdoor area for socialising on the site and the residents will therefore wander to the village and create problems.</li> <li>• Harm to the privacy of neighbours.</li> <li>• There is insufficient information with the application regarding the exterior appearance of the facility.</li> <li>• Vehicular movements will not be similar to the previous use and it is likely that there will be increased traffic on the narrow road, which is already hazardous for users.</li> <li>• Concern regarding the lack of parking spaces and that this</li> </ul>

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can cause problems on the street in the village.

- It would be difficult to control the numbers who would be able to use the facility - concern that up to 120 people can stay at the facility at the same time, with over 80 cars
- The facility would be over-reliant on private transport, as there is a lack of public transport in the area.
- Concern regarding the flow of water from the parking areas.
- Concern that the site is at risk of flooding- the home is located directly above a drainage pipe, which deals with a persistent flow of water, all year round.
- There is no appropriate provision for bins / recycling in the plans.
- The proposal to manage the site with one warden is insufficient for a facility of its size.
- Penisa'r-waun is a quiet, remote village and the impact of 60 people at the hostel would be harmful to the character of the village.
- Concern about the harmful impact on the Welsh language from such a large tourism development within a small Welsh community.
- Very little benefit to the village deriving from the development - there is no shop / café which can benefit from the residents.
- Because of the time elapsed since the site was last used, many hedges and trees have grown in the areas shown on the plans that are to be used as a parking area. Extensive work will need to be done to fell trees and hedges before it is brought up to standard.

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- Concern regarding the suitability of the sewerage provision to cope with the increased use.
- Lack of information regarding the environmental impact of the development.
- The application does not respond appropriately to the refusal reasons noted on the previous application.
- The information submitted for similar facilities in the area is not correct - there is much more similar accommodation in the area, which will lead to an over-development.
- No business plan has been submitted with the application.
- The facility will employ much fewer local staff than the previous use.

In addition, observations were received which are not material planning matters for this application:

- Questioned whether the genuine intent is to keep numbers below 60.
- Questioned the use class of the development.
- Concern regarding the lack of opportunity to provide observations on the development.
- Concern about the impact on similar businesses in the area.
- Concern about the use of the hostel as a permanent residence.
- Consideration should be given to making alternative use of the building which is beneficial to the local community or use the site to build affordable housing.
- That invasive species have established on the site.
- Questioned the land ownership showed on the site plan and allegations that the application form is incorrect.

## 5. Assessment of the material planning considerations:

### The principle of the development

- 5.1 A number of local and national policies deal with the principle of providing serviced holiday accommodation including Policy PCYFF 1; Policy PS 5, Policy PS 14 and Policy TWR 2 of the LDP together with Supplementary Planning Guidance: Tourist Facilities and Accommodation and the Technical Advice Notes, "Planning for Sustainable Rural Communities" and "Economic Development".
- 5.2 In terms of general policies, Policy PCYFF 1 states that proposals outside development boundaries will be refused unless they are in accordance with specific policies in the plan or national planning policies or that the proposal shows that its location in the countryside is essential. Policy PS 5 encourages giving priority to reusing the previously used land and buildings and Policy PS 14 of the LDP supports the development of a year-round local tourism industry.
- 5.3 In terms of the relevant specific policies, Policy TWR 2 of the LDP aims to facilitate proposals for serviced holiday accommodation, provided that the proposal complies with a number of criteria. The relevant criteria in this particular case are: -

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- (ii) *That the proposed development is appropriate in scale considering the site, location and/or settlement in question and that it is in-keeping and fits comfortably into the environment –*

Comment

The proposal involves the provision of 25 bed/sleeping rooms within the existing building, enabling up to 60 residents at a time, as well as bespoke two-bedroom accommodation for the site's manager. There is no intention to extend the existing infrastructure (except for a small porch near the existing main entrance). The proposal, if approved, means that there would be a provision for up to 62 residents (including the warden accommodation), possibly within the facility at the same time. However, when considering the seasonal nature of the visitor industry as well as the variety in the size of groups and individuals' wishes in terms of the nature of the rooms they choose, it is unlikely that the building would operate at its full capacity all year round, particularly outside the main visitor season.

When considering this application it is important to look at the planning history of the site and the nature of the previous legal use as a care home for the elderly (with a maximum of 30 permanent residents). It is noted from the information submitted with planning application C08A/0007/18/LL for 26 members of staff to be employed on the site at that time (8 full-time and 18 part-time), and indeed, planning permission was provided through that application for a 2/3 storey extension to the building, which would include 40 bedrooms to generate the demand for 56 staff (19 full-time and 37 part-time).

Considering the high level of staffing necessary to care for the residents of the residential home for the elderly, as well as the additional attendees at the site, such as the families of the residents and health services, it is not believed that the development proposed through the current planning application would increase the density of the site's use in a significant way, compared to its use in the past.

It is believed, by imposing a condition restricting the facility to a maximum of 60 paying residents at a time, it can be ensured that there will be no significant change in the density of the site's use or in the scale of the development compared with the previous use. Whilst acknowledging that this is a relatively large development for a village of the size of Penisa'r-waun, it must be accepted that the physical development is already in place and this application is a matter of changing the nature of the use made of the site, whilst retaining the scale of the development relatively similar to the previous use.

It is therefore believed that the development, as described in the application, is acceptable in terms of its scale

- (iv) *That the development is not sited within a primarily residential area, or does not significantly harm the residential character of an area*

Comment

Although the site is located outside the development boundary, a number of residential dwellings are located around the site, including the property known as Talsarnau, which is immediately adjacent. Although there are nearby residential dwellings, due to the site's previous use as a Nursing Home, it must be acknowledged that the character of the area is not solely residential, its use as a home is a single business where the nature of the coming and



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going is different to a typical residential house. Note that the ability to reopen as a nursing home continues without the need for further planning permission.

It is noted that the main entrance of the hostel, as well as 19 parking spaces and bin storage area would be located in the front of the south-east wing which is near the boundary with the Talsarnau property. Having said this, this location was used as a main entrance to the site previously, with the main parking area located there and ultimately it is not believed that the nature of the use in that part of the site will be significantly different to the previous use.

There would be a marked density in the use of the north-west part of the site, with this area being turned into a formal car park, instead of a casual parking facility, however, there are no residential properties immediately adjacent to that part of the site, and ultimately, the development would be a matter of tidying and formalising the previous use, instead of increasing the size or change the use of that location.

It is acknowledged that the nature of the use by casual visitors, that will come and go more often, is different to the previous use. Having said this, by ensuring an appropriate procedure to manage the site, it is not believed that the nature of the new use would inevitably cause different significant harm to the residential character of the area to the previous use.

It is believed, as is customary for student accommodation in the city of Bangor, that appropriate control over the site can be ensured by securing a management plan that would commit the managers to adopt appropriate measures regarding issues such as the management of noise, transport and visitor conduct, as well as ensure that suitable processes are in place to engage and deal with complaints. Ultimately, it is believed, from adopting appropriate management measures, the development can be acceptable under this criterion of policy TWR 2.

- (v) *The development does not lead to an over-concentration of such accommodation.*

#### Comment

It is noted above that one of the reasons given by local residents for objecting to this application is that an excess of similar holiday accommodation have already been established within the area. In order to meet the needs of criterion (v), the applicant will need to submit evidence of the current provision of the type of serviced holiday accommodation in question (i.e. the hostel) in the Penisa'r-waun area. Nevertheless, since serviced holiday accommodation is in question here, there is no requirement to submit a business plan. The Planning Statement submitted notes that a desk study shows that there are only two other examples of serviced accommodation in the area; namely "Byncws Jesse James" and "Gwesty Llysieuol Graianfryn". There is also a number of self-serviced accommodation in the area, such as Bwthyn Tyddyn Perthi, Lôn Dryll Outdoor Centre, and Mel-y-Beran, but these are not serviced accommodation and therefore they are not a consideration as a part of the over-provision assessment under the policy. Ultimately, it is not believed that approving the proposal will involve an excess of the type of uses within the local area, despite the concerns of objectors regarding this element of the proposal.

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## Permanent Residence

- 5.4 TAN 6: Planning for Sustainable Rural Communities states that only one of the few circumstances in which a new residential development in the open countryside can be justified is when accommodation is required to enable a rural enterprise worker (which can include tourism use), to live at, or close to, his workplace. This proposal provides accommodation for the manager/warden of the facility and it is accepted that it is an integral part of the serviced holiday accommodation provision of this type for managers / staff to be available throughout the day and night, which means that the manager either lives on or in the vicinity of the site. From the information submitted with this amended application, it is now noted that the only access to the manager's accommodation would be from the northern elevation of the site through a separate access to the main hostel, without any access to the broader building. In addition, no facilities would be shared between the warden accommodation and the hostel. Therefore, the manager's accommodation would be separate to the main hostel and subservient to the main use of the building. Bearing in mind the nature of the use proposed, it is believed that there is acceptable justification for the creation of a permanent residential unit on the site as a home for an essential worker and that the use of this element can be managed by means of a material planning condition. It is therefore considered that this part of the proposal meets the requirements of PCYFF 1 and TAN 6.

## Economic Development

- 5.5 Paragraph 3.2.1 TAN 23: Economic Development notes that the re-use and adaptation of existing rural buildings has an important role in meeting the needs of rural areas for commercial and industrial development, and tourism, sport and recreation. It emphasises the need for the building in question to be suitable for the proposed use and paragraph 3.2.1 notes:

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

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

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5.6 In considering the above points, it is noted

- that this is a building which has been purposefully designed for residential use by a substantial number of people,
- that this would be a plan that would create new tourism activity without taking away from the activity in other tourism-dependent areas,
- there would be no significant change in the form and size of the development on the site, compared with the previous use
- conditions could be imposed on any planning consent to ensure appropriate control of the facility to safeguard the amenities of neighbours
- no substantial construction work would be required
- there would be no significant change to the visual character of the area and no harm would be caused to local heritage features.

Given the above, it is believed that the proposal is consistent with national policy for economic development in rural areas.

### **Conclusion regarding the principle of the plan**

5.7 Considering the above assessment, and in the context of the further discussion below, it is believed, by imposing appropriate conditions, that it can be ensured that the proposal is acceptable under the requirements of Policies PCYFF 1, PS 14 and TWR 2 of the LDP, as well as the advice included within the document, SPG: Tourism Facilities and Accommodation, TAN 6: Planning for Sustainable Rural Communities and TAN 23: Economic Development.

### **Visual amenities**

5.8 The proposal involves installing a flat roof above the main entrance to the building and this will be the only change to the exterior appearance of the building. Most of the change of use work will be carried out in the interior and considering the scale and design of the change to the exterior front elevation of the building, it is not believed that it would have any detrimental impact on the area's visual amenities or on the setting of a nearby monument or on the designation of the area as the Dinorwig Landscape of Outstanding Historic Interest. It is therefore deemed that the proposal is acceptable on the grounds of the requirements of Policies PCYFF 3, PS 19, PS 20 and AT 1 of the LDP.

### **General and residential amenities**

5.9 Policy PCYFF 2 of the LDP states that proposals will be refused where the proposed development would have an unacceptable adverse impact on the health, safety or amenity of occupiers of local residencies due to increased activity, disturbance, noise, light pollution or other forms of pollution or nuisance. Policy TWR 2 together with the SPG: Tourist Facilities and Accommodation, support the objectives of this policy by stating that any development for holiday accommodation should protect residential interests together with being a use that would be in-keeping with the uses of adjoining property (residential property in this case) in terms of noise; traffic disturbance and lack of privacy for any adjoining/nearby property.

5.10 As referred to above, residential dwellings are located close to the application site and correspondence has been received from local residents regarding the potential impact of the proposal on residential amenities, particularly on the grounds of disturbance, noise and traffic. It

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is noted that the site's existing character and its surrounding area has a quiet/tranquil feel and that the previous use as a residential home for the elderly, as well as the associated daily activities, were ones that were considered suitable and appropriate for the area's semi-rural character. The Planning Statement submitted with the application notes, when considering the similarity in the numbers using the site if it were to be converted into a hostel, and the intention to secure 24-hour supervision of the facility, that there would be no significant difference in any disturbance deriving from the use of the proposed holiday accommodation.

- 5.11 When noting the above, it must be accepted that the nature of hostel-type holiday accommodation can lead to a substantially different impact to that of a residential home for the elderly, and without appropriate controls, it can cause noise nuisance, either in the form of the movements of people and vehicles, or in the form of outdoor gathering and socialising. However, from accepting the site management plan as noted in 5.3 above and ensuring a restriction on the numbers using the facility at any given time, it is believed that the amenity impacts can be controlled in a satisfactory manner by using appropriate planning conditions and then the development can be acceptable under the requirements of Policy PCYFF 2 and TWR 2 of the LDP, as well as the advice included within the document SPG: Tourist Facilities and Accommodation.

#### **Transport and access matters**

- 5.12 The site together with the village is served by a class III county road with a junction with the A4244 main road approximately 520m east with passing places here and there. The site has two entrances together with parking spaces within the site itself. In response to advertising the application, objections were received from local residents regarding the unsuitability of the road to cope with additional traffic that would be created by the proposed holiday accommodation.
- 5.13. In response to the statutory consultation process, the Transportation Unit had no concerns regarding the suitability of the access and parking arrangements and they did not have a concern about the impact on highway safety. The plans submitted show compliance with Welsh Government parking guidance (CSS Cymru, 2014), which recommends that one parking space would be needed for a commercial vehicle; one parking space for each bedroom and one parking space for every 3 members of staff.
- 5.14 When considering the above, despite the objections received regarding this matter, it is not believed that there are grounds to object the application due to transport considerations and it is believed that the proposal is acceptable under the requirements of Policy TRA 2 and TRA 4 of the LDP, as well as the advice included within the document TAN 18: Transport.

#### **Sustainability matters**

- 5.15 Policy PS 5 (Sustainable Developments) supports developments which are consistent with sustainable development principles, and where appropriate, developments should:

*“Reduce the need to travel by private transport and encourage the opportunities for all users to travel when required as often as possible by means of alternative modes, placing particular emphasis on walking, cycling and using public transport in accordance with Strategic Policy PS 4”.*

This is supported by bullet point 4 of PS 14 (The Visitor Economy), which states:

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*“Supporting appropriately scaled new tourist provision and initiatives in sustainable locations in the countryside through the reuse of existing buildings, where appropriate, or as part of farm diversification, particularly where these would also benefit local communities and support the local economy and where they are in accordance with sustainable development objectives;”*

- 5.16 The LDP policies are consistent with national planning policies in terms of how they deal with sustainable development principles. This includes paragraph 3.39 Planning Policy Wales (PPW) (Edition 12, February 2024) and paragraph 3.11 Technical Advice Note 18: Transportation, which states:

*“Development in rural locations should embody sustainability principles, balancing the need to support the rural economy, whilst maintaining and enhancing the environmental, social and cultural quality of rural areas. Most developments should be located in places accessible by a range of travel modes.”*

- 5.17 The details submitted with the application note: -

- That an official bus stop is located directly adjacent the application site to the north-west of the class III county road.
- The site is within close proximity to several popular tourist attractions in Eryri, which are linked together with the road network and good public footpaths and cycle paths.
- Although it is acknowledged that the majority of users of the holiday/hostel accommodation would use a private car to reach the site, there are however various alternative transport options available once they reach the site, including cycling, public transport and on foot.

- 5.18 It is noted that the site is located near an established village, not on a site in open countryside, and that an existing transport network is already in place to serve the site and nearby village. As a result of the above, it is believed that the proposal is acceptable based on the requirements of Policy PS5 and PS14 of the LDP as well as compliance with the advice included in the documents TAN 18, TAN 23 and Planning Policy Wales, 2021.

### **The Welsh Language**

- 5.19 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 12, 2024), along with Technical Advice Note 20. The Supplementary Planning Guidance (SPG) 'Maintaining and Creating Distinctive and Sustainable Communities' (adopted July 2019), provides further guidance on how it is expected for Welsh language considerations to be incorporated in each relevant development.

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

- 5.21 To this end, the Planning Statement submitted as part of the application states: -

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(i) that residents staying in the hostel will stay there for temporary periods only and therefore there will be no permanent impact on the Welsh language in the area;

(ii) the manager/warden will be local and will speak Welsh and will respond bilingually to the residents;

(iii) the attraction would have a Welsh name or a name with a local connection together with bilingual information to advertise local attractions.

Taking this into account, and by imposing a condition to secure a Welsh name for the site and priority to the Welsh language on any signage and promotional material, it is believed that the proposal is acceptable on the grounds of the relevant SPG.

### **Infrastructure matters**

- 5.22 In their response to the consultation process, the Public Protection Service asked for confirmation that the existing septic tank has the capacity to serve the development in question. A report was received from competent experts who confirmed that the tank was in a satisfactory condition for a capacity of up to 65 persons. This information was acceptable to the Service.
- 5.23 In addition, observations were received expressing concerns about the potential of surface water flooding on the site. In response, the Land Drainage Unit noted that there was a history of flooding in the area due to the lack of capacity in the culvert which runs under the development site, to cope with the flow of the watercourse during periods of heavy rain, which causes water to accumulate on the adjacent highway and the site before flowing in the direction of the village. The Council does not have any records that the former home was affected by such flood incidents and the latest NRW flood maps suggest that the building is not at threat as the level of the land is most probably slightly higher than the highway. The site owner is responsible for maintaining the culvert described in order to ensure that this situation does not get worse over time, e.g. due to damage or obstruction to the structure.
- 5.24 It is not clear from the details submitted what type of surface is intended to be installed to provide parking spaces, or what the proposal is to manage rainwater falling onto the site. It is essential that surface water is managed in line with the national standards, so as not to contribute to existing flooding concerns. Therefore, it is believed essential to impose a condition to ensure that the parking areas have a permeable surface so as to avoid contributing to flood problems and to comply with policy PS 6.

### **Biodiversity Matters**

- 5.25 Chapter 6 of Planning Policy Wales (PPW) deals with green infrastructure, net benefit to biodiversity, the protection afforded to Sites of Special Scientific Interest and trees and woodlands. A Green Infrastructure Statement was submitted as part of the Planning Statement and this notes that all detrimental impacts on the green infrastructure would be avoided as the size of the development would be restricted by adapting the existing building and using the existing hard standing areas. It is not intended to carry out any work to the grassed areas or to the boundaries. All existing boundary plants would be retained and a biodiversity enhancement plan can be secured by imposing a planning condition.
- 5.26 When considering this statement in the context of the content of Chapter 6 PPW, it is believed that there are no biodiversity matters arising which have any material influence on the decision, therefore, by imposing an appropriate condition to secure biodiversity enhancements, it is believed that the application meets the requirements of Policy PS 19 of the LDP.

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## 6. Conclusions:

- 6.1 Ultimately, it must be borne in mind that the former residential home is a substantial, vacant building, which has been used for decades for residential purposes. The new proposal would not cause a significant change in the number of people who would be able to use the site at a given time, compared to the previous use. In addition, the vehicular access and parking arrangements are acceptable to the Transportation Unit and it is not believed that highway safety would be harmed. In the context of local and national policies to promote the re-use of existing sites for the economic benefit of communities, by imposing appropriate conditions to manage the amenity impacts of the development, it is believed, on the whole, that this amended proposal has overcome the concerns outlined with the previous application and that it is now possible to approve the development.

## 7. Recommendation: To approve subject to conditions

1. Development to commence within five years
2. Comply with the plans
3. Hostel to be used for holiday purposes only
4. Permanent accommodation to be used by the site manager only
5. A Site Management Plan to be submitted and agreed before the site becomes operational
6. Welsh Water Condition
7. Biodiversity Enhancement Plan to be submitted and approved
8. Any exterior surface installed on the land must be a permeable material
9. Site must be given a Welsh name and the Welsh language to be given priority on signage and on any promotional material

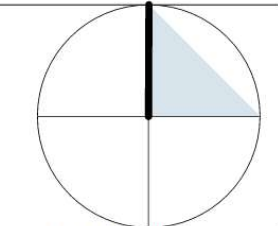


1 Lleoliad  
1:1250

06/02/24  
DERBYN - Adran Cynllunio Cynllor Gwynedd

**dobson:owen**  
PENSEIRI • ARCHITECTS  
3 Thomas Buildings, Pwllheli LL53 5HH  
T: (0) 1758 614181 • F: (0) 1758 614388  
e: post@dobsonowen.com

CLIENT : RHYS GRIFFITH  
NODIADAU • NOTES



TEITL PROSIECT • PROJECT TITLE  
HOSTEL, PENISARWAUN  
2019-12

1:1250  
04.2012  
DOSBARTHWDYD | ISSUED FOR : DRAFT

DYDDI	DISGRIFIAD
AD	
Adolygiad	00
Revisiwn	
ID prosiect	2019-12
Project ID	
Maint papur	A3
Papur size	
Darfunwyd gan	GD
Drawn by	
Gwirwyd gan	-
Checked by	
TEITL • TITLE	

**LLEOLIAD / LOCATION**  
RHIF CYNLLUN • DRAWING NO.  
**L1 01**  
1 OF 1



# Cynllun Diwygiedig Amended Plan

## Cynllunio

Derbyn - 14/05/2024

- 01 stafelloedd gwely gyda ymolchfa a desg
- 02 adnoddau gweinyddol a staff
- 03 ystafelloedd ymolchi/cauodydd
- 04 ceginau a gofod eistedd
- 05 Stafell gemau a.y.
- 06 uned preswyl ar gyfer gofalwr/warden
- 07 storffeydd, stafelloedd syngu, bwylerdy a.y.
- 08 lobi gyda drysau gwyrdr
- 09 storfa beics

**dobson:owen**  
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CLIENT: RHYS GRIFFITH  
NODIADAU • NOTES

NORTH-EAST ELEVATION

TOTAL NO. OF PARKING SPACES : 19

BLOCK A : 8 ROOMS 18 BED  
BLOCK B : 7 ROOMS 16 BED  
BLOCK C : 10 ROOMS 26 BED

PROJECT - PROJECT TITLE  
PORTL EILENCTID, PENISARWALN  
2024-03

1:200  
03.2024  
DISENTHWYD YR (ISSUED FOR: CYNLLUNIO  
02.05.2024 - bin location indicated)

Dyddiad	Disgrifiad
01	
Adolygu	01
Reolwng	2024-03
Disgrifiad	A2
Disgrifiad	GD
Disgrifiad	
Disgrifiad	
Disgrifiad	

1:200

GOSODIAD - BWRIAD

RHW CYNLLUN - DRAWING NO.

**B1 01 -01**

1 OF 1

SOUTH-WEST ELEVATION

















PLANNING COMMITTEE	DATE: 29/07/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

**Number: 3**

**Application Number:** C23/0556/19/LL

**Date Registered:** 12/07/2023

**Application Type:** Full

**Community:** Bontnewydd

**Ward:** Bontnewydd

**Proposal:** Development of 21 residential units comprising of 6 one-bedroom flats, 12 two-bedroom flats and 3 three-bedroom houses, along with associated landscaping and new vehicular access.

**Location:** Land at Cae Stanley, Bontnewydd, LL55 2UH

**Summary of the Recommendation:** TO REFUSE

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## 1. Description:

- 1.1 This is a full application for the construction of 21 residential units of which 6 are affordable units, together with the provision of infrastructure, parking spaces and access. The site is an agricultural green field and is within the development boundary of the village of Bontnewydd. As part of the initial information submitted with the application, 21 residential units with 11 of the units (50%) affordable were planned.

Reports and information were resubmitted during the application which confirmed the following:

- 12 buildings on the site forming 21 residential units (6 affordable units - 30%).
  - The 21 units will include 18 flats and 3 houses.
  - There will be 4 one-bedroom flats (2 persons), 8 two-bedroom flats (3 persons) and 3 open market three-bedroom houses (5 persons) as well as 2 one-bedroom flats (2 persons) and 4 affordable two-bedroom flats (3 persons).
  - Provision of infrastructure to include removal of existing above ground electricity cables to underground, flood basin within the site, bin/recycling storage for each house, estate road and associated footpaths together with parking spaces for users/residents of the site.
  - Provision of a total of 32 parking spaces. 2 parking spaces for the three-bedroom houses, 1 parking space each for the two-bedroom houses and one-bedroom flats. 8 additional parking spaces will be provided for visitors.
  - New access to be created off Lôn Caeathro to adopted standards.
  - Set back the existing parking lay-by along Lôn Caeathro and the southern boundary of the housing estate by 0.5m and create a new footpath from the estate entrance and link it with a new lay-by for 4 cars 50m to the east from the estate's proposed entrance.
  - Provision of amenity spaces within the site.
- 1.2 The site is located adjacent to Lôn Caeathro and the Llwyn Beuno housing estate is located opposite the proposed site. Currently, the site is an area of agricultural grazing land and the agricultural land extends further eastwards where the "Gypsy Wood" Visitor and Play Centre is located approximately 350 metres away. The whole site measures approximately 1 acre. The river Beuno runs along the northern boundary with a corridor of mature trees growing along the river bank and the site boundary. The land levels slope gradually from Lôn Caeathro down to the river Beuno.
- 1.3 The site is located within the Bontnewydd development boundary as included in the Anglesey and Gwynedd Joint Local Development Plan, 2017 (LDP), with the site designated for 10 dwelling units within the plan. In order to support the application, the following documents were submitted - Supporting Planning Statement, Design and Access Statement, Transport Statement, Arboricultural Method Statement, Arboriculture Impact Assessment, Habitats Regulation Assessment (HRA), Initial Ecological Report, Porosity Report, Drainage Strategy Statement, Flooding Risk Assessment, Welsh Language Impact Statement, Housing Statement.
- 1.4 It was confirmed that the applicant has undertaken a pre-application consultation in accordance with Article 1 of the Town and Country Planning Act (Development Control Procedure) (Wales) (Amendment) 2016, as the proposal is a development that is defined as major. A Pre-application Consultation Report (PAC) has been included with the application to reflect this consultation. Although the development is one that is described as a *major* development, there is no need for an Environmental Impact Assessment in relation to this development as it does not reach the thresholds noted in Schedule 2, Regulation 2 (1) (infrastructure projects - (b) Urban development projects) of the Act i.e. it does not involve erecting more than 150 houses and the site does not measure more than 5ha.

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## 2. Relevant Policies:

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

2.2 The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the 7 well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

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

PCYFF 1 - development boundaries

PCYFF 2 – development criteria

PCYFF 3 - design and place shaping

PCYFF 4 - design and landscaping

PCYFF 5 - carbon management

PCYFF 6 - water conservation

PS17 - settlement strategy

TAI 3 - housing in service villages

TAI 8 - an appropriate mix of housing

PS 16: Housing provision

TAI 15 threshold of affordable housing and their distribution

ISA 1 - infrastructure provision

ISA 5 - provision of open spaces in new housing developments

PS 1 - the Welsh language and culture

PS 4 - sustainable transport, development and accessibility

PS 5 – sustainable development

PS 19 - conserving and where appropriate enhancing the natural environment

TRA 2 - parking standards



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TRA 4 - managing transport impacts

AMG 5 - local biodiversity conservation

Gwynedd Design Guidance (2003)

Supplementary Planning Guidance (SPG): Housing Mix

SPG: Maintaining and Creating Distinctive and Sustainable Communities

SPG: Planning Obligations

SPG: Affordable Housing

SPG: Housing Developments and Educational Provision

SPG: Open Spaces in New Housing Developments

## 2.4 National Policies:

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 12 - February 2024)

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

TAN 12: Design

TAN 20: Planning and the Welsh Language

## 3. Relevant Planning History:

3.1 This site has no relevant planning history.

## 4. Consultations:

Transportation Unit: I do not have an objection to the development; however, we will request the following conditions:

- The access shall be laid out and constructed strictly in accordance with the plan SCP/220728/D03 Rev. A contained within the Transport Statement.
- The access shall be constructed with visibility splays 2.4 metres by 43 metres on either side. Within the line of the visibility splays nothing more than 1 metre above the level of the adjoining highways shall be allowed.
- The estate road(s) shall be kerbed and the carriageway and footways finally surfaced and lit before the last dwelling on the estate is occupied or within 2 years of the commencement of the work on the site or such any other period as may be agreed in writing with the Local Planning

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Authority, whichever is the sooner.

- The estate road and footways shall be surfaced to basecourse standard before any dwellings which it serves are occupied.
- The car parking accommodation shall be completed in full accordance with the details as submitted before the dwelling(s) is/are occupied.

Natural Resources

#### **24/4/24 Observations**

Wales:

Thank you for consulting with us on the additional information regarding application C23/0556/19/LL. We have no additional observations to make and our original response dated 08/08/2023 (see attachment for convenience) remains relevant.

#### **8/8/23 Observations**

Thank you for consulting with Natural Resources Wales regarding the above, received by us on 14/07/2023.

We have concerns regarding the application as submitted because insufficient information has been provided to support the proposal. To overcome these concerns, further consideration is required regarding foul drainage. We also advise you should seek further information from the applicant regarding flood risk. Further details are provided below.

We also advise that based on the information submitted to date, conditions regarding protected sites should be attached to any planning permission granted. We also advise that the report identified below (protected species section) should be included in the condition identifying approved plans and documents. Without the inclusion of these conditions and documents we would object to this planning application.

#### **Protected Sites**

##### **Foul Drainage**

We note that the application site is within the catchment of the Afon Gwyrfa and Llyn Cwellyn Special Area of Conservation (SAC). As you are aware, on 21 January 2021, we published an evidence package outlining phosphorus levels for all river SACs across Wales. In accordance with our Planning Advice (July 2022), under the Habitats Regulations, Local Authorities must consider the phosphorus impact of proposed developments on water quality within river catchment areas of SACs. Therefore, we advise you to consider whether the proposals, as submitted, would increase the volume of foul drainage that is released from the site in planning terms.

This application for the erection of 21 dwellings proposes connection of foul water to the mains sewer. As such, we refer you to our Planning Advice and advise you to seek further information from the applicant as identified in the section titled 'What does this mean for development proposals involving connection to public waste water treatment works'. We also note the submission of a Shadow Habitat Regulations Assessment with the application.

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Your Authority will need to take the above into account in your determination of whether the development is likely to have a significant effect on the SAC. Should you determine that an Appropriate Assessment is required, the Applicant will then need to submit whatever evidence they deem appropriate (seeking advice from consultants as may be necessary) to demonstrate no adverse effect on site integrity. You should then consult us on your Appropriate Assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).

Ultimately, the suitability of foul drainage arrangements for the proposed development is a matter for your Authority to determine.

### **Pollution Prevention**

The development site is located adjacent to a watercourse (Afon Beuno), which is hydrologically connected to the Afon Gwyrfa and Llyn Cwellyn Site of Special Scientific Interest (SSSI), which is part of the Afon Gwyrfa and Llyn Cwellyn Special Area of Conservation (SAC). Our response to the statutory pre-application consultation identified pollution as a potential pathway to the protected sites. The use of standard pollution prevention guidelines was advised. To secure appropriate mitigation measures, we advise that the following conditions set out below should be attached to any planning permission for this development. Provided the development is carried out in accordance with those conditions, we do not consider that it will adversely affect the integrity of the SAC.

Condition 1: Protected Sites: Construction Environmental Management Plan 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.
- Details of a 15m buffer zone where practicable, to be maintained between the development and Afon Beuno watercourse to ensure risk of disturbance is minimised.
- Biodiversity Management: details of tree and hedgerow protection; invasive species management; species and habitats protection, avoidance and mitigation measures
- Soil Management: details of topsoil strip, storage and amelioration for re-use
- CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures
- Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of works; details of measures to minimise noise and vibration from piling activities, for example acoustic barriers; details of dust control measures; measures to control light spill and the conservation of dark skies.
- Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use

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- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details
- Landscape/ecological clerk of works to ensure construction compliance with approved plans and environmental regulations.

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Justification: A CEMP should be submitted to ensure necessary management measures are agreed and implemented for the protection of the environment during construction.

### Mobile Features

We note the Arboricultural Impact Assessment submitted in support of the application (Enfys Ecology, January 2023, Land Adj. Cae Stanley, Bontnewydd; Arboricultural Assessment) recommends 4 category U trees for removal (as referenced in section 5.3). Drawing number D.RTA.89.01-A within the AIA illustrates these trees to be within the river corridor and not within the development site boundary.

Mobile features of the Afon Gwyrfa SSSI/SAC including otters must be able to continue to use the river corridor with minimal disturbance. We therefore advise that trees along the river corridor should be maintained and not cleared as a result of development. We advise the following condition should be attached to any planning permission for this development:

### Condition 2: Protected Sites: Landscape Scheme

No development shall commence until a Landscape Scheme has been submitted to and approved by the Local Planning Authority. The Landscape Scheme should include:

- Details of existing habitats/trees and hedgerows on the site to be retained and measures for their protection, remedial work and management
- Details of the extent, distribution and type of new planting
- Details of contingency measures should any trees or plants die, be removed or become seriously damaged within 5 years of planting

The Landscape Scheme shall be carried out in accordance with the approved details.

Justification: A Landscape Scheme should be submitted to ensure necessary landscape and environmental management measures are agreed prior to commencement and implemented to ensure the site's landscape and environmental features are adequately managed long-term. As the competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended), your authority must, before deciding to give consent for a project which is likely to have a significant effect on a SAC/SPA/Ramsar site, either alone or in combination with other plans or projects, make an appropriate assessment of the implications of the project for that site in view of its conservation objectives. You must for the purposes of the assessment consult NRW and have regard to any

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representations we make within such reasonable time as you specify. In the absence of that assessment, NRW cannot advise that the proposals would not result in an adverse effect upon the SAC/SPA/Ramsar site.

Protected Species We note that the Preliminary Ecological Assessment (PEA) Report submitted in support of the above application (Cambrian Ecology, 14 February 2023, Preliminary Ecological Assessment, Land at Cae Stanley, Bontnewydd, Caernarfon, Proposed Residential Development) states in section 5.2 ‘The protected species survey was negative, with no field signs or direct sightings of any protected species recorded’. However, it does highlight the following: 5.2.2 ‘The surrounding area contains optimal foraging habitat for bats and the treeline and riparian corridor present at the north of the site provides excellent habitat connectivity within the surrounding area. As such is it deemed very likely that this treeline supports commuting bats at the appropriate time of the year’ 5.2.5 ‘The proximal Afon Beuno and the nearby Afon Gwyrfa are both highly likely to support otters at some point along their courses. As such, it is deemed possible that otters may cross the proposed development site when moving between water courses.’

In view of the above observations, the PEA recommends a precautionary approach. NRW would advise the use of reasonable avoidance measures as outlined in section 9. We advise the PEA is included as an approved document in the condition identifying approved plans and documents.

### **Flood Risk**

The planning application proposes a highly vulnerable development. The application site is within Zone A of the Development Advice Map (DAM) contained in TAN15 (2004). However, our Flood Map for Planning (FMfP) identifies the application site to be partially within Zone 2 and 3 rivers.

An ordinary watercourse (Afon Beuno) flows along the northern boundary of this application site. NRW provided advice on flood risk during the statutory pre-application consultation (dated 04/04/2023). However, since that time we have been made aware that the Lead Local Flood Authority (Cyngor Gwynedd) are in the final stages of completing a site-specific flood modelling exercise on Afon Beuno. The LLFA are responsible for managing flood risk from ordinary watercourses and the exercise is to inform possible flood alleviation measures for the ordinary watercourse following the flooding experienced in the village during 2015.

A proportion of the application site is shown to be at flood risk from Afon Beuno. However, it is noted and accepted that the dwellings, gardens, car parking and estate roads appear to be elevated above the estimated flood levels. The submitted Flood Consequence Assessment (Egniol, June 2023) is based on readily available information and has not been informed by site specific hydraulic modelling; as such no figures for freeboard have been quoted for the 1% (1 in 100) annual exceedance probability flood event (plus allowance for climate change).

It is noted that the only element of the proposal within the flood zone is that of the ‘flood basin’ as shown on the drawings, we assume this to be the attenuation basin associated with the surface water drainage arrangements. This will be inundated by flooding and any flood borne debris may compromise the effectiveness of the attenuation basin and outflow control devices. We would therefore advise that the views of your colleagues acting in their capacity as the Lead Local Flood

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Authority/SuDS Approval Body are sought.

However, our advice is that outputs from the LLFA modelling work should be used to better inform the FCA/development and ensure that the development proposed is acceptable and that it will not increase the risk to third parties. It is therefore suggested that the FCA should be revised once the modelling work has been finalised.

We reiterate that the authors should approach Cyngor Gwynedd acting in their capacity as the LLFA to discuss the flood risk from this ordinary watercourse and review the FCA. As such we would advise that we have concerns with the proposal at this moment in time.

As it is a matter for your Authority to determine whether the risks and consequences of flooding can be managed in accordance with TAN 15, we recommend you consider consulting other professional advisers on matters such as emergency plans, procedures and measures to address structural damage that may result from flooding. Please note, we do not normally comment on the adequacy of flood emergency response plans and procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement during a flood emergency would be limited to delivering flood warnings to occupants/users.

### **Land Contamination**

We have reviewed the submitted document ‘Engineering Desk Study – Site at Bontnewydd, Caernarfon. Soils and Structures, Project number: 20206, 5 July 2023’ and have no objection to the development with regards to land contamination but provide the following advice. The treatment and disposal of contaminated soils and groundwater is regulated by waste legislation and requires an environmental permit. Excavated materials that are recovered via a treatment operation can be re-used on-site under the CL:AIRE Definition of Waste: Development Industry Code of Practice. This voluntary Code of Practice provides a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste. Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on-site operations are clear. If in doubt, Natural Resources Wales should be contacted for advice at an early stage to avoid any delays. In addition to the planning conditions, Environmental Permits from NRW may be required (during construction and operation) and we recommend early consultation with the relevant permitting teams to ensure all permits are in place prior to commencement of development.

Welsh Water:

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

In respect of the aforementioned planning application, we can confirm Welsh Water have been previously informed of the proposed development and consulted, as a ‘Specialist Consultee’, in accordance with Schedule 1C Article 2D of the Town & Country Planning (Development Management Procedure) (Wales)

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(Amendment) Order 2016.

We note that our consultation response has been acknowledged within the accompanying 'Statement of Community Involvement', prepared by Kingscrown Group, which highlights that foul water flows can be accommodated at a specified location within the public sewerage system, whereas surface water flows are subject to Schedule 3 of the Flood and Water Management Act 2010. With respect to latter, we acknowledge receipt of a 'Proposed Surface Water Drainage Layout Plan' (Drawing No. ECL.9516.D.05.003 Rev. B) which appears to indicate proposals to dispose surface water flows to the local watercourse and, in principle, we offer no objection.

We can confirm capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site. The site lies within the catchment of Llanfaglan WwTW which has a phosphate permit. The WwTW is currently compliant with the existing phosphorous consent limit of 1mg/l, and we can confirm there is capacity at the WwTW to accommodate foul only flows from the proposed development. This matter will need to be considered further by the local planning authority.

Notwithstanding this, if you are minded to grant planning consent for the above development, we would request that the following Condition and Advisory Notes are included within the consent to ensure no detriment to existing residents or the environment and to Welsh Water's assets:

**Condition:**

Only foul water from the development site shall be allowed to discharge to the public sewerage system and this discharge shall be made to manhole reference numbers SH48602109 or SH48602108 as indicated on the extract of the Sewerage Network Plan attached to this decision notice.

Housing **22/5/2024 Observations**

Strategic  
Unit:

In response to the Amended Housing Statement:

The Housing Statement notes the proposal to erect 21 units as a mixture of open market housing and affordable housing (point 2.1).

They provide an analysis of the units (point 2.3), but only highlight 17 units. I would like to know the size and type of the remaining 4 units.

The application does not specify which units would be affordable nor does it specify the number of units that will be affordable. Neither does the application specify if these will be units to buy or rent.

Point 3.3 refers to the Local Housing Market Report by Countrywide, but I cannot see this report being shared. The report states that 3500 applicants have registered in the last 6 months, but does not mention which register they are referring to, nor what they have registered for. This number (3500) is significantly higher than the data coming from the Housing Options Register and Tai Teg register and, therefore, I question its validity.

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Point 3.6 states that the majority of Bontnewydd households consist of 1 or 2 people, but does not state if these individuals already live in 1 or 2 bedroom houses. The report does not state that the individuals are under-occupying either, and therefore it would be difficult to agree with their conclusion that 1 and 2 bedroom units are in high demand in the area (open market housing).

Point 3.7 announces numbers on the Housing Options Register, which apply to the development of social units. I see no reference in the application to the development of social units. The report notes that data was received from the Housing Strategic Unit, but the Strategic Unit also shared affordable (intermediate) housing need data from the Tai Teg register, which is shared below.

Here is the information given to the Developer, which indicates that there is no need for 1 bedroom units:

Number of bedrooms	Need as a %	rent	purchase
1 bed	0%	0%	0%
2 beds	28%	16%	13%
3 beds	60%	24%	36%
4+ beds	11%	5%	7%

From a more detailed analysis, it appears that the specific demand for flats is very low and not in line with what is proposed to be developed

	Fflat				Tŷ				Byngalo			
Stafell gwely	1	2	3	4	1	2	3	4	1	2	3	4
Rhentu	0	0	1	0	0	14	20	4	0	0	0	0
Prynu	0	0	0	0	0	11	32	6	0	0	0	0

### 1/3/2024 Observations

1	<b>Information about need:</b>  The following indicates the number of applicants who wish to live in the area:-  84 options on the Tai Teg register for intermediate properties	<b>Data source:</b>  Tai Teg	<b>Observations:</b>            <i>** The figures could be</i>
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	287 applicants from the Common Housing Register waiting list for social property	Cyngor Gwynedd's Common Housing Register	<i>duplicated **</i>																																
2.	<p><b>Information on the type of need:</b></p> <p>The following shows the number of bedrooms that the applicants wish to have:</p> <p><b>Number of intermediate bedrooms (owned or part-owned)</b></p> <table><tr><td>Number of bedrooms</td><td>Need as a %</td><td>rent</td><td>purchase</td></tr><tr><td>1 bed</td><td>0%</td><td>0%</td><td>0%</td></tr><tr><td>2 beds</td><td>30%</td><td>15%</td><td>14%</td></tr><tr><td>3 beds</td><td>61%</td><td>24%</td><td>37%</td></tr><tr><td>4+ beds</td><td>10%</td><td>5%</td><td>5%</td></tr></table> <p><b>Number of social bedrooms (Housing Options Team)</b></p> <table><tr><td>Number of bedrooms</td><td>Need as a %</td></tr><tr><td>1 bed</td><td>28%</td></tr><tr><td>2 beds</td><td>41%</td></tr><tr><td>3 beds</td><td>23%</td></tr><tr><td>4 beds</td><td>6%</td></tr><tr><td>5 beds</td><td>2%</td></tr></table>	Number of bedrooms	Need as a %	rent	purchase	1 bed	0%	0%	0%	2 beds	30%	15%	14%	3 beds	61%	24%	37%	4+ beds	10%	5%	5%	Number of bedrooms	Need as a %	1 bed	28%	2 beds	41%	3 beds	23%	4 beds	6%	5 beds	2%	<p><b>Data source:</b></p> <p>Tai Teg</p> <p>Cyngor Gwynedd's Common Housing Register</p>	<p><i>** The figures could be duplicated **</i></p> <p>I question the accuracy of data on need within the Planning Statement (para 6.32 – 6.24) and the Housing Statement (para 3.7), which are now over a year old, nor do I consider that individuals can register a need for 1, 2, 3 or 4 bedrooms, and therefore be counted twice. The figures are not unique and</p>
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			therefore cannot be accumulated.
3	<b>Suitability of the Plan:</b>  Based on the above information it appears that the Plan:-  <b>Partially satisfies</b>  the need in the area	<i>It is expected that plans include 30% of affordable housing.</i>	

#### 4/4/2023 Observations

The housing need data as of March 2023 is as follows (please be advised that numbers can duplicate between datasets):

Number of applicants on the Housing Register for Social Housing: 298

Number of beds	Need as a %
1 bed	27%
2 beds	40%
3 beds	23%
4 beds	8%
5 beds	1%

Number of applicants on the Tai Teg Register for Intermediate Housing: 84

Number of bedrooms	Need as a %
1 bed	0%
2 beds	32%
3 beds	58%
4+ beds	10%

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While we welcome the prospect of quality affordable housing, it is not clear if they are intended to be Social or Intermediate units. If they are intended to be social units, I would ask whether or not you have held any talks with a Registered Social Landlord?

The DAS Vision Statement states that the development will be a mix of market and affordable for sale or rent. We value the importance of getting the right mix of units in a development and so I would ask what mix of market / affordable units is proposed, and whether you have considered including some 3 bed units, as there also seems to be a healthy demand. The proposal does not seem to include any financial / unit cost for the properties. When available, this would assist us to identify an affordable price for the units.

I should also note that your Housing Statement references data for Bethesda (3.1 and 3.2) rather than Bontnewydd. While this may be a typing error, I would urge you to verify the correct information has been incorporated.

During 2021, 67% of households in Bontnewydd were deemed to be priced out of the market.

Language and  
Scrutiny Unit,  
Democracy and  
Language Services

#### **1/5/2024 Observations**

In order for the Unit to provide a fair and balanced view of the application, we encourage the applicant to use the latest data now available from the 2021 Census, and include a more detailed analysis, for example, by age groups for the study area. Consideration should be given to resubmitting the updated assessment before submitting the application to Committee. The Assessment conclusion cannot be justified without current evidence.

#### **6/9/2023 Observations**

In order for the Unit to provide a fair and balanced view of the application, we encourage the applicant to use the latest data now available from the 2021 Census, and include a more detailed analysis, for example, by age groups for the study area. Consideration should be given to resubmitting the updated assessment before submitting the application to committee.

A great deal of emphasis is given in the document on the "need" for units in the local area as justification. Although the residents would come from the surrounding area, the development still leads to the adding to the housing stock, and therefore to an increase in population in the ward. There is also no guarantee that residents would come from the Bontnewydd area only. That does not seem to be considered in the statement. Recognising that the developer has no control or responsibility for the indirect and subsequent impact, it would have been expected to see a reference to the cumulative impact and potential side effects.

It would also be good to consider the cumulative impact of this development, and particularly the potential impact on local services and the school, as a result of other recent developments –that have either been granted and have been developed or are underway – in the surrounding area (Bontnewydd, Caeathro, Dinas). There is a possibility of a significant increase in the population of the area in a short period of

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time, which could have an impact on demographics and the Welsh language. There should be evidence that the developer has communicated with the Council's Education Department to discuss potential side effects on Ysgol Bontnewydd as a result of reorganisation plans.

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 your attention to the comments below.

The proposed development is for the erection of 21 residential units on land adjacent to Cae Stanley, a dwelling located on the north-eastern extent of Bontnewydd. The land comprises undeveloped grassland, with historic mapping showing both earlier field systems as well as structures on the southern boundary, itself noted as *Cae Stanley*.

Bontnewydd and the surrounding landscape has been subject to a variety of archaeological investigation over recent years, including the connecting Caernarfon by-pass, which identified a plethora of previously unidentified archaeological remains. The village itself has medieval origins on and around afon Gwyrfai, which is typical for most settlements providing access to water and materials. Whilst the core expansion of the village took place in the post medieval period, there is likely medieval origins. Several proposed Roman roads run through the centre of the village, along with peripheral prehistoric remains throughout the locale.

Lidar data for the site suggests a possible mound on the western part of the field, however it is difficult to be certain. Street-side imagery confirms the topography of the field to be variable, and whilst the earthworks could relate to natural geology, the feature is not dissimilar from prehistoric sites of similar size and shape.

Regardless, if the authority is minded to grant permission, the proposed development falls within a landscape of moderate archaeological potential, with known medieval and post medieval activity in the locale. Despite the relatively limited scope of the proposals, the sub-surface soil profiles at the site are unknown, and similar mitigation in the locality has proved that archaeology can exist at varying depths. As such a programme of mitigation should be undertaken to ensure no archaeological deposits are unduly lost or destroyed without appropriate measures.

Water and  
Environment Unit:

With reference to the above site this unit is in the process of building a detailed flood model for this area as part of a flood risk management plan for Bontnewydd. The model will show a more detailed flood outline for the area of the development and also consider the impact of having a barrier at the mouth of the nearby culvert

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(i.e. lower side of Lôn Caeathro) on the Beuno and its floodplain. We are in discussion with NRW about the results of the model but hope to have it completed within the next few weeks. Our feeling is that flood risk to the site may be higher than is suggested in the FCA submitted and given this, would it be reasonable to wait until the model is ready until comments are made on this application?

As our NRW colleagues would normally comment on flooding issues in zone C1/C2 or Z2/Z3 I have copied them into this message.

Biodiversity Unit: **27/09/23 Observations**

I visited the site today and found Himalayan balsam growing along the edges of the field and Japanese knotweed on the river boundary (see photographs below). The field is a grassland habitat of high biodiversity importance and qualifies as a meadow habitat listed by the Welsh Government under section 7 of the Environment Act (Wales) 2016 as a habitat of biodiversity importance. The grassland contains botanical species: birds-foot trefoil, sorrel, common bentgrass, Sheep's fescue, knapweed, red clover, yarrow, cats-ear, ribwort plantain, Imperforate St John's-wort, chickory, perennial rye-grass, white clover, meadow buttercup, common vetch, lesser trefoil and creeping soft grass.

The ecological survey was undertaken in February at a time of year when many plants are dormant especially non-native invasive species such as Himalayan balsam and Japanese knotweed and difficult to identify and birds and animals are also dormant. Ecology report says that there are patches of bramble and blackthorn.

- Reptile survey required

The document to inform the Habitats Regulations process (sHRA) has been produced to a good standard. However I have some queries.

Possible impacts

- Certain impact would be the loss of 3010 square meters (3 hectares) of meadow habitat which is important to Welsh biodiversity.
- Bats and lighting, this can be mitigated through sensitive external lighting. Details and lighting maps required before determination.
- Potential harm to reptiles & loss of reptile habitat – reptile surveys required and mitigation strategy required before determination.
- Further ecological surveys for non-native invasive plant species, updated botanical & habitat survey.
- Pollution to Afon Beuno and subsequently Afon Gwyrfa during construction –

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pollution prevention plan and CEMP required before determination.

- Eutrophication of Afon Gwyrfaï SAC, required further confirmation from Dŵr Cymru & NRW
- Fragmentation of the river corridor – green infrastructure

#### Ecological & Biodiversity Concerns:

1. Loss of a significant area of section 7 habitat (meadow) – significant biodiversity impact.
2. Development by river. Rivers are important ecological corridors and should be enhanced for nature and wildlife. Developments & constructions with hardstandings near rivers compromise the functionality of the river corridor. I recommend that the development layout plans be amended to ensure that the future of the river corridor is not fragmented.
3. Grassland at the site appears to be semi-improved but the survey was carried out in the winter, when many plants are still dormant and difficult to identify. Further surveys required.
4. The River (Afon Beuno) is a tributary of Afon Gwyrfaï designated as an SAC. The applicant must provide a Construction Environmental Plan and Pollution Prevention Plan before the application to determine that the building of the proposal will not cause pollution.
5. The houses would connect to the public sewer for Llanfaglan WTW which discharges into the Afon Gwyrfaï. Sewage contains phosphate and nitrates which will cause nutrient enrichment of habitats, this can be damaging especially for habitats such as rivers, lakes and bogs. Household sewage is treated at The Llanfaglan Waste Water Treatment Works to remove the majority of these nutrients and chemicals. The Llanfaglan WTW is licensed by NRW to discharge into the River Gwyrfaï at 1mg/litre, but it is expected that NRW will soon be reducing the phosphate limit of the licence to 0.7mg/litre. Dŵr Cymru need to confirm that they have the capacity to take and process the sewage from this development.

In summary, I object to this proposal due to the impact it would have on biodiversity due to the loss of a meadow and compromising the river corridor (green infrastructure). I also require further surveys & information.

#### Trees Department

Arboricultural report: this has been completed to a good standard, however an arboricultural method statement (AMS) is required (as advised in the report) to demonstrate how the tree protection measures will be implemented during development, particularly in areas where RPA incursion is proposed. A site arboriculturist is required to be appointed to oversee development and ensure the AMS is followed.

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Tree amenity wise, despite losses of Cat U. / C. trees, the overall arboricultural value of the site should be retained and possibly improved if all of the proposed tree planting is successful. It may be expedient to protect retained trees and trees which will be planted for mitigation via TPO to ensure their longevity following development works.

Tree biodiversity wise, the woodland along the north and west of the development boundary is of high environmental value, acting as a corridor for wildlife and supporting the riverbank. This will ultimately be degraded when dead standing trees are removed and activity within the vicinity increases as a result of the development. The future use of this development is also likely cause disturbance (light, noise, litter) and potentially result in further tree removal due to nuisance issues (proximity to property). Again, securing the longevity of trees via TPO should albeit this potential degradation providing it is expedient to do so

Public Consultation: A notice was posted in the press and on the site (x2) and nearby residents were informed. Observations have been received stating the following:

- While there is a need for housing, there is no need for this number of flats. We would be more supportive if there was more family housing in the development. As for the new information that has been submitted with the application I believe there is room to properly challenge this.
- Having considered the new information received, Bontnewydd Community Council remains of the view that the mix of units is unsuitable for a rural village such as Bontnewydd.
- We are of the view that there are too many one-bedroom units as part of the development, and that the various units have been compressed very close together.
- We have concerns about potential flooding at the site as a result of the river nearby.
- Concerns regarding excessive traffic and nearby road parking with more houses proposed are exacerbating the situation.

## 5. Assessment of the material planning considerations:

### The principle of the development

- 5.1 The site is located within the Bontnewydd development boundary (identified as a Service Village) as noted in the Joint Local Development Plan and the site is allocated specifically for housing in the Plan (T60 - Land adjacent to Pont Glan Beuno). Based on this, the principle of developing the site for residential units is considered against Policy PCYFF 1 and Policy TAI 3 of the LDP.
- 5.2 Criterion 3 of Policy PCYFF 2 states that proposals should make the most efficient use of land, including achieving densities of a minimum of 30 housing units per hectare for residential developments. Policy TAI 3 states that an estimated 10 units will be provided on this site. The plan is to deliver 21 new units. Based on this figure, it is considered that the proposal to provide this amount would be substantially higher than what is noted in the policy.

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- 5.3 The indicative level of housing for Bontnewydd over the Plan period, as noted in Appendix 5 of the Joint Local Development Plan, is 40 units (including a 10% 'slippage allowance', which means that the method of calculating the figure has taken into account potential unforeseen circumstances which could influence the provision of housing, e.g. land ownership matters, infrastructure restrictions, etc.). During the period between 2011 and 2023, a total of 32 units have been completed in Bontnewydd. The windfall land bank, i.e., sites with extant planning permission on sites not designated for housing, in April 2023, was 1 unit.
- 5.4 The other designation for housing in the plan, namely the Glanrafon Estate in Bontnewydd (T59), has been completed and the figures have been included in the above information. Since the site subject to this application is an allocation (T60) in the Plan, the number of units estimated on the site (i.e. 10 units - in Policy TAI 3) falls under the 'housing allocations without consent'. In considering all of the above information jointly, please note that this additional provision of 11 units exceeds the estimate figure noted in the Plan, which means a housing provision in Bontnewydd that is higher than the figure conveyed in the Policy.
- 5.5 In such circumstances, consideration will be given to the units that have been completed thus far within the Villages and Clusters tier. Policy PS 17 in the Plan states that 25% of housing growth will be located within Villages, Clusters and Open Countryside. A survey of the situation in relation to provision within all the Villages, Clusters and Open Countryside in April 2022 indicates that 1,565 units from the total of 1,953 units have been completed, and 592 are in the land bank (and are likely to be completed).
- 5.6 Currently therefore, as the settlement will see its expected growth level based on this proposal together with the units already completed during the Plan's lifespan and what is in the current land bank, justification will be needed with the application outlining how the proposal would address the needs of the local community. This could be done by: - (i) submitting any marketing research they have undertaken i.e. showing there is a need for this type of development in the area; (ii) that the proposal meets a recognised need for affordable housing; (iii) that the proposal provides for specialist housing needs e.g. units for the elderly; (iv) the units in the land bank are unlikely to be developed in the lifespan of the Plan.
- 5.7 In response to this requirement, the applicant submitted a Housing Statement containing the following information:-
- There is a high demand for one- and two-bedroom houses in Bontnewydd.
  - 309 applicants are waiting for one-bedroom and two-bedroom intermediate and affordable housing for rent.
  - 136 applicants are on the waiting list for three-bedroom intermediate and affordable housing for rent.
  - Demand for houses of four-bedrooms or more is very low in Bontnewydd.
  - Demand is 602% more for 1&2 bedroom units than what it is for 4 bedrooms while demand for 1 & 2 bedroom housing is 134% greater than that for 3 bedroom housing.
  - 3 out of the 21 (or 25%) houses on the site are 3 bedroom houses.
  - Following recent changes to the benefits system, tenants are now being penalised as a result of an empty bedroom tax. As a result, tenants are looking to move into smaller homes.
  - This will then enable under-occupied housing to be released for families who need 3/4 or more bedrooms in Gwynedd.
  - The one- and two-bedroom flats and houses that are part of this application will attract individuals/families affected by the "empty bedroom tax".
- 5.8 In response to the above information, the Local Planning Authority notes the following:



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- Not enough information has been provided for the need for one- and two-bedroom flats.
- There is no specific evidence from local estate agents about any waiting lists for this type of open market units in the area.
- It must therefore be considered whether the evidence submitted by the applicant for a general need for one- and two-bedroom units is sufficient to justify granting permission for 11 additional units in Bontnewydd, which would mean increasing the figure conveyed in the Policy.

5.9 In response to the above observations, additional information was submitted by the applicant stating:

- A local market housing report by "Countrywide" states there is high demand for flats and housing for rental and sale properties.
- 3500 applicants on the waiting list within the County with 11% being first-time buyers.
- Shortcomings within the Planning system to free up more land for Construction within the last 12 months are increasing the demand for Building more houses.
- High demand for rented housing with 9% of housing stock on the current market representing tenure and similar properties.
- Census data continues to show three-bedroom dwelling houses are the most prominent type of housing in Bontnewydd.
- Gwynedd Housing Strategy April 2024 notes 219 people on the register. 198 people show the need for 1/2 bedrooms.

5.10 The key issue here is that the proposal, cumulatively with the current land bank and land designations for housing developments in Bontnewydd, involves a level of development that would be above the indicative demand for residential units during the LDP period. Therefore, the Local Planning Authority must be convinced that this intention would help to meet the needs of the local community (see paragraph 5.6 above).

5.11 It is noted that information was received from local estate agents and the applicant himself and a reference to the current situation is expected and how it would affect the need mentioned by the estate agents and the applicant, i.e. (i) The statements state that 3500 applicants have registered for housing in the last 6 months and that several of the applicants are first-time buyers. Therefore, there is a need for one- and two-bedroom flats. It is also noted that only 9% of houses on the market today are available for long-term rent. Despite this, there are weaknesses in the validity of the data presented here, as there is no reference to which register is being referred to, nor for what, nor the number of bedrooms these applicants have registered for. The Local Planning Authority questions the figure of 3500 as this figure is significantly higher than the data coming from the Council's Housing Options Register and Tai Teg register and is therefore not a fair reflection of the current situation (ii) the applicant refers to information off the Housing Options register which is relevant to the development of social units. There is no reference in the application or within any plan that social units are being developed as part of the proposal. It is also noted that no valid information has been submitted to prove the need for affordable units with information from the Housing Strategic Unit showing there is no need for one- and two-bedroom affordable (intermediate) flats within the village of Bontnewydd; (iii) the applicant states that specific housing is needed for 1 or 2 persons, with Bontnewydd households including similar properties within the village. There is no evidence to show if these individuals already live in one- or two-bedroom houses and whether there is under-occupation which, therefore, makes it difficult to agree with the conclusion that there is a demand for one- and two-bedroom units in this area; (iv) analysis of the current land bank shows that developments within the lifespan of

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the plan include the Glanrafon housing estate for 26 houses occupied by the local community for open market housing and affordable housing.

- 5.12 Taking into account the above assessment, the Local Planning Authority has not been undoubtedly convinced that the applicant has justified the provision of 11 additional residential units within the plan and that there is a real need for 18 units for one- and two-bedroom flats, therefore, it is not believed that the proposal meets the needs of the local community in accordance with Policy TAI 8. To this end, it is believed that the proposal is contrary to the requirements of Policies PS 17 and TAI 1 of the LDP.

### **Affordable Housing Matters**

- 5.13 As part of the initial information submitted as part of the application, a Housing Statement was submitted by the applicant along with a Planning Statement. This information only stated:

- The proposal to provide 11 affordable units (which is more than 50% of units on the whole site)
- There was little information about partnerships with a Social Housing Landlord, only a reference mentioning there will be a partnership at some point in the future and that a grant from the Welsh Government and Cyngor Gwynedd would help fund the project.
- There was lack of information and assurance in the information submitted in the form of: 1. There was no information on the type, tenure and location of affordable housing provision 2. There was no mention of links with any Social Housing Landlord 3. Lack of information about the costs or rent levels of affordable units; 4. Lack of information about the timing of construction of the affordable homes.

- 5.14 There has been regular dialogue with the developer during the application and in response to the above information the Local Planning Authority noted the following:

- Confirmation was received in an e-mail from the developer on 28/3/24 confirming that no partnership with any local Housing Association had been established.
- There were inconsistencies in the information provided in the assessments that have been submitted, due to the total number of units on location.
- It is not entirely clear what the exact division is between the affordable and open market units. It is therefore difficult to assess if the proposal meets relevant needs e.g. are the affordable units all of the same type or is there a mix of social, intermediate and open market?
- No comments on the affordability of the units have been submitted as no open market valuation has been submitted.

- 5.15 In response to the references made by the Planning Authority when mentioning the inconsistent information, statements were received in an e-mail from the applicant stating that the original plan was to provide 100% affordable housing on the site. But over time, the number has dropped to 50% affordable housing (11 units) and by the time the latest revised information was received; it is intended to provide 30% affordable housing on site (6 units in total in the form of 2 one-bedroom flats and 4 two-bedroom flats).

- 5.16 As the developer has confirmed that 6 affordable units will be constructed on the site, this would comply with the requirements of Policy TAI 15 of the LDP regarding the thresholds of affordable housing and their distribution.

- 5.17 Following discussions as part of the application planning process, revised information was submitted rectifying the information initially obtained as part of the application. However,

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deficiencies remain part of the application as the applicant has not provided an open market valuation for the site nor for affordability at intermediate level. Therefore, based on a lack of information, it is difficult for officers of the Council's Housing unit to assess the real affordability of the residential units for the site. However, should this application be approved, considering the type and size of affordable units that can be provided on site, it would be possible to agree on a discount for the affordable housing by means of a planning condition.

### **Housing Mix**

- 5.18 In order to promote sustainable mixed communities, Policy TAI 8 states that proposals will need to show that they improve the balance of housing and will meet the needs noted for the entire community. For example, proposals would have to provide an element of affordable housing; contribute to compensating for the lack of balance in local housing markets; ensure the correct mix of the types of tenures of housing to meet existing community needs and make provisions for specific housing needs.
- 5.19 In this case, and as reiterated in the above assessment, the Local Planning Authority has not been undoubtedly convinced that this current proposal meets the need for this type of small units in the form of one- and two-bedroom flats. The Housing Strategic Unit is not convinced that adequate information has been provided as part of the application and proved that there is a need for one-bedroom units, and insufficient evidence has been received confirming why an increase in these numbers of flats in Bontnewydd is necessary. Such a proposal, if granted, could create an imbalance in the type and mix of small units within the village. To this end, therefore, it is believed that the proposal would be contrary to criterion 2, 3, 4 and 5 of Policy TAI 8 of the LDP.

### **Visual amenities**

- 5.20 The area is mainly a residential area with a mix of houses in terms of form, age, construction and design. The existing construction within the site catchment area consists of individual and terraced housing with the structure of Ysgol Bontnewydd not far from the site together with a listed structure in the form of Siloam Chapel located approximately 300m south of the site.
- 5.21 The site is prominent in this part of the streetscape located on a green field on the side of Lôn Caeathro with the "Gypsy Wood" visitor and play centre just east of the site along with Bontnewydd football pitches located approximately 350m to the east. The main building materials that are common to the surrounding area are dwellings of clean red brickwork, natural slate, smooth and rough render and pebble-dash along with a number of dwellings in the form of terraced houses in the centre of the village constructed of local stone. The design principles of the proposed building are set out as follows: -

a) Scale - the site is prominently situated on the side of the class III county road between Bontnewydd and Caeathro. The land descends gradually to afon Beuno which consists of a corridor of mature trees growing along the banks of the river and the northern boundaries of the site. As noted above, the land has been designated for 10 units within the LDP and it is intended to build 12 new buildings on the site which will be a mixture of 3 individual houses and 18 residential flats. The height of the proposed two-storey buildings will be similar in nature and feel to the residential buildings seen within an adjacent housing estate, namely the Llwyn Beuno Estate and also within the village itself. The scale of the buildings in terms of size is considered acceptable.

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b) Design - the design concept is to create a residential development that has a modern feel to it with finishes of various contemporary materials and the design reflects the dwellings within the village. The brick and rendered finish will create a smooth appearance that is sympathetic to the vernacular feel of the village itself.

The dwellings will feature varieties of gable ends with a few porches on the front of the dwellings to add character and variety to the appearances. As part of the discussions with the application, some concern was raised regarding movement within and across the site along with the accessibility of the site for wheelchair-users. Note the different levels across the site and no disabled parking spaces have been designated. An enquiry was also made about the treatment and cross-section levels of the northern boundary abutting the river with the retaining wall extending along the northern boundary. This information was not received but it is considered that a condition may be imposed to agree on the levels and treatment of the northern boundary should the application be granted.

c) Layout – the site is situated within a village context with the site evident on the side of the road when travelling from Bontnewydd to Caethro. The site is set on a specific site near the village roundabout with good road links to Caernarfon to the north and then to Porthmadog and Pwllheli to the south. The row of front houses will be clearly set from the road where the slope to the river leading to the houses within the estate would be less prominent.

Ch) Landscaping - it is intended to undertake landscaping work around the building and on the edges of the site which includes soft landscaping (plants and trees) and hard landscaping (paths and walls) and the purpose of landscaping is to create private amenity spaces for prospective residents and contribute towards the quality of the development. There will also be a flood basin located in the western corner of the site. It is noted from the consultation with the Trees Unit that there is concern regarding the corridor of trees along the boundary of the site and the banks of the nearby afon Beuno. The Trees officer notes that a more detailed examination is needed of the impact of the development on these trees with the risk of loss of vegetation and the flora and fauna which are important for the wildlife of the area. The officer notes that an assessment to protect the trees in the long-term would be required to assess the value of the trees to preserve and protect this corridor of trees for the future.

- 5.22 It is acknowledged that there are concerns about the design and lack of information about the levels and treatment of the northern boundary and, should other elements of this application have been acceptable, further dialogues would have been held to resolve these concerns or planning conditions on any approved application would have been imposed to resolve these concerns before commencing any work on the site. With significant concerns regarding issues relating to housing figure considerations, affordability and mix of housing, the LPA did not ask for further details regarding design until other issues from the application were resolved.

#### **General and residential amenities**

- 5.23 As referred to above, residential dwellings are located to the south and north of the application site. A number of objections were received as a result of the public consultation process. Mainly, and from an amenities perspective, the concerns relate to transport matters, flooding and housing mix. The element of housing considerations and flooding matters is discussed in another part of this report but, based on the impact of traffic movements, loss of parking spaces and overall impact on the amenities of nearby residents as a result of this development, the following is noted:

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- While the proposed development would see an increase in the number of vehicles using Lôn Caeathro from this estate, the biggest increase is anticipated during busy hours in the morning and during the afternoon. The travel assessment completed by the consultant assumes there will be 10 two-way trips during the peak hours of the morning with 8 two-way trips during the busiest hours of the afternoon resulting from the proposed residential development (i.e. occasionally during the day). As the frequency of traffic coming and going from the site is so low, it is not believed that granting this application would produce a substantial or significant increase in the intensity of transport (and associated noise disturbance) that will use Lôn Caeathro.
- As it is intended to build a housing estate on an existing field then it is inevitable that there will be some inconvenience and disruption to local residents while construction is underway. It would however be possible to impose a condition on the permission to limit the hours of construction work and to submit and agree on a construction method statement.

- 5.24 In light of the above it is not considered that the proposal would have a material adverse effect on the amenities of the local neighbourhood and the proposal is considered acceptable in terms of criterion 7 of policy PCYFF 2 of the LDP.

#### **Transport and access matters**

- 5.25 A Transport Statement was submitted with the application, which concluded that transport levels that may derive from the development would be acceptable on the grounds of road safety along with the safety of road users. It is intended to create a new access on the southern part of the site with a new additional lay-by for 4 cars located approximately 50m to the east which will include a footpath linking the site to the new lay-by. The existing lay-by will be set back 0.5m from the existing road to improve visibility from the access of the Cae Stanley site. With this stretch of road now at 20mph along with the changes to the lay-by to the west of the site access, it is considered that there are no concerns in terms of the visibility of the access to this housing estate. It is also intended to create 32 parking spaces which include 4 visitor spaces within the site.
- 5.26 In response to the statutory consultation process, the Transportation Unit has no objection to the application based on road safety and accessibility of the site, subject to the inclusion of relevant conditions/notes. To this end, therefore, it is believed that the proposal complies with the requirements of Policies TRA 2 and TRA 4 of the LDP.

#### **Drainage and Flooding Issues**

- 5.27 Following the statutory notification period an objection was received on the basis that the Flood Map for Planning showed that the site was partly within Zones 2 and 3 rivers. Following the process of submitting a pre-application enquiry, the applicant received advice on flood risks for this site, but in the meantime, Cyngor Gwynedd is in the final stages of completing site-specific flood modelling exercises on Afon Beuno to inform potential flood mitigation measures following a flooding event in the village during 2015.
- 5.28 The applicant has submitted a Porosity Report along with a Flood Risk Assessment with this application which explains the system of disposing surface and foul water from the application site. As required on estate applications of similar residential housing, it is expected to submit a water conservation statement. This document was not received.

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- 5.29 The reports received state that the surface water disposal system can be designed to comply with the requirements of a Sustainable Drainage System (*SuDS*) with the foul water disposed of by connecting to the existing sewerage network.
- In accordance with the current statutory requirements, surface water run-off from the site will be limited to the speed of existing greenfield surface water and the majority of the existing drainage system will be renewed with a new drainage system. The Drainage Statement states that there will be a reduction in surface water run-off from the site as well as the inclusion of water attenuation areas and surface water storage within the site itself, together with use of the flood basin in the western corner of the site. This basin will also act as a basin in mitigating the risk of flooding from the nearby afon Beuno.
- 5.30 NRW and the Water and Environment Unit were consulted on the flooding matter. NRW confirmed that the flood basin, which also acts as a surface water slowing basin, increases the risk of flooding on the site. During periods of heavy rainfall in times of flooding, any flood-borne debris can compromise the effectiveness of the slowing basin and the external flow control devices. As referred to above, the Land Drainage Department is in the process of constructing a detailed flood model for this particular area, and it is considered that the existing data submitted as part of the Flood Statement to this application is not up-to-date with assumptions. It is considered that flooding to the site may be significantly higher than what is suggested in the information submitted as part of the application. When considering responses from Natural Resources Wales and the Council's Drainage Unit, it is considered that the developer will have to submit a flood management plan containing data from the flood model referred to above. Therefore, it is considered that the information is premature and the revised report will have to include the correct data from the flood model before determining the application.
- 5.31 Taking into account the above assessment, without the current flood information included in the flood report that has been received as part of the application, it is not believed that flooding and site drainage matters can be effectively managed. The proposal is, therefore, considered to be contrary to the requirements of Policies ISA1, PS2, PCYFF6 and PS5 of the LDP together with the requirements of NCT15.

### **Biodiversity and Trees Issues**

- 5.32 A Preliminary Ecology Report and Trees Assessment were submitted which confirm that the comprehensive composition of the site is of negligible ecological value and species importance. In response to the statutory consultation process the Biodiversity Unit states that further study relating to protected species and the impact of light on these habitats is needed along with reptile reports before any decision is made. There was also concern from the trees officer regarding the loss of a corridor of trees along the northern boundary of the site as part of the development. It was noted that this area of trees plays an important role in maintaining local wildlife habitats and special species. It was recommended to submit revised site plans indicating the role of the river and green corridor along the northern boundary integrated as part of the development and these details would be necessary before a final decision was made on the application.
- 5.33 On 7 February 2024, the Welsh Government published an update to Chapter 6 of Planning Policy Wales (PPW), which deals with green infrastructure, net worth to biodiversity, the protection afforded to Sites of Special Scientific Interest and trees and woodlands. Although it is considered that such a statement was not required as part of the initial information to the application, it is required with applications since the announcement by the Welsh Government to submit such statements. Although the council reminded the developer about the information, no statement has been submitted. To this end, on the basis of a lack of information relating to the protected species

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and wildlife of the site together with the fact that there is no Green Infrastructure Statement which explains how the proposal addresses ensuring net benefit for Biodiversity and the protection of Trees and Woodlands of the site, it is considered that the proposal is contrary to the requirements of Policy AMG 5, PS19 of LDP and the new requirements of Chapter 6 of version 12 of Planning Policy Wales (October 2023).

- 5.34 In accordance with the Habitats and Species Regulations 2017, the Council is required to undertake a Habitats Regulations Assessment (HRA) and Appropriate Assessment. Under the provisions of the regulations, the Local Planning Authority has a statutory duty to consult with Natural Resources Wales when it undertakes an appropriate assessment for a new plan or project, and is required to consider any representations made by NRW to show that this particular proposal, together with the cumulative and joint impact of permitting other developments within the area, would not undermine the designation of the SAC and SSSI.
- 5.35 The applicant has provided a Shadow Habitats Regulation Assessment (HRA) which concludes that the SAC will not be affected. No full assessment has been undertaken by the Council's Biodiversity Unit, but initial comments (based on lack of information) have identified a potential adverse impact this development may have on the integrity of the Afon Gwyrfa and Llyn Cwellyn Special Area of Conservation (SAC). Without receiving this further information, it is not possible to conclude that there would be no significant impact on the Special Area of Conservation.
- 5.36 It is also noted that Natural Resources Wales has made representations regarding other protected species and raised the concern of a potential impact of pollution risks to the water environment that would arise from the proposed development. The foul water of this development would flow to the Llanfaglan sewerage system with a permit to discharge into afon Gwyrfa which has been designated as a Special Area of Conservation.
- 5.37 Since 2021, phosphorus levels in Welsh rivers have been being strictly monitored, with afon Gwyrfa being one of them.  
For some time now there has been uncertainty regarding the capacity of Llanfaglan sewerage treatment plant to accept and process more foul water from housing developments such as the one in question on this site. However, following a second consultation with Welsh Water at the end of April 2024, confirmation was received that the Llanfaglan Sewerage system has the capacity to accept foul water from this development.
- 5.38 Although the confirmation was received from Welsh Water regarding foul water drainage, without the further information responding to the comments relating to protected species by NRW and the Biodiversity Unit, Ecological concerns remain with this development and therefore the proposal is contrary to Policies PS 19 and AMG 5 of the LDP.

### **The Welsh Language**

- 5.39 A Welsh Language Impact Assessment was submitted with the application in accordance with the requirements of Policy PS1 of the LDP, along with advice included in the SPG: Maintaining and Creating Unique and Sustainable Communities document. In response to the statutory consultation process, in order for them to undertake a fair and balanced analysis of the application, the language unit has stated that it will be necessary to include up-to-date information from the 2021 Census to assess the impact of the development on different age groups within the



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study. In addition to this, as there is no robust evidence in proving the need for the number of additional housing and the housing mix proposed as part of this proposal, no evidence has been submitted to prove the certainty that this development will have a positive impact on the language. To this end, without this up-to-date information, it is not possible to reach a firm conclusion and based on the lack of information, it is considered that the proposal is contrary to Policy PS 1 of the LDP.

### **Heritage Assets**

- 5.40 In response to the statutory consultation process, representations were received from the Gwynedd Archaeological Planning Service stating that a condition would have to be included before work commences on the site to submit a programme of Archaeological work and to be agreed by the Local Planning Authority within any planning permission, along with the need to submit details of a programme of archaeological recording within 6 months of completing the fieldwork. Based on this, the proposal is considered acceptable based on the requirements of Policies PS 20 and AT 1 of the LDP.

### **Educational matters**

- 5.41 The relevant policy within the context of educational contributions for residential developments is Policy ISA 1 of the LDP together with the SPG: Housing Developments and Educational Provision. In response to the statutory consultation, the Education Department has provided new figures with a statement stating that a new school is being built in Bontnewydd with capacity for 210 pupils and 30 in the nursery school. It has also been confirmed that adequate capacity is available at the secondary school of Ysgol Syr Hugh Owen for this development. Therefore, it is believed that no educational contribution will be needed should this application be approved. Therefore, it is believed that the proposal complies with the requirements of Policy ISA 1 of the LDP as well as the relevant SPG requirements.

### **Open space matters**

- 5.42 According to Policy ISA 5 of the LDP, proposals for 10 or more houses in areas where existing open spaces cannot meet the needs of the proposed housing development are expected to offer suitable provision of open spaces in line with Field in Trust (FIT) benchmark standards of 24ha per 1,000 of the population.
- The proposal is for 21 residential units and to this end consideration will need to be given to the need for open spaces as part of the development if there is no adequate provision close to the site.
- 5.43 Current information shows that there is a lack of play areas for children (with and without equipment) within 1.2km of the application site. Policy ISA 5 and the supplementary planning guidance for open spaces emphasise that the provision of play/open spaces should initially be "within the site". If on-site provision is not possible, a developer is able to offer a financial contribution when this is justified. Therefore, based on costs for open space provision for children and in accordance with FIT requirements the amount of a financial contribution would be:

- Informal Play Areas for Children = £1733.94
- Play Areas with Equipment for Children = £2630.43

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- 5.44 It is understood by the applicant that he would be willing to contribute to improve existing provision within the community if the application was granted but that alone is insufficient to meet the needs of policy ISA 5 as the policy initially requires on-site provision. Based on the assessment that is part of this report, the need for 21 units has not been proven, with this high figure resulting in a high density of housing that exceeds what is noted in the LDP. As a result, there is no space on site to provide a play area. Without obtaining evidence about the need for the number of houses and the development density and without receiving justification otherwise, it is not possible to meet the needs of policy ISA 5. The proposal as it stands, is therefore considered to be contrary to policy ISA 5 of the LDP together with the relevant SPG.

## **6. Conclusions:**

- 6.1 Having considered the above assessment, it is considered that the proposal to develop 21 residential units in the form of 18 flats and 3 dwellings on this site would not be acceptable in principle. Based on a lack of evidence it is unclear if there is a real need in Bontnewydd for small one- and two-bedroom units. Although the Council recognises that the site has been designated for 10 residential units, based on a lack of information in proving the need for an additional 11 units and the mix of housing, it is believed that granting this application would lead to an imbalance in this type of residential accommodation provision in the village and that it would not respond positively to housing needs that have been identified in Bontnewydd itself. It is also considered, with the insufficient and inconsistent information that has been submitted as part of this application, that there are significant concerns in terms of flooding and biodiversity matters in the local area and that no full consideration has been given to the impact of the development on the Welsh language and open spaces within the site. In assessing the application, full consideration was given to the observations received in response to the consultation period and to the response received from statutory consultees.
- 6.2 Based on the above assessment, the proposal is considered to be contrary to local and national policies and although the applicant has stated that developing the site would help to move Gwynedd residents to smaller houses in Bontnewydd and who have suffered from the one bed tax, which would be a material consideration of such a scale that it would outweigh any policy concerns/conflicts, the Local Planning Authority does not agree with this opinion given the content of the above assessment. Therefore, to this end it is considered that the proposal is not acceptable based on the reasons for refusal below.

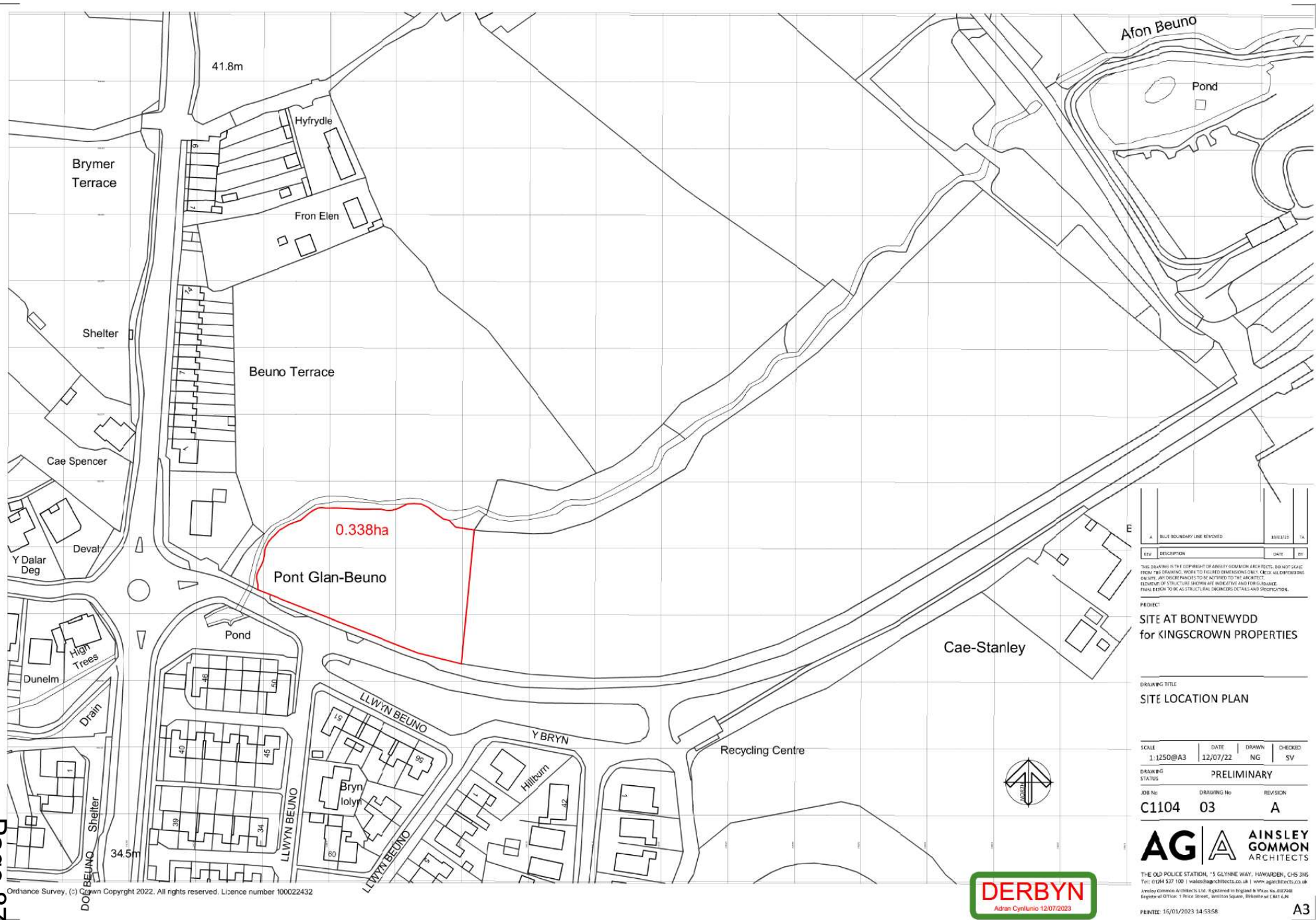
## **7. Recommendation:**

- 7.1 To delegate powers to the Senior Planning Manager to refuse the application based on the following reasons:
1. The proposal is contrary to the requirements of Policies PS 17, TAI 1 and TAI 8 of the Gwynedd and Anglesey Joint Local Development Plan (2017) as it is considered that the applicant has not submitted sufficient evidence with the application to convince the Local Planning Authority that there is a need for additional one- and two-bedroom flats in Bontnewydd considering that this proposal exceeds the indicative figure noted in the Plan and would create an imbalance in the type and mix of small units within the village and no evidence has been received that the proposal would respond positively to the needs of the local community.
  2. No evidence was received about the need for the number of houses and up-to-date information within the Welsh Language Assessment to be able to assess if the proposal meets the

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requirements of criterion 1c of Policy PS1 of the Gwynedd and Anglesey Joint Local Development Plan which requires a Welsh language statement indicating how proposed developments would protect, promote and strengthen the Welsh language. On this basis, the Local Planning Authority is not convinced that the proposal would not have a negative impact on the Welsh language in the plan area.

3. The site lies within an area at risk of surface water flooding and as sufficient information was not submitted with the Flood Consequence Assessment, including a Water Conservation Statement which would have considered the safe development of the site and demonstrated that the proposed development would not displace surface water towards other properties, it is not believed that the proposal is acceptable based on flood risk and that it is, consequently, contrary to criterion 8 of policy PS 5, criterion 7 of policy PCYFF 2, criterion 6 of policy PCYFF 3, criterion 4 of policy PS 6, policy PCYFF 6 together with the instruction provided in paragraph 11.1 of Technical Advice Note 15.
4. Insufficient information has been submitted as part of the application for assessing the impact of the proposal on the Special Area of Conservation, protected species and wildlife of the site. No Green Infrastructure Statement was submitted either and, therefore, the proposal is contrary to the requirements of policies PS19 and AMG 5 of the Anglesey and Gwynedd Joint Local Development Plan (2011-2026) which protect species and wildlife along with the requirements within Chapter 6, Version 12 of Planning Policy Wales.
5. The proposal is contrary to policy ISA 5 and the SPG for open spaces as there is no justification for the lack of provision of open spaces within the development while also considering the lack of evidence of the need for the number of houses and the high development density.



REV		DESCRIPTION	DATE	BY
1		BLUE BOUNDARY LINE REVISOR	10/07/22	JA

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PROJECT  
SITE AT BONTNEWYDD  
for KINGSCROWN PROPERTIES

DRAWING TITLE  
SITE LOCATION PLAN

SCALE	DATE	DRAWN	CHECKED
1:1250@A3	12/07/22	NG	SV
DRAWING STATUS			
PRELIMINARY			
JOB No	DRAWING No	REVISION	
C1104	03	A	

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

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# Cynllun Diwygiedig Amended Plan

**DERBYN**  
Adran Cynllunio 27.09.2023



Notes

B	Revised drainage layout plan to suit LLFA comments	PN	DS	DS	27.09.23
A	Revised drainage layout plan to suit site layout changes	PN	DH	DH	29.06.23
Rev	Modification	By	Chk	App	Date



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**KINGSCROWN LAND & COMMERCIAL LTD**

**BONTNEWYDD  
RESIDENTIAL  
DEVELOPMENT**

**PROPOSED SURFACE  
WATER DRAINAGE LAYOUT  
PLAN**

Drawn by	PN	Checked by	DH	Approved by	DH
Date	15/03/2023	Date	15/03/23	Date	15/03/23
Status	<b>PRELIMINARY</b>			Scale @ A1	1:200
Drawing Number	ECL.9516.D.05.003			Revision	B



Amenity shrubs and perennialsAmenity hedgerowNative shrubs

Species	Common name	Form and height
<i>Corylus avellana</i>	Hazel	1+2 bare root, H40-50 cm
<i>Acer campestre</i>	Field maple	1+2 bare root, H40-50 cm
<i>Cornus sanguinea</i>	Dogwood	1+2 bare root, H40-50 cm
<i>Ugustinus vulgare</i>	Wild privet	1+2 bare root, H40-50 cm
<i>Viburnum opulus</i>	Gelder rose	1+1 bare root, H40-60 cm

[illegible]

Page 89




## Adran Cynllunio 12/07/2023

### Proposed hard surface finishes

- ### Proposed fences

- ### Proposed planting and seeding

- Existing features

- 
- Trees and shrubs to be retained

04	09/06/2023	Maintenance access added	RSL	J5
03	06/06/2023	revised layout to match Architects drawing	RbE	J5
02	26/01/2023	consultation issue	RbE	J5
01	18/01/2023	issued for comment	RbE	J5
Opw	Dydeol	Drap/Tad	Don	Donweld

Client / Client:

## Enw project / Project name:

## Text: Total Number / Drawing title:

## Darmstadtian / Prepared by:



Grade(s) / Scale (A1):	Duration / Dates:	Estimate (€):
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1:200 @ A1 Jan 2023

		Overhead Item Checked By:
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Based upon Ainsley Gommom Architects drawing C1104-009-C External Works Plans





# UNIT KEY

HOUSE TYPE	DESCRIPTION	PLOT No.	SIZE m <sup>2</sup>	AMOUNT
2P1B	WALK UP FLATS	11-12, 13-14, 16-17	53	6
3P2B	WALK UP FLATS	1-2, 3-4, 5-6, 9-10, 18-19, 20-21	65	12
5P3B	HOUSES	7, 8, 15	94	3
TOTAL UNITS:				21

1 SITE  
SCALE: 1:200

0m 4m 8m 12m 16m 20m

VISUAL SCALE 1:200 @ A1



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DATE: 01/12/22  
DRAWN: SV  
CHECKED: SV  
STATUS: PRELIMINARY  
JOB NO: C1104 004  
DRAWING BY: G

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## UNIT KEY

HOUSE TYPE	DESCRIPTION	PLOT No.	SIZE m <sup>2</sup>	AMOUNT
2P1B	WALK UP FLATS	11-12, 13-14, 16-17	53	6
3P2B	WALK UP FLATS	1-2, 3-4, 5-6, 9-10, 18-19, 20-21	65	12
5P3B	HOUSES	7, 8, 15	94	3
TOTAL UNITS:				21





## ELEVATION ALONG MAIN ROAD

SCALE: 1 : 200



## ELEVATION ALONG ACCESS ROAD FACING EAST

SCALE: 1 : 200



## ELEVATION ALONG ACCESS ROAD FACING NORTH

SCALE: 1 : 200

E	STEPS REMOVED FROM PLOT 09/06/23 TA	
	7 GARDEN, GATE ADDED TO ATTENUATION BASIN;	
	LANDSCAPE DESIGN UPDATED	
D	LAYOUT UPDATED; SP3B HOUSES ADDED; No 3P2B FLATS INCREASED; FRONT LAYBY UPDATED	25/05/23 TA
C	CHANGES FOLLOWING LANDSCAPE PLAN	24/01/23 IO
B	ADDITIONAL ELEVATION ADDED AND CANOPY TRELLIS ADDED	16/01/23 IO
A	CHANGES TO HOUSE ELEVATIONS	06/01/23 IO

REV.	DESCRIPTION	DATE	BY
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PROJECT  
SITE AT BONTNEWYDD  
for KINGSCROWN PROPERTIES

DRAWING TITLE  
SITE ELEVATIONS

SCALE	DATE	DRAWN	CHECKED
1 : 200 @A2	21/12/22	IO	SV
DRAWING STATUS	PRELIMINARY		
JOB No	DRAWING No	REVISION	
C1104	006	E	



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A2





**SITE PLAN - LEVELS**



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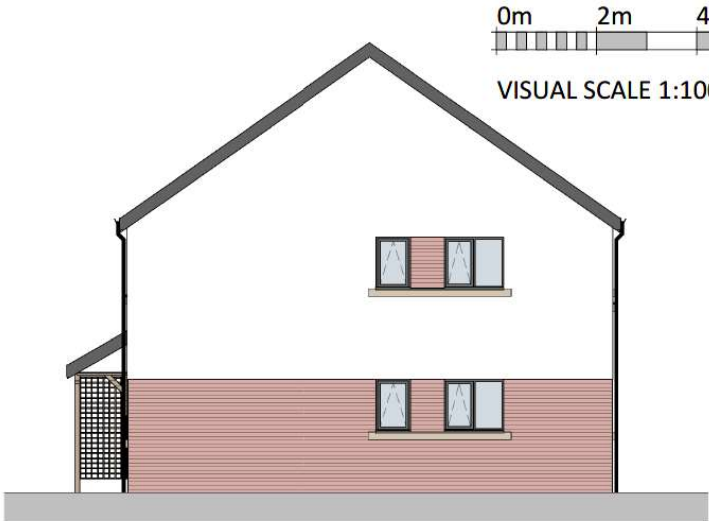
**FRONT ELEVATION**

SCALE: 1 : 100



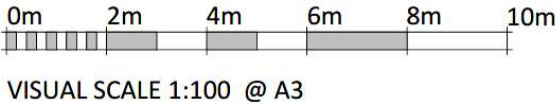
**REAR ELEVATION**

SCALE: 1 : 100



**SIDE ELEVATION 1**

SCALE: 1 : 100



PLOT - 13-14



B	PLOT NUMBERS UPDATED	22/05/23	TA
A	PLOT NO. CHANGED AND CANOPY TRELLIS ADDED	16/01/23	IO
REV	DESCRIPTION	DATE	BY

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PROJECT  
SITE AT BONTNEWYDD  
for KINGSCROWN  
PROPERTIES

DRAWING TITLE  
2P1B FLAT - ELEVATIONS

SCALE	DATE	DRAWN	CHECKED
1 : 100 @A3	03/01/23	TA	SV
DRAWING STATUS	PRELIMINARY		
JOB No	DRAWING No	REVISION	
C1104	030	B	



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A3



**FRONT ELEVATION (HANDED)**

SCALE: 1 : 100



**REAR ELEVATION (HANDED)**

SCALE: 1 : 100



VISUAL SCALE 1:100 @ A3

PLOT - 11-12



B	PLOT NUMBERS UPDATED	22/05/23	TA
A	CANOPY TRELLIS ADDED	16/01/23	TA
REV	DESCRIPTION	DATE	BY

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PROJECT  
SITE AT BONTNEWYDD  
for KINGSCROWN  
PROPERTIES

DRAWING TITLE  
2P1B FLAT - EVEVATIONS  
RENDER ON BRICK MID  
(HANDED)

SCALE	DATE	DRAWN	CHECKED
1 : 100 @A3	03/01/23	TA	SV

DRAWING  
STATUS PRELIMINARY

JOB No	DRAWING No	REVISION
C1104	032	B

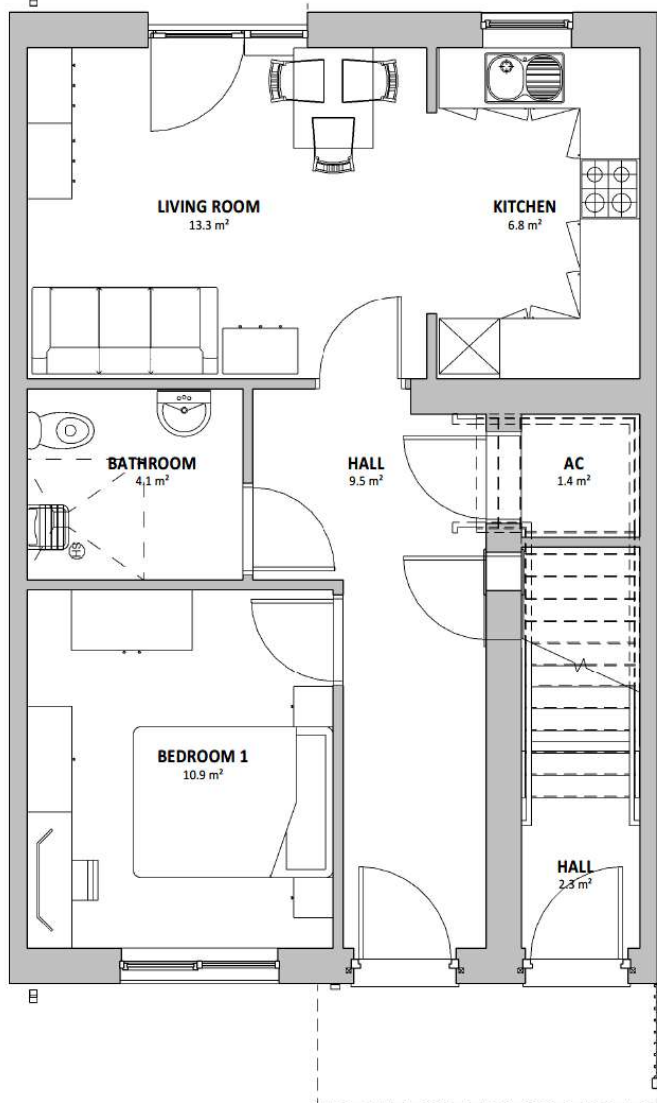


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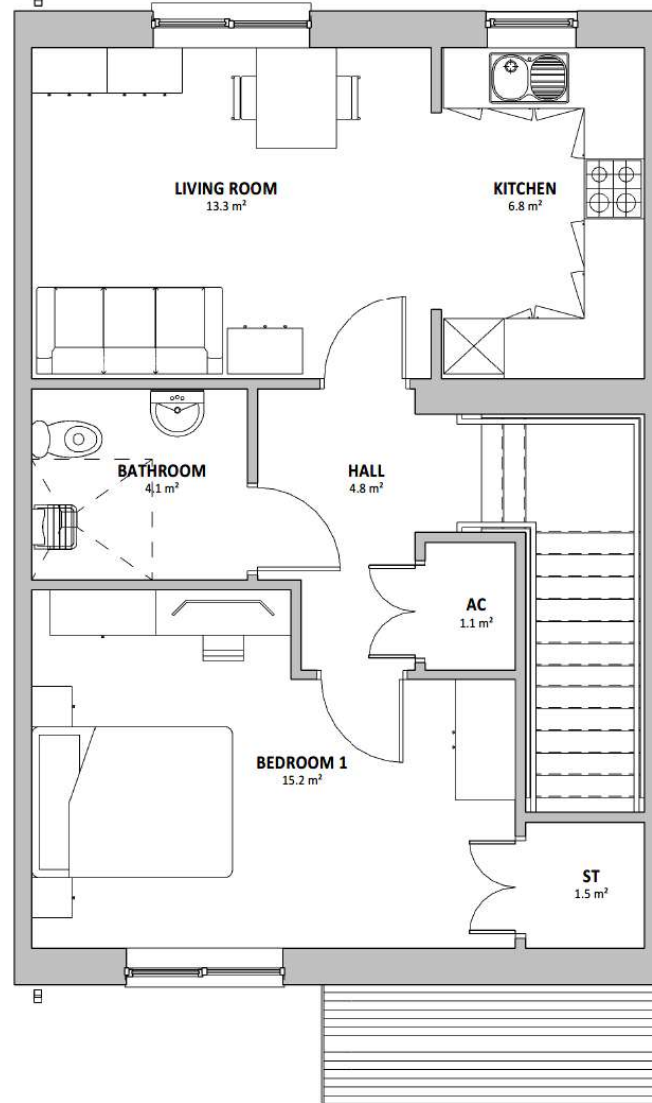
A3





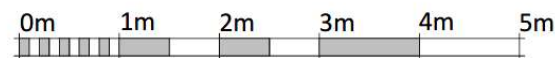
## GROUND FLOOR

SCALE: 1 : 50



## FIRST FLOOR

SCALE: 1 : 50



VISUAL SCALE 1:50 @ A3

Area Schedule (GIA) 2P1B	
Level	Area
01 - FIRST FLOOR	54.9 m²
00 - GROUND FLOOR	54.9 m²

PLOT - 11-12



B	PLOT NUMBERS UPDATED	22/05/23	TA
A	CANOPY TRELLIS ADDED	16/01/23	TA
REV	DESCRIPTION	DATE	BY

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PROJECT  
SITE AT BONTNEWYDD  
for KINGSCROWN  
PROPERTIES

DRAWING TITLE  
2P1B FLAT - GROUND  
FLOOR AND FIRST FLOOR  
MID (HANDED)

SCALE	DATE	DRAWN	CHECKED
1 : 50 @ A3	03/01/23	TA	SV

DRAWING  
STATUS PRELIMINARY

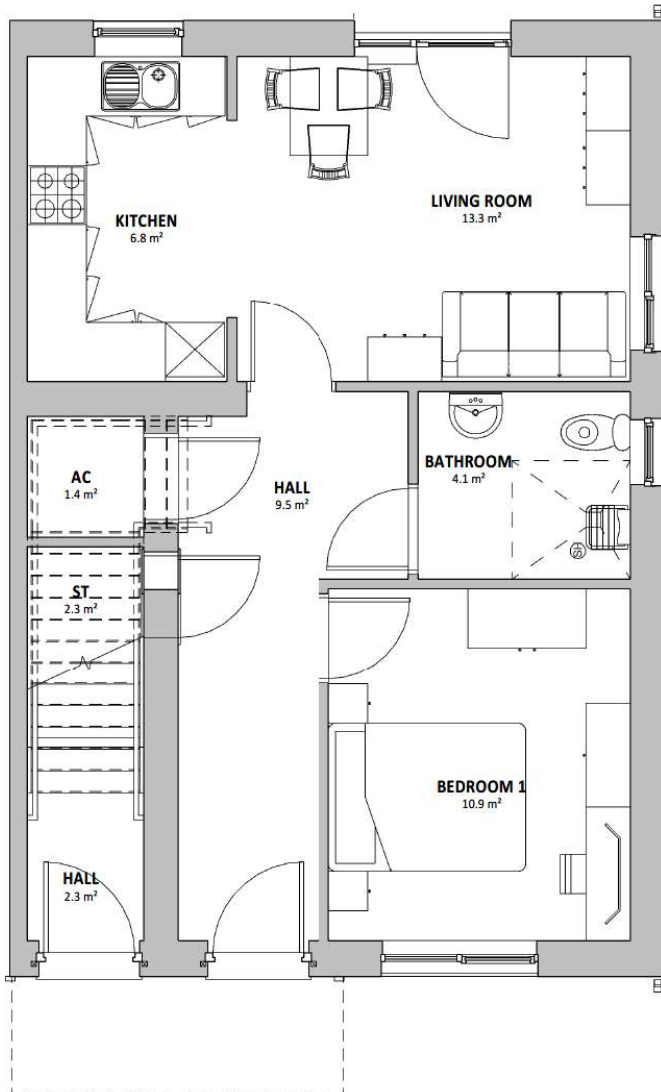
JOB No	DRAWING No	REVISION
C1104	012	B



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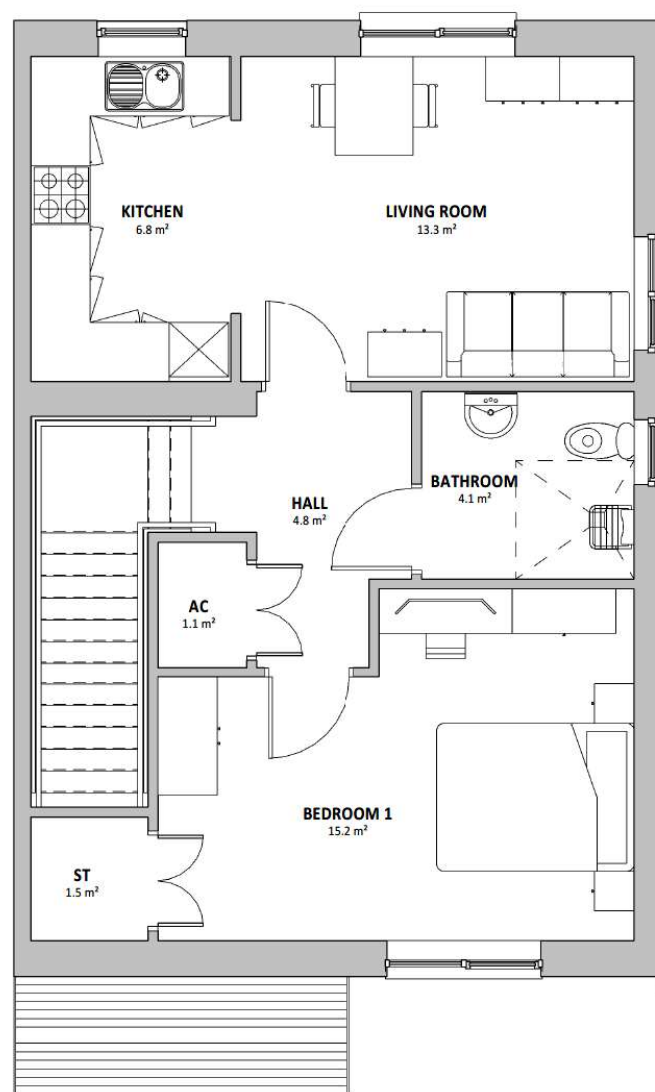
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A3



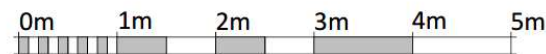
## GROUND FLOOR

SCALE: 1 : 50



## FIRST FLOOR

SCALE: 1 : 50



VISUAL SCALE 1:50 @ A3

Area Schedule (GIA)	
Level	Area
01 - FIRST FLOOR	54.9 m²
00 - GROUND FLOOR	54.9 m²

PLOT - 16-17



A	PLOT NUMBERS UPDATED	22/05/23	TA
REV	DESCRIPTION	DATE	BY

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PROJECT  
SITE AT BONTNEWYDD  
for KINGSCROWN  
PROPERTIES

DRAWING TITLE  
2P1B FLAT - GROUND  
FLOOR AND FIRST FLOOR  
PLANS - REAR WINDOW

SCALE  
1 : 50 @ A3

DATE  
08/12/22

DRAWN  
JO

CHECKED  
SV

DRAWING  
STATUS  
PRELIMINARY

JOB No  
C1104

DRAWING No  
021

REVISION  
A

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**A3**



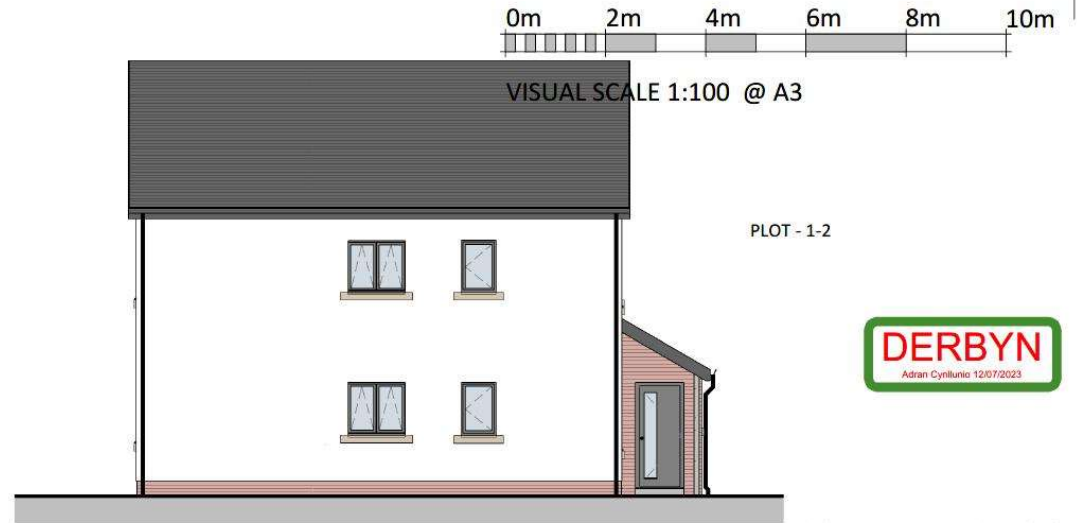
**FRONT ELEVATION**

SCALE: 1 : 100



**REAR ELEVATION**

SCALE: 1 : 100



**SIDE ELEVATION 1**

SCALE: 1 : 100



**SIDE ELEVATION 2**

SCALE: 1 : 100



B	ELEVATION UPDATED	25/05/23	TA
A	BEDROOM 1 WINDOWS MOVED	11/01/23	TA
REV	DESCRIPTION	DATE	BY

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PROJECT  
SITE AT BONTNEWYDD  
for KINGSCROWN  
PROPERTIES

DRAWING TITLE  
3P2B FLAT - ELEVATIONS

SCALE	DATE	DRAWN	CHECKED
1 : 100 @A3	09/12/22	IO	SV

DRAWING STATUS  
PRELIMINARY

JOB No	DRAWING No	REVISION
C1104	035	B



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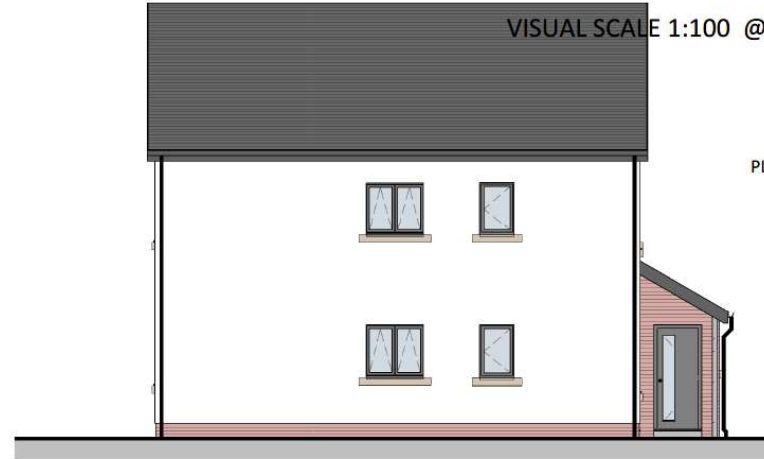
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**A3**



**FRONT ELEVATION**

SCALE: 1 : 100



**SIDE ELEVATION 1**

SCALE: 1 : 100



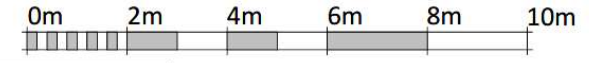
**REAR ELEVATION**

SCALE: 1 : 100



**SIDE ELEVATION 2**

SCALE: 1 : 100



VISUAL SCALE 1:100 @ A3

PLOT - 20-21



C	ELEVATION UPDATED	25/05/23	TA
B	PLOT NUMBERS UPDATED	22/05/23	TA
A	SET OF WINDOWS REMOVED ON BEDROOM 2	11/01/23	TA
REV	DESCRIPTION	DATE	BY

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PROJECT  
SITE AT BONTNEWYDD  
for KINGSCROWN  
PROPERTIES

DRAWING TITLE  
3P2B FLAT - ELEVATIONS  
SIDE WINDOWS

SCALE	DATE	DRAWN	CHECKED
1 : 100 @A3	04/01/23	ID	SV

DRAWING  
STATUS PRELIMINARY

JOB No	DRAWING No	REVISION
C1104	036	C



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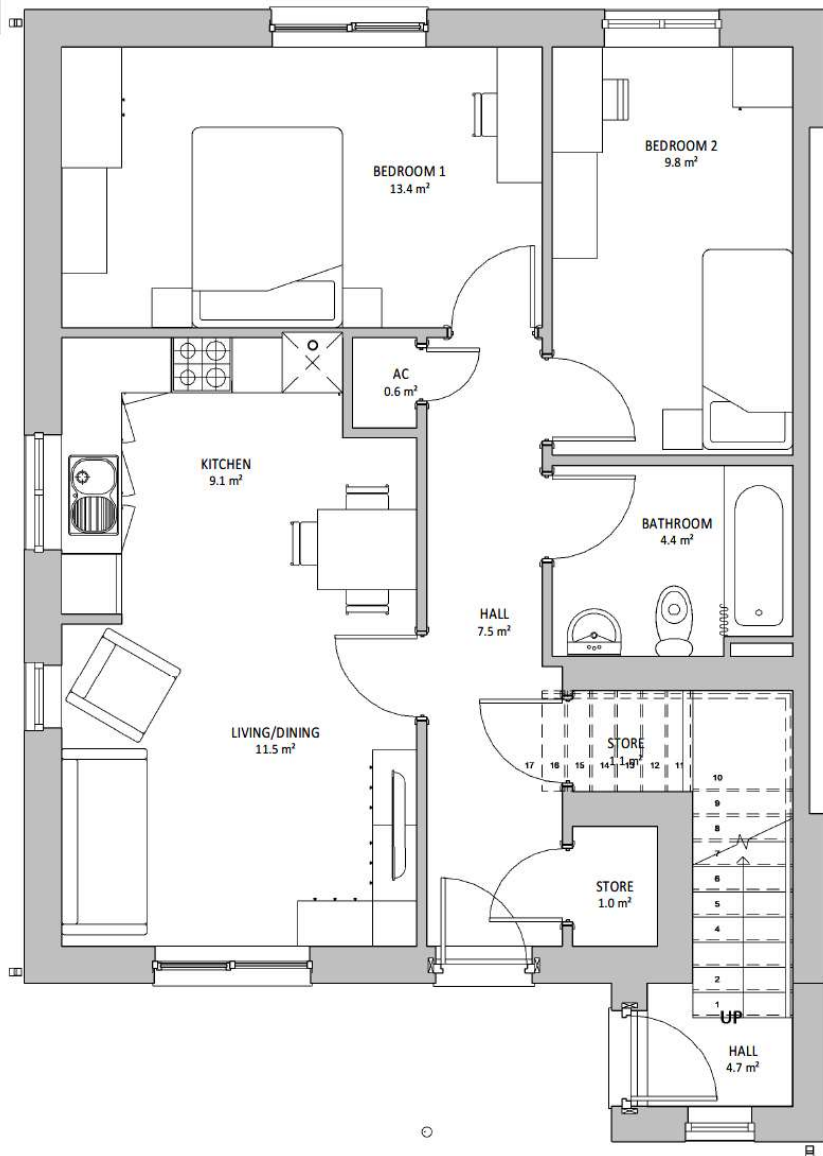
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A3



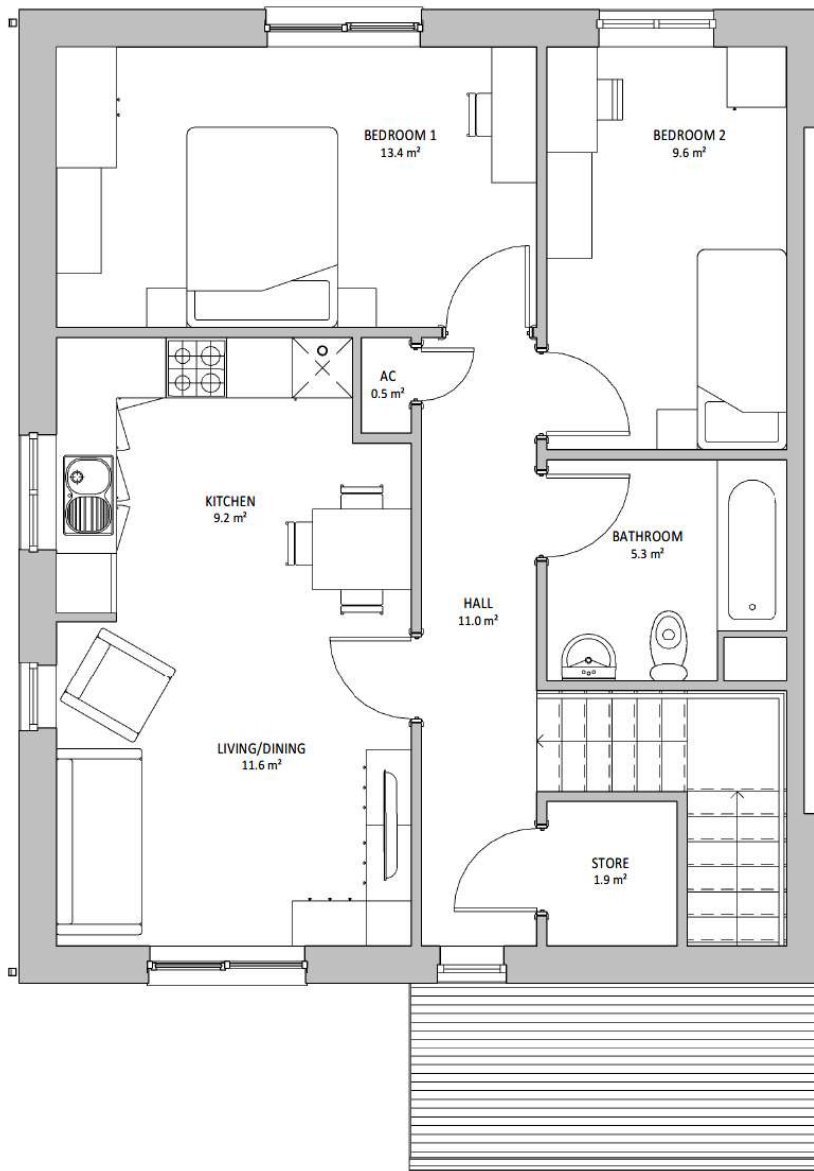
## GROUND FLOOR PLAN

SCALE 1 : 50



## FIRST FLOOR PLAN

SCALE 1 : 50



Area Schedule (GIA)	
Level	Area
01 - FIRST FLOOR	65.3 m²
00 - GROUND FLOOR	67.7 m²

PLOT - 1-2



A	BEDROOM 1 WINDOWS MOVED	11/01/23	TA
REV	DESCRIPTION	DATE	BY

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PROJECT  
SITE AT BONTNEWYDD  
for KINGSCROWN  
PROPERTIES

DRAWING TITLE  
3P2B FLAT - GROUND  
FLOOR AND FIRST FLOOR  
PLANS

SCALE	DATE	DRAWN	CHECKED
1 : 50 @A3	30/10/18	RW	DP

DRAWING STATUS  
PRELIMINARY

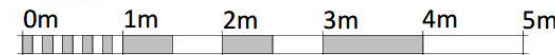
JOB No	DRAWING No	REVISION
C1104	017	A



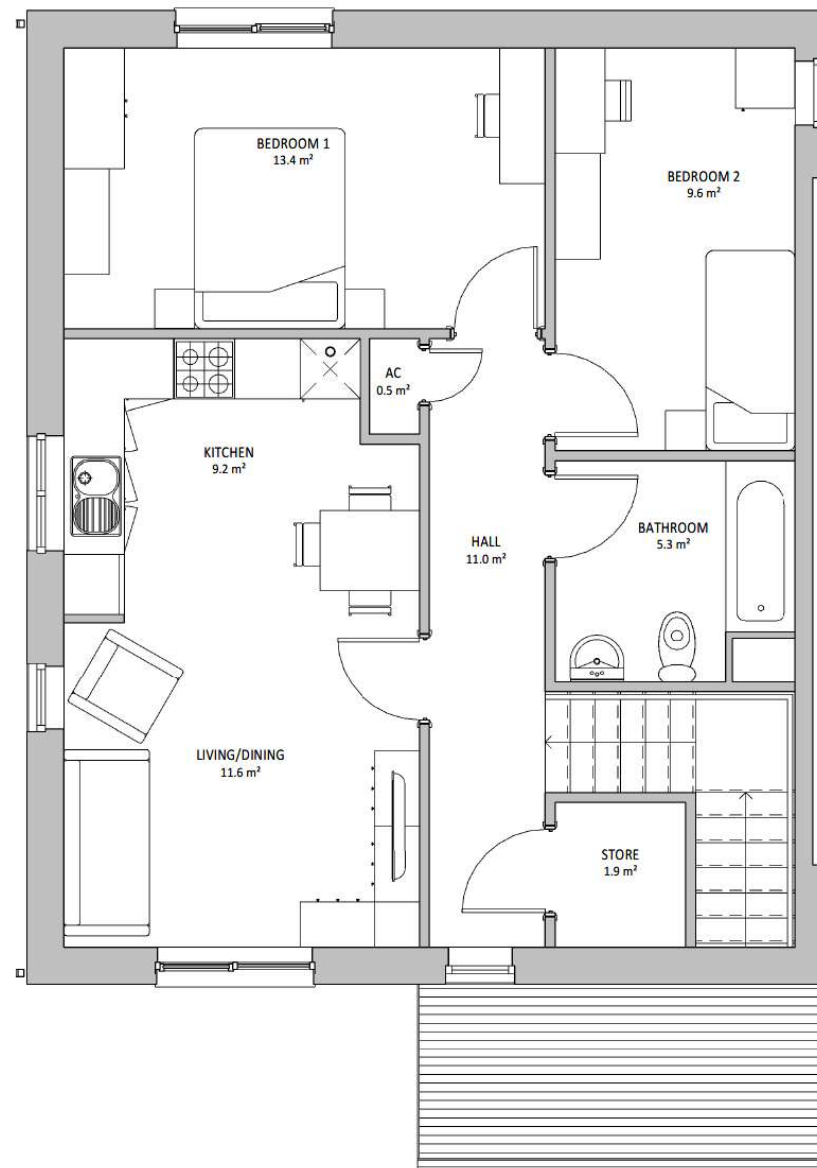
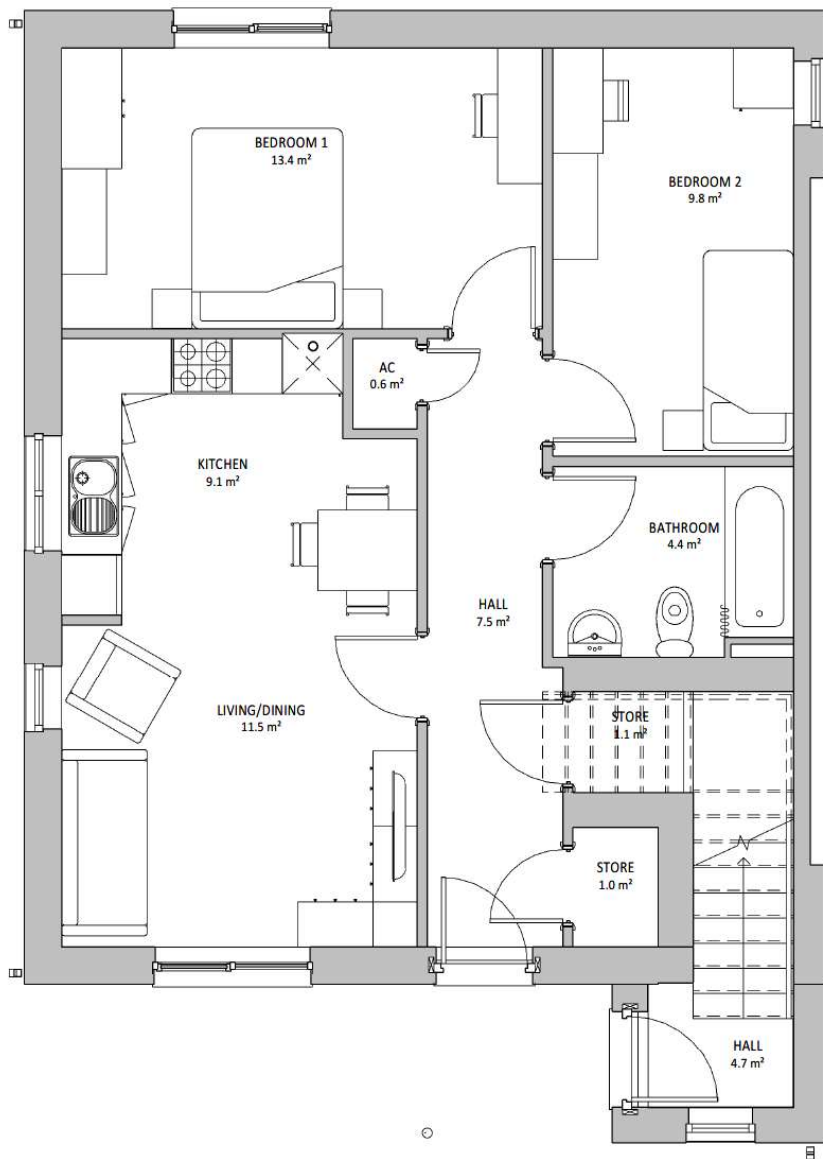
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A3



VISUAL SCALE 1:50 @ A3



Area Schedule (GIA)	
Level	Area
01 - FIRST FLOOR	65.3 m²
00 - GROUND FLOOR	67.7 m²

PLOT - 20-21



B	PLOT NUMBERS CHANGED	22/05/23	TA
A	SET OF WINDOWS REMOVED ON BEDROOM 2	11/01/23	TA
2			

REV	DESCRIPTION	DATE	BY
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PROJECT  
SITE AT BONTNEWYDD  
for KINGSCROWN  
PROPERTIES

DRAWING TITLE  
3P2B FLAT - GROUND  
FLOOR AND FIRST FLOOR  
PLANS SIDE WINDOWS

SCALE	DATE	DRAWN	CHECKED
1:50 @A3	04/01/23	ID	SV

DRAWING STATUS  
PRELIMINARY

JOB No	DRAWING No	REVISION
C1104	018	B



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A3

## GROUND FLOOR PLAN

SCALE 1:50

## FIRST FLOOR PLAN

SCALE 1:50





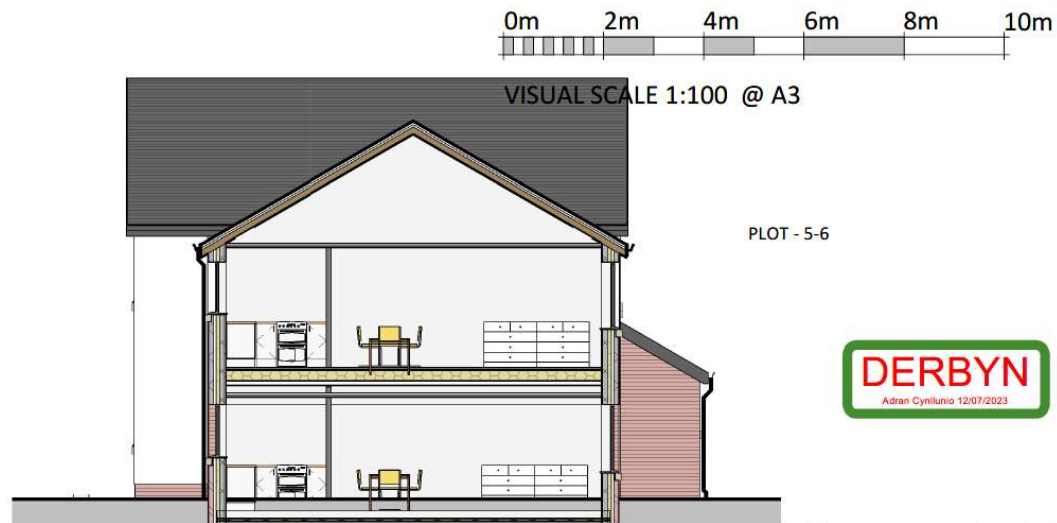
**FRONT ELEVATION**

SCALE: 1 : 100



**REAR ELEVATION**

SCALE: 1 : 100



**SIDE ELEVATION 1**

SCALE: 1 : 100



**SIDE ELEVATION 2**

SCALE: 1 : 100



A	ELEVATION UPDATED	25/05/23	TA
REV	DESCRIPTION	DATE	BY

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PROJECT  
SITE AT BONTNEWYDD  
for KINGSCROWN  
PROPERTIES

DRAWING TITLE  
3P2B FLAT - ELEVATIONS  
(HANDED) - PLOT 5-6

SCALE	DATE	DRAWN	CHECKED
1 : 100 @A3	23/12/22	IO	SV

DRAWING  
STATUS PRELIMINARY

JOB No	DRAWING No	REVISION
C1104	037	A



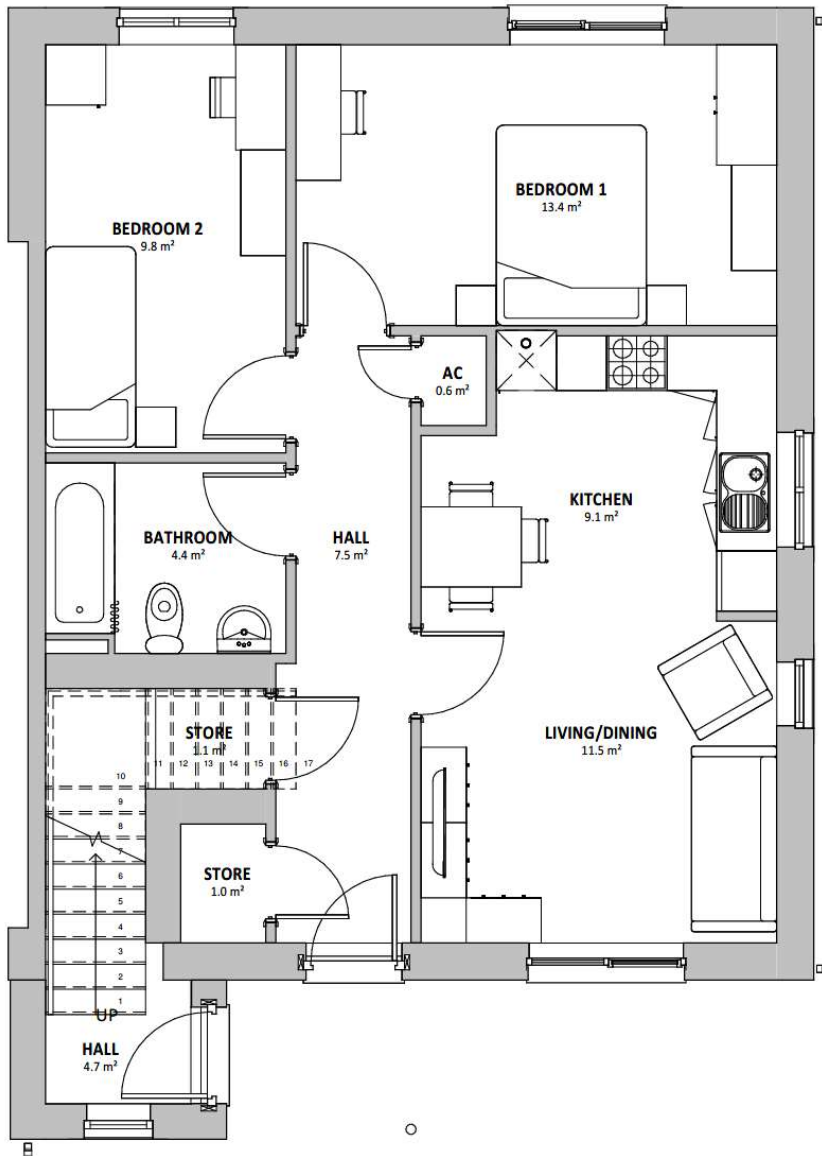
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A3

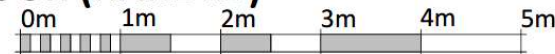
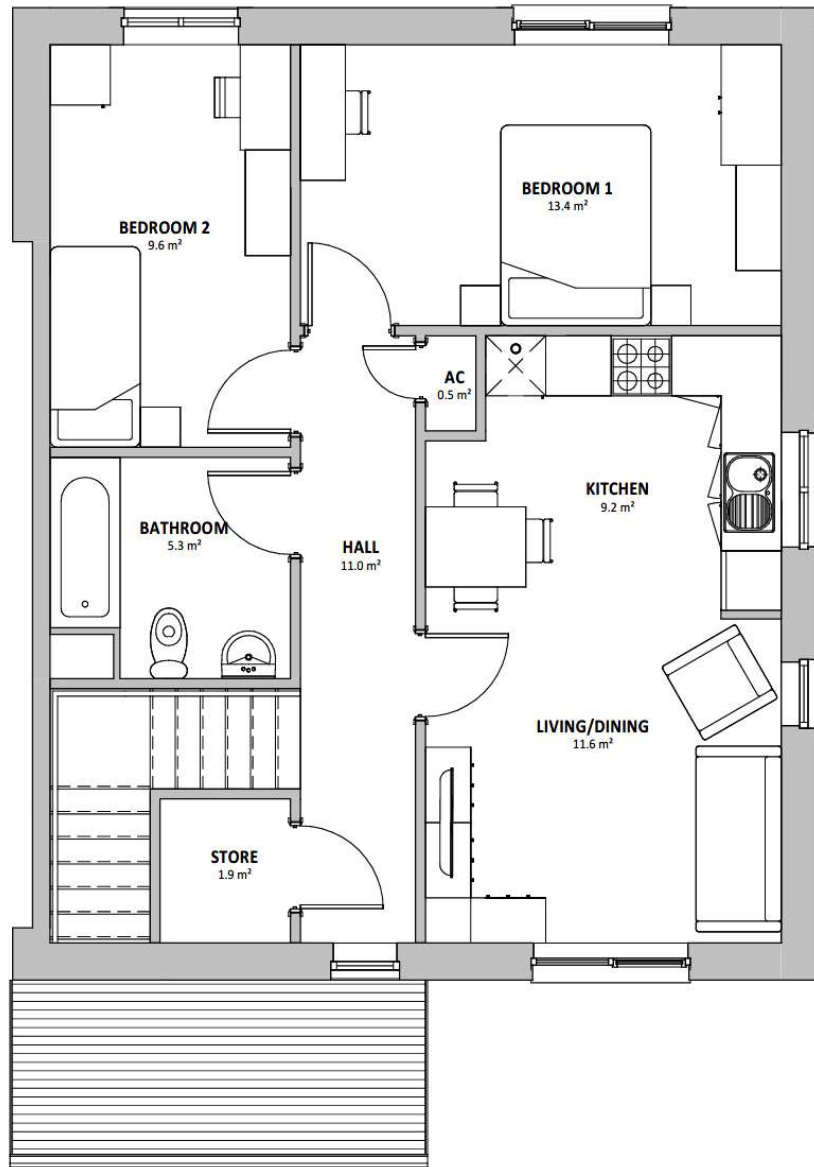
## GROUND FLOOR (HANDED)

SCALE: 1 : 50



## 01 - FIRST FLOOR (HANDED)

SCALE: 1 : 50



VISUAL SCALE 1:50 @ A3

### Area Schedule (GIA) 3P2B

Level	Area
01 - FIRST FLOOR	65.3 m <sup>2</sup>
00 - GROUND FLOOR	67.7 m <sup>2</sup>

PLOT - 5-6



REV	DESCRIPTION	DATE	BY

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PROJECT  
SITE AT BONTNEWYDD  
for KINGSCROWN  
PROPERTIES

DRAWING TITLE  
3P2B FLAT - GROUND  
FLOOR AND FIRST FLOOR  
PLANS (HANDED) - PLOT 5-6

SCALE 1 : 50 @ A3 DATE 05/01/23 DRAWN IO CHECKED SV

DRAWING STATUS PRELIMINARY

JOB No C1104 DRAWING No 020 REVISION



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A3



VISUAL SCALE 1:100 @ A3

PLOT - 9-10



B	PLOT NUMBERS UPDATED	22/05/23	TA
A	BRICK LEVEL RAISED	12/01/23	IO
REV	DESCRIPTION	DATE	BY

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PROJECT  
SITE AT BONTNEWYDD  
for KINGSCROWN  
PROPERTIES

DRAWING TITLE  
3P2B FLAT - ELEVATIONS  
RENDER ON BRICK  
(HANDED) - PLOT 11-12

SCALE 1 : 100 @A3	DATE 05/01/23	DRAWN IO	CHECKED SV
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DRAWING STATUS  
PRELIMINARY

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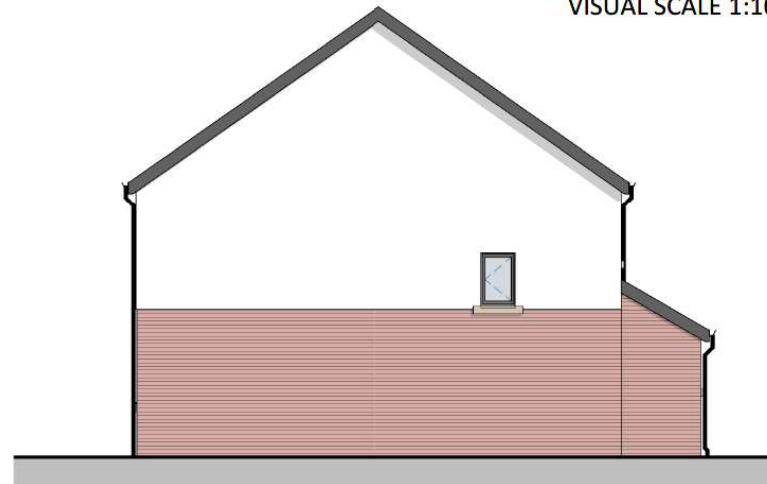
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A3



**FRONT ELEVATION (HANDED)**

SCALE: 1 : 100



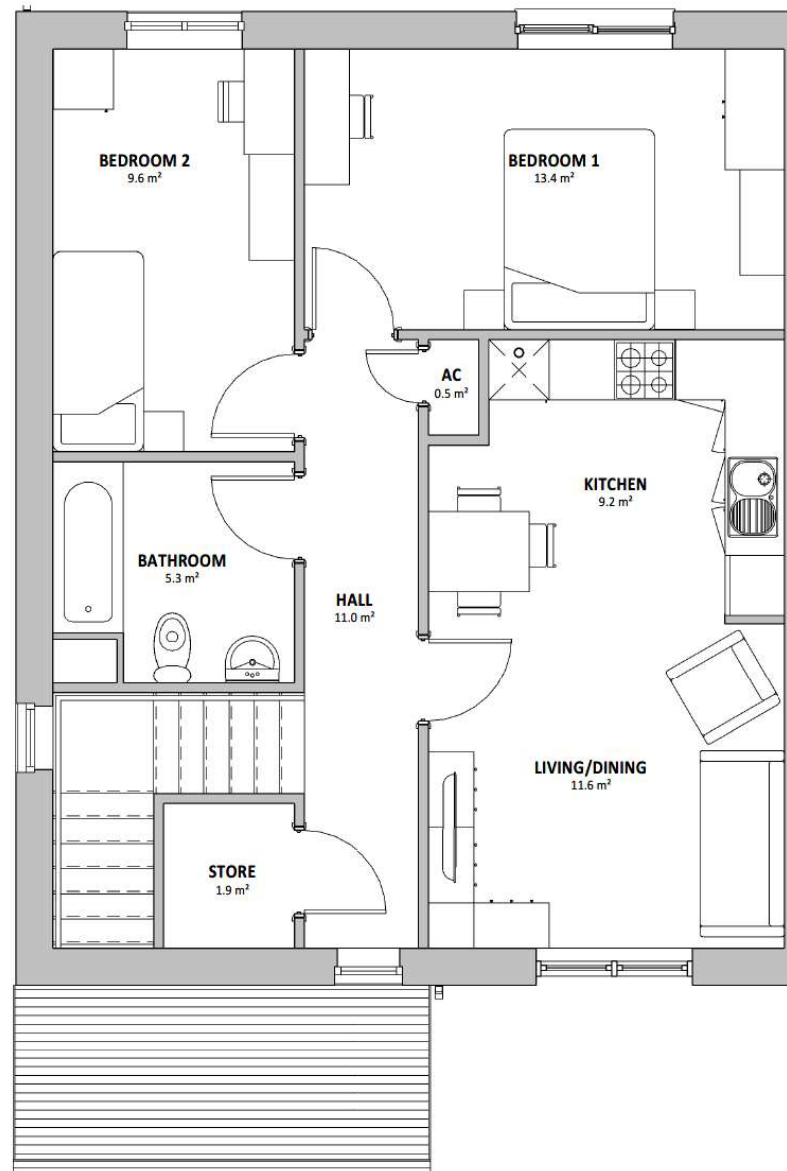
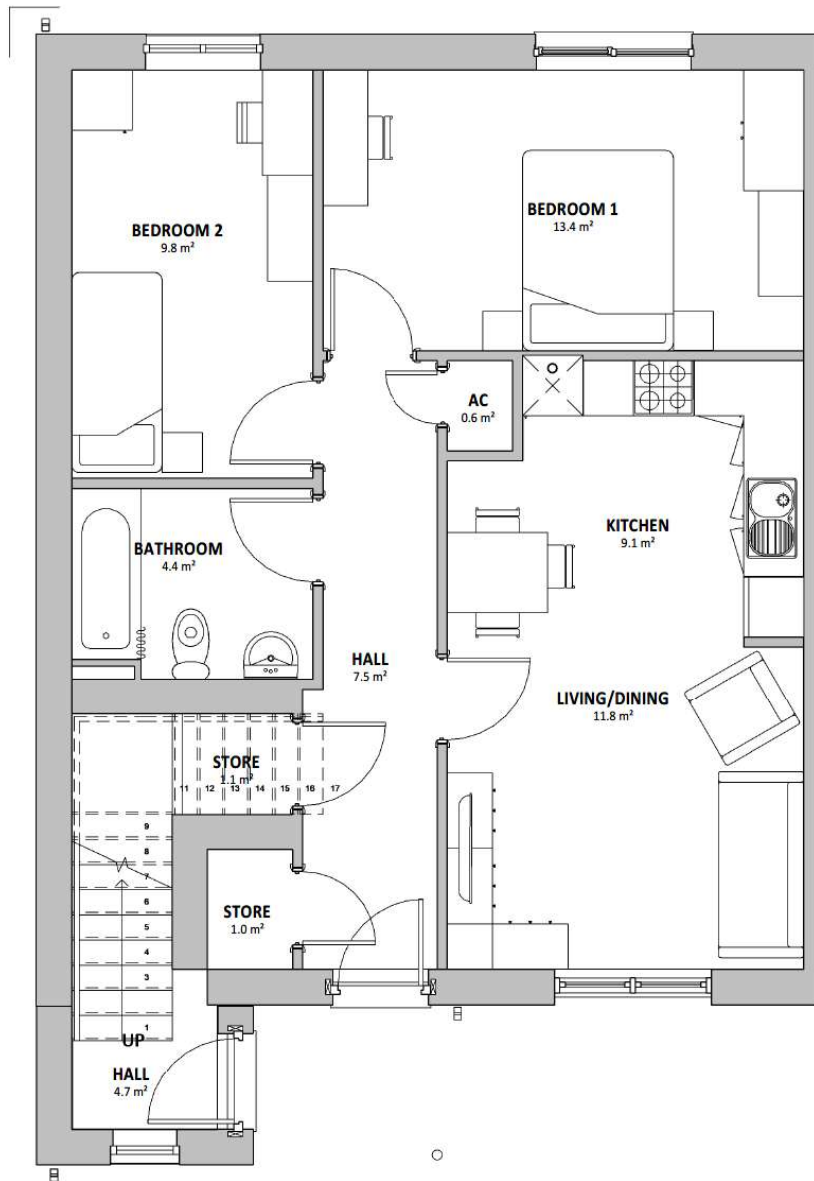
**SIDE ELEVATION 1 (HANDED)**

SCALE: 1 : 100



**REAR ELEVATION (HANDED)**

SCALE: 1 : 100



VISUAL SCALE 1:50 @ A3

Area Schedule (GIA) 3P2B	
Level	Area
01 - FIRST FLOOR	65.3 m <sup>2</sup>
00 - GROUND FLOOR	67.7 m <sup>2</sup>

PLOT - 9-10



REV	DESCRIPTION	DATE	BY
A	PLOT NUMBERS UPDATED	22/05/23	TA

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PROJECT  
SITE AT BONTNEWYDD  
for KINGSCROWN  
PROPERTIES

DRAWING TITLE  
3P2B FLAT-GROUND FLOOR  
AND FIRST FLOOR PLANS  
(HANDED) - PLOT11-12

SCALE	DATE	DRAWN	CHECKED
1 : 50 @A3	21/12/22	IO	SV

DRAWING  
STATUS PRELIMINARY

JOB No	DRAWING No	REVISION
C1104	019	A



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A3



**FRONT ELEVATION**

SCALE: 1 : 100



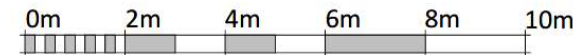
**REAR ELEVATION**

SCALE: 1 : 100



**SIDE ELEVATION**

SCALE: 1 : 100



VISUAL SCALE 1:100 @ A3

PLOT - 16-17



A	PLOT NUMBERS UPDATED	22/05/23	TA
REV	DESCRIPTION	DATE	BY

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PROJECT  
SITE AT BONTNEWYDD  
for KINGSCROWN  
PROPERTIES

DRAWING TITLE  
2P1B FLAT - ELEVATIONS -  
REAR WINDOW

SCALE	DATE	DRAWN	CHECKED
1 : 100 @A3	12/01/23	IO	SV

DRAWING STATUS	PRELIMINARY
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JOB No	DRAWING No	REVISION
C1104	039	A

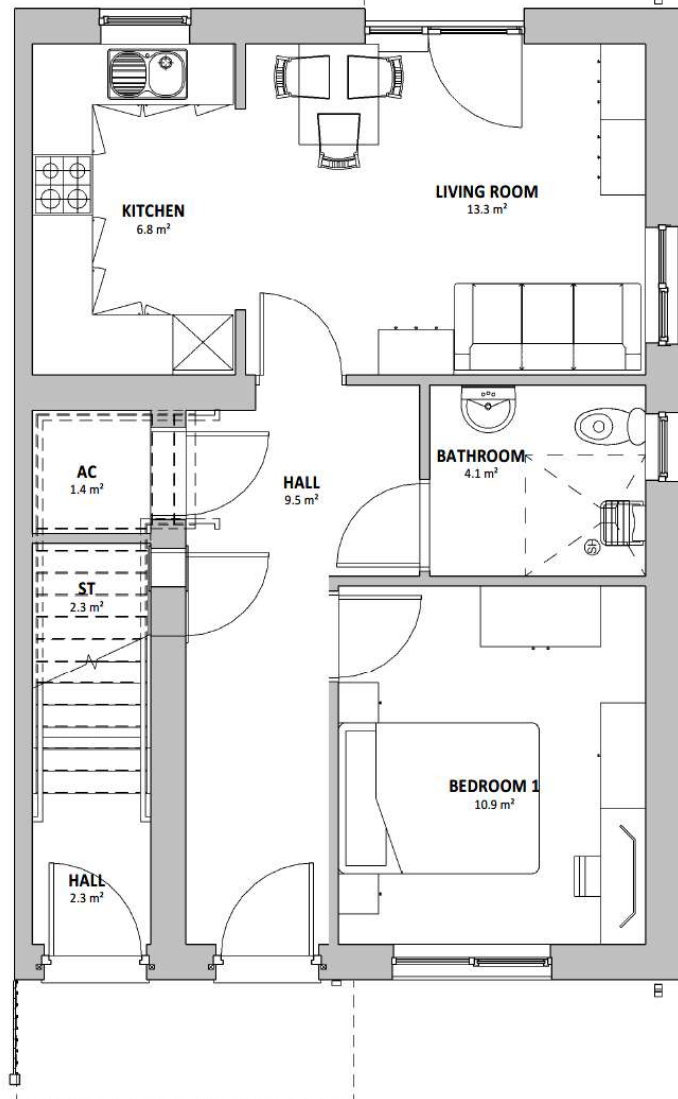


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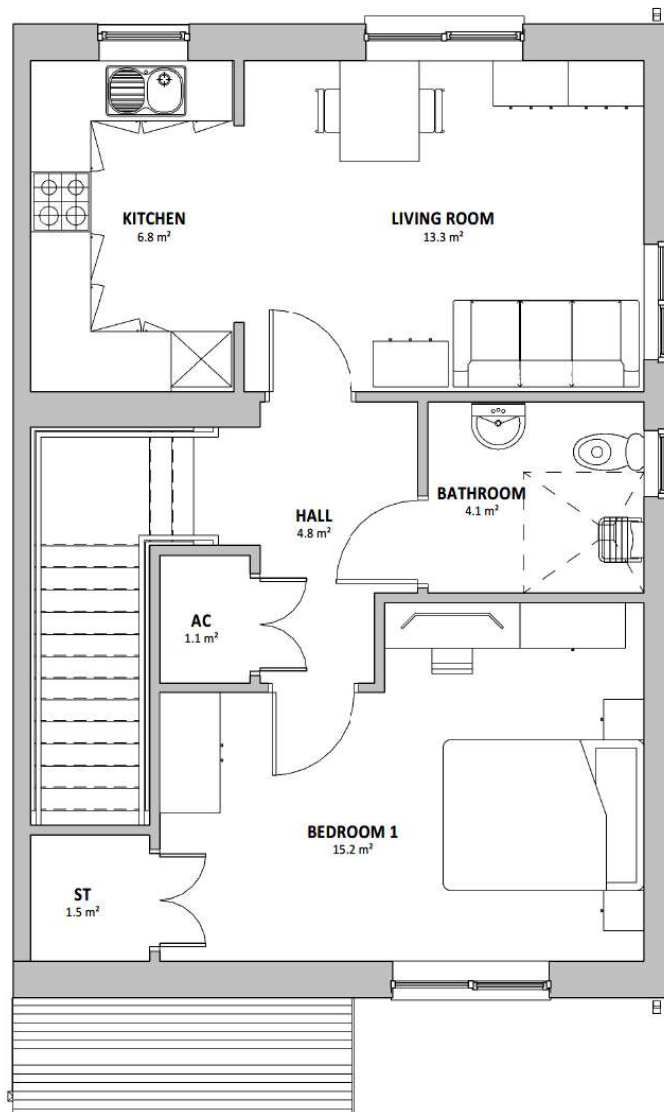
A3





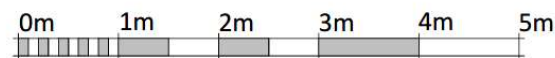
## GROUND FLOOR

SCALE: 1:50



## FIRST FLOOR

SCALE: 1:50



VISUAL SCALE 1:50 @ A3

Area Schedule (GIA)	
Level	Area
01 - FIRST FLOOR	54.9 m²
00 - GROUND FLOOR	54.9 m²

PLOT - 13-14



B	PLOT NUMBERS UPDATED	22/05/23	TA
A	PLOT NO. CHANGED AND CANOPY TRELLIS ADDED	16/01/23	IO
REV	DESCRIPTION	DATE	BY

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PROJECT  
SITE AT BONTNEWYDD  
for KINGSCROWN  
PROPERTIES

DRAWING TITLE  
2P1B FLAT - GROUND  
FLOOR AND FIRST FLOOR  
PLANS

SCALE	DATE	DRAWN	CHECKED
1:50 @A3	03/01/23	TA	SV

DRAWING  
STATUS PRELIMINARY

JOB No	DRAWING No	REVISION
C1104	010	B



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A3





**FRONT ELEVATION**

SCALE: 1 : 100



**SIDE ELEVATION**

SCALE: 1 : 100



**BACK ELEVATION**

SCALE: 1 : 100



VISUAL SCALE 1:100 @ A1



REV	DESCRIPTION	DATE	BY

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PROJECT  
**SITE AT BONTNEWYDD**  
for **KINGSCROWN**  
PROPERTIES

DRAWING TITLE  
**5P3B SIDE ENTRY HOUSE**  
**ELEVATIONS - PLOT 7**

SCALE	DATE	DRAWN	CHECKED
1 : 100 @A3	22/05/23	TA	SV

DRAWING STATUS	PRELIMINARY
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JOB No	DRAWING No	REVISION
C1104	041	

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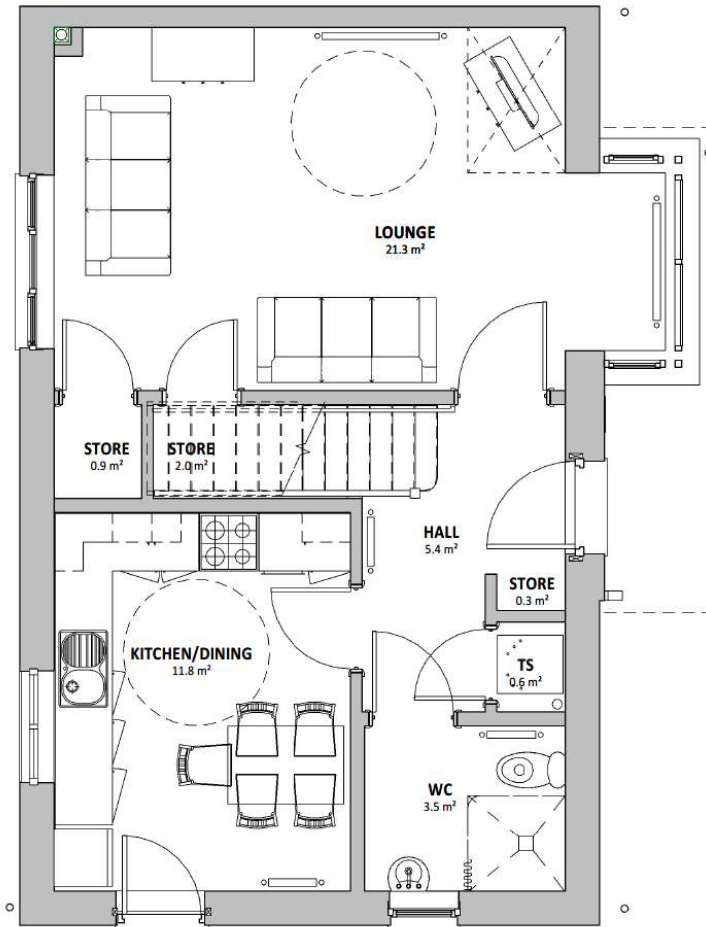
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**A3**

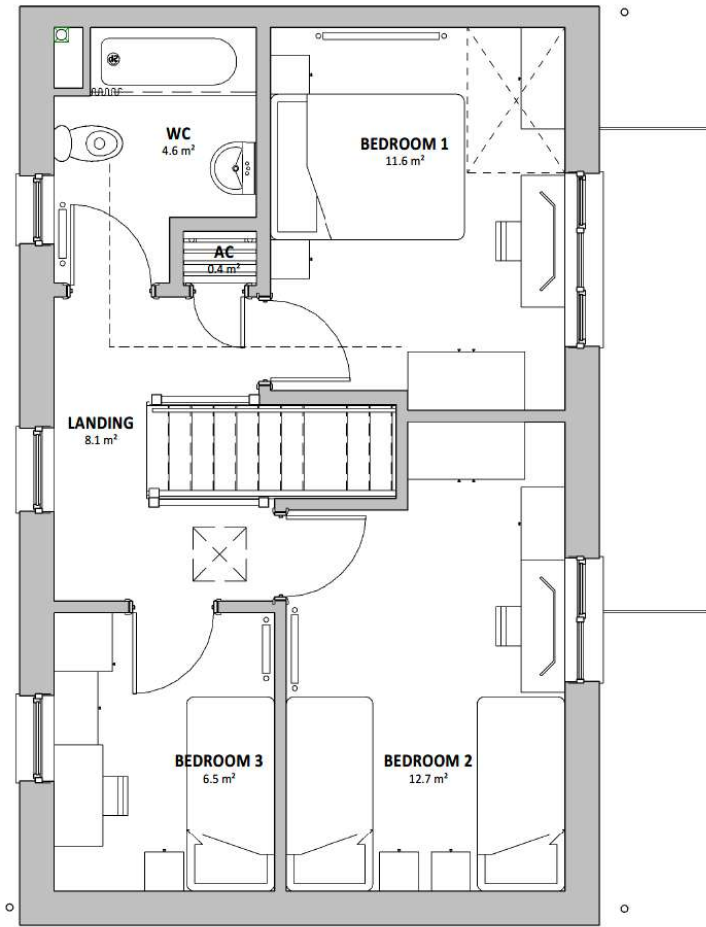
DERBYN

Adrian Cynllunio 12/07/2023



## GROUND FLOOR PLAN

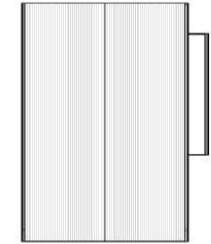
SCALE: 1 : 50



## FIRST FLOOR PLAN

SCALE: 1 : 50

AREA SCHEDULE (GIA)	
Level	Area
GROUND FLOOR	48.0 m <sup>2</sup>
FIRST FLOOR	46.6 m <sup>2</sup>
	94.6 m <sup>2</sup>



## ROOF PLAN

SCALE: 1 : 200

REV	DESCRIPTION	DATE	BY
A	LAYOUT UPDATED: GIA AND LABELS ADDED	22.05.23	TA

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PROJECT  
SITE AT BONTNEWYDD  
for KINGSCROWN  
PROPERTIES

DRAWING TITLE  
5P3B SIDE ENTRY HOUSE  
PLANS (HANDED) - PLOT 7

SCALE	DATE	DRAWN	CHECKED
As @ A3	28/04/23	TA	SV
Indicated DRAWING STATUS	PRELIMINARY		

JOB No	DRAWING No	REVISION
C1104	023	A

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A3



**FRONT ELEVATION**

SCALE 1 : 100



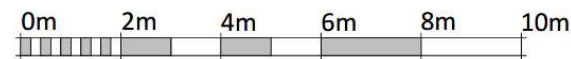
**SIDE ELEVATION**

SCALE 1 : 100



**BACK ELEVATION**

SCALE 1 : 100



VISUAL SCALE 1:100 @ A1



REV	DESCRIPTION	DATE	BY

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PROJECT  
SITE AT BONTNEWYDD  
for KINGSCROWN  
PROPERTIES

DRAWING TITLE  
5P3B SIDE ENTRY  
ELEVATIONS - PLOT 8

SCALE	DATE	DRAWN	CHECKED
1 : 100 @A3	22/05/23	TA	SV

DRAWING  
STATUS PRELIMINARY

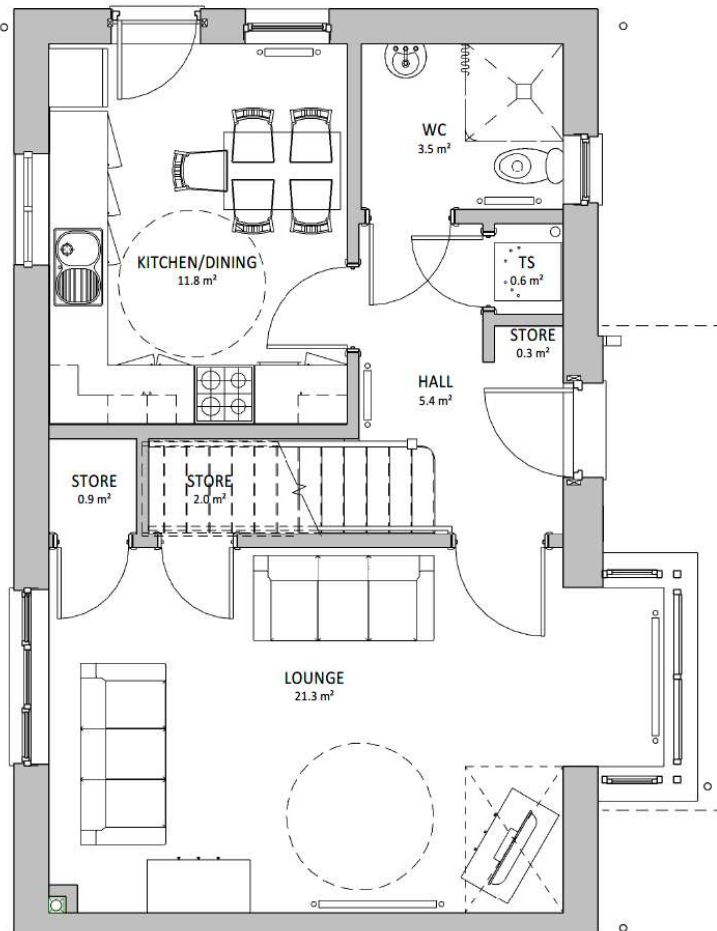
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C1104	042	



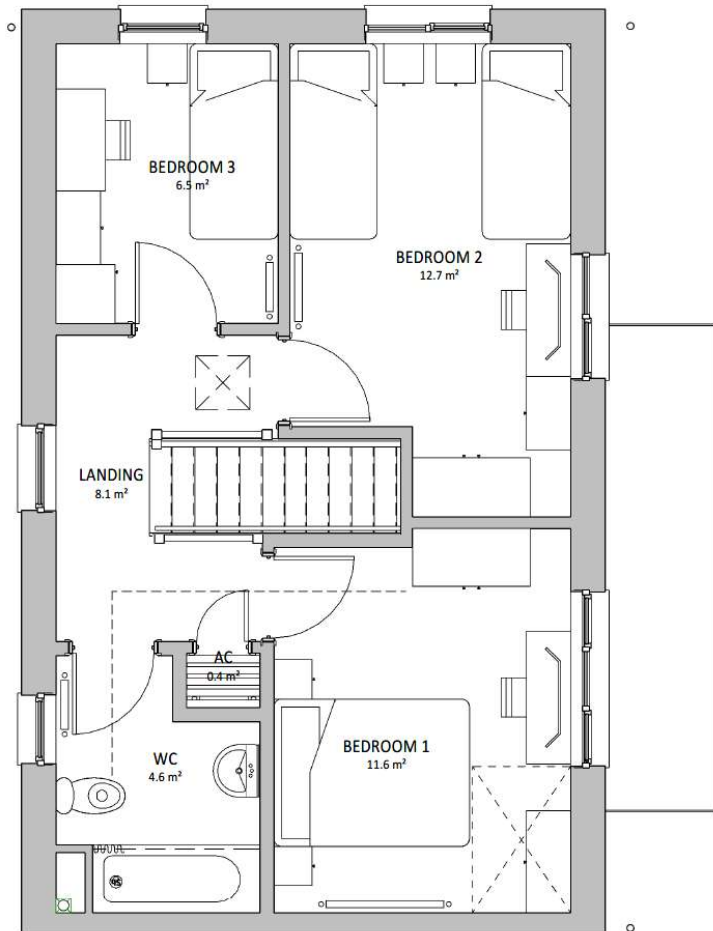
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**A3**

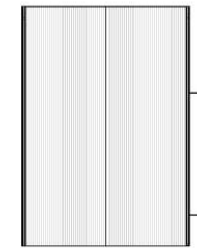


**GROUND FLOOR PLAN**  
SCALE 1 : 50



**FIRST FLOOR PLAN**  
SCALE 1 : 50

AREA SCHEDULE (GIA)	
Name	Area
GROUND FLOOR	48.0 m <sup>2</sup>
FIRST FLOOR	46.6 m <sup>2</sup>
ACTUAL	94.6 m <sup>2</sup>



**ROOF PLAN**  
SCALE 1 : 200

REV	DESCRIPTION	DATE	BY
A	LAYOUT UPDATED; GIA AND LABELS ADDED	22.05.23	TA

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PROJECT  
SITE AT BONTNEWYDD  
for KINGSCROWN  
PROPERTIES

DRAWING TITLE  
5P3B SIDE ENTRY HOUSE  
PLANS - PLOT 8

SCALE	DATE	DRAWN	CHECKED
As @A3	28/04/23	TA	SV

indicated  
DRAWING  
STATUS  
**PRELIMINARY**

JOB No	DRAWING No	REVISION
C1104	024	A

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**A3**



**FRONT ELEVATION**

SCALE: 1 : 100



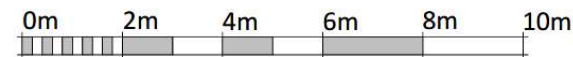
**SIDE ELEVATION**

SCALE: 1 : 100



**SIDE ELEVATION**

SCALE: 1 : 100



VISUAL SCALE 1:100 @ A1



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PROJECT  
SITE AT BONTNEWYDD  
for KINGSCROWN  
PROPERTIES

DRAWING TITLE  
5P3B SIDE ENTRY HOUSE  
ELEVATIONS - PLOT 15

SCALE	DATE	DRAWN	CHECKED
1 : 100 @ A3	22/05/23	TA	SV

DRAWING  
STATUS PRELIMINARY

JOB No	DRAWING No	REVISION
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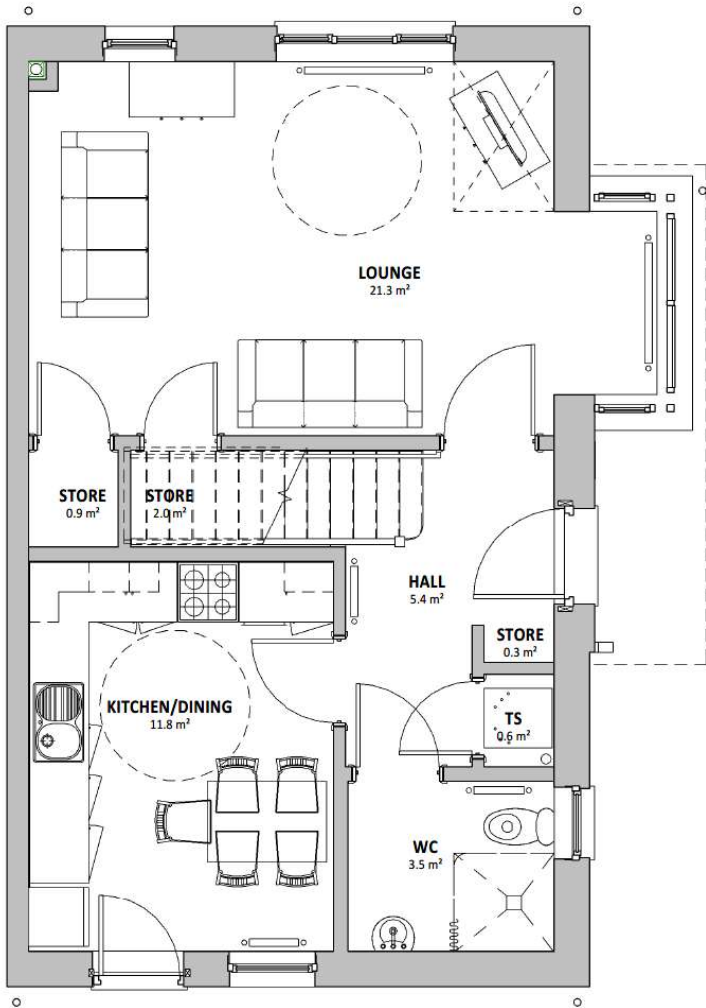


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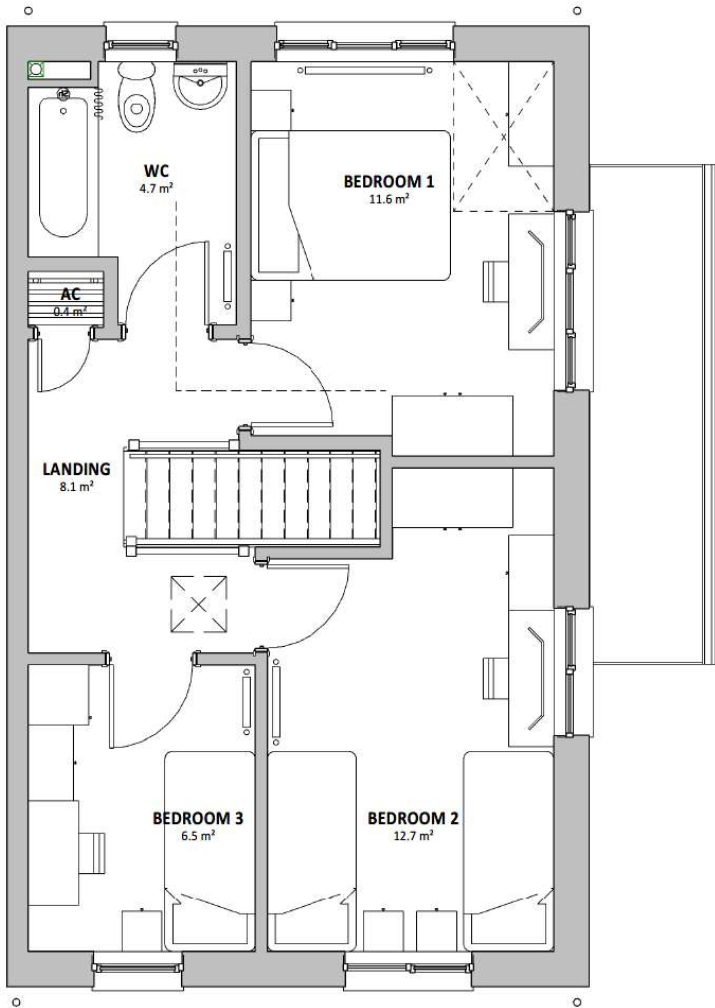
**A3**





GROUND FLOOR PLAN

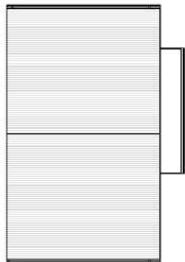
SCALE: 1 : 50



FIRST FLOOR PLAN

SCALE: 1 : 50

AREA SCHEDULE (GIA)	
Level	Area
GROUND FLOOR	48.0 m <sup>2</sup>
FIRST FLOOR	46.6 m <sup>2</sup>
	94.6 m <sup>2</sup>



ROOF PLAN

SCALE: 1 : 200

REV	DESCRIPTION	DATE	BY
A	LAYOUT UPDATED: GIA AND LABELS ADDED	22.05.23	TA

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PROJECT  
SITE AT BONTNEWYDD  
for KINGSCROWN  
PROPERTIES

DRAWING TITLE  
5P3B SIDE ENTRY HOUSE  
PLANS (HANDED) - PLOT 15

SCALE	DATE	DRAWN	CHECKED
As @A3	28/04/23	TA	SV
Indicated DRAWING STATUS	PRELIMINARY		

JOB No	DRAWING No	REVISION
C1104	025	A

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A3



VISUAL SCALE 1:100 @ A3

PLOT - 3-4



FRONT ELEVATION

SCALE: 1 : 100



REAR ELEVATION

SCALE: 1 : 100

REV	DESCRIPTION	DATE	BY

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PROJECT  
SITE AT BONTNEWYDD  
for KINGSCROWN  
PROPERTIES

DRAWING TITLE  
3P2B FLAT - MID  
ELEVATIONS

SCALE	@A3	DATE	DRAWN	CHECKED
	1 : 100	23/05/23	TA	SV

DRAWING STATUS PRELIMINARY

JOB No	DRAWING No	REVISION
C1104	044	

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A3



VISUAL SCALE 1:100 @ A3

PLOT - 18-19



## FRONT ELEVATION

SCALE: 1 : 100



## SIDE ELEVATION

SCALE: 1 : 100



## REAR ELEVATION

SCALE: 1 : 100

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PROJECT  
SITE AT BONTNEWYDD  
for KINGSCROWN  
PROPERTIES

DRAWING TITLE  
3P2B FLAT - SEMI  
ELEVATIONS

SCALE	@A3	DATE	DRAWN	CHECKED
1 : 100		23/05/23	TA	SV

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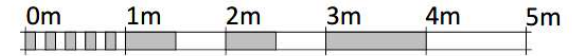
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C1104	045	



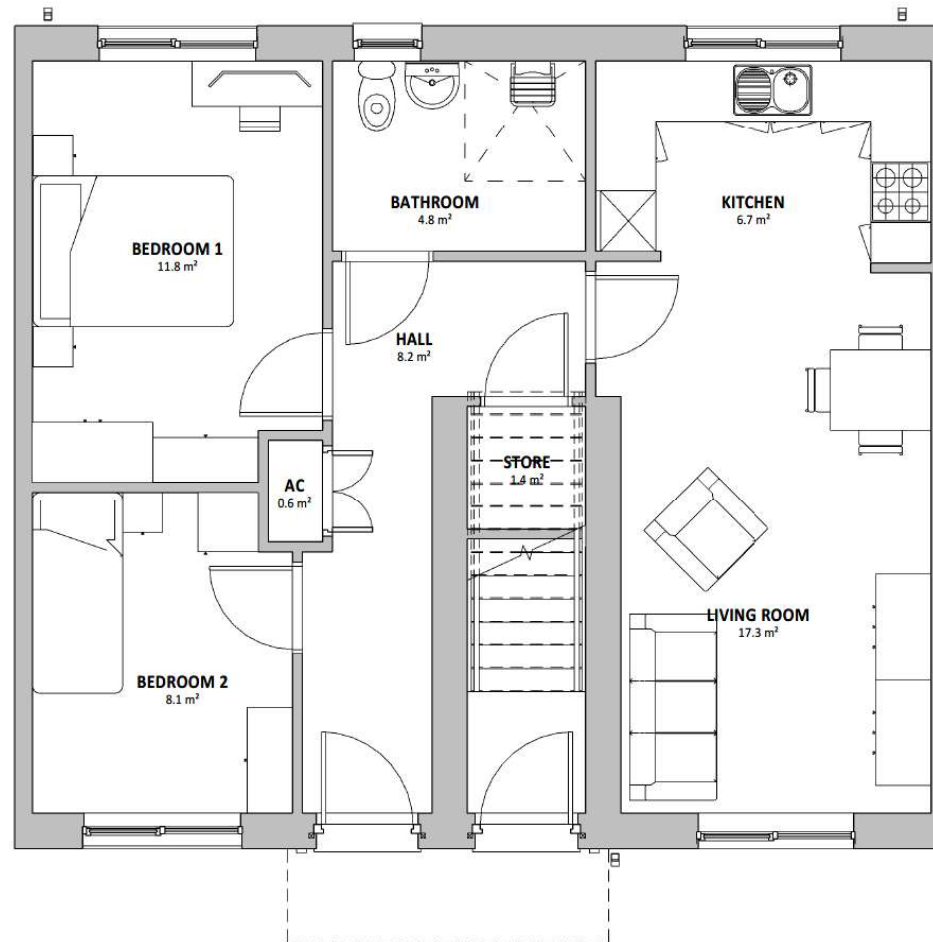
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A3



VISUAL SCALE 1:50 @ A3



## GROUND FLOOR PLAN

SCALE: 1 : 50

PLOT - 3-4

Area Schedule (GIA)	
Level	Area
00 - GROUND FLOOR	62.1 m²
01 - FIRST FLOOR	67.2 m²

REV	DESCRIPTION	DATE	BY

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PROJECT  
SITE AT BONTNEWYDD  
for KINGSCROWN  
PROPERTIES

DRAWING TITLE  
3P2B FLAT - MID GROUND  
FLOOR PLAN

SCALE	@A3	DATE	DRAWN	CHECKED
1 : 50		23/05/23	TA	SV

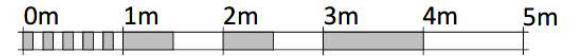
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STATUS PRELIMINARY

JOB No	DRAWING No	REVISION
C1104	026	

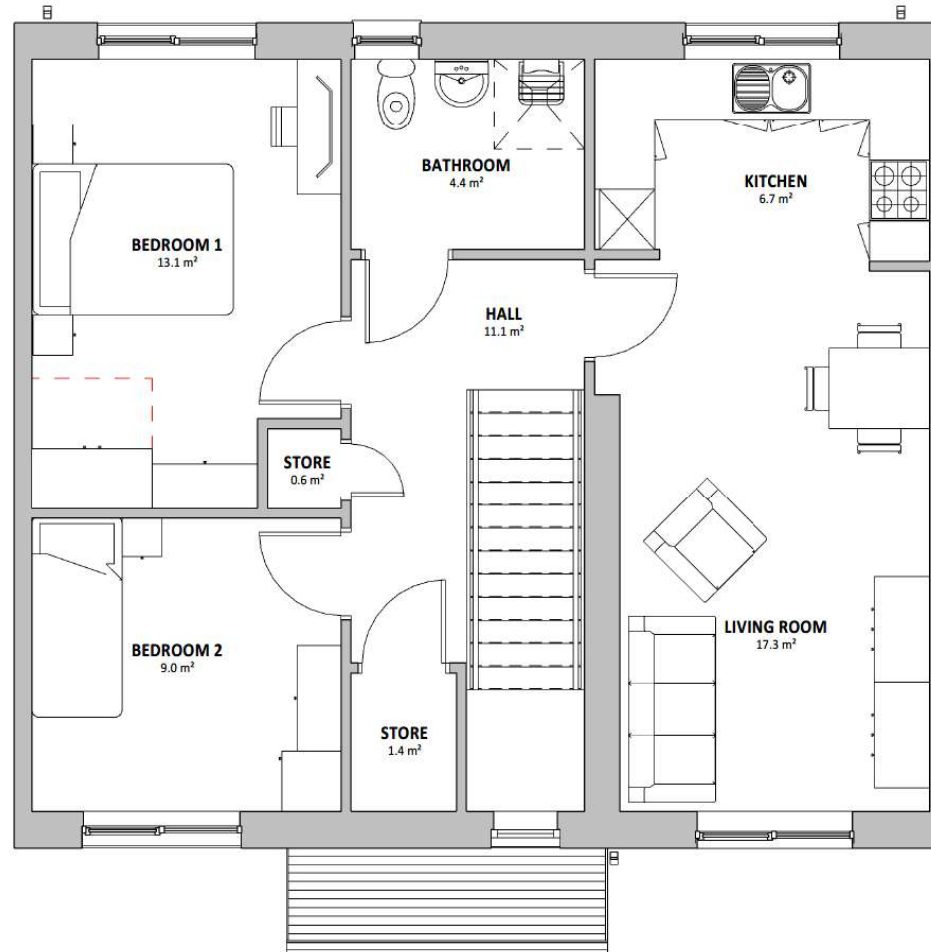
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A3



VISUAL SCALE 1:50 @ A3



## FIRST FLOOR PLAN

SCALE: 1 : 50

PLOT - 3-4

Area Schedule (GIA)	
Level	Area
00 - GROUND FLOOR	62.1 m²
01 - FIRST FLOOR	67.2 m²

REV	DESCRIPTION	DATE	BY

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PROJECT  
SITE AT BONTNEWYDD  
for KINGSCROWN  
PROPERTIES

DRAWING TITLE  
3P2B FLAT - MID FIRST  
FLOOR PLAN

SCALE	@A3 1 : 50	DATE	23/05/23	DRAWN	TA	CHECKED	SV
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PRELIMINARY

JOB No	DRAWING No	REVISION
C1104	027	

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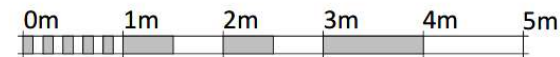
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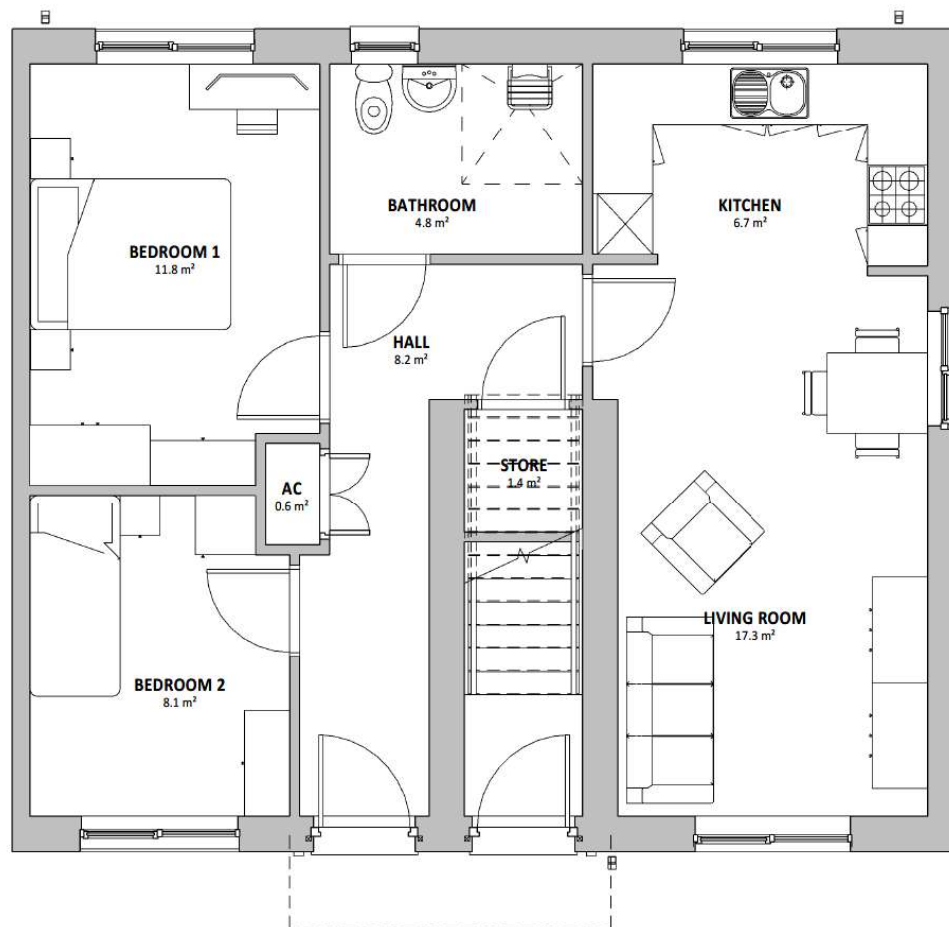


DERBYN

Adran Cynllunio 12/07/2023



VISUAL SCALE 1:50 @ A3



## GROUND FLOOR PLAN

SCALE: 1 : 50

PLOT - 18-19

### Area Schedule (GIA)

Level	Area
00 - GROUND FLOOR	62.1 m <sup>2</sup>
01 - FIRST FLOOR	67.2 m <sup>2</sup>

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REV	DESCRIPTION	DATE	BY
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PROJECT  
SITE AT BONTNEWYDD  
for KINGSCROWN  
PROPERTIES

DRAWING TITLE  
3P2B FLAT - SEMI GROUND  
FLOOR PLAN

SCALE	@A3	DATE	DRAWN	CHECKED
1 : 50		23/05/23	TA	SV

DRAWING  
STATUS PRELIMINARY

JOB No DRAWING No REVISION  
C1104 028

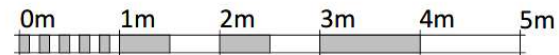
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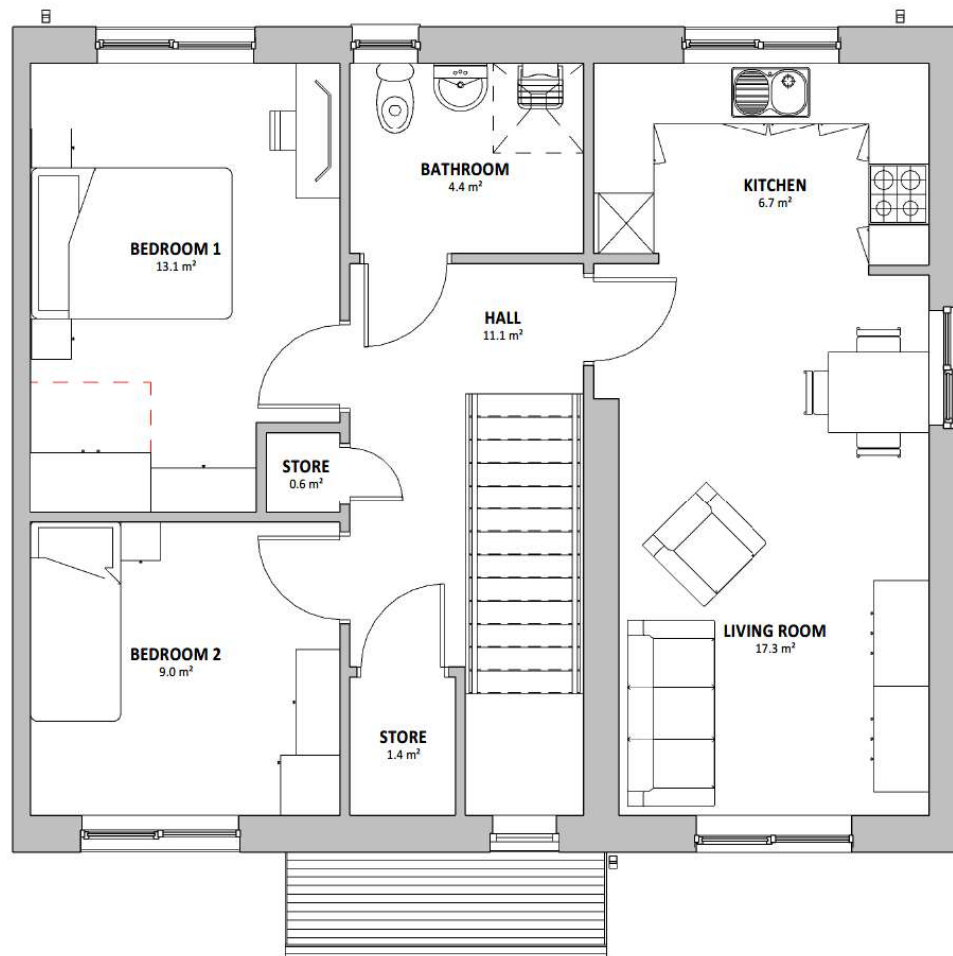
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A3



VISUAL SCALE 1:50 @ A3



## FIRST FLOOR PLAN

SCALE: 1 : 50

PLOT - 18-19

### Area Schedule (GIA)

Level	Area
00 - GROUND FLOOR	62.1 m²
01 - FIRST FLOOR	67.2 m²

REV	DESCRIPTION	DATE	BY

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PROJECT  
SITE AT BONTNEWYDD  
for KINGSCROWN  
PROPERTIES

DRAWING TITLE  
3P2B FLAT -SEMI FIRST  
FLOOR PLAN

SCALE	@A3	DATE	DRAWN	CHECKED
1 : 50	23/05/23	TA	SV	

DRAWING  
STATUS PRELIMINARY

JOB No	DRAWING No	REVISION
C1104	029	

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**A3**



C	STEPS REMOVED FROM PLOT 7	09/06/23	TA
	GARDEN; GATE ADDED TO		
	ATTENUATION BASIN;		
	LANDSCAPE DESIGN UPDATED		
B	LAYOUT UPDATED; 5P3B	25/05/23	TA
	HOUSES ADDED; No 3P2B		
	FLATS INCREASED; FRONT		
	LAYBY UPDATED		
A	CHANGES FOLLOWING	24/01/23	IO
	LANDSCAPE PLAN		

REV	DESCRIPTION	DATE	BY
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PROJECT  
**SITE AT BONTNEWYDD**  
for **KINGSCROWN**  
PROPERTIES

DRAWING TITLE  
**PROPOSED 3D VIEW -**  
**FROM THE SOUTH WEST**

SCALE	DATE	DRAWN	CHECKED
@A3	09/01/23	IO	SV

DRAWING  
STATUS **PRELIMINARY**

JOB No	DRAWING No	REVISION
<b>C1104</b>	<b>050</b>	<b>C</b>

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**A3**

**3D VIEW 1 - FROM THE SOUTH WEST**





3D VIEW 2 - FROM THE NORTH WEST



C STEPS REMOVED FROM PLOT 7 09/06/23 TA			
GARDEN; GATE ADDED TO ATTENUATION BASIN; LANDSCAPE DESIGN UPDATED			
B	LAYOUT UPDATED; 5P3B HOUSES ADDED; NO 3P2B FLATS INCREASED; FRONT LAYBY UPDATED	25/05/23	TA
A	CHANGES FOLLOWING LANDSCAPE PLAN	24/01/23	IO

REV	DESCRIPTION	DATE	BY
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PROJECT  
SITE AT BONTNEWYDD  
for KINGSCROWN  
PROPERTIES

DRAWING TITLE  
PROPOSED 3D VIEW -  
FROM THE NORTH WEST

SCALE	DATE	DRAWN	CHECKED
@A3	09/01/23	IO	SV

DRAWING  
STATUS PRELIMINARY

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C1104	051	C



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A3



**DERBYN**

Adrian Cynllunio 12/07/2023



C STEPS REMOVED FROM PLOT 7 09/06/23 TA			
GARDEN; GATE ADDED TO			
ATTENUATION BASIN;			
LANDSCAPE DESIGN UPDATED			
B	LAYOUT UPDATED; 5P3B	25/05/23	TA
HOUSES ADDED; No 3P2B			
FLATS INCREASED; FRONT			
LAYBY UPDATED			
A	CHANGES FOLLOWING	24/01/23	IO
LANDSCAPE PLAN			

REV	DESCRIPTION	DATE	BY
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PROJECT  
**SITE AT BONTNEWYDD  
for KINGSCROWN  
PROPERTIES**

DRAWING TITLE  
**PROPOSED 3D VIEW -  
FROM THE NORTH EAST**

SCALE	DATE	DRAWN	CHECKED
@A3	09/01/23	IO	SV

DRAWING  
STATUS **PRELIMINARY**

JOB No DRAWING No REVISION  
**C1104 052 C**

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**A3**

**3D VIEW 3 - FROM THE NORTH EAST**





C STEPS REMOVED FROM PLOT 7 09/06/23 TA			
GARDEN; GATE ADDED TO ATTENUATION BASIN; LANDSCAPE DESIGN UPDATED			
B	LAYOUT UPDATED; 5P3B HOUSES ADDED; NO 3P2B FLATS INCREASED; FRONT LAYBY UPDATED	25/05/23	TA
A	CHANGES FOLLOWING LANDSCAPE PLAN	24/01/23	IO

REV	DESCRIPTION	DATE	BY
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PROJECT  
**SITE AT BONTNEWYDD  
for KINGSCROWN  
PROPERTIES**

DRAWING TITLE  
**PROPOSED 3D VIEW -  
FROM THE SOUTH EAST**

SCALE	DATE	DRAWN	CHECKED
@A3	09/01/23	IO	SV

DRAWING STATUS  
**PRELIMINARY**

JOB No	DRAWING No	REVISION
C1104	053	C

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**3D VIEW 4 - FROM THE SOUTH EAST**























PLANNING COMMITTEE	DATE: 29/07/2024
ASSISTANT HEAD OF DEPARTMENT REPORT	

**Number: 4**

**Application Number:** C24/0331/41/LL

**Date Registered:** 29/04/2024

**Application Type:** Full

**Community:** Llanystumdwy

**Ward:** Llanystumdwy

**Proposal:** Application for nine additional caravans in the caravan field

**Location:** Tŷ'n Lôn, Afonwen, Pwllheli, Gwynedd, LL53 6TX

**Summary of the Recommendation:** TO APPROVE WITH CONDITIONS

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## **1 Description:**

- 1.1 The application is to install nine additional caravans on the current touring caravan site. It is intended to install four touring caravan pitches near the western boundary of the site and five touring caravan pitches would be located centrally on the site. There is current permission to install 19 touring caravans on the site and the proposal would increase this to 28 touring caravans. One parking space would be provided for each caravan on the site and it is intended to create a gravel track within the site.
- 1.2 This is a rural site situated parallel to the A497 class 1 highway, between the Afon Wen roundabout and Pandy junction that leads to Chwilog. There are mature trees along the existing field boundaries. There are scattered houses and farms in the vicinity. The field in question has been identified as a Local Wildlife Site.
- 1.3 The application is submitted to the Planning Committee as the application site is greater than 0.5 hectare. The Local Member has also made a request to call in the application to a Committee.

## **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 recommendation below, the Council has sought to ensure that the needs of the present day are met without endangering the ability of future generations to also meet their needs.
- 2.3 **The Anglesey and Gwynedd Joint Local Development Plan 2011-2026 adopted on 31 July 2017**

PS 1: The Welsh Language and Culture

PS 4: Sustainable transport, development and accessibility

TRA 2: Parking standards

TRA 4: Managing transport impacts

PS 5: Sustainable Development

PCYFF 1: Development boundaries

PCYFF 2: Development criteria

PCYFF 3: Design and place shaping

PCYFF 4: Design and landscaping

PS 14: The Visitor Economy

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

PS 19: Conserve and where appropriate enhance the natural environment

AMG 6: Protecting Sites of Regional or Local Significance

Supplementary Planning Guidance: Tourist Facilities and Accommodation (March 2021)

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



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## 2.4 National Policies:

Future Wales: The National Plan 2040  
 Planning Policy Wales (Edition 12 - February 2024)  
 Technical Advice Note: 12 Design: June (2016)  
 Technical Advice Note: 18 Transport: March (2007)

## 3 Relevant Planning History:

C21/1038/41/LL - Establishing a touring caravan site (19 units) with a toilet block and associated works - Refused 2 March 2023. The proposal was granted on Appeal on 21 November 2023.

## 4. Consultations:

Community/Town Council: Object as it creates over-tourism in the area. We have concerns that there is no definition of 'over-concentration' in the planning rules. We are also concerned that the current planning application does not comply, which is that a 'clawdd' is hiding them.

Transportation: Not received.

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

### SEWERAGE

Since the proposal intends utilising an alternative to mains drainage, we would advise that the applicant seek advice from Natural Resources Wales and or the Local Authority Building Control Department / Approved Building Inspector as both are responsible to regulate alternative methods of drainage. However, should circumstances change and a connection to the public sewerage system/public sewerage treatment works is preferred we must be re-consulted on this application.

### Advisory Note

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dŵr Cymru Welsh Water. Under the Water Industry Act 1991 Dŵr Cymru Welsh Water has rights of access to its apparatus at all times.

### WATER SUPPLY

We anticipate this development will require the installation of a new single water connection to serve the new premise. Capacity is available in the water supply system to accommodate the development. The applicant will need to apply to Dŵr Cymru Welsh Water for a connection to the potable water supply system under Section 45 of the Water

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Industry Act 1991. The applicant's attention is drawn to our new water connection application guidance notes available on our website.

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.

Water and  
Environment Unit  
YGC:

The unit has no observations to offer on this application in terms of land drainage, local flooding risk or coastal erosion.

Biodiversity Unit:

Not received.

Caravan Licensing  
Enforcement Unit:

This memo gives an update following a Licensing Inspection for the Tŷ'n Lôn site on 04-06-24.

The development will be subject to the Legislation stated below relating to Health and Safety, Fire Safety and Public Health provision as follows:

1. The Health and Safety at Work etc. Act 1974
2. The Caravan Sites and Control of Development Act 1960
3. Model Standards 1989 - Static Caravan - Warden Occupancy

The development must fully comply with licence conditions.

[www.gwynedd.llyw.cymru/trwyddedcarafanau](http://www.gwynedd.llyw.cymru/trwyddedcarafanau)

A static caravan has been located near the shed that is possibly used for the site warden's occupancy. A site licence would be required for this activity but a planning permission is required before the applicant can make an application for a warden caravan licence.

4. Model Standards 1983 - Touring Caravans / Tents

The development must fully comply with licence conditions.

[www.gwynedd.llyw.cymru/trwyddedcarafanau](http://www.gwynedd.llyw.cymru/trwyddedcarafanau)

5. Emergency Vehicles - Model Standards 1983

The main entrance in and out of the site has not been created in accordance with the 1:500 1801/03 site plan dated 09-12-2002. Kerbs have been created to restrict access in this area.

The main gate to the site where the Tŷ'n Lôn site signs are displayed was locked with a padlock during the 04-06-24 site visit and does not comply with the licence conditions if an emergency occurred on the site where emergency / doctor vehicles etc. needed access in such an emergency. Emergency vehicles need appropriate access, within 90 metres of any unit on the site on every occasion in accordance with the licence conditions.

#### 6. Toilet, cleaning, showers, washroom facilities for the disabled

Disabled facilities have not been provided in accordance with the 1:50 1801/04 plan dated 09-12-2002. Access to the toilet blocks at the back of the building is contrary to the plan which leads to the slope path to the toilets where the disabled facilities should have been created. The entrance to the facilities should be created at the front of the building facing the main road. It is a requirement to provide the following, including a disabled facilities room:

	Women	Men	
Toilet	2	2	
Washing	2	2	
Shower	2	2	
Disabled Provision	Toilet	Wash Basin	Shower

7. An application for a Site Licence following a permitted planning application. We wish for this information to be reported on the planning permission should the application be permitted: 'Following any planning application permitted in relation to a caravan or camping site under the 1960 and 1936 Acts, the applicant would be required to make an application for a site licence and present a 1:500 scale detailed plan of the site to the Licensing Service. To discuss further, you can contact the Licensing Enforcement Officer, Pollution Control and Licensing Service, Cyngor Gwynedd on 01766 771000 or [trwyddedu@gwynedd.llyw.cymru](mailto:trwyddedu@gwynedd.llyw.cymru)

Fire and Rescue Service:

The Fire Authority has no observations regarding the access for fire vehicles and a water supply.

Public Protection Unit:

Not received.

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Public Consultation: A notice was posted on the site and neighbouring residents/nearby properties were informed. An objection was received on the grounds of:

- The plan does not show the location of the nine additional caravans.
- Impact on neighbouring property as the caravans are seen through the hedges of nearby property.
- Trees falling from Bryn Tirion Forest.
- Matters relating to the lack of compliance with the planning permission on matters such as the location of the caravans, badgers' licence, children's play area, access to the site, planting that had not been done, static caravans on the land.
- Concern that there is only electric connection near each pitch and that water and sewerage have not been connected.

## 5. Assessment of the material planning considerations:

### The Principle of the Development

- 5.1 As this is a site for touring caravans, the application must be considered under Policy TWR 5 of the Anglesey and Gwynedd Joint Local Development Plan (LDP) that sets out a series of criteria to approve such developments. Policy TWR 5 declares that proposals for touring caravan sites, camping sites or alternative temporary camping accommodation, extensions to current sites or additional plots are permitted if they can comply with the criteria included in the Policy.
- 5.2 Criterion 1 in policy TWR 5 states that any touring caravan developments should be of a high quality in terms of design, layout and appearance, and well screened by existing landscape features and / or where the units can be readily assimilated into the landscape in a way which does not significantly harm the visual quality of the landscape.
- 5.3 The proposal involves increasing the number of touring caravans on the current site. The site is located on a level field with mature trees along the boundaries and is therefore hidden from public places. The site is not within the Area of Outstanding Natural Beauty (AONB) or a Special Landscape Area and it is not believed that increasing the number of units would cause significant harm to the quality of the landscape. The proposal has been designed to meet the licensing requirements in terms of space between units and no concerns were raised about the density of the units in relation to the size of the site. It is therefore not considered that the proposal would be an over-development of the site and it is considered that there is sufficient space to locate nine additional units on the current touring caravan site.
- 5.4 The second criteria of Policy TWR 5 requires the avoidance of excessive areas of hard standing. The application shows an intention to create a gravel track to facilitate vehicular movements within the site. It is considered that a gravel track can easily assimilate into the landscape. It is not considered that the proposal creates an over-concentration of hard standings and that what is offered is suitable and acceptable in terms of the relevant criteria.
- 5.5 The third criterion requires assurance that the site would only accommodate touring units - this can be controlled with a suitable planning condition.



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- 5.6. The fourth criterion requires assurance that any ancillary facilities should be located in an existing building, or should this not be possible, that any new facility is commensurate to the scale of the development. A toilets / shower blocks was permitted as part of the C21/1038/41/LL application and an additional building would not be required as part of the current application. The proposal therefore satisfies criterion 4 of TWR 5 as well as policy PCYFF 3 of the LDP.
- 5.7 Under the fifth criterion, the policy requires the site to be located close to the main roads network and that adequate access can be provided without significantly harming landscape characteristics and features - highway matters are discussed below.
- 5.8 The sixth criterion requires assurance that occupancy is restricted to holiday use only - this can be secured with a suitable planning condition.
- 5.9 The seventh, and the last of the criteria, requires assurance that the site is used for touring purposes only and that the units are removed from the site during periods when not in use - again, this is a matter of imposing a suitable planning condition.
- 5.10 Overall therefore, it is believed that the proposal meets the requirements of the criteria set by Policy TWR 5 and the policy requirements of PCYFF 3 in the LDP.
- 5.11 On application C21/1038/41/LL, concerns were raised by Members about the cumulative impact in terms of the site's proximity to other static caravan sites such as Hafan y Môr and Ocean Heights, and the Afon Wen touring site opposite and Sŵn y Môr behind. Although there are several static and touring sites in the vicinity, the area in question was not considered to be an example of a location that is under extreme pressure in terms of such tourism developments. Unlike Policy TWR 3, which concerns touring caravan and chalet sites and permanent alternative camping accommodation, the cumulative impact in the criteria of policy TWR 5 is not a consideration as touring use is temporary with less impact than static structures. However, the criteria themselves responded to the cumulative impact in the sense that sites in obtrusive places that are not close to the main roads network should not be permitted. Even during the winter months, it is considered that the site is well screened by the existing landscape features. In paragraph 6.3.81 of the policy it states that caravans should not be permitted in open countryside or in Areas of Outstanding Natural Beauty. The site is located away from an open coastal location and there is no landscape designation in the vicinity. The Afon Wen Farm touring site opposite is comparatively well hidden, and although it may share the same visual context from the county highway, due to the nature of the vegetation it is not considered that the development would appear excessive or harmful to the landscape at this site. The matter of cumulative impact was also considered and disregarded by the Inspector as part of the appeal on the C21/1038/41/LL application. It is considered that due attention is given to the cumulative impact of developing a touring caravan site on the land on the application and associated appeal of C21/1038/41/LL. By now, the touring caravan site has been established on the land and it must be remembered that this is an application to install an additional nine touring caravans on a current caravan site and not to create a new caravan site.

### **General and residential amenities**

- 5.12 The property of Tŷ'n Lôn stands alone parallel to the county highway. The nearest property is over the A497 road and a field's width of approximately 135 metres to the south-west, namely Fferm Afon Wen. Hen Efail is more than two fields away, approximately 270 metres to the north east, and Sŵn y Môr property over two fields away, approximately 250 metres to the north west. Based on the distance and the hidden nature of the field, it is not considered that the proposal would have a substantial detrimental impact or cause disruption to any nearby residents. It is considered that the proposal is acceptable in terms of Policy PCYFF 2 of the LDP that deals with protecting the amenities of nearby land users.

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### Transport and access matters

- 5.13 The site has direct access to a class 1 road, the A497 with an area of wide pavement between the road and the entrance to the property. The road is straight at this location and visibility is clear in both directions for a distance. There will be no need to make any changes to the access to serve the proposal. No response to the application was received from the Transportation Unit. There are plenty of parking spaces available within the site. It is therefore considered that the proposal is acceptable in terms of Policies TRA 2 and TRA 4 of the LDP. The proposal also satisfies the requirements of criterion 5 of policy TWR 5 as it is close to the main highway network and adequate access can be provided without significantly harming landscape characteristics and features.

### Sustainability

- 5.14 Policy PS 5 (Sustainable Developments) supports developments which are consistent with sustainable development principles, and where appropriate, developments should:

*"Reduce the need to travel by private transport and encourage the opportunities for all users to travel when required as often as possible by means of alternative modes, placing particular emphasis on walking, cycling and using public transport, in accordance with Strategic Policy 4" (Bullet point 12, Policy PS 5)".*

This is supported by bullet point 4 of Policy PS 14 (The Visitor Economy).

- 5.15 It is considered that the policies of the LDP are consistent with local and national planning policies in terms of how they deal with sustainable development principles.
- 5.16 Although it is accepted that users of the touring units would use private vehicles to reach the site (due to the need to tow a caravan) there are various alternative transport options available once they reach the site, including cycling, public transport and on foot.
- 5.17 It is noted that the bus stop is located close to Afon Wen roundabout and not far from the site's main access on the A497. In addition, there is a pavement all the way along the road from the site's access to Criccieth or paths to Pwllheli where several facilities and attractions are available. The pavement also links to several of the area's public footpaths, such as y Lôn Goed. In the context of all the relevant material planning considerations, it is considered that the location of the development is a sustainable site and is acceptable in relation to the requirements of policies PS4, PS5 and PS14 of the LDP, and complies with the advice included in TAN 18 and PPW.

### Biodiversity matters

- 5.18 The field in question together with the land to the north and west of the site has been identified as a Local Wildlife Site. The field was acknowledged as improved grassland with low conservation value on the C21/1038/41/LL application but the boundary hedges surrounding the site are important. By now, the field acts as a touring caravan site. It is considered, like the previous application, that it would be important to keep the boundary hedges surrounding the site and a similar condition could be set to what is on the C21/01038/41/LL application to protect these hedges on any planning permission. A very short Green Infrastructure Statement was received which offered biodiversity improvements to include bird and bat boxes on the toilets / shower building. It is considered that proposing a bird and bat box is acceptable, but it is considered that there is an opportunity here to include more biodiversity improvements such as additional planting to reiterate the boundaries and / or plant within the site. It is therefore considered that it would be appropriate to include a condition to agree on biodiversity improvements. It is considered that, from imposing appropriate conditions, the proposal is acceptable in terms of the requirements of policy AMG 5 of the LDP and Planning Policy Wales.

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## **The Welsh Language**

- 5.19 In accordance with the Planning (Wales) Act 2015, it is a duty when determining 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, 2019), along with Technical Advice Note 20.
- 5.20 The Supplementary Planning Guidance (SPG) 'Maintaining and Creating Unique and Sustainable Communities' (adopted July 2019), provides further guidance on how it is expected for Welsh language considerations to be incorporated in each relevant development. The proposal does not reach the thresholds to submit a Welsh Language Statement or a Report on a Welsh Language Impact Assessment; however, the guidance included within Appendix 5 notes that every retail, commercial or industrial development where there is no need to submit a Welsh Language Impact Statement/Assessment should show how consideration has been given to the language.
- 5.21 A document was submitted to support the application explaining how the Welsh language was considered when formulating this plan, noting the following points:
- Retain the Welsh name Tŷ'n Lôn and bilingual signage
  - The use for short-term holiday use and in general for a period of approximately six months during the summer period.
  - The proposal would contribute directly and indirectly to the rural economy through visitor spending in facilities such as local pubs, restaurants and other organisations.
  - The development would include an initial investment of £60,000 to £70,000 with local suppliers and contractors being used.
  - Employ one part-time staff member.
  - The site is central to local centres.
- 5.22 In considering the above, it is believed that sufficient information has been submitted to satisfy the requirements of policy PS 1 and the SPG in terms of demonstrating that the Welsh language has received appropriate consideration in creating this proposal.

## **Any other matters**

- 5.23 It is seen from the observations of the Caravan Licensing Enforcement Unit and correspondence received by a third party that there were concerns whether the caravan site implemented in accordance with the C21/1038/41/LL planning permission. The Enforcement Service is aware of these matters and are looking into the matters raised. Although it is a shame that there is a possibility that the site does not implement in accordance with the planning permission, this alone is not a reason to refuse the current application.

## **6. Conclusions:**

- 6.1 Having considered the assessment above and all the relevant planning matters including the local and national policies and guidance, as well as the observations received, it is believed that the proposal is acceptable based on the matters noted in the report and that it would not have a substantial impact on the landscape, amenities of the neighbourhood or road safety.

## **7. Recommendation:**

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

1. Time
2. In accordance with the plans
3. Restrict the number of touring units on the entire site to 28 touring caravans only.
4. Holiday use only and maintain a register.
5. Holiday season - 1 March to 31 October
6. No storing of touring caravans on the site.

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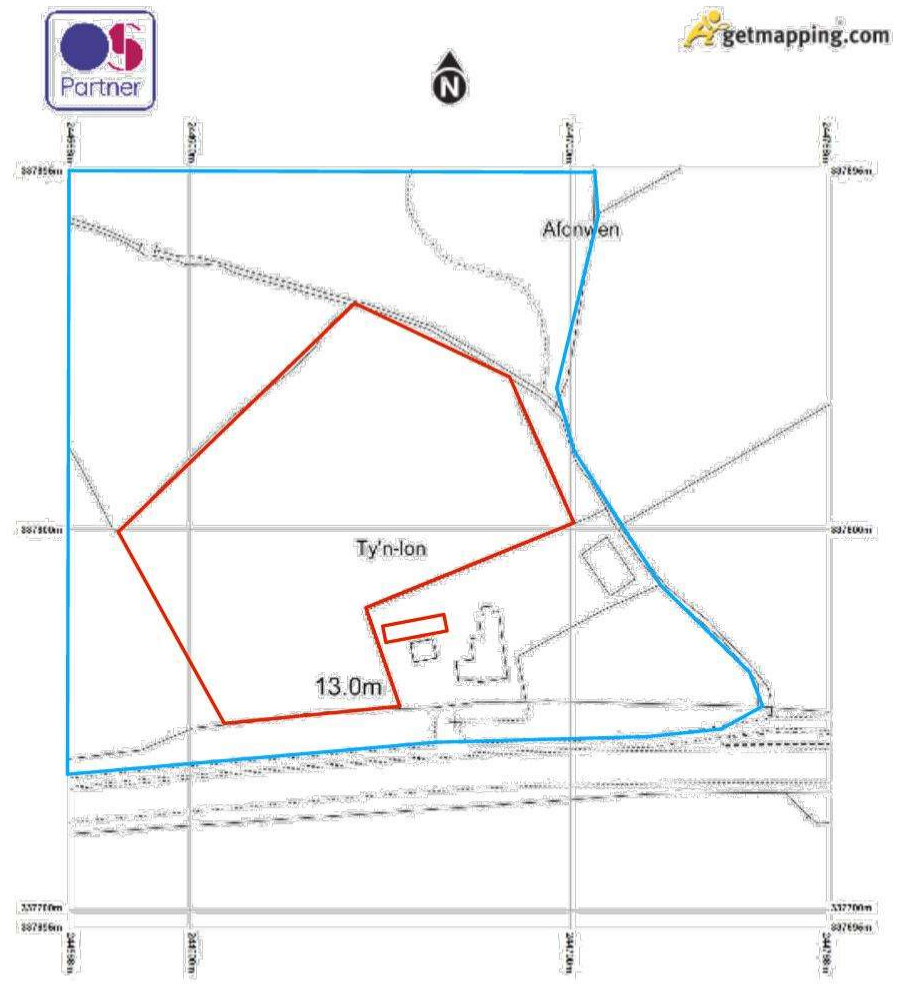
7. Retain the trees and hedges along the site's boundaries.
8. Submission and agreement of biodiversity improvements for the site.
9. Any hard standings are limited to caravan pitches and the track as shown on plan 1965/03 only.

Notes:

Caravans licence required

Draw attention to Dŵr Cymru comments





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0 25 50  
Metres  
Supplied by: Getmapping  
Cairn coordinates: 344668, 337395  
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**Ty'n Lôn, Chwilog**  
Location plan

**Ty - Newydd**  
Dylunio a rheolaeth project  
Design & project management

Cefn Bryn, 24 Stryd Fawr, Criccieth LL52 0BT  
Tel: 0770 925 8926  
eboat: gwyn@ty-newydd.com  
www.ty-newydd.com

1965/ 01

1:1250

04-04-2024



**Ty'n Lôn, Chwillog**

Site plan (as existing)

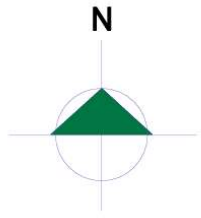
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09-12-2022



**Cynllunio**  
Derbyn 25.04.24

**Ty'n Lôn, Chwillog**

Site plan (proposed)

**Ty - Newydd**  
Dylunio a rheolaeth project  
Design & project management

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**Number: 5**

**Application Number:** C24/0289/03/LL

**Date Registered:** 23/04/2024

**Application Type:** Full

**Community:** Ffestiniog

**Ward:** Teigl

**Proposal:** Conversion of former Wynne's Arms into 5 residential flats

**Location:** Wynnes Arms Hotel, Manod Road, Manod, Blaenau Ffestiniog, Gwynedd, LL41 4AR

**Summary of the Recommendation:** TO APPROVE WITH CONDITIONS



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## 1 Description:

- 1.1 The application is to convert a public house into five residential, self-contained flats, along with the creation of parking spaces and alterations to the access. The plans indicate a proposal for 3 two-bedroom flats and 2 one-bedroom flats. The use made of the building as a public house ceased at the beginning of 2017 and the building has been closed. The existing building provides a public house facility on the ground floor, a storage cellar below and one flat on the first and second floors. The existing flat includes a living room, kitchen, bathroom and three bedrooms on the first floor and two bedrooms and storage space in the roof-space. The proposal would involve interior changes to create the flats. It is also proposed to remove the signage and demolish the smoking shelter on the southern (side) elevation to erect a two-storey side extension to include a bedroom and living room for flats number 1 and number 2 situated in the basement and ground floor. The exterior changes are restricted to the side extension and the slight alteration of the layout of the ground floor windows and door openings on the basement level on the western elevation (rear).
- 1.2 The building is situated on a triangular plot in a prominent position in Manod. It is proposed to provide parking spaces for six cars along the southern boundary, a vehicular access to the adjacent class 3 county road and a small garden with a patio in the south-eastern corner. A site for locating refuse bins and a bike storage area are located along the western boundary of the property.
- 1.3 As part of the application a Flooding Consequence Assessment (FCA) was submitted along with a Design and Access Statement, valuation and information in terms of the viability of the development, a Construction Plan, Highways and Environmental Management Plan and a Green Strategy Statement.
- 1.4 The site is within the development boundary of Blaenau Ffestiniog. The site lies within a World Heritage Site and within a Landscape of Outstanding Historic Interest. The Manod Road trunk road (A470) runs along the front (east), a class 3 county road runs to the side (northern) and rear (western) and Hyfrydle Chapel is located to the south beyond the existing beer garden. The building is situated within a residential area.
- 1.5 The application is submitted to the Committee at the request of the local member.

## 2. Relevant Policies:

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

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ISA 1: Infrastructure Provision  
 PS4: Sustainable transport, development and accessibility  
 TRA 2: Parking standards  
 TRA 4: Managing transport impacts  
 PS 5: Sustainable development  
 PS 6: Alleviating and adapting to the effects of climate change  
 PCYFF 1: Development Boundaries  
 PCYFF 2: Development Criteria  
 PCYFF 3: Design and place shaping  
 PCYFF6: Water conservation  
 PS16: Housing provision  
 PS17 - Settlement Strategy  
 TAI 1: Housing in the Sub-regional Centre and the Urban Service Centres.  
 TAI 8: Housing Mix.  
 TAI 9: Sub-dividing existing property to self-contained flats and houses in multiple occupation  
 PS 18: Affordable housing  
 TAI 15: Affordable housing threshold and distribution  
 PS 19: Protect and/or enhance natural environment  
 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.

Supplementary Planning Guidance (SPG):

SPG: Maintaining and Creating Distinctive and Sustainable Communities

SPG: Affordable Housing

SPG: Housing Mix

## 2.4 **National Policies:**

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 12 - February 2024)

Technical Advice Note 12: Design

Technical Advice Note 15: Development and Flood Risk.

Technical Advice Note 18: Transportation

Technical Advice Note 20: Planning and the Welsh language

## 3 **Relevant Planning History:**

- 3.1 C19/1028/03/LL - Application to convert a public house into five flats, along with the erection of a rear extension and parking spaces - Refused 23 October 2020. An appeal was refused on 24 December 2020. The application was refused based on flooding issues and that a Flooding Consequences Assessment had not been submitted.
- 3.2 C17/0989/03/LL Application for change of use from a public house into offices (B1), along with the creation of parking spaces - Approved on 05.12.2017.
- 3.3 C17/0988/03/LL Application for the change of use from a public house into one self-contained residential house and creation of parking spaces - Approved 05.12.2017.
- 3.4 C07M/0056/03/LL Construction of sheltered decking on the gable end of the public house: Approved 21 May 2007

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#### 4. Consultations:

Community/Town Council: The Town Council wishes to object to the above planning application. Letters of objection and a petition have been received in the office.

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

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

**ASSET PROTECTION** This site is crossed by a public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. In accordance with the Water Industry Act 1991, Dŵr 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 a patio, bike racks and bin store are proposed above and within the protection zone of the public sewer measured 3 metres either side of the centreline. On the strict understanding that these are demountable structures should we require access to carry out maintenance and repairs on the sewer we offer no objection in principle, however we would request that the developer contacts us prior to commencement of work on site.

**SEWERAGE** We would request if minded to grant planning consent, that the following Condition and Advisory Notes are included to ensure no detriment to existing residents or the environment and to Dŵr Cymru Welsh Water's assets:

##### Condition

No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

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

The observations also include advice for the developer.

Water and Environment Unit  
YGC:

##### **Flood Risk and Land Drainage**

We have reviewed the Flooding Consequences Assessment (FCA) submitted (Betts Hydro, November 2023) and we agree that it appears that the flood risk associated with the proposed development is acceptable. Flood risk mitigation measures must be provided within the proposed development as described in section 9.2 of the FCA (from page 28).

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INFORMATION: A watercourse in a culvert runs through the site of the development but it does not appear that the scheme would disrupt the flow of the watercourse in any way. Nevertheless, the developer is advised to identify the exact route of this culvert and avoid installing / erecting any structures within 3m of it as this could impede future maintenance. In addition, an Ordinary Watercourse Consent will be required for any work that may affect the flow of the watercourse and FCRMU@gwynedd.llyw.cymru should be contacted for further advice.

### **SuDS Approval Body Comments**

Since 7 January 2019, sustainable drainage systems (SuDS) are needed to control surface water for every new development of more than one house or where the construction area with drainage obligations is 100m<sup>2</sup> or more. Drainage systems must be designed and constructed in accordance with the minimum standards for sustainable drainage as published by Welsh Ministers.

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

Due to the size and nature of the development, it is likely that an application will need to be provided to the SuDS Approval Body for approval before construction work commences. The information provided suggests that the developer intends to use suitable sustainable measures to drain the site, but until an application is made to the SAB, there is no guarantee that the site plan would enable compliance with the full set of national SuDS standards.

Biodiversity Unit: Is it proposed to convert the attic or the roof-space, or to re-roof? Is there work on the eaves? It may be better to get a preliminary roost assessment.

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

#### **Advice**

Having carefully considered the information provided, we have no objection to the proposed development in regards to the world heritage site listed in our assessment of the application below.

The national policy and Cadw's role in planning are set out in Annex A.

#### **Assessment**

The application area is located inside the Ffestiniog: its Slate



mines and Quarries, 'city of slates' and Railway to Porthmadog section of The Slate Landscape of Northwest Wales World Heritage Site.

The proposed development will see the conversion of the former public house into five apartments. The only significant change to the existing building will be the replacement of an existing extension with a larger one in a similar style. The proposed changes will not be out of place in the Manod area of Blaenau Ffestiniog and will therefore not have an impact on the outstanding universal values of the World Heritage Site.

Welsh Government's  
Transportation Unit:

I refer to your consultation of 24/04/2024 regarding the above planning application and advise that the Welsh Government as highway authority for the A470 trunk road removes the current holding direction and directs that any permission granted by your authority shall include the following conditions:

The construction works are to be carried out in accordance with the construction traffic management plan (CTMP).

1) The above conditions are included to maintain the safety and free flow of trunk road traffic.

The following points should be brought to the attention of the applicant:

1) The applicant is advised that no loading or unloading is to take place from the trunk road.

Housing Strategic  
Unit:-

See the following regarding the need for affordable housing in Blaenau Ffestiniog.

Number of applicants registered with Housing Options for a social property: 105

Number of bedrooms	Need as a %
1 gwely / bed	29%
2 gwely / bed	40%
3 gwely / bed	24%
4 gwely / bed	5%
5 gwely / bed	1%

Number of applicants registered with Tai Teg for an intermediate property: 23

Number of bedrooms	Need as a %	rent	purchase
1 gwely / bed	4%	4%	0%
2 gwely / bed	43%	30%	13%
3 gwely / bed	30%	9%	22%
4+ gwely / bed	22%	9%	13%

\*Note that figures could be duplicated between the social and intermediate need and between the rent and buy need.

Public Consultation: A notice was posted on the site and neighbouring residents/nearby properties were informed. Objections were received on the grounds of:-

- Building unsuitable for five flats
- No need for one-bedroom flats
- Need homes, not more short-term accommodation
- Lack of provision of affordable housing
- No need for one-bedroom flats
- Unnecessary provision of temporary accommodation
- Will attract anti-social problems
- Vagueness regarding accommodation for individuals with relationship issues
- Parking matters
- The location of the building is dangerous - situated at the side of two roads
- Will reduce house prices
- Will attract outsiders to the area.
- Will spoil the area and the community.
- Question the location of the site notice

Also, a petition was received with 74 signatories.

## 5. Assessment of the material planning considerations:

### The principle of the development

5.1 **Community Facility** - As a starting point to assess the principle of this application, there is a need to consider policy ISA 2: Community Facilities. The policy aims to protect existing facilities and encourage the development of new facilities where appropriate. For the purpose of this policy, community facilities are defined as facilities used by local communities for health, recreation, social and educational purposes and they include schools, libraries, leisure centres, health care provision, theatres, village halls, cemeteries, places of worship, public houses and any other facility that performs the function of serving the community.

5.2 Clause 2 of Policy ISA 2 states that change of use of a community facility should be resisted unless it is possible to comply with one of three options. Part iii. is relevant in this case, as it involves a facility that is commercially operated. Planning permissions have previously been granted to redevelop the site. It can be seen from the planning history that applications were

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granted in 2017 to convert the building into an office and a house. It must therefore be realised that the principle of loss of use as a public house has been agreed by granting those previous applications and no change in circumstances has occurred since those applications were granted. Therefore, please note that the Council has accepted the conversion of the public house for alternative use and in those circumstances, losing the use of the property as a Public House within the town would not be contrary to Part iii of policy ISA 2.

5.3 **Housing (self-contained flats)** - As referred to above, the site is located within the development boundary of the Urban Service Centre and the application conforms with the requirements of Policy PCYFF1 of the LDP.

5.4 Policy TAI 9 permits the sub-division of existing properties into self-contained flats provided they fulfil the relevant criteria:-

- Criterion 1 - the property should be suitable to be sub-divided for the type and number of units proposed without having to make substantial alterations and extensions - the amended plans show that it is intended to erect a two-storey extension on the side of the building to replace the existing smaller extensions. It is also intended to alter the layout of the ground floor window and door openings on the rear elevation. It is not considered that the proposed extension would be a significant addition to the building, especially in considering that a smaller extension is to be demolished to facilitate the new extension.
- Criterion 3 - ensure that the proposal will not have a detrimental impact on the amenities of nearby residents - it is considered that residential use would be more suitable than the existing public house use within a residential area and that the exterior alterations would not be substantial enough to have a substantially unacceptable impact on the residential or general amenities based on overlooking. It is also proposed to provide a storage area for refuse bins within the site's curtilage. Six parking spaces would also be provided together with a bicycle storage area.
- Criterion 4 - the proposal should not exacerbate existing parking problems in the local area - it is acknowledged that the Council's services such as bus stations and car parks are located to the north of the site; however, the proposal does include vehicle parking areas within the site and it must be borne in mind that the building's use is classed as a public house.. It is also noted that the Transportation Unit together with the Welsh Government have stated that there is no objection to the plan. It is likely that the use as a public house could potentially attract more traffic to the site.

In the above circumstances, it is not considered that the proposal to convert the building into five flats would be contrary to the objectives of policy TAI 9.

5.5 The indicative supply level for Blaenau Ffestiniog over the Plan period is 298 units (including a 10% 'slippage allowance', which means that the method of calculating the figure has taken into account potential unforeseen circumstances which could influence the provision of housing, e.g. land ownership matters, infrastructure restrictions, etc.). During the period between 2011 and 2023, a total of 23 units have been completed in Blaenau Ffestiniog. The windfall land bank, i.e. sites with extant planning permission, in April 2023, was 23 units. Also, there are two housing allocations for approximately 155 units in the Plan that have not received planning permission thus far. Considering this information, it is believed that the development on this site can be supported against the indicative supply level for Blaenau Ffestiniog.

5.6 Policy TAI 15 states that every development will be required to achieve an appropriate mix in terms of tenure, types and sizes of affordable housing and this is supported by Policy TAI 8 along with the SPG: Housing Mix. Please note that the Strategic Housing Unit states that there is a recognised need for one- and two-bedroom flats in the town. The proposal provides 3 two-

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bedroom flats and 2 one-bedroom flats. Therefore there is a variety in terms of the number of bedrooms and there is also a mixture in terms of the size of the units:

- Flat 1 (2 bedrooms) approximately 104 m2.
- Flat 2 (1 bedroom) approximately 54 m2.
- Flat 3 (1 bedroom) approximately 40 m2.
- Flat 4 (2 bedrooms) approximately 68 m2.
- Flat 5 (1 bedroom) approximately 38 m2.

It is considered that the mixture proposed by the developer meets with the requirements identified by the Strategic Housing Unit. To this end, it is believed that this amended application provides an appropriate mix of accommodation in an existing building that meets a recognised need for housing in the town.

- 5.7 Chapter 5 in SPG Housing Mix refers to the demand for housing in Gwynedd. Table 7 shows projected figures for households of different sizes during the period 2014 and 2026 in Gwynedd. Lifestyle choices and breakdown in relationships affect the composition of households, and the economy affects household formation patterns. From the figures it can be seen that the number of households is likely to increase by 3480 over the period 2014 to 2026 with the largest increase in one-person households, followed by two-person households. This suggests that there will be a high demand for smaller-sized housing. Please note that chapter 6 of the SPG Housing Mix sets out planning for a more balanced housing market. It shows, amongst other things, that although there would be demand for some large houses, the evidence shows that there is a more fundamental need for a supply of smaller houses which are affordable to lower-income households. It is therefore considered that the proposal meets with the policy objectives.

### **Affordable housing matters**

- 5.8 Policy TAI 15 of the LDP states that Councils will attempt to ensure an appropriate level of affordable houses in the plan's area. In Blaenau Ffestiniog, the threshold is two or more housing units. In Blaenau Ffestiniog in line with Policy TAI 15 a 10% contribution of affordable housing is expected. The proposal is for five flats, and it is appreciated that the building already includes one flat and, consequently, any affordable element would have to be limited to the four new units. Therefore, there is an expectation that the proposal will contribute 0.4 affordable units. When the requirement for affordable housing falls below 1 unit on the site, then the provision of an affordable unit will continue to be a priority where possible. However, if this is not deemed possible, a pro-rata payment will be expected rather than no affordable provision on the site. Where the viability of an individual scheme does not allow the policy requirements set out to be met then it will be up to the applicant/ developer to demonstrate on a viability assessment pro-forma what the circumstances are for justifying a contribution or lower tenure mix of affordable housing.
- 5.9 The applicant submitted a Viability Assessment and valuation of the flats based on the 'Red Book' valuation method. This information was assessed by the Planning Policy Team. The representations received state that additional information has been received for the costs of converting the existing building along with the open market value of the proposed units. Following the verification of this information, it is confirmed that the conversion costs are a fair figure and that the open market prices of the units are also reasonable. Based on this information we agree with the applicant's analysis that in this case it is not viable to receive a contribution towards affordable housing from the proposed development.
- 5.10 In accordance with criterion iv of policy TAI 15, the applicant submitted viability information which indicates that it is not viable to provide affordable housing as part of the application. This information has been assessed and the Planning Policy Team agree with the analysis that in this case it is not viable to have a contribution towards affordable housing as part of this proposed development. However, as noted in the Planning Policy Team's comments the open market prices



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of the flats are reasonable and it is therefore assumed that the flats would be affordable in their own right. Therefore, on the above basis, it is considered that the proposal complies with the requirements of policy TAI 15 of the LDP.

### **Legislative Change**

- 5.11 On 20 October 2022, the Town and Country Planning (Use Classes) (Amendment) (Wales) Order 2022 came into force. This Order has made changes in terms of the use classes of residential units. C3 use class has now been noted as dwelling houses used as sole or main residence. Two additional use classes were added, namely C5 and C6. C5 use class is dwelling houses used in a different manner to a sole or main residence and C6 use class is for short-term lettings no longer than 31 days for each period of occupation. As this proposal has been assessed against the expected growth level of Blaenau Ffestiniog to prepare a C3 residential unit to address the need of the local community in accordance with Policy TAI 8, it is therefore considered appropriate to include a condition for the flats to be restricted to C3 use class only namely residential dwellings used as the sole or principal dwelling.

### **Visual amenities**

- 5.12 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, the 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.
- 5.13 The proposal includes the conversion of a stone building into five flats. The plans indicate that a side extension is planned to be erected along with minor external alterations. The design of the extension is considered to be in-keeping with the appearance and character of the existing building and the area, and would not detract from the area's visual amenities. Use of the building will ensure suitable use and provide a means of ensuring the long-term use and condition of the building. However, it is considered that a condition should be imposed on any approval to ensure that any external work matches the design and materials of the existing exterior walls. The proposal is considered acceptable on the grounds of the requirements of Policy PCYFF 3 of the LDP.

### **Heritage Matters**

- 5.14 The site lies within a World Heritage Site and within a Landscape of Outstanding Historic Interest.
- 5.15 Observations were received from Cadw in terms of the impact on the World Heritage Site. The observations state that the proposed changes to the building will not be out of place in the Manod area of Blaenau Ffestiniog and will therefore not have an impact on the outstanding universal values of the World Heritage Site. We would agree with the opinion of Cadw. The proposal does not involve significant changes to the exterior appearance of the building and therefore it is not considered that the proposal would have an impact on the outstanding universal values of a World Heritage Site.
- 5.16 The site lies within a Landscape of Outstanding Historic Interest. The proposal relates to making alterations to existing property and in terms of its location and size, it is considered that the

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impact of the proposal would be local only and that it would not have a broader impact on the historical landscape.

- 5.17 The proposal is considered acceptable in terms of Policies PS 20 and AT 1 of the LDP.

### **General and residential amenities**

- 5.18 Policy PCYFF2 of the LDP states that proposals should be refused if they have a significant detrimental impact on the health, safety or amenities of the occupants of local property, land uses or other property due to increased activity, disturbance, noise etc. In terms of noise disturbance, it is likely that the proposal will not have a significantly greater detrimental effect on the amenities of nearby residents than the current use. In addition, it is considered that the use would be suitable and compatible with the other existing uses surrounding the property. It must also be considered that the site is located between two county roads.
- 5.19 The building lies in a prominent and public location. Please note that the building is located on the opposite side of the road to terraced houses to the west, north and east and that objections have been received alleging that the proposal would have a substantial negative impact on the occupants of those properties. It must be considered that the building's existing use is as a public house and it can therefore be used to its full potential without planning permission or any planning conditions. It is felt that residential use would be more suitable to the area. The objectors also state that the proposal, if approved, would attract anti-social problems; it is important to remember that it is not possible to control the occupancy of the units under the planning system and there is no evidence that this would be the case. It is reiterated that re-opening the public house could also attract anti-social problems.
- 5.20 It is not considered that the proposal would exacerbate the current situation substantially in terms of overlooking and loss of privacy, in particular considering the location and surroundings of adjacent property. It must also be considered that community and passive overlooking already exists between the various uses in the catchment area of the application site and that approving this proposal would not exacerbate this situation to such an extent so that the application would have to be refused on the grounds of its detrimental impact on residential amenities. The plan shows a proposal to provide a bin and bicycle storage area within the building and it is proposed to impose a condition on any approval to safeguard this provision. It is deemed that the proposal complies with the requirements of Policies PCYFF 2 and TAI 9 of the LDP.

### **Transport and access matters**

- 5.21 The proposal includes modifying the existing entrance at the western boundary with the adjacent class 3 county road, along with providing parking within the site. Six parking spaces will be provided within the site which would allow one space for each flat and one space for visitors. Bicycle storage is also planned within the curtilage. It is also noted that a bus stop is located to the front of the property on the A470. Comments have been received from the Council's Transport Unit and from the Welsh Government on the proposal and they have no objection to the proposal. The Welsh Government's Transportation Unit are eager to impose a condition on the permission that the development should be carried out in accordance with the Construction, Highways and Environmental Management Plan on any permission. Based on the observations from highways and considering the residential nature of the proposal, it is deemed that the application satisfies policies TRA 2 and TRA 4 of the LDP.

### **Language Matters**

- 5.22 Strategic Policy PS1 (the Welsh language and culture) promotes use of the Welsh language in the Plan area. This will be achieved by satisfying specific criteria. However, the policy refers to housing developments that are larger than the indicative residential provision or to developments for more than five residential units. The proposal does not meet the indicative housing provision

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and it is noted that the existing property already includes a self-contained flat on the first floor. Therefore, please note that there will be four additional residential units to the site. It is therefore not necessary to submit a language statement as part of the application.

- 5.23 However, when such a statement is not required, the applicant is encouraged to present information about how consideration was given to the Welsh language when drawing up the proposal. The applicant states that the mix of units has been changed from what was originally submitted in application C19/1028/03/LL (5 one-bedroom flats) because of the Town Council's comments. The financial information submitted shows that providing affordable housing would make the proposal financially unviable. The size and nature of the flats is more likely to be suitable for young professionals and first time buyers / renters and therefore do not consider that the proposal would create pressure on local schools. Although the proposal would lead to the loss of a community facility there is no reasonable prospect of the building returning back to its use as a public house. Other uses were sought, including an office and detached house but these did not appear attractive to the market and it is considered to benefit the wider community to see the building in use rather than sitting empty and attracting anti-social behaviour. The applicant also notes that he has a strong desire to comply with policy objectives to ensure that Welsh names are used for the proposal. In consideration of the above, and of setting an appropriate condition for ensuring the use of the Welsh language in the development it is believed that the proposal complies with the requirements of Policy PS 1 of the LDP.

#### **Educational matters**

- 5.24 The relevant policy within the context of educational contributions for residential developments is Policy ISA1 of the LDP. In considering the information in the SPG 'Educational Development' (which remains relevant) and Policy ISA 1 (Infrastructure Provision), an education contribution would not be relevant in terms of the one-bedroom units. The SPG states that one-bedroom units should not be considered in this respect. Information in the Guidance states that in terms of two-bedroom flats, 0.11 primary school age pupils would derive from this. Please note that the proposal as amended indicates 3 two-bedroom flats, and it is assumed that 0.33 pupils of school age would derive from this. It is considered that the change in the mix of bedrooms would not require any educational contribution and the proposal complies with the requirements of Policy ISA 1 of the LDP as well as the requirements of the relevant SPG.

#### **Flooding Matters**

- 5.25 The second clause of Policy PS6 supports proposals only when it can be shown with appropriate evidence that they have given full consideration to specific criteria. It is noted that criterion 4 states that proposals should be located away from areas where there is a flood risk, with the aim of reducing the general flooding risk within the plan area and areas outside, considering 100 year flood risk for residential developments and 75 years for other developments, unless it can be shown clearly that no risk exists or that it is possible to control that risk.
- 5.26 It should be noted that the site does not fall within flood zone C1 or C2 as shown on the development advice maps linked with Technical Advice Note 15: Development and Flood Risk. However, at the request of C19/1028/03/LL local information was received about recent flooding at the site and the flooding issue was the reason for refusing that application.
- 5.27 As part of the current application a Flood Consequences Assessment (FCA) was submitted to assess the flooding issues. The observations of the YGC Water and Environment Unit were received and they state that they have reviewed the Flooding Consequences Assessment (FCA) submitted (Betts Hydro, November 2023) and agree that it appears that the flood risk associated with the proposed development is acceptable. Flood risk mitigation measures must be provided within the proposed development as described in section 9.2 of the FCA (from page 28). A condition may be included on any planning permission for the development to be carried out in

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accordance with the FCA submitted. It is considered as a result of imposing such a condition, that the proposal is acceptable in terms of Policy PS 6 and TAN 15.

### **Biodiversity**

- 5.28 Observations were received from the Biodiversity Unit on the application. The comments asked for more information regarding the proposed work to the attic, roof-space or the proposal to re-roof and noted that a preliminary roosting assessment should be received. In response to these observations, further information was received. This information stated:-
- There was no work to alter the attic/roof-space or the eaves.
  - That the roof had recently been repaired at which time a survey was carried out to see if it would require any further work and it was discovered that the roof was in good condition.
  - It was possible that the two bedrooms in the roof-space would require re-wiring and central heating system work but the roof nor the roof-space did not require replacing and therefore there would be no impact on any potential bat roost.
  - Outside what was most likely to happen was to paint the rainwater goods, fascias and soffits and this would not affect any potential bat roost.
  - Due to the nature of the above work, it was considered that a preliminary roost assessment was unnecessary.
- 5.29 The Biodiversity Unit was consulted further but no response was received. Given the nature of the work, the fact that the Biodiversity unit did not conclusively indicate that a preliminary roost assessment was required and the absence of alterations to the attic, roof-space or re-roofing is not considered necessary in this case. However, it is considered appropriate to place a note on any planning permission to be aware that protected species may be present during the carrying out of the work.
- 5.30 A Green Strategy Statement was also submitted as part of the application. The Green Strategy Statement concludes that the proposal avoids any adverse impact on habitats and species, due to its scale and nature relating to building conversion and therefore very limited changes to the exterior. However, there are plans to achieve modest net benefits to biodiversity by installing bat boxes on the building. Plans indicate an intention to install two bat boxes on the building, one on the south gable-end and one on the rear elevation. The biodiversity improvements proposed are considered reasonable given the nature of the development in question and a condition may be placed on the permission to ensure that the biodiversity improvements are implemented.
- 5.31 The proposal is considered acceptable in terms of Policy AMG 5 in the LDP and Planning Policy Wales.

### **Any other matter**

- 5.32 Welsh Water have recommended a no surface water condition for any increase in roof area / impermeable surfaces to connect to the public sewer. It would not be possible to measure the additional water and therefore it would not be possible to impose the condition. It is therefore not reasonable to impose such a condition.

## **6. Conclusions:**

- 6.1 Having considered this assessment and all the relevant matters, including the local and national policies and guidance, as well as local objections, it is considered that this proposal is acceptable and satisfies the requirements of the relevant policies as noted above.



PLANNING COMMITTEE	DATE: 29/07/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

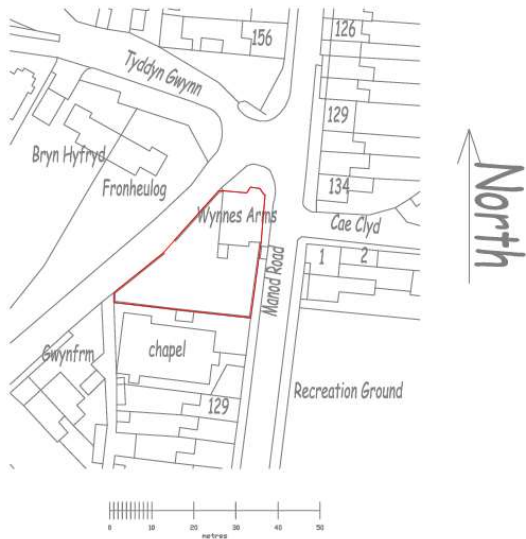
## 7. Recommendation:

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

1. 5 years
2. In accordance with the amended plans
3. The external walls of the extension and work undertaken to the external walls to complement the existing property in terms of colour and texture.
4. Restrict the occupation of the flats to class C3.
5. In accordance with the FCA
6. In accordance with the Building, Highways and Environmental Management Plan
7. Ensure that biodiversity improvements are undertaken in accordance with the Green Infrastructure Statement and plans prior to the occupation of the flats for the first time.
8. Parking spaces to be completed in accordance with plans and to be operational before the houses are occupied for the first time.
9. Provision and securing of bin and bicycle storage.
10. Ensure a Welsh name for the development and for the dwellings.

Notes:-

- Vigilance of the presence of protected species when undertaking the work
- Culvert note
- Welsh Government's Transportation Unit Advice
- Welsh Water Advice
- SUDS



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Site

Wynnes Arms

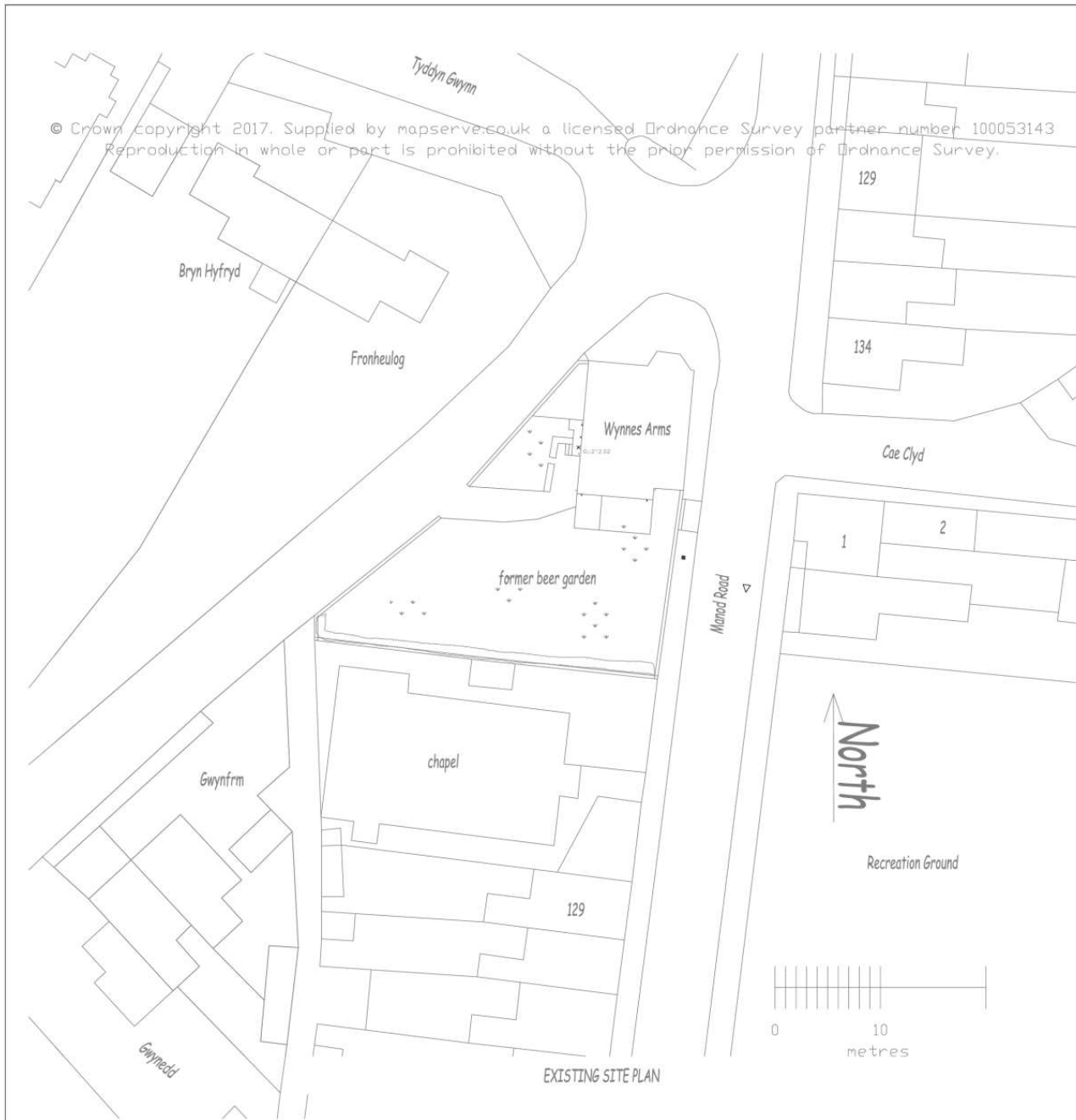
Project Name

Location Plan

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Mr J Fatimilehin

Job Title  
PROPOSED CHANGE OF USE FROM A3 TO C3  
OF THE FORMER WYNNES ARMS, MANOD  
ROAD, BLAENAU FFESTINIOG,  
GWYNEDD.  
LL41 4AR

Drawing Title

EXISTING SITE PLANS

Scale  
1:200 @ A1

Date  
MARCH 2023

Drawing Number  
1830323

Page





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LL41 4AR

Drawing Title  
PROPOSED DRAINAGE PLAN - with site levels

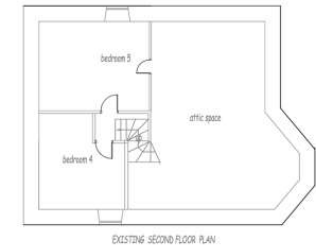
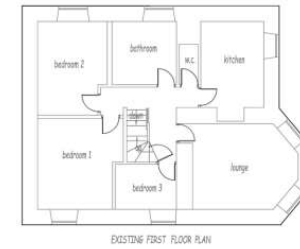
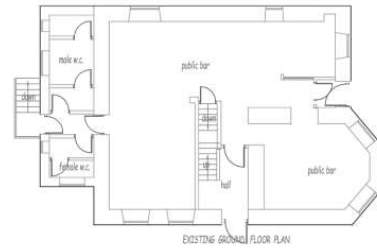
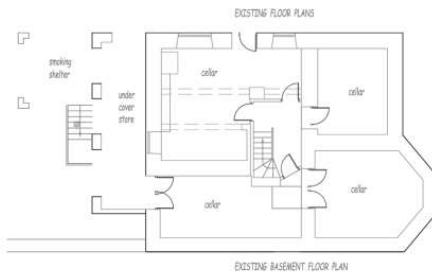
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Date  
APRIL 2023

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AW

Drawing Number  
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Drawing Title  
EXISTING FLOOR PLANS AND ELEVATIONS

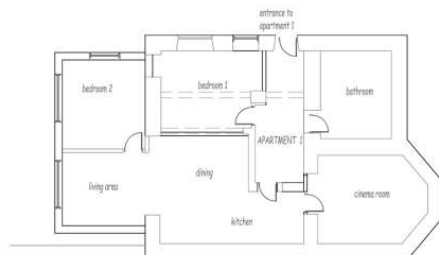
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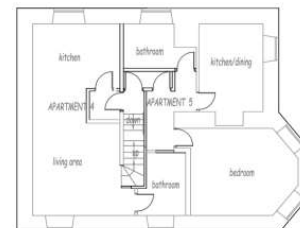
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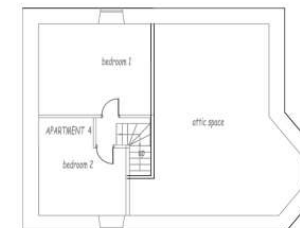
PROPOSED BASEMENT FLOOR PLAN



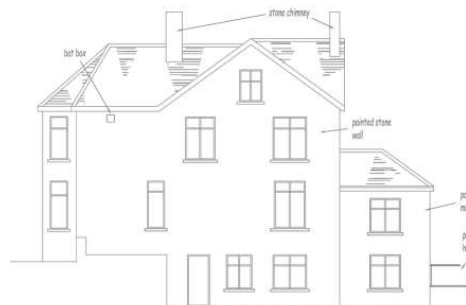
PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION

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LL41 4AR

Drawing Title  
PROPOSED FLOOR PLANS AND ELEVATIONS

Scale  
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Date  
MARCH 2023

Drawn By  
AW

Drawing Number  
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**Cynllunio**  
Darlwyd 15.04.24

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PROPOSED CHANGE OF USE FROM A3 TO C3  
OF THE FORMER WYNNES ARMS, MANOD  
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Drawing Title:  
PROPOSED LANDSCAPING PLAN

Scale:  
1:200 @ A1

Date:  
MARCH 2023

Drawn By:  
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Drawing Number:  
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Rev:  
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Drawing Title  
PROPOSED SITE PLANS

Scale  
1:200 @ A1

Date  
MARCH 2023

Drawn By  
AW

Drawing Number  
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Rev  
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Rev A) Dec 23 - Site plan and bike rack position amended  
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PLANNING COMMITTEE	DATE: 29/07/2024
ASSISTANT HEAD OF DEPARTMENT REPORT	

**Number: 6**

**Application Number: C24/0436/11/LL**

**Date Registered: 07/06/2024**

**Application Type: Full**

**Community: Bangor**

**Ward: Dewi**

**Proposal: Proposal to erect 10 no. affordable housing and associated developments**

**Location: Former Ysgol Babanod Coed Mawr, Bangor, LL57 4TW**

**Summary of the Recommendation: TO APPROVE WITH CONDITIONS**

<b>PLANNING COMMITTEE</b>	<b>DATE: 29/07/2024</b>
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## 1. **Description:**

- 1.1. This is a full application to erect 10 intermediate affordable dwellings together with associated work on the dormant site of the former Ysgol Babanod Coed Mawr, located in a residential area south of Bangor city centre, between Caernarfon Road and Penrhos Road. The application can be split into several different elements, which include: -
  - Providing intermediate affordable housing in the form of 4 two-storey semi-detached houses with two bedrooms and two terraces of three two-storey, three-bedroom houses, all with shared equity tenure.
  - Provision of off-road parking spaces.
  - Creating garden areas, pavements and private curtilages.
  - Alterations to existing access and provision of a road and paths for pedestrians within the site.
  - Hard and soft landscaping including planting a variety of trees and shrubs.
  - Creating a play area for children.
  - Installation of a foul water drainage system to serve the dwellings together with a surface water managing system.
- 1.2. This proposal is a re-submission of a development approved on 13/04/2023 under reference C22/0525/11/LL. The plan had to be adapted to allow changes in the design to respond to draining requirements and this meant that the layout of the development had changed. As a result, the applicant had to ask for permission again for the development, as it meant material change from what has already been approved. However, there is no change in the total of units or the tenure method for the proposed housing compared to the development that had already been approved.
- 1.3. The current site is dormant and includes remains of the former school building which includes hard (concrete) and soft (grassland) surfaces. North of the site are the backs of the dwellings on Ffordd Coed Mawr, to the east are the backs of the dwellings of Toronnen, to the south are the backs of the dwellings of Lôn y Bedw and to the west is the unclassified county highway and the dwellings of Bron y De. The land slopes downwards from Bron y De in the west to the backs of the dwellings at Toronnen to the east.
- 1.4. The site is located within the Bangor development boundary, as contained in the Anglesey and Gwynedd Joint Local Development Plan, 2017 (LDP) but it has not been allocated for any specific use. To support the application, the following documents were submitted:
  - Planning Support Statement
  - Statement on the Need for Housing and Affordable Housing
  - Community and Linguistic Statement;
  - Design and Access Statement
  - Arboriculture Impact Assessment
  - Updated Ecological Survey
  - Biodiversity Improvement Plan and Green Infrastructure Statement
  - Water Conservation Strategy
  - Geotechnical Report, Land Permeability and Contamination Audit
  - Pre-planning Application Consultation Report (PAC)
- 1.5. It was confirmed that the applicant had undertaken a pre-application consultation in accordance with the requirements of Article 1 of the Town and Country Planning (Development Control Procedure) (Wales) (Amendment) Act 2016, as the proposal is a development that is defined as major by the Welsh Government (10 dwellings or more).



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<b>ASSISTANT HEAD OF DEPARTMENT REPORT</b>	

## **2. Relevant Policies:**

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

2.2 The Well-being of Future Generations (Wales) Act 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the 7 well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

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

PS 1 - The Welsh Language and Culture.

PS 2 - Infrastructure and developer contributions.

ISA 1 - Infrastructure provision.

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

TRA 2 - Parking standards.

TRA 4 – Managing transport impacts.

PS 4 - Sustainable transport, development and accessibility.

PS 5 – Sustainable development.

PCYFF 1 - Development boundaries.

PCYFF 2 - Development Criteria.

PCYFF 3 - Design and place shaping.

PCYFF 4 - Design and landscaping.

PCYFF 5 - Carbon management.

PCYFF 6 - Water conservation.

PS 17 - Settlement strategy.

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

TAI 8 - An appropriate mix of housing.

TAI 15 - Threshold of affordable housing and their distribution.

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AMG 5 - Local biodiversity conservation.

Supplementary Planning Guidance (SPG)

SPG: Housing Mix.

SPG: Maintaining and Creating Unique and Sustainable Communities.

SPG: Affordable housing.

## 2.4 National Policies:

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 12 - February 2024)

Technical Advice Notes (TAN)

TAN 2: Planning and Affordable Housing.

TAN 5: Nature Conservation and Planning.

TAN 12: Design.

TAN 18: Transport.

TAN 20: Planning and the Welsh Language.

## 3. Relevant Planning History:

- 3.1 C22/0525/11/LL: To erect 10 intermediate affordable dwellings and associated works - Approved 05/09/22.
- 3.2 C21/0125/11/HD: Application for an advance notice for proposed demolition work - Approved 19/03/21.

## 4. Consultations:

Community/Town Council: No response had been received

Transportation Unit: No objection. Request conditions to ensure that the estate road is built to the appropriate standard and to receive a building management plan to ensure appropriate arrangements during the construction period.

Offer guidelines for the developer.

Natural Resources Wales: No objection - advice for the applicant

Welsh Water: Observations regarding the need to protect sewerage and water

PLANNING COMMITTEE	DATE: 29/07/2024
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system assets and specific guidelines for the applicant

Biodiversity Unit:	No response received
Public Protection Unit:	Note that construction work could cause noise and dust problems to nearby residents. Ask for conditions to manage working hours and ensure a detailed plan to manage dust, noise and vibration as a result of the construction work before starting work on the site
North Wales Fire and Rescue Service	No response received
Water and Environment Unit:	Due to the size and nature of the development, it is likely that an application will need to be provided to the SDS Approval Body for approval before construction work commences.
Housing Strategic Unit:	No response received
North Wales Police:	No response received
Education Information Officer:	No response received
Language Unit:	Express concern that the appropriate current information has not been included in the linguistic statement
Tai Teg:	No response received
Footpaths Unit:	No response received
Public Consultation:	Notices were posted on site and in the press and nearby residents were informed. Correspondence was received expressing support to the plan.

## 5. Assessment of the material planning considerations:

### The principle of the development

- 5.1 It is important to remember that planning permission already exists for a development of the same nature and scale on this site. The only practical difference between the two plans is the change to the site's arrangement to facilitate an amended surface water drainage system. It is acknowledged that it has been necessary to update the supporting information to support the development, however there is no significant change between the considerations in terms of the principle of this application and the previous application.
- 5.2 The principle of constructing houses on this site is based on Policies PCYFF 1, TAI 1, TAI 15, PS 5, PS 17 and PCYFF 2 of the LDP. Policy PCYFF1 states that proposals will be approved within development boundaries in accordance with the other policies and proposals in the LDP, national planning policies and other material planning considerations. As noted above, this site is located within the development boundary of the Bangor sub-regional centre.
- 5.3 Bangor is identified as an Urban Service Centre in Policy TAI 1 and this policy supports housing developments to meet the LDP's Strategy (Policy PS17) through housing designations on suitable windfall sites within the development boundary based on the indicative provision contained

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within the LDP itself. The indicative housing supply for Bangor over the LDP period amounts to 969 units, which includes a slippage allowance of 10% - 393 on designated sites and 576 on windfall sites. During the 2011-2024 period, a total of 737 units have been completed in Bangor (266 on designated sites and 471 on windfall sites). In April 2024, the windfall land bank (i.e. sites with current planning permission on sites not designated for housing) stood at 296 units, with further permission for 70 units on sites designated for housing. It is noted that the LDP refers to an indicative figure of 115 houses on two further sites that have been designated for housing in Bangor, but have not received planning permission.

5.4 Given the information above, it is noted that the provision in Bangor is met through the sites that have already been completed together with sites in the land bank. However, as the permission for 10 units exists on this site, this proposal would not add further units to the land bank. As such, it was not necessary to present further justification with this application based on the fact that Bangor is already (based on units completed together with units in the land bank) over its indicative supply level. However, a Statement on the Need for Housing and Affordable Housing was submitted with the application, noting the following information: -

- The development would offer a provision of 10 two-storey residential dwellings, that are 100% intermediate affordable on an accessible brownfield land site within the development boundary, with the tenure of the dwellings in the form of shared equity.
- The development, if approved, would be undertaken by Cyngor Gwynedd via its Tŷ Gwynedd campaign to meet the identified gap in this type of provision in the Plan's area in the Gwynedd Housing Strategy (2019 - 2024).
- The majority of affordable housing currently provided in Bangor are social rental housing with a lower number being offered on an intermediate discount set on private developments. This has left a gap for those who require a shared ownership arrangement. The occupiers of these houses would be able to buy most of the value of the house (setting a mortgage at a significant discount of the open market value) with the Council retaining the remaining value.
- Documents such as Supplementary Planning Guidance: Housing Mix (2018); Gwynedd Local Housing Market Assessment (2018); Gwynedd General Housing Strategy (2019-2024); Gwynedd Households Projections, Welsh Government (2018) together with the Tai Teg Register confirms that a need for this type of housing exists in Gwynedd and, more specifically, in the city of Bangor based on the housing mix, size of households (with a high percentage of 3, 4 and 5 person households in Bangor), local need, type of tenure (high number of rented and social housing in Bangor) and an accessible and sustainable location within the development boundary.
- To this end, there would be justification, if needed, to go beyond the Bangor indicative growth level in this case as the plan would meet a specific local need.

5.5 The proposal would mean providing 100% affordable residential units and Policy TAI 15 states that as Bangor is situated within the housing price area of the South and North Arfon Coastal Area in the LDP, it is noted that providing 20% of affordable housing in this area is viable, which is the equivalent to providing three affordable units in the context of this application. As the proposal involves providing 100% affordable units, and provided there is a need for this type of units, the proposal meets the requirements of Policy TAI 15 and TAI 8 in relation to housing mix in the LDP.

5.6 Policy PS5 states that developments will be supported where it can be demonstrated that they are consistent with the principles of sustainable development, including reusing sites located in appropriate locations. In this case, it can be considered that the location of the application is a site that has previously been developed (brownfield) which is suitable for residential use in an area including established residential dwellings of high density and is accessible to alternative modes of travel instead of using a private car.

5.7 Criterion 3 of Policy PCYFF 2 states that proposals should make the best use of land, including a minimum density of 30 units per hectare in terms of residential developments (unless there are



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local circumstances or restrictions on the site that determine a lower density). In this case is 27.5 living units per hectare proposed and justification was submitted for the low density based on: -

- (i) site restrictions (retaining mature trees and safeguarding the main public sewer that runs across the eastern section of the site); and
- (ii) provision of public (including a children's play area) and private (gardens of the prospective occupiers) amenity spaces; and
- (iii) provision of surface water drainage features to meet the sustainable drainage requirements.

Therefore, given this, it is believed that the proposal complies with the requirements of Criterion 3 of Policy PCYFF 2.

- 5.8 Given all the above information, it is believed that this current application is consistent with the previous application and the development of ten intermediate affordable housing on this site continues to be acceptable in principle. Despite this, there is also a need to ensure that the proposal as amended continues to comply with other relevant policies and these are discussed below.

#### **Visual amenities**

- 5.9 As referred to above, the site is located within an extensive existing residential area, south of the city centre, and this proposal is to provide 10 two-storey houses laid out in two rows (four blocks) on either side of the "cul-de-sac" entrance road within an existing dormant site. The majority of the nearby dwellings are single-storey dwellings or two-storey semi-detached dwellings. It is considered that the design and form of the proposed houses reflect traditional designs but with contemporary elements within the designs. The dwellings will have natural slate roofs, upvc grey-coloured openings and brickwork walls and it is proposed to install solar panels on the roofs. Each house will be set in its own private curtilage that will include parking spaces to the side, open gardens to the side/front along with private gardens at the rear that reflect the pattern and built form of the nearby area.
- 5.10 Although the proposal will result in the loss of some of the existing trees on the site, the main trees which are of a high quality such as oak, cherry and silver birch will be retained, there will also be a soft landscaping scheme that includes trees, shrubs, privet/hedges and a variety of wildflowers.
- 5.11 Considering the above assessment, it is believed that the proposal is acceptable on the grounds of the impact on visual amenities and it is envisaged that the proposal will ultimately make a positive contribution to the character of this part of the streetscape. Planning Policy Wales, Edition 12, as well as TAN 12: Design, supports developments that promote and encourage good design by providing opportunities for innovative design that meet current and future needs. Therefore, considering this, it is believed that the proposal is acceptable based on its visual impact and based on landscaping and that it complies with the requirements of Policies PCYFF 3, PCYFF 4 and AMG 5 of the LDP.

#### **General and residential amenities**

- 5.12 As referred to above, residential dwellings are located around the application site with their back gardens abutting the site's boundary. As the land slopes downwards from the west to the east, the setting of the proposed dwellings will be higher than the setting of those dwellings that are opposite Toronnen and Coed Mawr. The setting of the houses within the site (along with the location of the windows/openings) mean that there will be private amenity spaces (in the form of gardens) between the backs of the proposed dwellings and the backs of the existing dwellings that surround the application site, which vary from 17m to 22m. Considering the distance that will be between the houses, setting and orientation of the proposed dwellings in relation to the nearby

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dwellings and the current and proposed trees and shrubs that will be along the site's boundaries, it is not believed that the proposal, should it be approved, would create oppressive structures and will not entail overlooking and significant loss of privacy at the expense of the amenities of nearby occupants.

- 5.13 The Public Protection Service noted that the site is surrounded by residential houses and the construction work could cause noise and dust problems to nearby residents. They believe that it is important, therefore, to impose conditions to protect local residents as the construction work progresses.
- 5.14 Ultimately, it is important to remember that this is an urban site in a dense housing area and it is inevitable that there would be some inter-visibility, noise impacts and general disruption between housing properties in the area, however it is not believed that this would be unreasonable or unexpected in such a location, especially considering the previous public use of the site. It is therefore believed that the development would not cause significant harm to the amenities of local residents and, therefore, the proposal is acceptable under the requirements of policy PCYFF 2 of the LDP as it relates to the protection of amenities near development sites.

### **Transport and access matters**

- 5.15 The proposal would result in changes to the existing entrance from the unclassified county road and, within the estate, parking spaces will be provided for each house off a new estate road and will be constructed to the Council's adopted standards. Subject to conditions to ensure the appropriate standards, the Transportation Unit was satisfied with the arrangement proposed. It is therefore believed that the proposal complies with the requirements of Policies TRA 2 and TRA 4 of the LDP.

### **Biodiversity matters**

- 5.16 As part of the application, an Ecological Survey, Biodiversity Improvement Plan (including a Green Infrastructure Statement) and Arboricultural Impact Assessment from qualified advisers was submitted. At the time of writing this report, no response had been received to the amended plans by the Biodiversity Unit. However, considering the rather short period between the time of considering the previous application and this application, it is not believed that the biodiversity situation will have changed significantly in the meantime and, from imposing conditions to ensure that the recommendations of the reports submitted are reached, it is believed that the proposal would be acceptable based on the requirements of Policy AMG 5 of the LDP.

### **Sustainability matters**

- 5.17 There are a number of policies within the LDP that promote sustainability in new developments in Gwynedd. Policy PS 5 refers to the need to re-use previously used land and buildings wherever possible. Policy PCYFF 5 states that a contribution from renewable or low carbon energy will need to be demonstrated to satisfy the proposal's need for electricity and heating and Policy PCYFF 6 states that proposals should incorporate water conservation measures where practicable.
- 5.18 To support the application, a Water Conservation Statement and a Design and Access Statement were submitted along with confirmation that the proposed dwellings will be designed to reduce the energy with extensive insulation and the use of technology and efficient energy fittings e.g. solar panels on the roofs. The Water Conservation Statement states that the proposal would include measures to harvest and control surface water. Therefore, considering this, it is believed that the proposal complies with the requirements of Policies PS 5, PCYFF 5 and PCYFF 6 of the LDP.

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## **Educational Matters**

- 5.19 The relevant policy within the context of educational contributions for residential developments is Policy ISA1 of the LDP. The SPG adopted to support the previous Development Plan continues to be a material consideration when determining planning applications until they are replaced by new ones. To this end, it is material to consider the contents of SPG: Housing Developments and Educational Provision together with SPG: Planning Obligations document when discussing this application. As part of the previous application, the Education Department confirmed that there was enough capacity in the local schools for the number of children anticipated that would derive from this development, however this has not been confirmed yet as part of this application. From receiving the appropriate confirmation, it is believed that the proposal would comply with the requirements of Policy PS2 of the LDP. An update was given to the Committee on this matter.

## **Open space matters**

- 5.20 According to Policy ISA5 of the LDP, proposals for 10 or more dwellings in areas where existing open space cannot meet the needs of the proposed housing development should offer suitable provision of open spaces in accordance with the Fields in Trust benchmark standards. The information submitted with the application confirms that a provision of 70m<sup>2</sup> is provided as part of this development and this more than meets the need for play areas and play equipment for children within the area, without the need for a financial contribution. Based on this advice, therefore, it is believed that the proposal complies with the requirements of Policy ISA 5 of the LDP.

## **Linguistic matters**

- 5.21 As this is a new application, in accordance with criterion (1b) of Policy PS 1 'The Welsh language and culture' as this development would provide more than the indicative provision for Bangor (also considering the additional number of houses offered compared with the figure in the Plan), normally a Welsh Language statement should be submitted with the application. However, considering that planning permission already exists for a development of the exact same nature and scale and that this is not an unexpected windfall site, it is not believed that it is necessary to submit a linguistic assessment in this case as changes in the number of dwellings in the land bank would not derive from its approval. Nevertheless, a Community and Language Statement was submitted with this application and the Statement refers to a number of possible mitigation and improvement steps, including:

- Use of Welsh names within the development
- Local marketing
- Provision of affordable units
- Information packages for future residents
- Construction step and after construction signs to be bilingual and,
- Use of local contractors

- 5.22 Noting the assessment above, the Language Unit raised questions regarding the sources used for the information as a basis to the document's findings. Acknowledging these concerns, it is noted that much of the background evidence had been included in other supporting documents, such as the Housing Needs Assessment, and ultimately, it is believed that sufficient information has been included with the application to support the findings of the Linguistic Statement and therefore, it is not reasonable to ask for an amended statement as the evidence is to hand.
- 5.23 Considering the above, and by imposing appropriate conditions to ensure the use of the Welsh language in the development, it is believed that the proposal complies with the requirements of Policy PS 1 of the LDP.

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## **Legislative Change**

- 5.24 On 20 October 2022, the Town and Country Planning (Use Classes) (Amendment) (Wales) Order 2022 came into force. This Order has made changes in terms of the use classes of residential units. C3 use class has now been noted as dwelling houses used as a sole or main residence. Two additional use classes were added, namely C5 and C6. C5 use class is dwelling houses used in a different manner to a sole or main residence and C6 use class is for short-term lettings no longer than 31 days for each period of occupation. As this proposal has been assessed against the expected growth level of Bangor to prepare C3 residential units to address the needs of the local community in accordance with Policy TAI 8, it is considered that it would be appropriate therefore to impose a condition that the houses are restricted to C3 class use only, namely dwellings used as the sole or main residence.

## **6. Conclusions:**

- 6.1 Having considered the assessment above, it is believed that the proposal, as submitted, would improve the visual appearance of the site which is currently dormant. Furthermore, it is believed that the fact that 100% of the proposed residential dwellings would be affordable and respond to the identified needs of the community, means that this plan would contribute significantly to the city centre's affordable housing needs. In assessing the current proposal as a whole, no substantial harmful impact was identified that is contrary to local planning policy and relevant national advice. As a result, therefore, it is believed that the proposal is acceptable subject to including relevant conditions.

## **7. Recommendation:**

- 7.1 To delegate powers to the Senior Planning Manager to approve the application, subject to the following conditions:
1. Five years.
  2. In accordance with the plans/details submitted with the application.
  3. Compliance with the landscaping plan along with future maintenance work.
  4. Secure a plan/arrangements to provide the affordable units e.g. mix, tenure, occupancy criteria, timetable and arrangements to ensure that units are affordable now and in perpetuity.
  5. Compliance with the recommendations of the Ecological Survey, Arboricultural Impact Assessment and the Biodiversity Improvements Plan.
  6. Ensure a Welsh name for the development and for the dwellings together with signs that advertise and promote the development.
  7. Working hours limited to 8:00-18:00 Monday to Friday; 08:00-13:00 Saturday and not at all on Sundays and Bank Holidays.
  8. Submission of a Construction Method Statement to the LPA to include measures to reduce noise, dust and vibration, parking of development operators vehicles, loading/unloading goods, storage of equipment on the site, security fences, facilities to wash wheels and a recycling/litter disposal plan.



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9. Relevant conditions from the Transportation Unit.
10. Agree on the external materials for the dwellings.
11. Natural slate roofing.
12. Ensure timely provision of the play area.
13. Restrict the occupation of the Dwellings to C3 use.

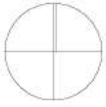
Notes: Sustainable Drainage System

Welsh Water

Natural Resources Wales

Transportation

NG



#### Safety Health and Environmental Information Box

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

Construction Risks Maintenance/cleaning Risks Demolition/adaptation Risks

04/06/24

ASIAN CYLLINDRO CYWOG GWYBODAETH

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## Housing Development

## Ffordd Coed Mawr

## Bangor

## Site Location Plan

Gwynedd County Council

project	drawing status	date	
SH2006	Planning	20/03/2024	
originator	scale @ A4	number	rev
NM	1:1250	A.00.02	

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Housing Development  
Ffordd Coed Mawr  
Bangor

### Proposed Site Layout

Barnard County Council			
project	drawing station	date	
SH2008	Planning	14/05/2024	
originator	scale @ A1	number	rev
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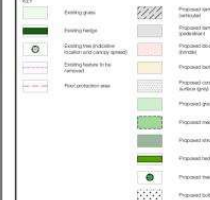


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## EXPANDED ABSTRACTS

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839



P02	14024	IMPERIAL SWALE AREA	SLO
P02	14024	ADDITIONAL SWALE APPLICATION	SLO
P01	15014	ADVANCED MAPPING	SLO
R01 A1	16A00V	DESCRIPTION OF REVISION	INFLAS

Stiwdio Owens Landscape Architecture

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## PLANNING

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LANDSCAPE GENERAL ARRANGEMENT

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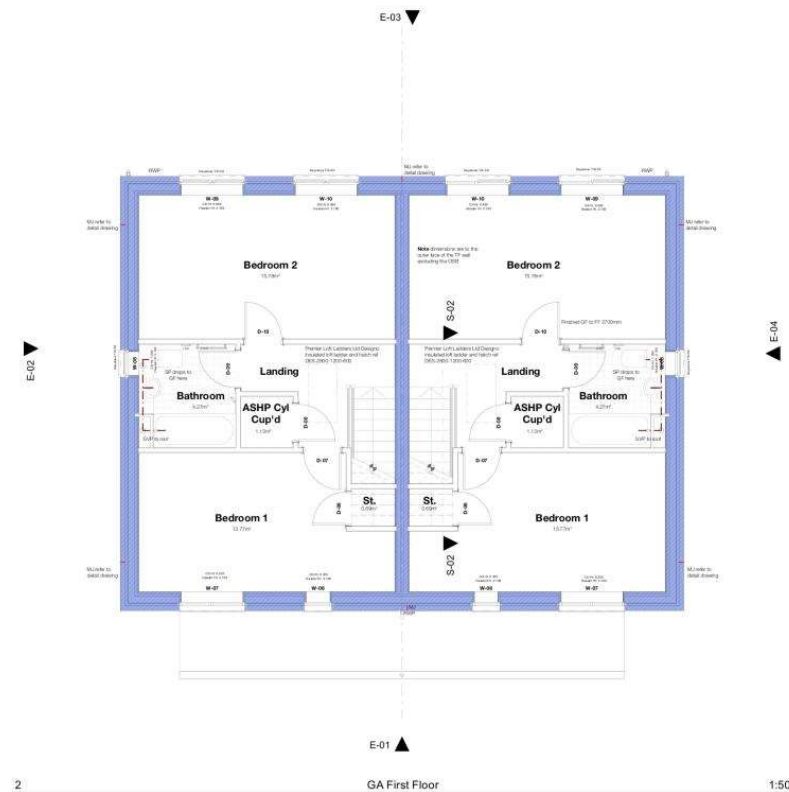
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# Housing Development

## Plots 1 and 2

### Coed Mawr, Bangor

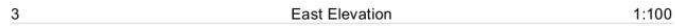
#### Proposed Layout

Owynydd County Council

Project	Planning Index	Date
SH2018	Planning	25/03/2024
originator	Stable (E, A1)	Investment
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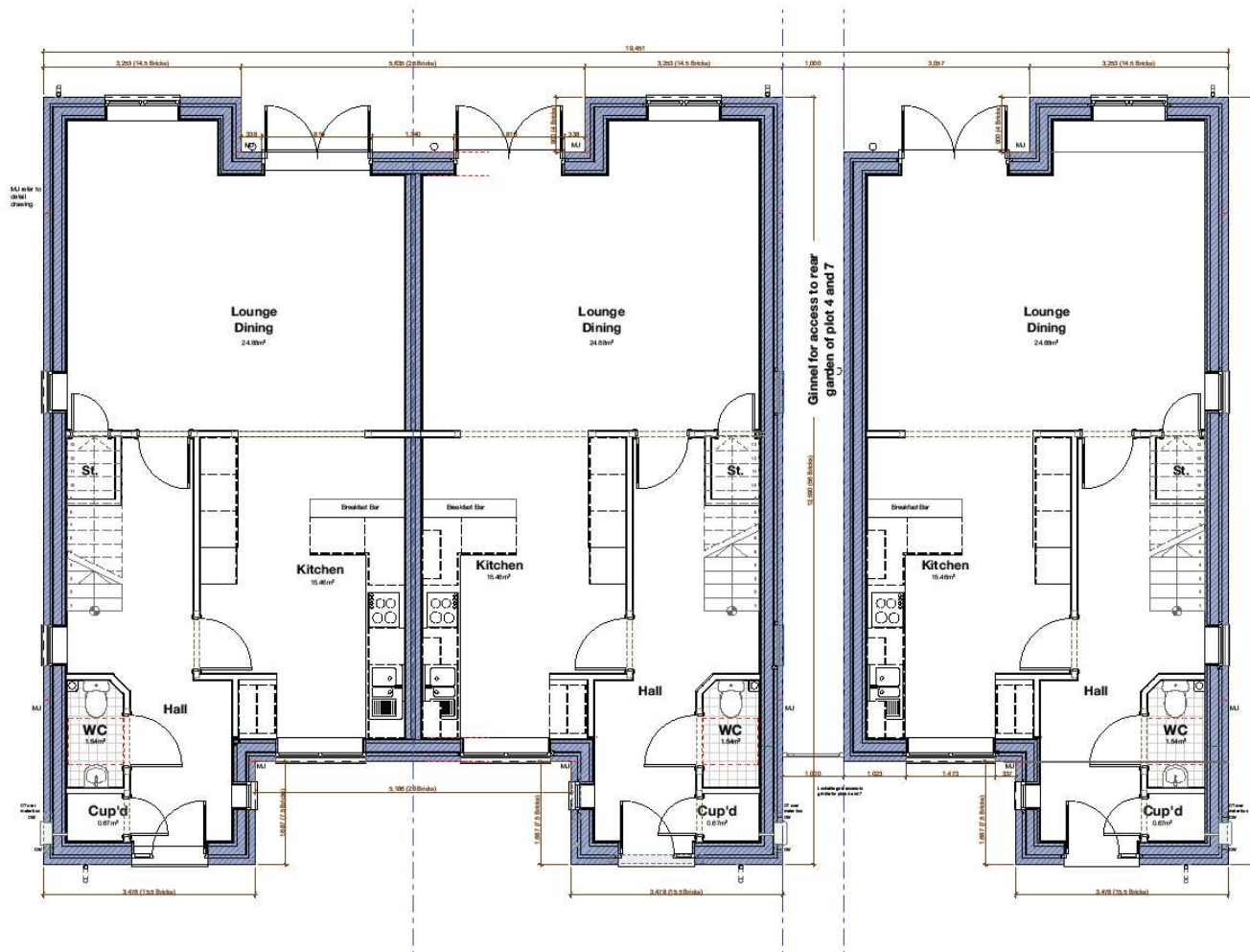


**Housing Development  
Plots 3, 4 and 5  
Coed Mawr, Bangor**

Gwynedd County Council			
project	drawing status	date	
SH2006	Planning	25/03/2024	
originator	scale @ A2	number	rev
NM	1:100	A.02.5	

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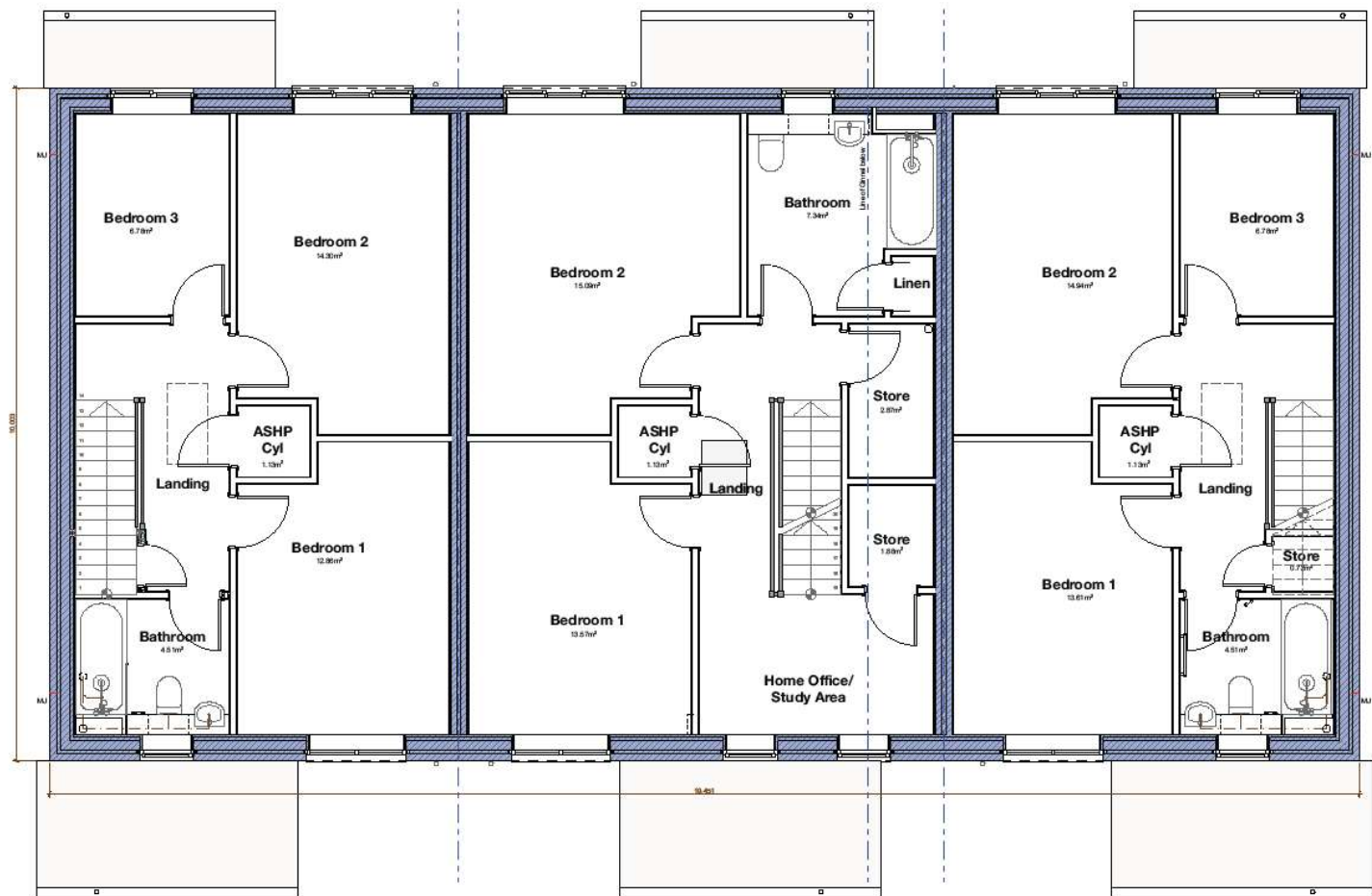
**Housing Development**  
**Plots 3, 4 and 5**  
**Coed Mawr, Bangor**

Gwynedd County Council			
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SH2008	Planning	20/03/2024	
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**Housing Development**  
**Plots 3, 4 and 5**  
**Coed Mawr, Bangor**

**Proposed Terrace FF**

Gwynedd County Council			
project	drawing status	date	
SH2008	Plan ring	20/08/2024	
originator	scale @ A2	number	rev
NM	1:50	A.82.3	

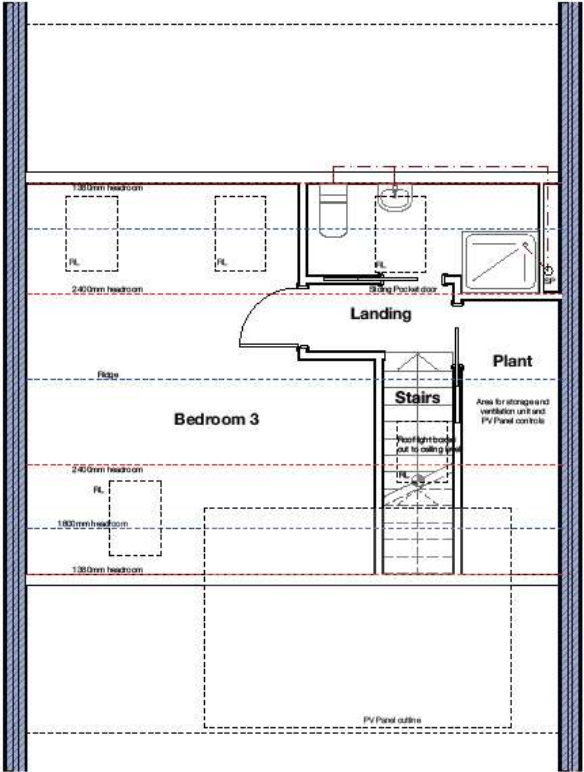
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Contractor's Risk:      Structural Design Risk:      Design/Detailing Risk:



1 01-Second Floor/Roof Space 1:50

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Housing Development  
Plots 3, 4 and 5  
Coed Mawr, Bangor

Second Floor/Roof Space

Gwynedd County Council			
project	drawing status	date	
SH2006	Planning	20/03/2024	
originator	scale @A3	number	rev
NM	1:50	A.82.4	

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Construction Risk: Maintenance Risk: Demolition Risk:

04/06/24  
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1 South Elevation 1:100



3 East Elevation 1:100



2 North Elevation 1:100



4 West Elevation 1:100

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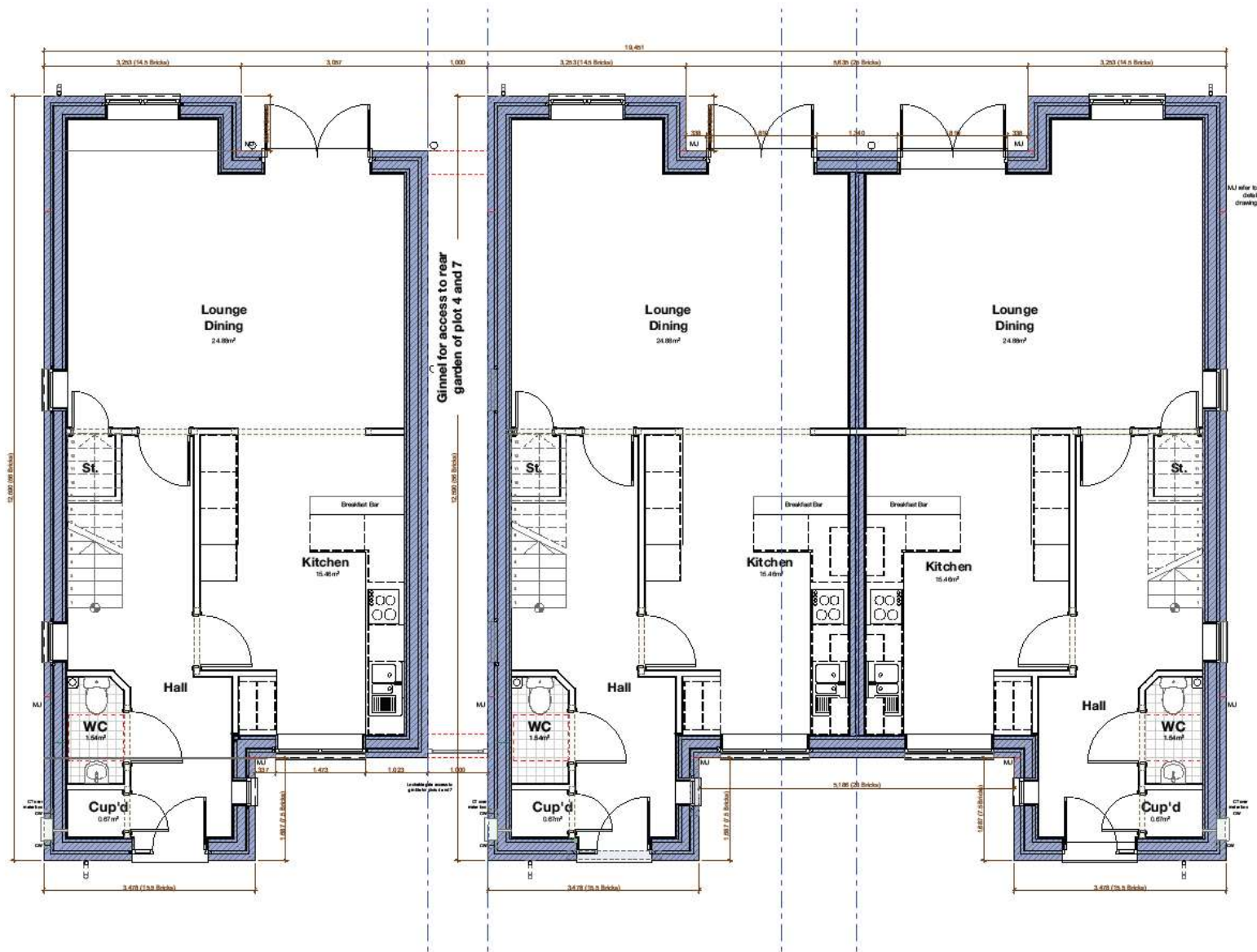
**Housing Development**  
**Plots 6, 7 and 8**  
**Coed Mawr, Bangor**

#### Proposed Terrace Elevations

Gwynedd County Council			
project	drawing status	date	
SH2006	Planning	25/03/2024	
originator	scale @ A2	number	rev
NM	1:100	A.02-13	

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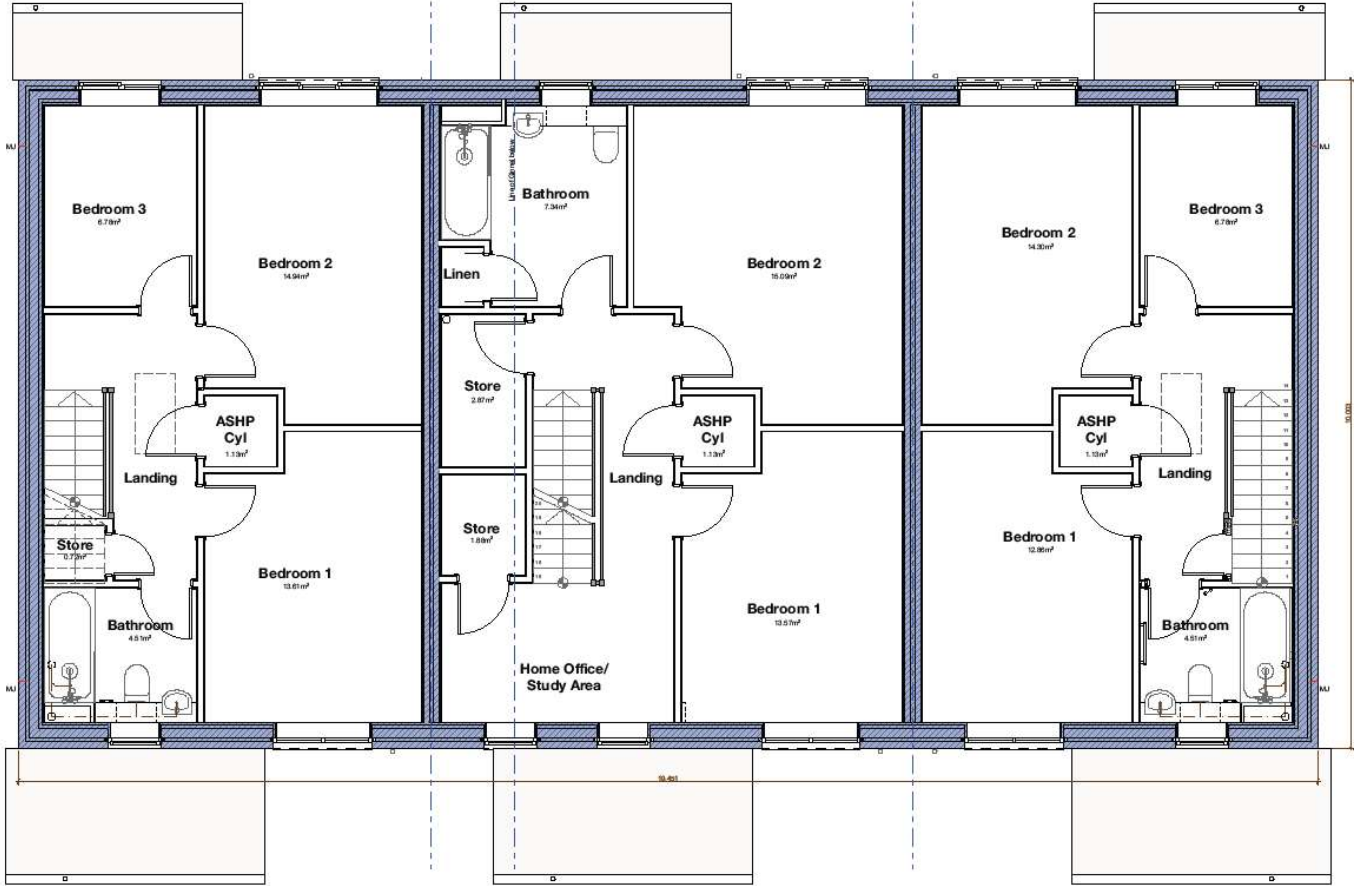
**Housing Development**  
**Plots 6, 7 and 8**  
**Coed Mawr, Bangor**

**Proposed Terrace GF**

Gwynedd County Council			
project	drawing status	date	
SH2096	Planning	20/08/2024	
originator	scale @ A2	number	
NM	1:50	A.62.10	

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Housing Development  
Plots 6, 7 and 8  
Coed Mawr, Bangor

Proposed Terrace FF

Gwynedd County Council			
project	drawing status	date	
SH2006	Planning	20/03/2024	
originator	scale @ A2	number	rev
NM	1:50	A.02.11	

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Construction Phase	Water use and diving file is	Consent to display File is

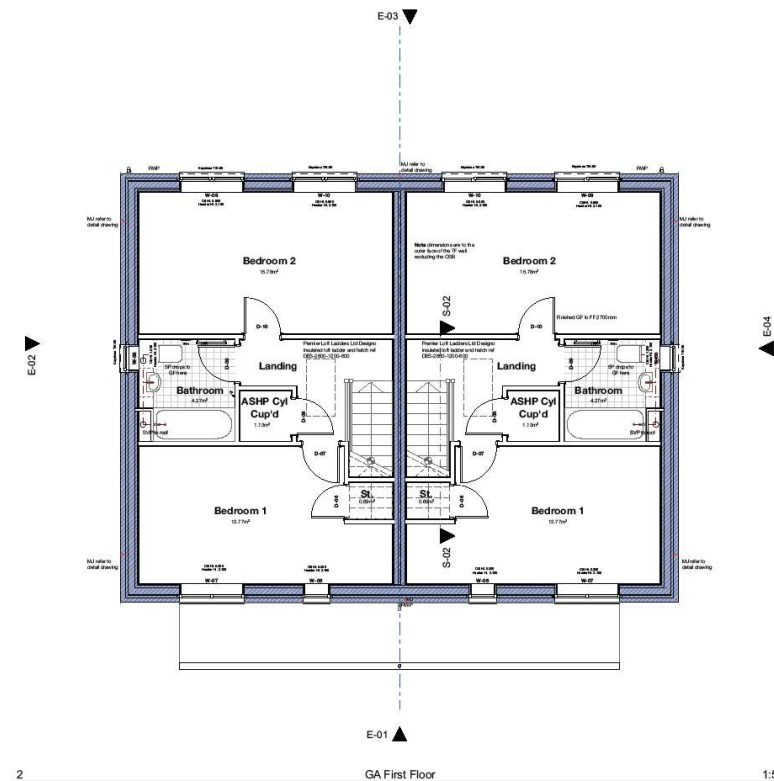
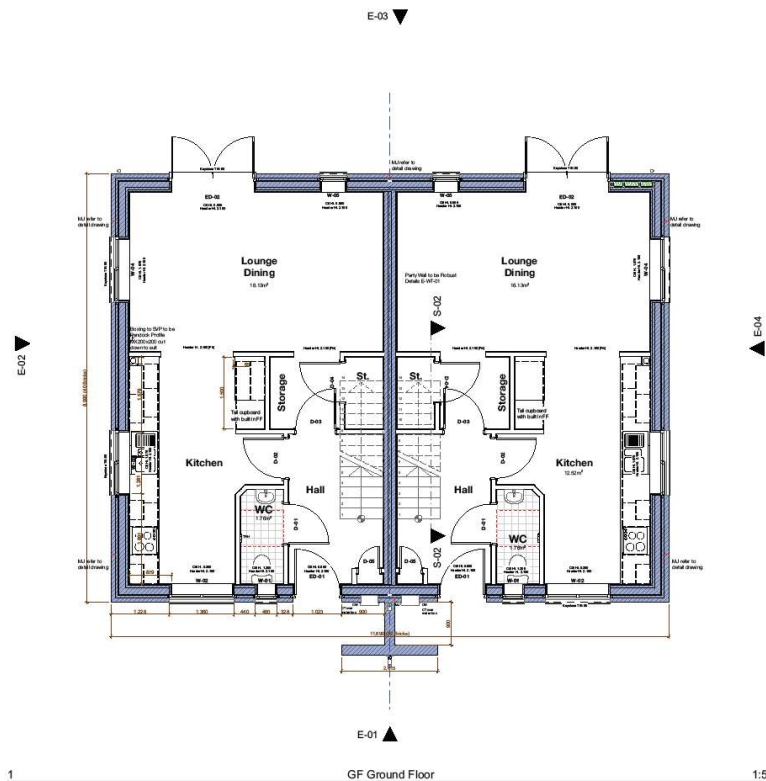


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SH2006	Planning	20/03/2024	
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REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

**Number: 7**

**Application Number:** C23/0618/39/LL

**Date Registered:** 11/08/2023

**Application Type:** Full

**Community:** Llanengan

**Ward:** Abersoch with Llanengan

**Proposal:** Full application for the demolition of three existing open market dwellings and erection of three replacement dwellings (to be used as holiday units), demolition of existing storage buildings, erection of 4 new build holiday units, relocation and replacement of existing static caravan (for holiday purposes) together with associated works and landscaping.

**Location:** Fferm Cim, Bwlchtocyn, Gwynedd,

**Summary of the Recommendation:** TO REFUSE

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1. **Description:**

- 1.1 Full planning application for the demolition of three dwellings described as existing open market houses and erection of three replacement dwellings (to be used as holiday units), demolition of existing storage buildings, erection of 4 new build holiday units, relocation and replacement of existing static caravan (for holiday purposes) together with associated works and landscaping. The whole site is 1.97ha in size and situated outside any current development boundary within the rural area of Bwlchtocyn and within the Llŷn AONB and the Llŷn and Bardsey Landscape of Outstanding Historic Interest designations.
- 1.2 Specifically, the main element of the proposal would provide:
- 3 new four-bedroom houses to replace the existing 3 houses providing a total of 8 bed spaces each.
  - 4 new holiday units to replace the existing storage sheds providing 3 bedrooms each creating 6 bed spaces each.
  - Relocate an existing holiday caravan to a new location.
- 1.3 In relation to the appearance of the dwellings and holiday units, the materials intended to be used on the external elevations of the buildings include:
- Roofs: Natural slate
  - Walls: Render/timber/stone cladding
- 1.4 The application site currently includes a mix in terms of building type as well as use. As has already been noted, there are three existing houses known as Cim, Cim Canol and Cim Bach on part of the site. In Planning terms, these three properties are open market residential housing with no restriction of use as proved by granting an application for a lawful use certificate under reference C21/0631/39/TC. The current use of all three as confirmed in the application documents is as holiday units.
- 1.5 The buildings/sheds to be demolished to construct the 4 new holiday units are within part of a site that has been granted permission for a lawful use certificate under reference C17/0595/39/TC for the use of land for the storage of touring caravans.
- 1.6 Finally, an existing caravan is located on a site close to the buildings/sheds, this structure has also received a lawful use certificate under reference C21/0632/39/TC for the use of land to locate a static caravan for holiday use.
- 1.7 The following information was submitted in support of the application:
- Planning, Design and Access Statement
  - Protected Species Survey
  - Drainage Statement
  - Structural Report
  - A Pre-application Consultation Report (PAC Report)
  - Design Document
  - Visual and Landscape Impact Assessment (an update to this document was received as a result of comments received)



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1.8 In accordance with the requirements of the Town and Country Planning (Development Control Procedure) (Wales) Order 2012 (as amended), the development that is the subject of this application is defined as a "major development" due to the size of the area of the proposed development. In line with the appropriate procedure, a Pre-application Consultation Report was received as a part of the application. The report shows that the developer advertised the proposal to the public and statutory consultee before submitting a formal planning application. The report contains copies of responses received at the time.

1.9 For clarity, there are existing traditional-looking detached outbuildings abutting the south of the existing buildings/sheds for demolition; these buildings are not part of the current application. In respect of these buildings, it is seen that permission was granted on 21/07/09 under reference C04D/0621/39/LL to be converted into 3 holiday units. Evidence was received in the form of a Building Control invoice and work details from a contractor to confirm that work had commenced on these buildings and thereby, protecting the permit itself and keeping it 'live'.

## 2. Relevant Policies:

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

2.2 The Well-being of Future Generations (Wales) Act 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the 7 well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

## 2.3 Anglesey and Gwynedd Joint Local Development Plan 2011-26, adopted 31 July 2017

PCYFF 1: Development boundaries

PCYFF 2: Development criteria

PCYFF 3: Design and place shaping

PCYFF 4: Design and landscaping

PS 5: Sustainable development

PS 6: Alleviating and adapting to climate impacts

PS 17: Settlement Strategy

PS 14: The visitor economy

TWR 2: Holiday accommodation

PS 14: Sustainable transport, development and accessibility

TRA 2: Parking standards

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TRA 4: Managing transport impacts

PS 1: The Welsh Language and Culture

PS 19: Conserve and where appropriate enhance the natural environment

AMG 1: Areas of Outstanding Natural Beauty Management Plans

AMG 5: Local biodiversity conservation

PS 20: Preserving and where appropriate enhancing heritage assets

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

AT 4: Protection of undesignated archaeological sites and installations

Also relevant in this case are the following:

Supplementary Planning Guide (SPG): Replacement Dwellings and Conversions in the Countryside

SPG: Maintaining and Creating Distinctive and Sustainable Communities

SPG: Tourist Facilities and Accommodation

## 2.4 **National Policies:**

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 11 – February 2021)

Technical Advice Note 5: Planning and Nature Conservation

Technical Advice Note 6: Planning for sustainable rural communities

Technical Advice Note 12: Design

Technical Advice Note 13: Tourism

Technical Advice Note 20: Planning and the Welsh Language

## 3. **Relevant Planning History:**

- 3.1 Application C21/0631/39/TC – Use of Cim, Cim Canol and Cim Bach as three separate dwelling houses – Approved 04/03/22.

Application C21/0632/39/TC – Use of land to locate static caravan for holiday use – Approved 03/03/22.

Application C17/0595/39/TC – Application for existing fixed use certificate of land as caravan storage site – Approved 31/08/17.

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Application C04D/0621/39/LL – conversion of buildings into 3 holiday units – Approved 21/07/09

#### 4. Consultations:

##### Community/Town Council:

It was stated that it was felt necessary to treat this application as two separate applications due to the Lawful Use Certificate granted in 2021 under which Cim, Cim Canol and Cim Bach were used as three separate dwelling houses and the outbuildings converted into three holiday units in 2004. As a result, the proposed demolition of the three houses and the erection of three replacement holiday units will be supported. However, there is objection to the proposal to create five new holiday units in the countryside due to significant over-development. Cim is located in a secluded area at the far end of Bwlchtocyn at the end of a rural and narrow road in the Llŷn AONB. A huge increase in traffic and congestion is seen on the road during the holiday season and approving this scheme would drastically add to this, along with polluting more of the environment. There is a high percentage of holiday homes in the area as it is, without adding to it by over-developing Cim. There is a greater need to prioritise housing for local people.

##### Transportation Unit:

The road currently serves a holiday park and a number of houses. I do not believe that traffic generated by a net increase of four units is likely to have a notable impact on the local highway network, on this basis I confirm that the transport unit has no objection to the proposal.

##### Natural Resources Wales:

We have concerns regarding the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, you should seek further information from the applicant regarding designated landscape. If this information is not provided, we would object to this planning application.

##### Re-consultation

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, you should seek further information from the applicant regarding designated landscape. If this information is not provided, we would object to this planning

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application.

Welsh Water:

In our response to the pre-application enquiry, it was noted that it was unlikely that sufficient capacity exists within the public sewerage system to accommodate additional discharges from the proposed development. As such, it has been suggested that either a sewerage pumping station assessment would be required or the developer could consider other options.

Since then, discussions have been held with the developer and although no specific drainage strategy has been submitted, it is deemed reasonable to include a standard condition to agree on an appropriate drainage plan for the site.

Public Protection Unit:

I note that the site will connect to the Welsh Water sewerage system, the applicant will have to ensure that permission is received before development starts.

Demolition work may cause noise and dust problems for nearby residents. It will be necessary to ensure that dust is controlled during demolition and that the applicant has measures in place to control dust if it arises, such as a water bowser.

The applicant should undertake an assessment on the buildings that are going to be demolished to ensure Asbestos is not present. If Asbestos is present, an asbestos assessment will have to be carried out prior to demolition work.

In order to safeguard the area's residents, any demolition and construction work should be undertaken between the hours of 09.00 and 18.00 Monday to Friday, 09.00 and 13.00 on Saturday and not at all on Sunday or Bank Holidays.

Due to the proximity of a historic weapons production and storage site, contamination may affect the land. It is suggested to include a standard condition in order to carry out a desktop investigation to assess the feasible pollution risk on site for the proposed development.

Rights of Way Unit:

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

AONB Unit:

Fferm Cim is located in the rural, coastal area of Bwlchtocyn and in the Area of Outstanding Natural Beauty (AONB). The area is also part of the Llŷn and Bardsey Island Landscape of Outstanding



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Historic Interest. The houses, storage buildings and caravan that are the subject of the application are fairly prominent on the landscape. Right of way number 23 Llanengan is nearby and the site is visible from parts of the National Coast Path.

The three houses in question – namely Cim, Cim Canol and Cim Bach – are attached together. It was probably originally one farmhouse but was extended, converted and divided into three living units. The house(s) is now quite a large building that is lacking in character and it does not contribute much to the local environment. It is also noted that the structural condition of the building is quite poor. Demolition of the existing building would not disrupt the AONB but any new building (buildings) would need to be of a size, layout, design and materials that are in keeping with the area and location. The plans submitted for 3 buildings are of a contemporary appearance with a lot of glazing on the front and rear elevations. Although the uses are potentially suitable it does not appear that the buildings would blend in well with the location in question due to the design (see Policy TP6 of the AONB Management Plan).

Those referred to as "storage buildings" are old agricultural buildings. Many of the buildings are unkempt and demolishing them would be a visual improvement to the area. Again, any buildings that would be constructed to replace these buildings would need to blend into the area and location.

There are some aspects of the development that would benefit the environment such as the *cloddiau*, hedges and trees that are intended to be planted. However, priority should be given to native trees, shrubs and plants.

#### Biodiversity Unit:

Survey findings: There was no trace of bats roosting in any of the buildings and no bats were seen leaving during the survey. Protected species or other protected or distinct habitats were not recorded at the site. Although there was no evidence of bats roosting, there is potential for buildings to contain external roosting features in addition to the roof and they may occasionally be used by bats.

It is therefore advised, as noted in the report, that mitigation measures be taken during demolition works.

There is no potential for roosting bats in the storage buildings and there was no evidence of presence in any of these buildings while investigating. They host nesting birds.

The survey concerned protected species only and no other ecological features such as habitats, reptiles etc. were highlighted. No data research or overall Biodiversity improvements were shown. The

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development is substantial and involves an area measuring 1.7ha.

There is objection to the proposal until a Biodiversity plan is submitted with appropriate features to be included such as the provision of bird nesting habitats.

Land Drainage Unit: Standard response and advice regarding sustainable drainage systems matters.

Licensing Unit: Standard response and advice relating to the need for a separate licence and to ensure that the development is in line with the requirements of legislation relating to caravans.

Archaeological Service: There is a possibility of impact on archaeological remains and an agreement should be reached, through a condition, on an appropriate mitigation programme to ensure that archaeological remains are not lost or destroyed.

Public Consultation: Notices were dispersedly posted on site and nearby sites, an advertisement was placed in the press and nearby residents were informed. The advertising period expired and letters / correspondence were received objecting on the following grounds:

- Inadequate local roads network
- Excess holiday accommodation
- Scale of development/over-development
- Setting a precedent
- Design not fitting with local character/urban design/too modern
- Landscape assessment recognises there would be a significant visual impact from the north
- Will existing caravan storage areas be affected?
- Current use of the site including caravan/storage numbers etc, not in accordance with permissions/breach of planning regulation
- Permission to convert obsolete traditional buildings
- Lack of local infrastructure
- Lack of justification for demolition
- Prominent and sensitive location/harmful visual impact
- An open and elevated location within the AONB and fully visible from the adjacent public footpath

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## 5. Assessment of the material planning considerations:

### The principle of the development

- 5.1 In this case, because there are three elements to the application, it is thought reasonable to consider all three separately to avoid any doubt as to the relevant considerations.
- 5.2 **Cim, Cim Canol, Cim Bach** – these three properties are two-storey buildings located in the western part of the site. As has been proven by granting an application for a lawful use certificate, they are three separate residential houses with no restriction as to their use. The application form identifies them as open market housing and as the use rights of such buildings currently stand, there is no restriction on the right to use them as permanent residential dwellings, second homes or holiday homes to be let within the relevant use class. It is stated that they are intended to be used as holiday units and information has been submitted and evidence is available, that this is the current use. In addition, it will be seen from the planning history, and specifically application C21/0631/39/TC, that comprehensive evidence had been submitted as part of that application including letters from visitors stating that they had used the units since 1991, extensive records showing that the units had been installed as separate holiday units, together with the Community Council's response at the time that the houses were being let to visitors for more than 4 years. The Legal Unit confirmed that the information submitted confirmed that there was sufficient evidence that these buildings had been let to visitors for more than 4 years and based on this, the application was granted.
- 5.3 Therefore, it is reasonable to consider this current application on the basis that the proposal is for a 'like-for-like' development, which is to demolish 3 existing houses and replace them with 3 new houses without any change in the use class of the buildings in question, in accordance with the current situation from the perspective of rights to change within the same use class. Due to the location of these houses in the open countryside, the relevant policy to consider would therefore be policy TAI 13.
- 5.4 Policy TAI 13 of the LDP specifically relates to the reconstruction of housing and sets out a series of criteria that must be complied with (where appropriate) to approve such schemes. The current proposal will be discussed in the context of criteria attached to the policy:
1. Outside development boundaries...,the existing house has a lawful residential use;
- There is no doubt that lawful residential use of the houses remains valid and, therefore, there is no concern in terms of this criterion.
2. The building is not a listed building;
- These existing buildings are not listed buildings.
3. The existing building is of no architectural and/or historical and/or visual special value that would mean it should be retained;
- There are no truly special or unique features to the buildings, they are last century buildings that have been modified over time and are simple in design and scale and convey these type of buildings from the period.
4. Outside development boundaries, it is not possible to retain the existing building through renovation or extension and/or it can be demonstrated that repairing the existing building is not economically feasible;

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A structural survey was submitted by a qualified company as part of the application which confirms that the condition of the buildings is poor. It appears from afar that the buildings appear structurally sound without obvious and significant defects to the condition of the structure and of course, given that the lettings are currently used as holiday units, the current condition is not so defective that no use can be made of them. However, it is quite clear on closer inspection that there are significant defects. It must be recognised that the existing buildings are defective in terms of insulation to current standards and that reconstructing to higher energy efficient standards, would ultimately be better. It is therefore not believed that there is value in preserving the existing building and that sufficient evidence has been submitted to confirm that it would not be economically feasible to renovate or extend it. The proposal therefore meets the requirements of criterion 4.

5. Outside development boundaries, the proposed house does not replace a caravan or a holiday chalet which has lawful residential use;

This part of the proposal does not involve replacing a caravan with a permanent house.

6. Outside the Coastal Change Management Area, a house to be reconstructed should be located within the same footprint as the existing building unless it can be shown that relocating within the curtilage reduces its visual impact and its impact on local amenities;

The new housing would be located over the footprint of the existing buildings.

7. Outside development boundaries, the layout and design of the whole new development should be of a similar scale and size and should not create a visual impact that is significantly greater than the existing dwelling, so that it can be satisfactorily absorbed or integrated into the landscape. In exceptional circumstances, a larger dwelling of good design that does not lead to a substantially greater visual impact than the existing building could be supported;

There would be an increase in the area size of the new houses compared to the existing buildings but, due to the form and layout of the three proposed houses compared to the current layout, in terms of form and appearance they would lead to a significantly larger appearance than the current situation. The proposal, which would be situated in a high and prominent location within the AONB, would affect the local landscape due to its location on its own. In some circumstances, larger dwellings of good design could be supported which does not result in a significantly greater visual impact than the existing building. It is clear that there would be a significant change from the current situation and it cannot be accepted that the proposed design and scale is sufficiently mindful of its location and the context of the site. As a result, it is believed that the proposal as submitted fails to meet the requirements of criterion 7 of the policy (the visual impact is further elaborated in the report).

8. Areas at risk of flooding – Not applicable

9. Building destroyed by accident – Not applicable

10. The new buildings would be built over the footprint of the existing buildings and, therefore, it is inevitable that the existing buildings would need to be demolished to realise the proposal.

11. Due to the site's prominent location and setting within the AONB, it is believed that if the application was acceptable it would be justified to restrict permitted development rights and therefore meet this criterion.

5.5 Therefore, given the above, the Local Planning Authority is satisfied that the principle of the proposal is acceptable in terms of demolishing the existing houses and erecting new houses in their place. However, because of the form and design of the proposed buildings, it fails to meet all



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the criteria of policy TAI 13, specifically criterion 7, the proposal is therefore unacceptable on the basis of policy TAI 13 of the LDP.

- 5.6 **Demolition of existing storage sheds and construction of 4 new holiday units** – the second element to the application is the proposal to demolish existing storage sheds and replace them with 4 new detached two-storey holiday units. It can be seen that there are 4 existing sheds on the site which are approximately 45m away from Cim, Cim Canol and Cim Bach dwellings to the north-east. They are standard buildings for the type of original use they were intended for, namely agricultural and storage use. Although they are relatively large in surface area combined, due to their form and size they are relatively insignificant and are the type of buildings that would be expected to be seen in a rural setting such as this location.
- 5.7 The agent argues that due to the current size and bedspace available in Cim, Cim Canol and Cim Bach, there would be no change in the provision of beds offered on site by combining the number of beds of the three new buildings to replace the three existing houses as well as the 4 new holiday units, which is 48. We do not agree with this argument, as 4 completely new holiday units would change the situation on the site and because the number of beds is not a matter that can be given much weight. The current arrangements of the three houses mean that there is room for 48 at present; this number could reduce or increase if internal re-organisation of the buildings is carried out and there is no guarantee that the 48 are filled with every single booking. Therefore, the element to build 4 new holiday units must be considered as it stands and, therefore, consideration will be given to the requirements of the relevant policy which is policy TWR 2.
- 5.8 Policy TWR 2 permits the development of new permanent serviced or self-serviced holiday accommodation, or the conversion of existing buildings into such accommodation provided the development complies with a series of specific criteria.

3i. In the case of accommodation, which is a new build, that the development is located within a development boundary, or makes use of a suitable previously developed site; - the site is located outside any current development boundary but is a previously developed site. The use of this part of the site has been confirmed through permission granted for a lawful certificate (C17/0595/39/TC) to be used as part of a caravan storage site. The buildings were originally for agricultural use and over time they have changed to storage use linked to the caravan storage element. Although it does not appear there is a specific reference to the building in the certificate application, they have been included within the red line of the area permitted for *"the use of land for storing touring caravans, boats and tractors"* and it can therefore be considered as previously developed land.

3ii. The scale of the proposed development is appropriate given the site, location and/or dwelling in question; - It is not believed that the difference between the scale of the site, i.e. the existing buildings and the proposed is insignificant given the form and appearance of the existing and the proposed. There would be an obvious difference between the scale and form of what exists now and what is being proposed. The proposal, therefore, fails to meet the requirements of this criterion. (the visual impact is discussed further on in the report)

3.iii. That the proposal will not result in a loss of permanent housing stock; - The proposal will not result in a loss of permanent housing stock.

3. iv. It is not believed that the proposal could cause significant harm to the residential character of the area as there are no residential houses directly adjacent to the site, the existing houses are

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dispersed and some distance from the location of the proposed development, and therefore the proposal is not considered contrary to the requirements of criterion iv.

3.v. The development does not lead to an over-concentration of such accommodation in the area; - Paragraph 6.3.67 of the LDP expands on criterion 'v' of the policy and confirms that there are concerns about over-provision of self-serviced accommodation in parts of the Plan area, and this may mean that providers and operators may not receive the income anticipated from what could be presumed to be a significant investment. Obviously, neither national policy nor this policy intends for this policy to lead to an excessive concentration of this type of holiday accommodation in a specific location which could result in businesses failing.

To this end, paragraph 6.3.67 confirms that applicants will need to submit a detailed business plan to show the robustness of the proposed plan, and this would be a means for the Council to assess whether the proposal had a realistic hope of being viable. A Business Plan was not submitted in this case as it is deemed there will be no difference in the number of beds provided. As already noted, we do not agree with this argument and it should also be recognised that the number of units is changing and the type of provision is changing, therefore; this type of information is necessary to explain the background and vision of the proposal and to ensure there is a market for this type of use (paragraph 6.3.67 of the JLDP). No reference is made to specific figures or evidence regarding the established business and what is anticipated and there is no comparison with other established businesses within the area. Consequently, it is not considered that the proposed development meets with the needs of criterion 'v' of policy TWR2 as there are no details regarding the current provision in the local area, analysis and examples of the competition, and an explanation of how the business would compete with them and be able to respond to a demand that cannot currently be satisfied. Therefore, it is not believed that sufficient evidence has been submitted, and on this basis, it is not considered that the proposed development meets with the needs of criterion 'v' of policy TWR 2.

Furthermore, the Supplementary Planning Guidance: Tourist Facilities and Holiday Accommodation (March 2021) notes that favourable consideration should not be given to applications for holiday accommodation when 15% or more of the housing stock is in holiday use (including second homes and dedicated holiday accommodation). In accordance with Council Tax figures (01/07/24), the figure of second homes and holiday accommodation in the Llanengan Community Council is 48.1%, therefore the numbers within the Community Council area are substantially higher than the 15% threshold noted in the SPG.

5.9 In accordance with the guidance included in the SPG, as there are 48.1% second homes/holiday accommodation in the Llanengan Community Council area the threshold in terms of numbers of second homes has been significantly surpassed. Therefore, it is considered that the proposal does not comply with this element of the relevant SPG or criterion v of policy TWR 2.

5.10 **Relocating a holiday caravan** - Policy TWR 3 approves proposals to improve existing static and chalet sites within the AONB by relocating units from prominent settings to less prominent locations. The caravan is currently located between existing buildings and although visible from some directions, the buildings that surround it reduce its visual impact. The proposal involves relocating the caravan to the eastern side of the site above the row of proposed new holiday units. The caravan is on a smaller scale than the holiday units and will be screened from the west, however it is considered that the site is much more open than the current situation and it will not be in a less prominent location. Therefore it is considered that the proposal is contrary to criterion 3 of policy TWR 3. Policy TWR 3 also asks for the proposal to be suitable in the context of other policies in the plan. Given that redeveloping the entire site is not supported, this element is not approved under policy TWR 3 either.

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## Visual amenities

- 5.11 The location of the site is prominent within a relatively open area and is entirely visible from the public footpath which is also part of the nearby Wales Coast Path. The existing buildings of Cim, Cim Canol and Cim Bach are houses, although now 3 separate units in terms of use and despite the changes made over the years, which appear as a single farmhouse, especially from a distance, which can be expected in the countryside. It seems that this was the original use, namely a single farmhouse. It now gives the impression of a rather large building with no character that does not contribute to the local environment to any specific extent. Demolishing the existing building would not be a loss in appearance however, any new building or buildings must be of a size, layout, design and materials that are in keeping with the area and location.
- 5.12 The submitted plans show 3 buildings of a contemporary and urban appearance with stand-out elements of mainly glazing on the front and rear elevations. Although the uses are potentially suitable it does not appear that the buildings would blend in well with the location due to the layout, form and design which appear as three new detached houses. It is considered that this visual impact is significantly different to the existing situation that would cause a harmful visual impact on the local landscape.
- 5.13 Similarly, the storage buildings that are to be demolished are considered to be practical and up to standard for what is deemed to be their original use, namely agriculture. Nevertheless, they do not make a contribution of significant value to the appearance of the local area and therefore losing them would be of no concern. However, the proposal for their replacement would change the appearance significantly and introduce an urban and alien appearance to the site. The 4 holiday units are detached two-storey buildings that are not in keeping and do not reflect elevations that would be more suitable for a site like this in the countryside, namely a design that would blend in with what is considered a traditional outbuilding appearance. There is an example of this nearby with a series of stone buildings that have been granted permission to be converted to holiday units.
- 5.14 From the observations received, we see that the AONB unit has some concern about aspects of the proposal. Nevertheless more comprehensive observations were received from NRW in its role as a statutory consultee which provides advice on applications that are likely to affect the purposes of National Parks or Areas of Outstanding Natural Beauty.
- 5.15 Despite the information submitted in the form of a Landscape Visual Impact Assessment, it is apparent that the situation would change when comparing the existing situation with the proposal. In response to concerns highlighted by NRW, an update and/or additions have been included in the landscape assessment and it is argued that the impact especially from broader locations is likely to be an improvement given the site's existing elevations and the proposed landscape would be an improvement to the nearby area also. What is also striking from the assessment is that it recognises that the development would be prominent from the public footpath and by implementing the development there would be a significant visual change in the landscape especially when viewing it from the north.
- 5.16 Due to concerns highlighted in NRW's original observations, additions were made to the visual assessment. In their response to the latest changes, NRW continues with its concerns due to the lack of information to support the proposal and therefore has stated that unless it receives further information it will object to the Planning application. It highlights the defects in the latest

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assessment and suggests where the information could be improved or at least elaborated especially the sections that are defective in NRW's opinion.

- 5.17 However, it is obvious there are fundamental concerns about the proposal in its submitted form as it does not convey the general agricultural character of the site and its context. NRW goes on to note that the new buildings would have an urban form and character that would not blend into the rural character and would be visible against the skyline when looking at the site from the nearby public footpath/coastal path. There would not be a realistic option of reducing or mitigating the impact by including landscaping measures and this is confirmed within a photomontage that has been submitted.
- 5.18 The Local Planning Authority reiterates this opinion and notes that the proposal as submitted is not considerate enough of the site and the context of its location. The advice in TAN 12 refers to matters such as external appearance and design noting *"this means the aspects of a building or place within the development which determine the visual impression of the building or place makes, including external built form of the development, its architecture, materials, decoration, lighting, colour and texture."* It must be borne in mind that the main objective of the AONB designation is to protect and enhance the natural beauty of the landscape. It is crucial that any development schemes that affect the AONB or its setting favours safeguarding the area's natural beauty.
- 5.19 It is not believed that the proposal can be approved without entirely reconsidering the layout, form and design of the buildings and therefore it is not believed that the proposal as submitted is acceptable and is therefore contrary to the relevant requirements of criterion 7 of policy TAI 13, criterion 3ii of policy TWR 2, criteria 1, 2 and 3 of policy PCYFF 3 along with section 2.6 of Technical Advice Note 12: Design which notes that design which is inappropriate in its context, or which fails to grasp opportunities to enhance the character, quality and function of an area, should not be accepted, as these have detrimental effects on existing communities. Nor is it considered that the scheme would protect or enhance the AONB and it is not considered that any economic benefit resulting from the scheme (which has not been established in the absence of a business plan) would outweigh the harm to the landscape and is therefore contrary to policy PS19.

### **General and residential amenities**

- 5.20 As already noted, the site is not within an established residential area and therefore it is not believed there would be an apparent harmful impact on local residential amenities. It is acknowledged that the current use of the main buildings is for holiday units and that the use of an extensive part of the site is linked to storing caravans and therefore it is believed there is already an element of disruption in relation to these uses. The proposed application would not change the situation to a significantly detrimental extent and therefore it is not believed that it would be contrary to the relevant requirements of PCYFF 2 which relates to this specific consideration.

### **Transport and access matters**

- 5.21 In their response to the public consultation, the Transportation Unit confirms that it is not of the opinion that the traffic generated by a net increase of four units is likely to have a notable impact on the local roads network. That is, the current use is established on the site and there would be a relatively small increase as a result of the proposal given the proposed use and the existing use.
- 5.22 It is acknowledged that the area's public roads are narrow and there is pressure in terms of use during busy times. However, having considered the proposed change in numbers along with the



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observations and the guidance of the Transport Unit, it is not believed that the proposal is entirely unacceptable on the basis of this element and that it is in accordance with the relevant requirements of policies PS 14, TRA 2 and TRA 4.

### **Language Matters**

- 5.23 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 along with Technical Advice Note 20. The Supplementary Planning Guidance (SPG) 'Maintaining and Creating Distinctive and Sustainable Communities' (adopted July 2019), provides further guidance on how it is expected for Welsh language considerations to be incorporated in each relevant development. 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 LDP and Diagram 5 of the SPG.
- 5.24 It does not appear that the proposal reaches the threshold where it is mandatory to submit a Welsh Language Statement, however consideration has been given to the Welsh language when drawing up the proposal as can be seen in the Planning Statement submitted with the application. It notes that the development would be run by a local family business which already operates a number of sites across the area and employs local Welsh speakers. They use local contractors and it is intended to continue with this in order to protect local jobs and to enable these workers to remain in their own area.

### **Biodiversity matters**

- 5.25 No evidence was found of bats roosting in any of the building and no bats were seen leaving the buildings during the dusk survey. No protected species or notable habitats were seen on the site. Nevertheless, there is potential for such buildings to be used and therefore should the application be acceptable in all other aspects, it would be reasonable to include a condition to ensure that the recommendations of the ecological report are followed and that suitable improvements are submitted and agreed.
- 5.26 As the competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended), Cyngor Gwynedd, before deciding to give consent for a project which is likely to have a significant effect on a Special Area of Conservation (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 and that those proposals will not lead to a detrimental impact on the SAC.
- 5.27 The Biodiversity Unit confirms that the development would not lead to the loss of habitats related to the Special Area of Conservations (SAC) or other protected areas nor would it affect the species related to these sites. It is therefore accepted that the proposal is acceptable and in accordance with the relevant requirements of Policies PS 19 and AMG 5.

### **Archaeological Matters**

- 5.28 It can be seen from the Archaeology Service's response there is potential for archaeological features on the land. The Archaeological Service suggests including standard conditions to carry

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out a further inspection of the site. It is believed that including standard conditions to ensure that the appropriate inspection is held is entirely reasonable in this case, and therefore, it is believed that the relevant requirements of policies PS 20 and AT 4 are met.

### **Response to the public consultation**

- 5.29 It is acknowledged that objections have been received to this proposal and it is considered that all relevant planning matters have been given appropriate consideration as part of the above assessment. A decision is made based on a full consideration of all the material planning considerations including the relevant observations received during the public consultation and that no one was let down when considering this application.

### **Any other considerations**

- 5.30 It is believed that the site's specific form and layout must be considered in the context of development and seek a proposal that is uniquely tailored to the site rather than a standard proposal. No rationale has been submitted to sufficiently discuss why this proposal is the best for the site, for instance, it is not known whether any other options were considered before arriving at this final plan.
- 5.31 Also, although it is not a statutory requirement, no pre-application enquiry was submitted to obtain the opinion of the Planning Authority about the proposal; there would have been an opportunity to discuss concerns before submitting an application if an enquiry had been made. TAN 12 notes that *"a multi-disciplined collaborative approach and a shared ambition for quality are important in delivering good design and should be evident at each stage of the design process. This is best achieved by ensuring the continuous involvement of professionals providing expert advice such as: planners; architects.....and others. Engaging those who procure, promote and finance development early on in the process is essential to assist a shared commitment to design quality....Local planning authorities should also help applicants and potential applicants to respond effectively to the planning and design process, through an advisory as well as a regulatory role....."*

## **6. Conclusions:**

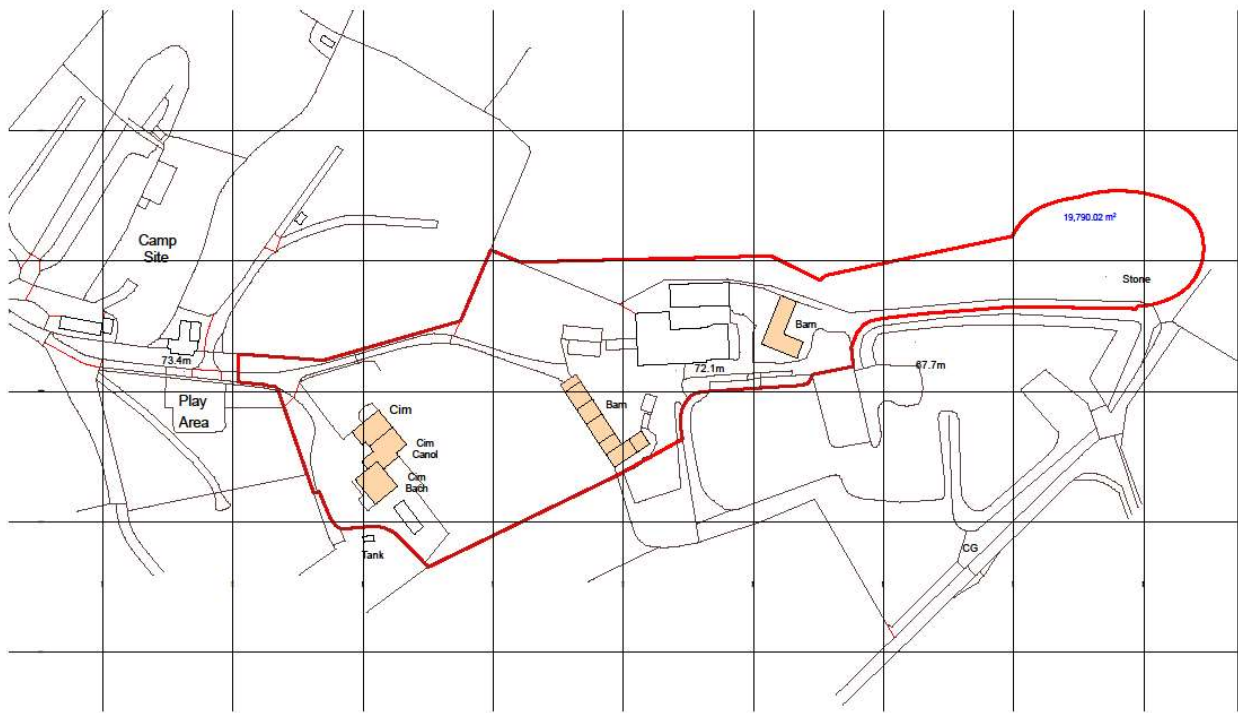
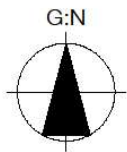
- 6.1 Having considered the above and all the relevant planning matters including local and national policies and guidance, as well as the observations received and the additional information submitted by the agent, it is believed that this proposal is unacceptable in the form submitted, as it fails to satisfy the requirements of the relevant policies and guidance as noted above.

## **7. Recommendation:**

- 7.1 To refuse the application for the following reasons:
1. It is not considered that the design of the proposal, in terms of layout, scale and appearance adds to enhancing the character and appearance of the site context neither does it fully integrate within the context of the adjacent rural area nor its prominent location in the landscape. It also fails to protect and improve the natural beauty of the landscape of outstanding natural beauty. The proposal is, therefore, contrary to the requirements of criterion 7 of policy TAI 13, criterion 3ii of policy TWR 2, criteria 1, 2 and 3 of policy PCYFF 3 and policy PS 19 of the Anglesey and Gwynedd Local Development Plan, 2018 along with relevant advice provided in section 2.6 of Technical Advice Note 12: Design, which notes that design which is inappropriate in its context, or which fails to grasp opportunities to enhance the character, quality and function of an area, should not be accepted, as these have detrimental effects on existing communities.

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2. The element of the proposal to construct 4 new holiday units on this site as part of this proposal is considered unacceptable as there is an excess of this type of accommodation in the local area and no Business Plan was submitted to support the proposal. Specifically, no information/evidence was provided regarding the current provision of this type of accommodation within the local area, no detailed analysis of the local market is given nor a strategy showing how the development would compete with established enterprises. A high number of holiday accommodation or a concentration of holiday accommodation in a specific area can have a detrimental impact on the social fabric of those communities with the Supplementary Planning Guidance: Tourism accommodation and facilities clearly stating that favourable consideration should not be given to applications for holiday accommodation if 15% or more of the housing stock is in use for holiday purposes. Current figures note that there are 48.1% of second homes and Holiday units within the Llanengan Community Council area (01/07/24), it is therefore considered that the proposal is contrary to the requirements of criteria 3v of Policy TWR 2 of the Gwynedd and Anglesey Joint Local Development Plan 2011-2026 and the requirements of the Supplementary Planning Guidance: Tourism Accommodation and Facilities (2021).
3. It is considered that the proposal to relocate the static holiday caravan is contrary to policy TWR 3 as it will not be located in a less prominent location.



01

Site OS Plan

1:1250

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M-G Parc, Parc Gwyddonol Mene, Gwynedd, Anglesey, LL52 6AG

t: 01248 717230 e: office@wmdesign.co.uk w: www.wmdesign.co.uk

**CIAT**

Cim Farm Project - Cim House  
Bwlchtocyn,  
Abersoch, Gwynedd

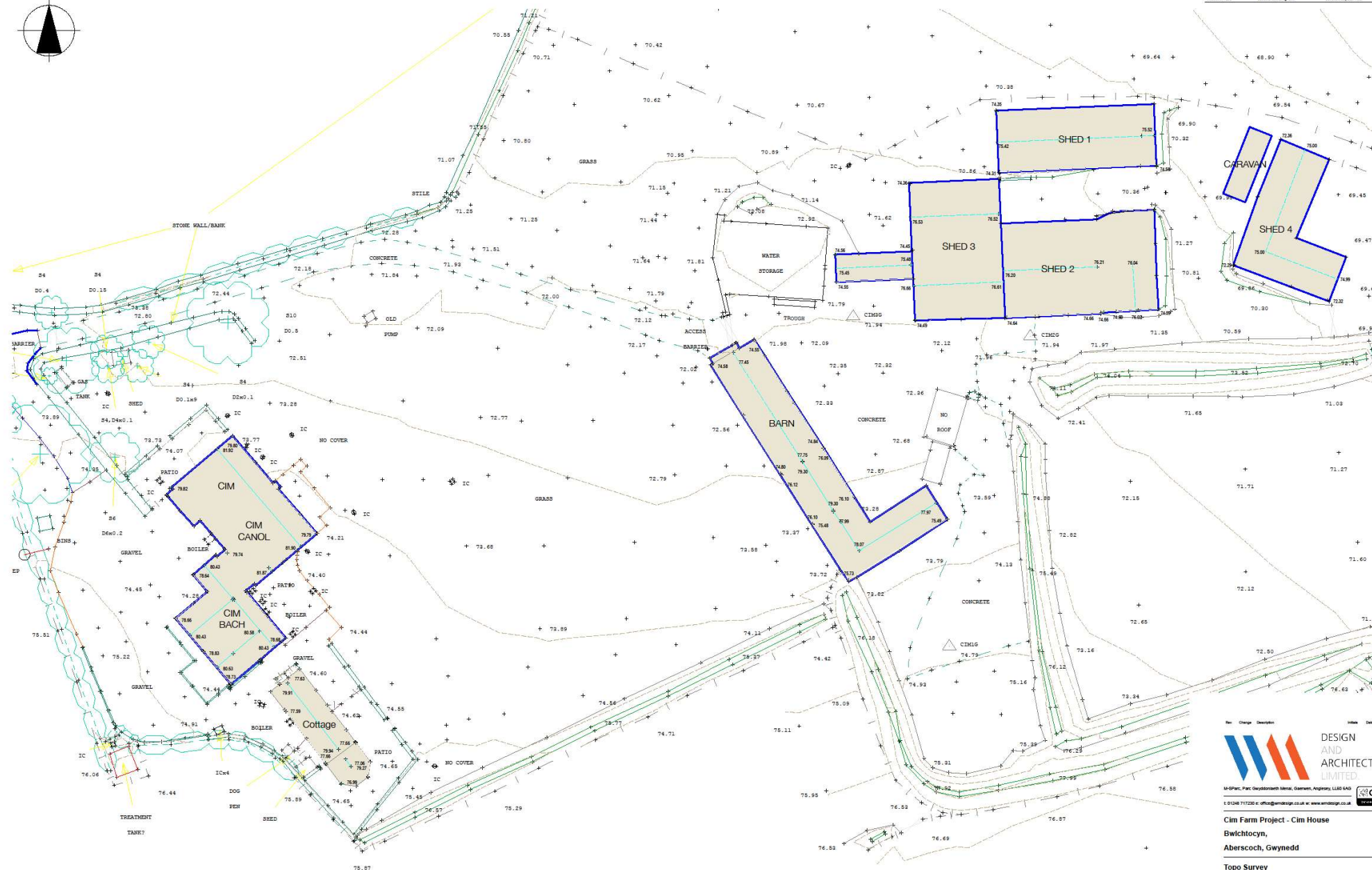
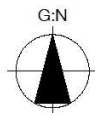
Site OS Plan

Elements Band & Gravel Ltd		Date	
project	drawing status	date	
SH1878	Preliminary	11/06/2023	
originator	scale @ A2	number	rev
AW	1:1250	A-00-01	

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M-SPARC, Parc Gwyddonlath Menni, Garmen, Anglesey, LL54 6AD

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 CIAT

Cim Farm Project - Cim House  
Bwlchtocyn,  
Aberscoch, Gwynedd

### Topo Survey

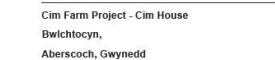
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originator	scale @ A1	number	rev

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project	drawing status	date	
BH1878	Preliminary	11/06/2023	
originator	scale @ A1	number	rev
AW	1:240	A.00.06	

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04/08/23  
DERBYN - Cynllunio Cynghor Gwynedd



1 Front Elevation 1:100



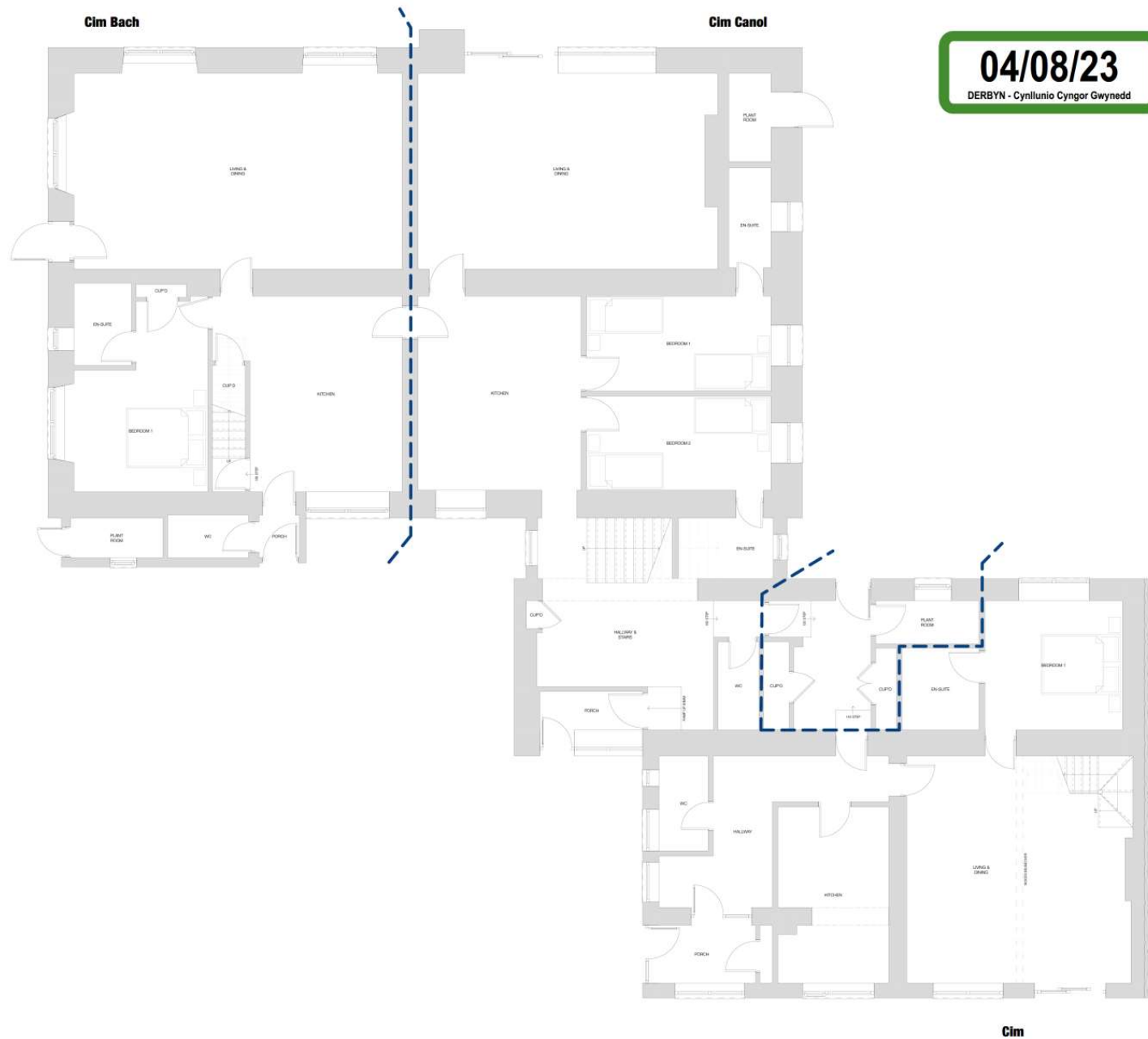
4 Side 2 Elevation 1:100



3 Side Elevation 1:100



2 Rear Elevation 1:100



04/08/23  
DERBYN - Cynllunio Cyngr Gwynedd

Notes and Comments Information Box  
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Consultant Name: Mark Jones  
Mark Jones Consulting Ltd  
Mark Jones Consulting Ltd

Rev: Change Description Initials Date

**DESIGN AND ARCHITECTURE LIMITED**

M-Plan, Plan: Gwynedd's Menai, Gwynedd, Anglesey, LL55 6AG

01248 717230 e: office@markjones.co.uk w: www.markjones.co.uk

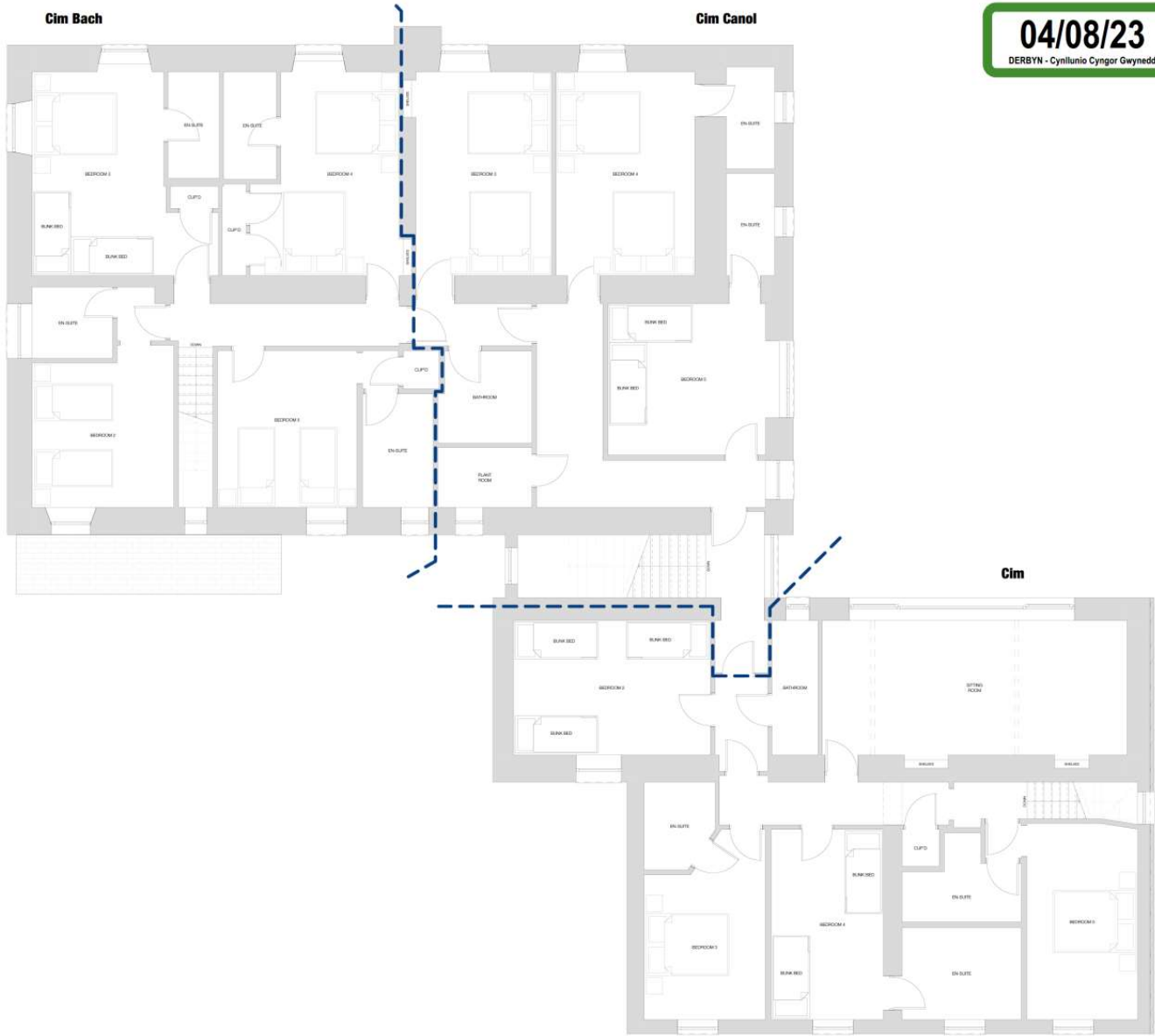
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**Cim Farm Project - Cim House**  
Bwlchtocyn,  
Abersoch, Gwynedd

**Existing Ground Floor**

Element	Band A Ground 1st
Project	Existing 1st Floor
Client	DERBYN
SH1479	Preliminary
Originator	Scale @ A1
Rev	1:50

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04/08/23  
DERBYN - Cynllunio Cyngor Gwynedd

Drawn: [Name] / Checked: [Name] / Date: 04/08/23  
Project: [Name] / Drawing No: [Name] / Rev: [Name]

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CIAT

Cim Farm Project - Cim House  
Bwlchtocyn,  
Aberscoch, Gwynedd

Existing First Floor			
Drawn	Checked	Date	Rev
04/08/23	04/08/23	04/08/23	04/08/23
04/08/23	04/08/23	04/08/23	04/08/23





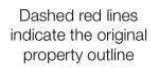


Cim Farm Project - Cim House  
Bwlchtocyn,  
Abersoch, Gwynedd

### Proposed Ground Floor Plan - Cim House

Dietrich Sand & Gravel, Inc.			
projid	drawing status	date	
<PRJ_REF>	Planning	03/05/2023	
ingrad	scale @ A1	number	rev

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Dashed red lines  
indicate the original  
property outline

04/08/23  
 DERBY - Cynllunio Cynghor Gwynedd



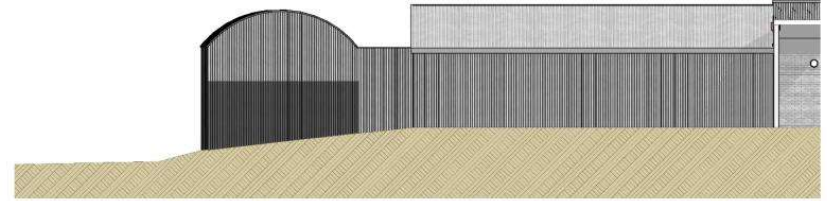
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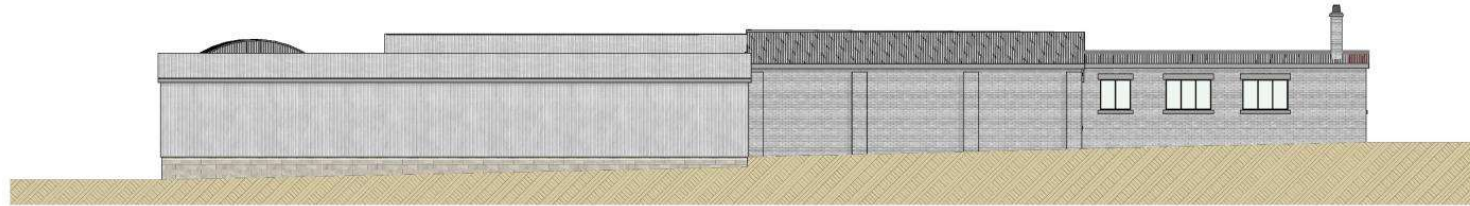
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E-07 Elevation Shed 1 & 2 1:100



E-11 Elevation Shed 4 1:100



7 Elevation Shed 1 & 3 1:100

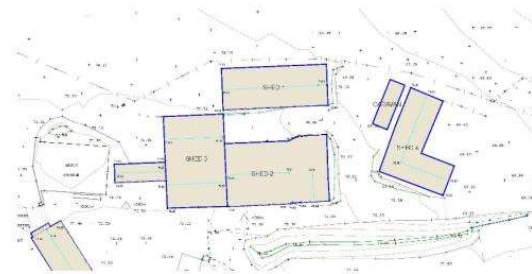
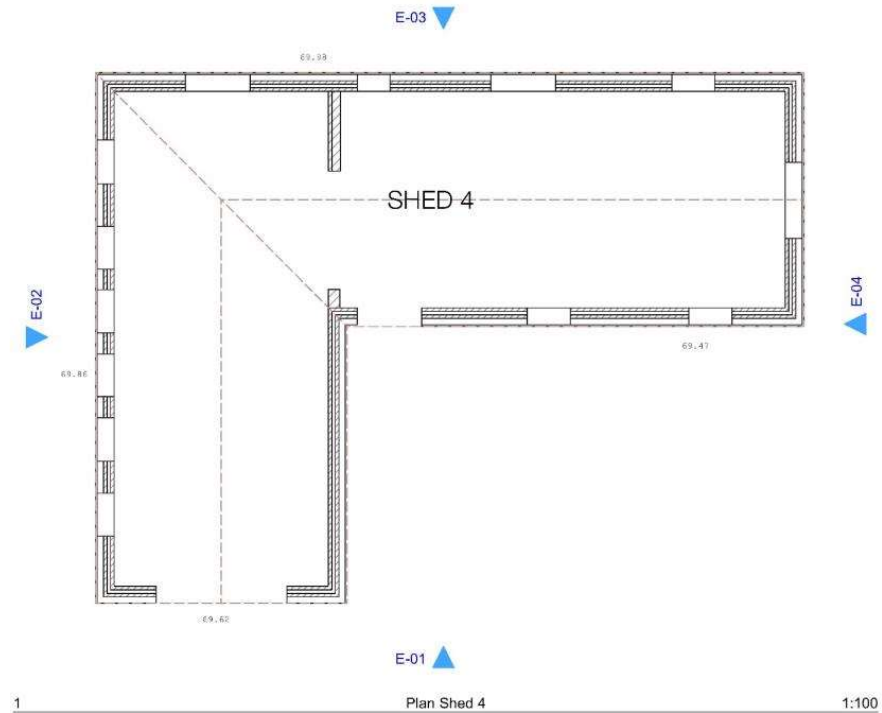
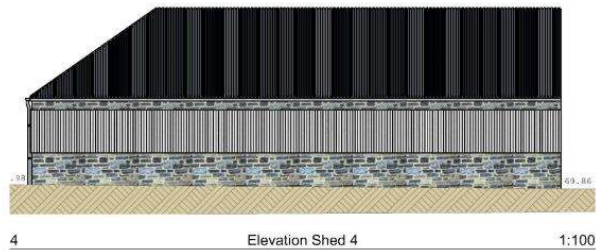
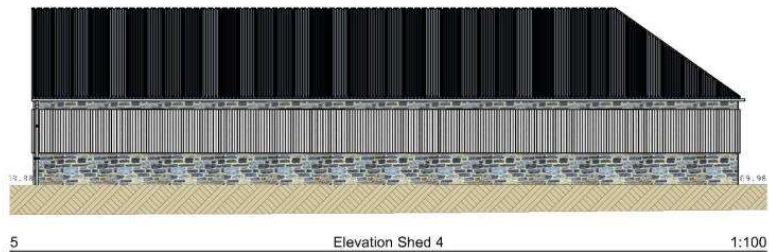


E-09 Elevation Shed 2 & 3 1:100



E-10 Elevation Shed 1 & 2 1:100





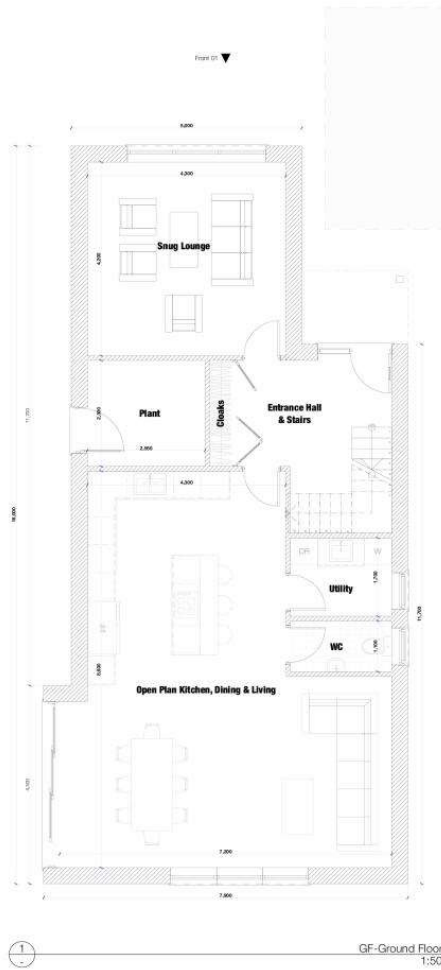




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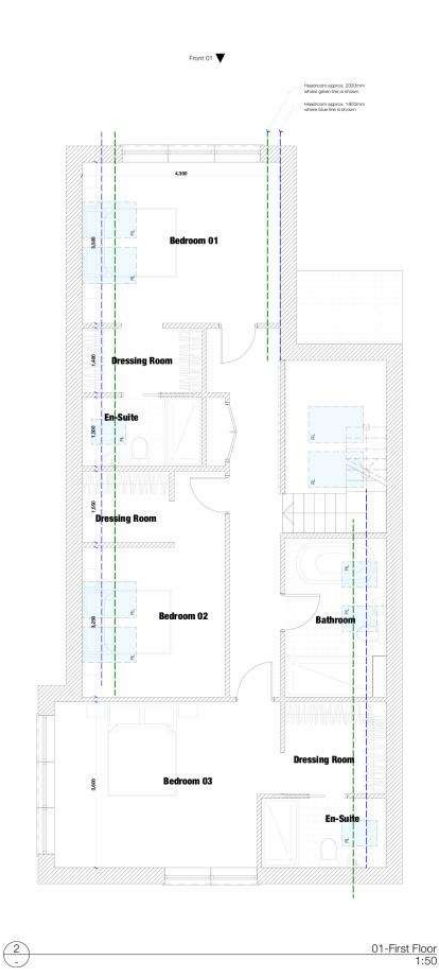
DERBYN - Cynllunio Cynghor Gwynedd

Cottage 01



GF-Ground Floor  
1:50

Cottage 01



01-First Floor  
1:50



3  
Front 01 Elevation  
1:100



4  
Rear 01 Elevation  
1:100



5  
East 01 Elevation  
1:100



6  
West 01 Elevation  
1:100

Each wall and structural element for  
in addition to the requirements already associated with the type of work detailed on the drawing, the use of the  
shown. It is intended that all works on the drawing will be carried out to a completed standard, unless  
otherwise stated in an appropriate detail or schedule.

Materials Schedule

- Roofs** - Natural stone roofing with composite UPVC batten and gutters.
- Rainwater goods** - London Roadline powder coated steel system.
- External walls** - Locally sourced facing stone walling to feature natural, natural stone wall or facing cladding, white and light grey through coloured render.
- Doors & windows** - High performance Alu or Alu Finish composite window system, medium grey.
- Rooflights** - Velux or Velux Mono rooflights to first floor areas.



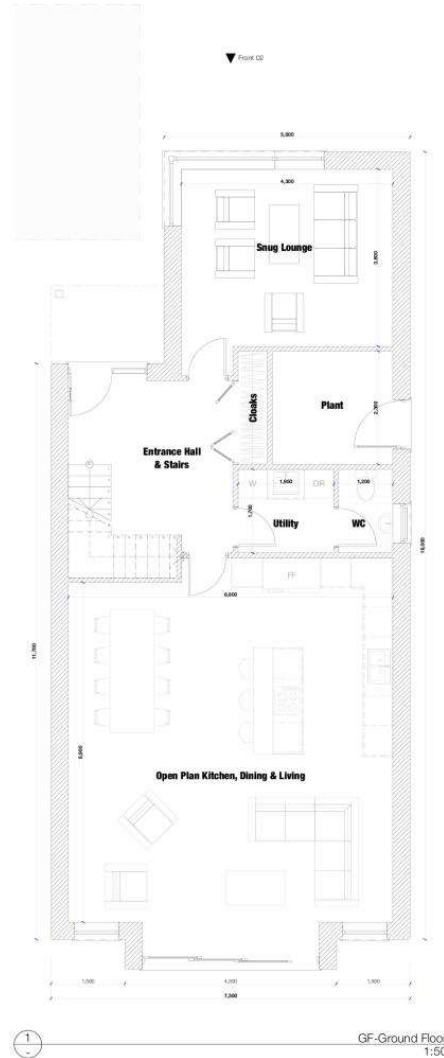
Cim Farm Project - Holiday Cottages  
Bwlchtocyn,  
Abersoch, Gwynedd

Proposed Cottage 01			
Elements Served & Ground Air			
PROJECT	DRAWING STATUS	DATE	
DATE	PLANNING	2023/2023	
DATE	CONTRACT	2023/2023	
DATE	CONTRACT	2023/2023	
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04/08/23

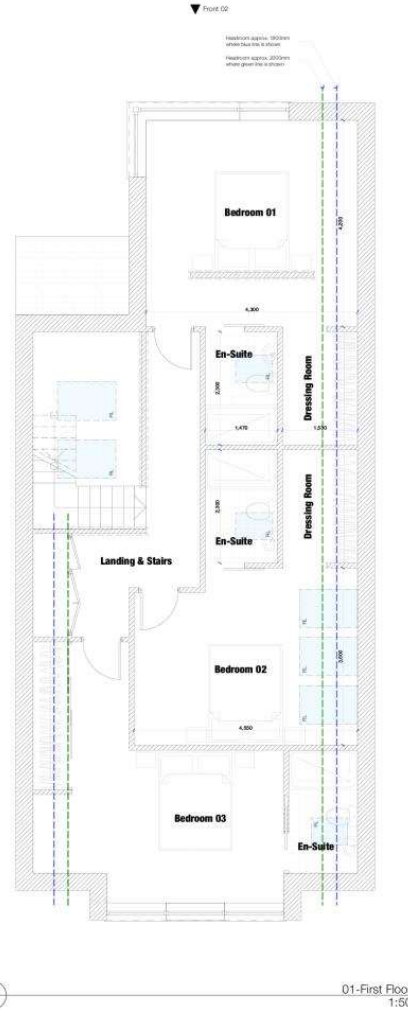
DERBYN - Cynllunio Cyngor Gwynedd

Cottage 02



GF-Ground Floor  
1:50

Cottage 02



01-First Floor  
1:50



Front 02 Elevation  
1:100



Rear 02 Elevation  
1:100



East 02 Elevation  
1:100



West 02 Elevation  
1:100

Safe Health and Domestic Information  
In addition to the health and safety information provided on this drawing, the user of the drawing is advised that all work on this drawing will be carried out by a competent contractor, subject to the approval of the relevant authority.

#### Materials Schedule

- Roofs** - Natural slate roofing with composite UPVC fascias and soffits
- Rainwater goods** - Lixisid Plastic powder coated steel system
- External walls** - Locally sourced facing stone walling to feature locally sourced Welsh sand or Anjou chert, white and light grey through coloured render
- Doors & windows** - High performance Alu or Alu-Timber composite window systems, medium grey
- Rooflights** - Velux or Velux Varius rooflights to first floor areas



Cim Farm Project - Holiday Cottages  
Bwlchtocyn,  
Abersoch, Gwynedd

Revisions		Drawings		Status	
No.	Changes	Description	Initials	Date	
1	01/08/23	01/08/23	01/08/23	01/08/23	01/08/23
2	01/08/23	01/08/23	01/08/23	01/08/23	01/08/23
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10	01/08/23	01/08/23	01/08/23	01/08/23	01/08/23



**View representative of VP4:** View from public footpath looking south



Cim Holiday Cottages, Bwlchtocyn

Figure 08

Viewpoint Photographs

Viewpoint Number: 04

Lense Focal Length: 50mm

Direction: South



**Visualisation representative of VP4:** View from public footpath looking south



Cim Holiday Cottages, Bwlchtocyn

Figure 08

Viewpoint Photographs

Viewpoint Number: 04

Lense Focal Length: 50mm

Direction: South

**View representative of VP11 :** View from Wales Coast Path looking South



Cim holiday Cottages,Bwlchtocyn

Figure 15

Viewpoint Photographs

Viewpoint Number: 11

Lense Focal Length: 50mm

Direction: south



**Visualisation representative of VP11 : View from Wales Coast Path looking South**



Cim holiday Cottages,Bwlchto cyn

Figure 15

Viewpoint Photographs

Viewpoint Number: 11

Lense Focal Length: 50mm

Direction: south















