



# Complete Agenda

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

Meeting

## **PLANNING COMMITTEE**

Date and Time

**1.00 pm, MONDAY, 14TH JULY, 2025**

**\*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 Dafydd Orwig, Council Offices, Caernarfon LL55 1SH  
and Virtually via Zoom**

Contact Point

**Lowri Haf Evans**

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(DISTRIBUTED 04/07/25)

## **PLANNING COMMITTEE**

### **MEMBERSHIP (15)**

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

##### **Councillors**

Elwyn Edwards  
Elin Hywel  
Olaf Cai Larsen  
Gareth A Roberts  
John Pughe

Delyth Lloyd Griffiths  
Gareth Tudor Jones  
Edgar Wyn Owen  
Huw Rowlands  
Berwyn Parry Jones

#### **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 - 11

The Chairman shall propose that the minutes of the previous meeting of this committee, held on, 16<sup>th</sup> June 2025, be signed as a true record.

### 5. PROPOSAL TO CREATE A PUBLIC FOOTPATH IN THE COMMUNITY OF LLANYSTUMDWY UNDER SECTION 26 OF THE HIGHWAYS ACT 1980

12 - 18

Proposal to create a Public Footpath in the Community of Llanystumdwy under Section 26 of the Highways Act 1980, over a parcel of land that is part of a private property called Fferm Afonwen, Glanllynnau and Tŷ'n Morfa to facilitate the Wales Coast Path Project and the interests of the area's residents.

### 6. PLANNING APPLICATIONS

To submit the report of the Head of Environment Department.

#### 5.1. APPLICATION NO C23/0673/45/AM LAND OFF CAERNARFON ROAD, EASTERN PLOT, PWLLHELI, LL53 5LF

19 - 50

Erection of residential dwelling houses including access

LOCAL MEMBER: Councillor Elin Hywel

[Link to relevant background documents](#)

#### 5.2 APPLICATION NO C23/0671/45/AM LAND OFF CAERNARFON ROAD, WESTERN PLOT, PWLLHELI, LL53 5LF

51 - 91

Erection of residential dwelling houses including access

LOCAL MEMBER: Councillor Elin Hywel

[Link to relevant background documents](#)

**5.3. APPLICATION NO C25/0186/11/LL HALIFAX, 243 - 245 STRYD FAWR, BANGOR, GWYNEDD, LL57 1PA 92 - 108**

Proposed development for the change the use of an existing property to form 13no. self-contained residential flats (C3 use) along the lower ground floor, ground floor, first, second and third floor. The proposal also seek to retain an element of commercial floor area on the ground floor to be put forward for (A1) retail purposes.

LOCAL MEMBERS: Councillors Dylan Fernley and Nigel Pickavance

[Link to relevant background documents](#)

**5.4. APPLICATION NO C22/0579/03/LL GWYLFA GARAGE FFORDD MANOD, MANOD, BLAENAU FFESTINIOG, GWYNEDD, LL41 4AR 109 - 149**

Construction of 8 dwellings (use class C3)

LOCAL MEMBER: Councillor Geraint Parry

[Link to relevant background documents](#)

**5.5. APPLICATION NO C24/0804/03/DT GLAN DWYRYD PENCEFN, TANYGRISIAU, BLAENAU FFESTINIOG, GWYNEDD, LL41 4BW 150 - 164**

Proposed siting of a twin lodge as an annex with decking

LOCAL MEMBER: Councillor Elfed Wyn ap Elwyn

[Link to relevant background documents](#)

**5.6. APPLICATION NO C25/0008/39/LL BERTH DDU CARAVAN PARK, BWLCHTOCYN, PWLLHELI, GWYNEDD, LL53 7BY 165 - 189**

Increase in the number of caravans to a total of 15 touring units, construction of a toilet/ shower block, landscaping, and associated works.

LOCAL MEMBER: Councillor John Brynmor Hughes

[Link to relevant background documents](#)

**5.7. APPLICATION NO C25/0361/30/LL AEL Y BRYN, RHIW, PWLLHELI, GWYNEDD, LL53 8AG 190 - 210**

Full application for the demolition of the existing dwelling (C3) and garage and replacement with a 3-bed dwelling property (C3)

LOCAL MEMBER: Councillor Gareth Williams

[Link to relevant background documents](#)

**5.8 APPLICATION NO C25/0204/41/LL LAND ADJ. MAES LLWYD, 211 - 233  
LLANYSTUMDWY, LL52 0SQ**

Proposed erection of 5 affordable dwellings, including works to form an internal access road, hard and soft landscaping and associated drainage provisions on land adjoining Maes Llwyd, Llanystumdwy.

LOCAL MEMBER: Councillor Rhys Tudur

[Link to relevant background documents](#)

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## PLANNING COMMITTEE 16 June 2025

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### **Attendance**

Chair: Cllr Elwyn Edwards

Vice-chair: Cllr Huw Rowlands

### **Councillors:**

Delyth Lloyd Griffiths, Louise Hughes, Elin Hywel, Anne Lloyd Jones, Berwyn Parry Jones, Gareth T. Jones, Edgar Owen, Gareth Coj Parry and Gruffydd Williams.

### **Officers:**

Iwan Evans (Head of Legal Services - Monitoring Officer), Gareth Jones (Head of Planning and Environment), Keira Sweeney (Planning Manager) and Lowri Haf Evans (Democracy Services Officer).

### **Others invited:**

Councillor Elfed Wyn ap Elwyn (Local Member)

### **1. APOLOGIES**

Apologies were received from Cllr Cai Larsen and Cllr Gareth A. Roberts

### **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 Elfed Wyn ap Elwyn (not a member of this Planning Committee), in relation to item 5.2 (C19/0154/03/LL) on the agenda

### **3. URGENT ITEMS**

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

### **4. MINUTES**

The Chair accepted the minutes of the previous meeting of this committee held on 19 May 2025 as a true record.

### **5. PLANNING APPLICATIONS**

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

#### **5.1 APPLICATION NUMBER C22/0585/22/LL**

**Land near Oxtan Villa, Ffordd Haeam Bach, Penygroes, LL54 6NY**

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

- a) The Planning Manager highlighted that this was a full application for the erection of one affordable two-bedroom house with access and parking on a site situated within an agricultural field on the outskirts of Penygroes.

It was explained that a decision on the application, at the January 2024 committee, had been deferred in order to receive written evidence of the applicant's position with Tai Teg, together with confirmation that the applicant was eligible for a self-built affordable house. It was added that the deferral had been a fair opportunity for the applicant to also consider reducing the size of the house's surface area and the size of the plot.

It was reported that several attempts had been made by officers to seek information, but there had been no progress with the request. With almost a year and a half having elapsed, it was decided to bring the application back to committee for a decision.

The reasons for refusal were highlighted, explaining that one reason related to the location of the site - a site which was located on the outskirts and outside the development boundary of the village of Penygroes. It was noted that with the development boundary located on the boundary of the Glaslyn property with a public footpath situated between the Glaslyn property and the application site, this meant that the site did not adjoin the development boundary and therefore failed to comply with the requirements of the TAI 16 policy as an exception site for an affordable unit. In addition, this meant that the site was in the open countryside, with no justification or need proved.

The reason for refusal was cited, relating to the size of the property and the curtilage which was too large to enable the property to be affordable in the future and comply with the scale of development density. It was added, again, that the local need for a self-built affordable house had not been proved.

It was considered that the applicant had had sufficient time to modify the application and despite the attempts of officers to receive information, it was reported that there had been no progress.

The officers recommended that the application be refused.

- b) It was proposed and seconded to refuse the application.
- c) During the ensuing discussion, the following observations were made by Members:
- The application was submitted to the Committee at the Local Member's request, but the Local Member was not present
  - The site was outside the development boundary
  - Tai Teg had refused the application
  - This was the third time the application has been discussed at the committee
  - A request for information had been made, but there was no change in the situation
  - Consistency needed to be ensured
  - There was a lack of contact from the applicant
  
  - In the context of size – was it really bigger than an affordable house? Local people didn't want to live in boxes!
  - The site seemed to 'adjoin' the boundary and was close to other houses
  - Insufficient evidence not to approve

In response to a question about a specific reason for the delay, the Planning Manager noted that initial meetings had been held with the agent, but no information had been received despite the promises. It was added that Tai Teg had also contacted the applicant directly to discuss the justification for the need, but again, no response had been received.

In response to the comments, the Assistant Head noted that eighteen months ago the committee had asked the applicant for more information but as no information had been received, the recommendation was to refuse. He added that when considering the size, consideration had to be given to whether it was 'affordable in perpetuity' and from the point of view of plot size, that there was sufficient space for three dwellings. He noted that since no evidence had been presented, the application was contrary to local and national policies.

**RESOLVED: To refuse the application**

**Reasons:**

- 1. The proposal is not appropriate as a logical extension to the settlement because of its location and the current boundaries that separate the settlement from the countryside in this location. The development is therefore contrary to the requirements of policies PCYFF 1, TAI 15 and 16 of the Gwynedd and Anglesey Joint Local Development Plan 2011-2026 and the Supplementary Planning Guidance: Affordable Housing which ensure suitable affordable housing developments as an exception on the peripheries of development boundaries.**
- 2. The local need for a self-built affordable house has not been proved. The size of the proposed property and curtilage is too large to enable the property to be affordable in the future and comply with the scale of development density. The development is therefore contrary to the requirements of policies TAI 15, TAI 16 and PCYFF 2 of the Gwynedd and Anglesey Joint Local Development Plan 2011-2026 and the Supplementary Planning Guidance: Affordable Housing which ensure development on an acceptable scale which would be affordable in future.**
- 3. The development is tantamount to erecting a new house in open countryside without any justification and is contrary to the requirements of policies PCYFF 1 and paragraph 6.4.36 of the Gwynedd and Anglesey Joint Local Development Plan 2011-2026 and Technical Advice Note 6: Planning for sustainable rural communities.**

**5.2 APPLICATION NUMBER C19/0154/03/LL**  
**Market Hall, Church Street, Blaenau Ffestiniog, LL41 3HP**

Conversion of building into 14 flats

- a) The Planning Manager highlighted that it was a full application for change of use and conversion of a building into 14 flats which would include eight one-bedroom flats and six two-bedroom flats creating three new windows to the side facing the railway, closing one opening facing the high street and creating six new openings to face the adjacent church.

It was explained that a decision on the application had been deferred in the Planning Committee in July 2019 following the receipt of the Language Unit's observations which stated that there was a lack of information, and to discuss with the applicant to try to understand the linguistic situation in the context of the application. It was noted that a Language Impact Assessment, a Design and Access Statement and an amended Viability Assessment were submitted in 2020, and following this the building was listed as a Grade II building by CADW in June 2021. It was added that officers had sought an update and current information for the application, but no response had been received.

In the context of current housing figures, it was noted that the application could be supported on the basis of the indicative supply level for Blaenau Ffestiniog along with the acceptable mix of units that met the need locally. It was explained that as this proposed development would not involve a greater provision than the indicative housing provision determined for the settlement, a Welsh Language Statement was not required. However, a statement was submitted with the application and a Language Impact Assessment submitted later on. The Policy stated that a statement was required for a development of five or more units, unless it addressed evidence of need and demand for housing. At the time concern was expressed about the type of units, the mix and the linguistic impact but due to the time that had now elapsed, there was no up-to-date information to assess the proposal against the requirements of policy PS1, and therefore it could not be confirmed whether the intention would comply with the policy or the SPG.

In the context of Policy TAI 15 which outlined the requirements for the provision of affordable housing to be at least 10% of the proposal, a minimum of one unit would be required to be affordable. The application was originally accompanied by a Financial Viability Assessment, along with a later amended version justifying the lack of affordable unit provision. However, due to the time that had elapsed since the previous assessments the proposal could not be accurately assessed against the requirements of the TAI 15 policy as the information was no longer current nor had it considered the listed status of the building.

An update to Chapter 6 of Planning Policy Wales (PPW), which dealt with green infrastructure and the net benefit to biodiversity and required all planning applications to submit a Green Infrastructure Statement, was highlighted. It was noted that no such Statement had been submitted as part of the application, and because of the lack of response from the application's agent, the officers had not requested the information; without the information it could not be ensured that the proposal complied with the requirements of PPW or policy PS19. In addition, given the listed status of the building, and the fact that there was little land around the site, opportunities to provide improvements to biodiversity were considered to be very limited. As a result, it was not considered appropriate to impose a condition as it might not be possible to propose enhancements.

It was considered that the applicants had been given sufficient time to modify the application and despite the attempts of officers, there had been no progress. The officers recommended that the application be refused on grounds of lack of up-to-date information to assess the proposal.

- b) Taking advantage of the right to speak, the Local Member made the following observations:
- He agreed with the officers' recommendation to refuse the application
  - He agreed with the concerns of Blaenau Ffestiniog Town Council
  - There was insufficient consideration for the Welsh language in the application

- There were insufficient parking spaces for the proposal – parking was already a problem in the area
- The building had a history – there were strong feelings locally that it needed to be protected, but this development was not the answer

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

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

- There was insufficient information to assess the proposal
- Regret at the condition of the building - something needed to be done to protect it
- The design was acceptable
- This was another historic old building that was dilapidated

**RESOLVED: To refuse in accordance with the recommendation.**

**Reason:**

**No sufficient or current information had been submitted with this application to assess the proposal against the requirements of policies PS1, TAI 15 and PS19 of the Supplementary Planning Guidance: Maintaining and Creating Distinctive and Sustainable Communities and Chapter 6 of Planning Policy Wales (PPW), which deals with the impact on the Welsh language, provision of affordable housing, green infrastructure and the net benefit to biodiversity.**

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Following the recent appointment of Keira Sweeney as Director of Planning and Partnerships of Eryri National Park, the Chair took the opportunity to thank Keira for her service, advice and unstinting support to the Planning Committee. Best wishes were extended to her in her new post.

The meeting started at 13.00 and ended at 13.25.

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**CHAIR**

<b>DATE</b>	14th of July 2025
<b>TITLE</b>	Proposal to create a Public Footpath in the Community of Llanystumdwy under Section 26 of the Highways Act 1980, over a parcel of land that is part of a private property called Fferm Afonwen, Glanllynau and Tŷ'n Morfa to facilitate the Wales Coast Path Project and the interests of the area's residents.
<b>PURPOSE</b>	To consider whether the Council should formulate a Path Creation Order under section 26 of the Highways Act 1980
<b>RECOMMENDATION</b>	That the Council approves the proposal to create the Section 26 Creation Order, and that it is submitted to the Planning and Environment Decision Wales (PEDW) for a decision should the Council receive an objection to the order that cannot be resolved.

## 1.0 Background

- 1.1 Local authorities have a discretion under Section 26 of the Highways Act 1980 to create a Creation Order if they consider that a footpath or bridleway is required in their area.
- 1.2 Once a need has been established, the authority must consider:
  - to what degree the footpath or bridleway would add to the facility or enjoyment of a substantial proportion of the public or add to the facilities of residents in the area.
  - what impact its creation would have on the rights of people who have an interest in the land.
- 1.3 The Council will follow the statutory Process: The Council shall do and seal the order, do and publish the Warning that will say , that the order had been completed, and invite objection for the proposal. Then if an objection is received, the Council shall forward all Information to PEDW for determination.
- 1.4 If the order is confirmed, then the Council shall publish a second notice , noting the same, and notifying that anyone shall complain if the Council has failed to follow the correct procedure.  
Following this the order will be officially confirmed.
- 1.5 The purpose of this report is to receive the following delegated approval:
  - a. To prepare and submit a creation order under Section 26, Highways Act 1980

- b. If an objection to the Order is received which cannot be resolved, the matter can be drawn to the attention of PEDW

## **2.0 The Proposal**

- 2.1 It is proposed to create a Public Footpath that would cross approximately **2.63km** of land which is part of the properties of Fferm Afonwen, Glanllynau and Tŷ'n Morfa near the village of Chwillog in the community of Llanystumdwy. Creating this footpath would link existing public footpath number 54 in Llanystumdwy and the unclassified road referred to as Road from the A497 Afonwen Roundabout to the south towards the Railway

- 2.2 The path would secure legal rights for the public to have access on foot to the area located between Afonwen and the current footpath network in the vicinity of Tŷ'n Morfa property. In addition, the new footpath would offer a major improvement to the Coast Path in the area.

The proposal plan can be viewed in **Appendix 1**.

*(\*Note the officers have not accessed the land to carry out a survey for the Purpose of producing a plan, however it can be noted that the proposed path will run on the landward side of the railway line in the vicinity of the Coast on Afonwen Farm , and Glanllynau Farm, before following a track underneath the railway line to Tŷ'n Morfa. A detailed plan will be produced for the purpose of the legal order.*

## **3.0 The need for the footpath**

- 3.1 In this area, the Wales Coast Path follows a pavement on the side of the Road from Afonwen to the Coast near Fferm Aberkin with a distance of **5.3km**.

- 3.2 An effort was made to secure a voluntary agreement but unfortunately it must be reported that those efforts were unsuccessful and if the plan is to be realised, a S26 Order procedure, i.e. creation through enforcement, must be considered. As the council considered the impact of the footpath on the landowners, they have refused the offer to discuss and clearly and politely stated from the outset that they will not agree to the proposal.

- 3.3 The footpath is required for the following reasons:

- This is the only section that does not follow the Coast and uses a busy road, in a proposed unbroken section of footpath between Llanbedr near Harlech and Porth Neigwl near Abersoch, which is approximately 50km or 32 miles.  
*\*Note that the coast path in the Gwynedd Region is 180 miles long and forms a integral part in the All Wales Coastal Path project being 870miles long.*

- The footpath will be a resource for communities within local area, including Pwllheli, Abererch, Chwilog, Llanystumdwy, Cricieth, as well as the wider area of Llŷn , Eifionydd, and across Gwynedd.
- Creating an unbroken footpath that follows the Coast would significantly add to the standard of the Coast Path in Gwynedd and would be a great improvement on the current line that runs parallel to the busy A4987 road, which is a short but substantial diversion from the coastline. This is shown in **Appendix 2**.

#### 4.0 Alternative Options

- The Council is of the opinion that this is the best option.
- There are no public footpaths close to the site, except for the eastern side near Tŷ'n Morfa, therefore it is not possible to take advantage of the current public footpath network.
- The landowners have NOT discussed any other alternative option with the Council

#### 5.0 Conclusions

- 5.1 Reference was made in part 3.2 of the report to the effort given to try to ensure public access, but the owners in question are adamant that they will not agree, and therefore to respect their decision an order is necessary.

**In each similar case, the wish is to seek public access rights through an agreement; however, I now feel that, unfortunately, there are no further options but to follow the S26 order procedure.**

- 5.2 The proposal is supported by Natural Resources Wales as stated “ We are fully supportive of this proposal in this area for the reason that it in keeping with our original objectives of having a path as close as possible to the coast.
- 5.3.i The proposal is supported by local member at Cyngor Gwynedd, Councillor Mr Rhys Tudur and, on the 16<sup>th</sup> of June 2025 , “ *I can confirm that I am supportive of the proposal to create a path through from Afonwen to Ty'n Morfa. This will be a*

*step forward and a way to get a path away from the main road and closer to the Coast.*

- 5.3.ii The proposal is also supported by Llanystumdwy Community Council, and on the 12<sup>th</sup> of June 2025 the clerk noted, The councillors were unanimous in support of this proposal to create a new public footpath at this location.”
- 5.4 The Council intends to follow the statutory procedure when creating the Creation Order under Section 26 of the Highways Act 1980 and it can be confirmed that the act's requirements have been met.

## **6.0 Recommendation**

6.1 The Committee is asked to approve:

- a. The submission of a Section 26 Creation Order to ensure public access over 2.63km of land in private ownership.
- b. Should an objection to the order not be received, or should an objection be received which is withdrawn at a later date, that the Order is approved.
- c. Should an objection be received which is not withdrawn, that the Council submits it to the PEDW

### **Background Papers:**

Plan 1: A plan of the footpath which is subject to section 26.

Plan 2: A plan showing the existing footpath (Wales Coast Path).

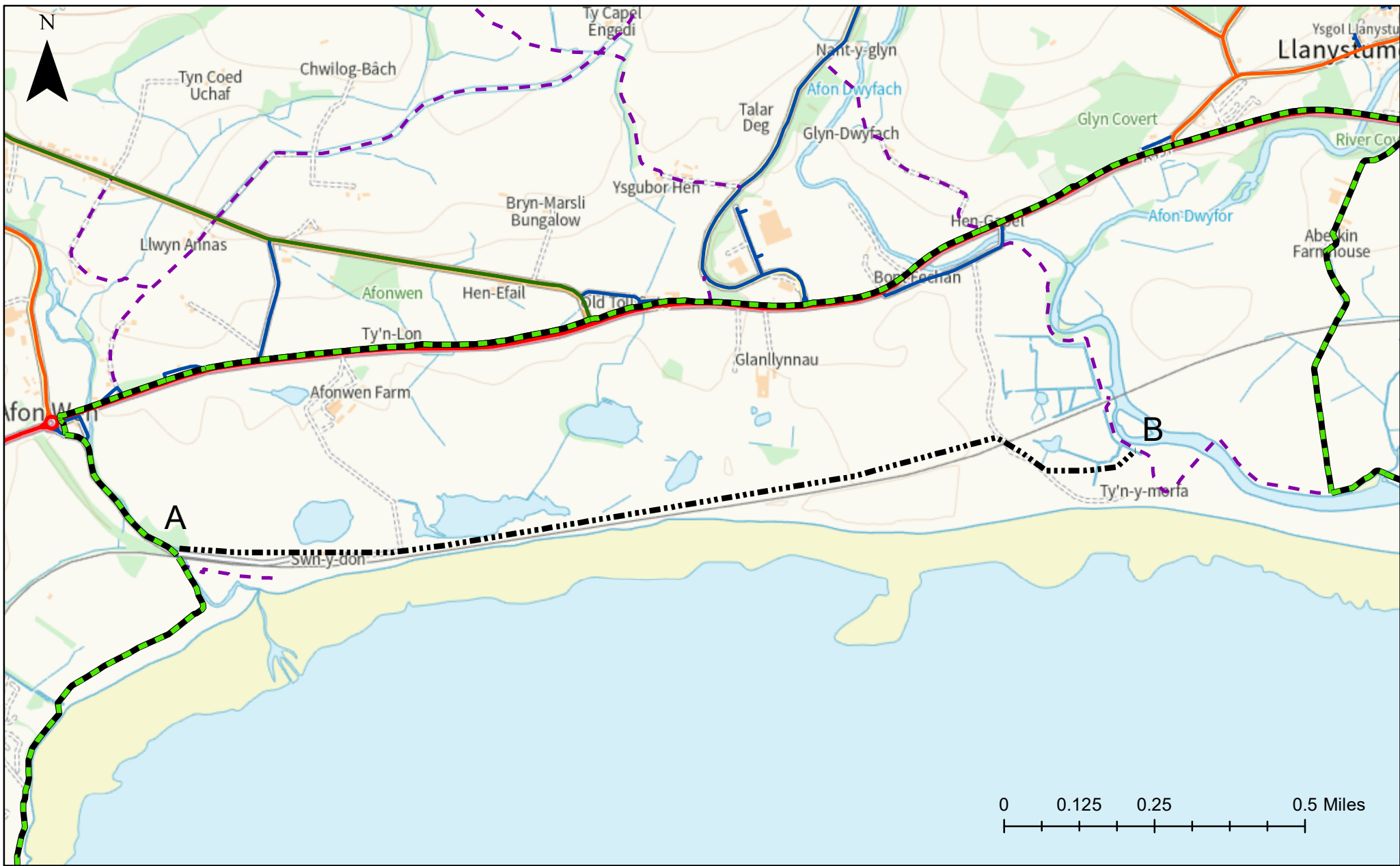
### **Authorised Officer's Decision**

Agree with the recommendation ☐

Disagree with the recommendation ☐

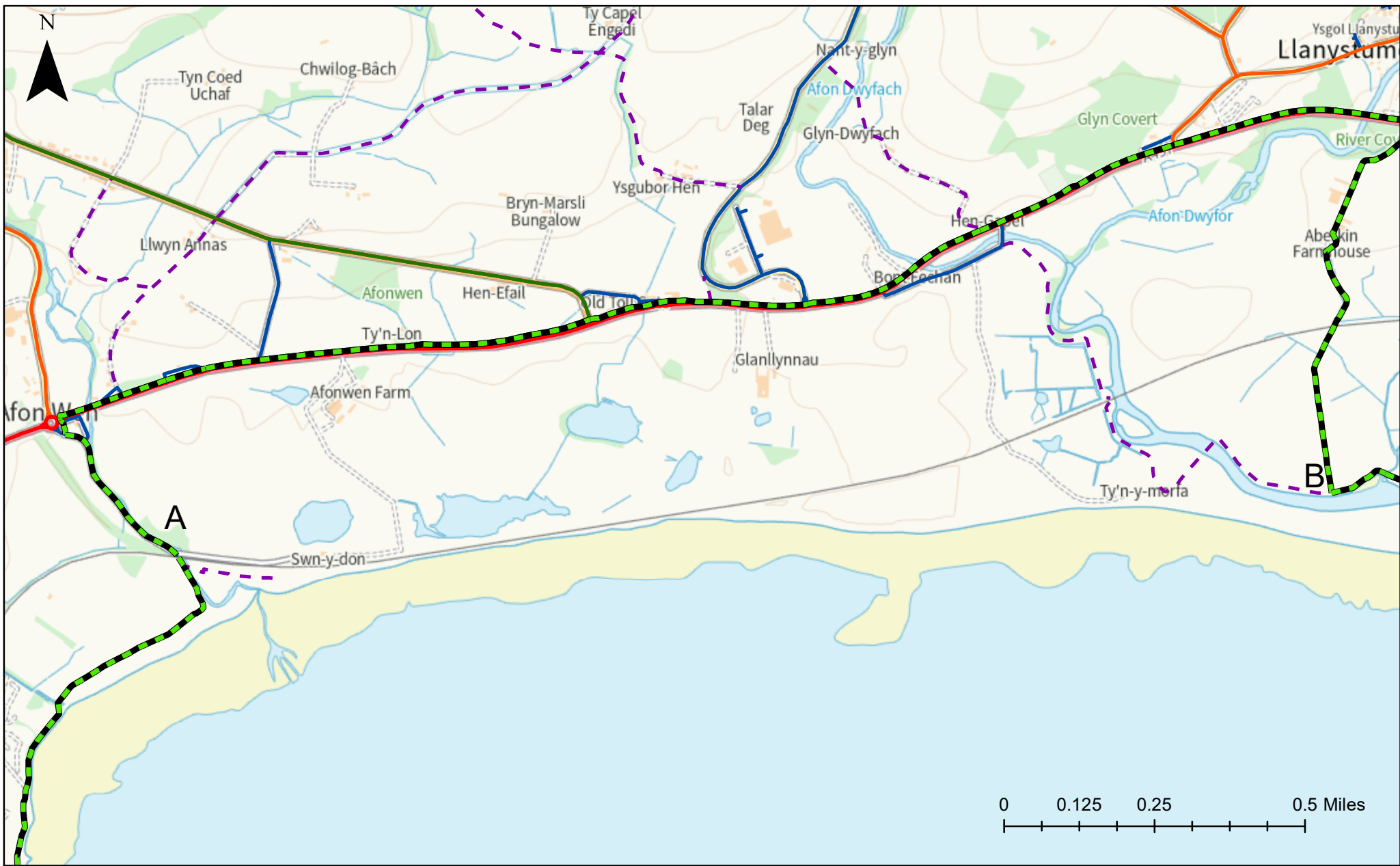
**Signed..... Date.....**





Atodiad 1: Cynllun yn dangos lleoliad cyffuniau y llwybr arfaethedig rhwng pwyntiau A a B.

Appendix 1: Plan showing the area for the proposed new Path. Between points A and B



Atodiad 2: Cynllun yn dangos lleoliad y Llwybr arfordir presennol rhwng A B

Appendix 2: Plan showing the existing Coastal Path between pints A-B

Llwybrau Cyhoeddus Eraill / Other Public footpath



PLANNING COMMITTEE	DATE: 14/07/2025
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

**Number: 1**

**Application Number:** C23/0673/45/AM

**Registration Date:** 11/09/2023

**Application Type:** Outline

**Community:** Pwllheli

**Ward:** Pwllheli (North)

**Proposal:** Construction of residential dwelling houses including access

**Location:** Land off Ffordd Caernarfon, Eastern Plot, Pwllheli, LL53 5LF

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

PLANNING COMMITTEE	DATE: 14/07/2025
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

## 1. Description:

1.1 It was resolved at the Planning Committee 24/03/2025 to refuse the application contrary to the officers' recommendation. The committee's reasons for refusing the application related to:

- Lack of affordable housing
- Lack of information about the housing mix / balance
- The detrimental impact on the Welsh language

In accordance with the instruction of the Assistant Head, Environment Department, as there was a significant risk to the Council in respect of the Planning Committee's intention to refuse the application contrary to officers' recommendation, the application was therefore referred to a cooling off period. However, by now the application has been amended to include 30% of affordable homes within the development. An updated Planning Statement and Welsh Language Statement was received for the application. For this reason, the application is resubmitted to the Committee for further consideration based on these changes instead of submitting a cooling off report.

1.2 This application has been submitted in the form of an outline planning application and, therefore, all the details of the development in terms of detailed plans to show the appearance/design and landscaping have not been included as would be the norm with a full application. That is, the principle of the proposal itself, details about the access that permission is sought for are only included as part of this outline application and permission is not sought for appearance, landscaping, layout and scale of the proposed development. Should the current application succeed, these details would be subject to a further application.

1.3 However, an indicative site plan was submitted for a residential development of 24 houses. The layout plan submitted is indicative only and the application does not seek permission for the number, mix or type of dwelling houses. These details will be the subject of a reserved details plan should outline permission be granted. Nevertheless, as required with outline applications now, the minimum and maximum height of buildings recorded in the Design and Access Statement are as follows:

- Bungalow - approximately 10m - 12m in length, 13m - 17m in width, and between 4.5m and 6m in height
- Terraced house - approximately 8.5m - 10m in length, 4.5m to 5.5m in width, and between 7.5m and 11m in height
- Semi-detached house - approximately 10m - 12m in length, 5m to 6m in width, and between 7.5m and 11m in height
- Single house - approximately 9.5m - 11m in length, 5.5m to 7m in width, and between 7.5m and 8m in height

1.4 The following documents were received as part of the application:

- Welsh Language Statement
- Residential Viability Assessment
- Noise Impact Assessment
- Archaeological Assessments
- Arboriculture Report
- Drainage Philosophy Report
- Ecological Survey Report
- Phase 1 Geo-environmental Report
- Flood Consequence Assessment
- Pre-application Consultation Report
- Transport Assessment

PLANNING COMMITTEE	DATE: 14/07/2025
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

- Design and Access Statement
- Planning Statement

1.5 The site is currently open fields. The application site is located off Caernarfon Road (A499), namely one of the main roads leading into and out of Pwllheli. The site is within the development boundary of Pwllheli, and forms part of the site designated for housing (T28) in the LDP. It also lies within the Llŷn and Ynys Enlli Landscape of Outstanding Historic Interest. There are some dwellings in the vicinity. The Aldi shop has opened recently on land to the south-west of the site. The site's topography means that the site slopes towards Ffordd Caernarfon to the east of the site with thick vegetation on the western side of the site.

## 2. Relevant Policies:

2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be 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

ISA 5: Provision of open spaces in new housing developments

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

PCYFF 6: Water conservation

PS 16: Housing Provision

PS 17: Settlement strategy

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

TAI 8: An appropriate mix of housing

PS 18: Affordable housing

TAI 15: Affordable housing threshold and distribution

PS 19: Conserving and where appropriate enhancing the natural environment

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 non-designated archaeological sites and their setting

Supplementary Planning Guidance (SPG):

SPG: Maintaining and Creating Distinctive and Sustainable Communities

SPG: Housing Mix

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SPG: Affordable housing  
SPG: Character of the landscape  
SPG: Planning obligations

#### 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 11: Noise  
TAN 12: Design  
TAN 18: Transportation  
TAN 20: Planning and the Welsh Language

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

- 3.1 C24/0631/45/AC - Vary condition 2 of Planning Permission C22/0969/45/LL to allow changes to the design of the retaining wall, the access ramp for pedestrians, reorganise the car park and remove the sub-station on the site - Approved 3 October 2024.
- 3.2 C22/0969/45/LL - Construction of new Aldi food shop (A1 use class), car park, entrance, servicing and landscaping - Approved 30 November 2023.
- 3.3 The above proposals were located on part of the T28 housing allocation within the JLDP.
- 3.4 C23/0671/45/AM - Construction of residential dwelling houses including access - Not yet determined. This is an application for a residential development on another part of the T28 housing designation land of the JLDP.

### 4. **Consultations:**

Community/Town Council: Not received.

Transportation Unit: I refer to the above application and I confirm that the transportation unit does not have any objection to the development in principle but I offer the following comments.

The proposed improvements to the current highway are in accordance with those proposed within planning application C22/0969/45/LL and will need to be completed to achieve the planning conditions. To protect against the potential that these improvements are not completed, any proposed modifications to the highway should be subject to a planning condition that ensures that the work is undertaken in accordance with the submitted plans. The applicant would then be required to commit to a Section 278 agreement with the Council where the details of the changes could be agreed and the plans associated with the planning condition could be amended accordingly. These changes should include, but not be restricted to; reviewing the speed limit, introducing street lighting, construction of cycle path / footways, bus stops and crossings. The applicant would pay the cost of amending the Traffic Regulation

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Order to implement an amendment to the Speed Limit.

I request that the following conditions/notes are included with any planning permission granted:

The access must be planned and built completely in accordance with the plan as submitted.

The highway works shall be laid out and constructed strictly in accordance with the submitted plans.

The road and footways shall be surfaced to base-course and illuminated prior to the occupation of any dwellings which they serve.

The estate road(s) shall be kerbed and the carriageway and footways finally surfaced and illuminated 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 Authority, whichever is the sooner.

The car parking accommodation shall be completed in full accordance with the details as submitted before the dwelling(s) is/are occupied.

The applicant must take every precaution to prevent surface water from the curtilage of the site from spilling onto the highway.

No development will be undertaken until a Construction Method Statement has been submitted to the Local Planning Authority and approved in writing. The Statement will include details for:

- Traffic management linked to the site during construction
- Parking for the vehicles of workers and site visitors
- Loading and unloading equipment and materials
- Storage of equipment and materials used in the construction work
- Building and maintenance of safety partitions
- Wheel washing facilities
- Measures to control dirt, dust, noise and vibration levels during the construction work
- Site waste management plan

NOTE The applicant is instructed to write to the Street Works Manager to receive permission under Section 171/184 of the Highways Act, 1980 to undertake any work within the road/pavement/green verge which is required to construct the access.

Natural Resources Wales:

Thank you for consulting with Natural Resources Wales (NRW) regarding the above amended information, which we received on 08/11/2023.

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

#### Condition 1: Lighting Plan

Please note, without the inclusion of this condition we would object to this planning application. Further details are provided below.

#### **Protected Species**

We note that the ecological report submitted in support of the above proposal (Cambrian Ecology Ltd, 31 October 2023, Preliminary Ecological Assessment) has identified that bats are commuting and foraging at the application site. Bats and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017.

We advise that the proposed development is not likely to harm or disturb the bats or their breeding sites and resting places at this site, provided you attach the following condition to any planning permission granted:

Condition 1: Prior to its installation, full details of lighting shall be submitted to and agreed in writing by the Local Planning Authority. The Lighting Plan should include:

- Details of the siting and type of external lighting to be used
- Drawings setting out light spillage in key sensitive areas
- Light modelling images to present the night-time effects of lighting on building elevations and ground surfaces from key locations for bats
- Details of lighting to be used both during construction and operation
- Measures to monitor light spillage once development is operational

The lighting shall be installed and retained as approved during construction and operation.

Justification: A lighting plan should be submitted to ensure lighting details are agreed prior to installation and to reduce the impacts of lighting in the interest of protected species.

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**

We have considered the impact of foul flows generated by the proposed development and concluded it is unlikely that sufficient capacity exists to accommodate the development without causing detriment to the existing services we provide to our customers, or in regard to the protection of the environment. There are no planned reinforcement works within Dŵr Cymru Welsh Water's Capital Investment Programme and therefore, at this stage, we are unable to

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provide a point of adequacy on the network.

In light of the above our recommendation is that the developer instruct us to undertake a Hydraulic Modelling Assessment (HMA) which is at the developer's expense and will examine the impact of the introduction of flows from the development upon the performance of the existing network and consider the impact of the introduction of flows from the proposed development upon its performance. Where required and appropriate, the HMA will then identify solutions and points of communication to ensure that the site can be accommodated within the system. For the developer to obtain a quotation for the HMA, we will require a fee of £250 + VAT.

In the absence of known solutions to accommodate the proposed development, we would kindly request that if you are minded to grant Planning Consent for the above development that the Conditions and Advisory Notes provided below are included within the consent to ensure no detriment to existing residents or the environment and to Dŵr Cymru Welsh Water's assets.

Conditions No development shall take place until a point of connection on the public sewerage system has been identified by a hydraulic modelling assessment, which shall be first submitted to and approved by the local planning authority. Thereafter the connection shall be made in accordance with the recommended connection option following the implementation of any necessary reinforcement works to the sewerage system, as may be identified by the hydraulic modelling assessment.

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.

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

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

#### SEWAGE TREATMENT

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

#### POTABLE WATER SUPPLY

Capacity is currently available in the water supply system to accommodate the development. We reserve the right however to reassess our position as part of the formal application for the provision of new water mains under Section 41 and Section 51 of the Water Industry Act (1991) to ensure there is sufficient capacity available to serve the development without causing detriment to existing customers' supply as demands upon our water systems change continually.

Also provided advice for the developer.

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Public Protection Unit:

Thank you for consulting with us on this application, and our observations are as follows;

This site is located near the proposed Aldi supermarket that is currently going through the Planning process. The noise report has been included to show that Aldi does not have a negative impact on the proposed housing development.

#### Noise

The noise report notes that neither the noise of receiving goods nor the mechanical plant will have a negative impact on the proposed housing. The report notes that background noise is very low in the area and refers to house 4, and it is not clear from the plan where this house is.

The report has not included noise from the car park and customers. This may have an impact on new residential housing, and it is advised should the application be approved that the acoustic fence is installed on the boundary between the two sites. In appendix B of the noise report there is a plan of the proposed housing estate and ALDI. It appears that a sub-station is located on the boundary and there is no mention of noise from the sub-station that is included in the report.

We have noted that the applicant has provided an additional plan of the site where the four houses on the boundary facing the car park have been removed, therefore the distance between the sub-station and the property has been increased.

Should the application be approved, we advise that a condition should be imposed that every property is built in accordance with proposed plan dated 09/23, received by the Planning Authority on 01/11/23. Should any property be constructed on the boundary facing the ALDI car park, a noise impact assessment would need to include noise from the car park and the sub-station.

We advise that a condition is imposed to ensure that every property must satisfy the acoustic performances, as noted in the acoustic report, in each of the habitable rooms across the site that is normally achieved by the following specification.

- Standard double-glazing unit (W + Ctr 25dB), usually including 4mm float glass, 12mm cavity, 4mm float glass.
- Standard hit and miss trickle ventilators (rating in Dn, e, w + CTR 32dB)

The houses must be insulated from noise to ensure that the levels noted in the following table are achieved.

These should be calculated assuming that windows in noise sensitive buildings are open for ventilation.

Location	Laeq (16 hr) 0700-23.00	Laeq (8 hr) 23.00-07.00	Lamax 23.00 07.00
Living rooms	35dB	•	•
Dining room / area	40dB	•	•
Bedroom	35dB	30dB	45dB
Garden	55dB	-	-

A full Noise Insulation Plan must be submitted in writing for the approval of the Local Planning Authority prior to the commencement of the construction work, to indicate compliance with the above.

The internal plan layout of the housing has not been provided as this is an outline application, we would advise that a bedroom is located facing away from the proposed Aldi shop and car park.

In accordance with the acoustic report, for the residents to be protected in their gardens from traffic noise deriving from Ffordd Caernarfon, mitigation measures should be installed in the form of a 2m high acoustic fence. This may be conditioned should the application be approved.

#### Construction Noise

In order to safeguard the area's residents, any building work should be undertaken between the hours of 08.00 - 18.00 Monday to Friday, 08.00 - 13.00 on Saturday and not at all on Sunday or Bank Holidays.

The best practical methods should be used to reduce noise and vibration from the work and to consider the recommendations of 'BS5228: Control of Noise and Vibration on Construction and Open Sites', that may include mitigation measures such as erecting acoustic barriers around the site near residential premises.

A detailed plan to manage dust, noise and vibration as a result of construction work should be submitted to the Local Planning Authority.

#### Drainage

Having assessed the public Welsh Water sewers maps, the public sewer is approximately 180m away from the site. No development will be undertaken until a clear plan is provided to the Planning Authority of the exact location where the site joins the public sewer. The approval and confirmation of Welsh Water must be provided to the Planning Authority.

Water and Environment Unit  
YGC:

#### Flood Risk and Land Drainage

A Flood Consequence Assessment (FCA) has been presented which addresses flooding risk to the development site from all sources

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(Weetwood, v3.2, October 2023). We are satisfied that sufficient evidence has been provided to demonstrate that surface water flooding risk can be controlled (as noted in the latest Flood Maps for Planning) sufficiently, and that the proposed development does not increase the risk of flooding below by disposing of the surface water storage currently provided by the site.

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

Education Department: Current capacity available in the local schools (see chapter 5.42 below).

Fire Service: Not received.

Biodiversity Unit: The PEA has been produced to a good standard. The impact assessment confirms what impact this development will have to biodiversity and justifies mitigation and reasonable avoidance measures which must be taken.

- A project ecologist must be appointed to sign off all RAMS, mitigation and enhancements, and supervise works ensuring they comply with the PEA provided. This should include evidencing the measures have been implemented with the LPA (Biodiversity).

The landscaping proposal or green infrastructure statement (GIS) and design plan must incorporate all mitigation measures provided (Section 9). These are suitable and reasonable to mitigate the impact of the development and maintain the current biodiversity value of the

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site / status of protected species present.

- The landscaping design / GIS and design plan must show the hedge on the northern boundary will be improved and a new hedge will be planted along the southern boundary, meeting the specifications provided in sec. 9.1.2 of the report. It must also show the existing hedge along the roadside will be realigned and that a Sessile Oak tree (or other ornamental oak / maple) will be planted at either side of the new access. (I advise against beech or sycamore as these can respond poorly to the management expected in urban areas or can present future nuisance issues such as honeydew.)
- The site plan must show the grass verge on the inside of the roadside hedge is retained. A post-development management plan is required for the management of this. The biodiversity team should be asked to consult again when this is submitted. The implementation of this document should be conditioned with planning. It may be included in a site wide environmental management plan to include other items raised.
- The garden designs must show 'hedgehog permeable' access. This may be through hedge only boundaries or installing hedgehog gates in fencing as per sec 9.2.3.
- A lighting scheme must be submitted and designed in liaison with the site ecologist and be consistent with all measures proposed in section 9.2.2 of the PEA (or the most up to date guidelines produced by the Bat Conservation Trust). The biodiversity team should be asked to consult again when this is submitted. The implementation of this document should be conditioned with planning.

The proposal must also incorporate all biodiversity enhancement measures provided (Section 10).

- A post-development management plan is required for the woodland and longevity of ALL biodiversity features. The biodiversity team should be asked to consult again when this is submitted. The implementation of this document should be conditioned with planning. It may be included in a site wide environmental management plan to include points raised above in relation to the grassland.
- The bee bricks and bat tubes (specifications provided in the report) must be shown on the design plans for the dwellings (these do not have any impact to the homeowner as solitary bees do not swarm or sting).
- The SuDS scheme must be designed in liaison with the site ecologist and contain enhancements as proposed in section 10 of the PEA. The biodiversity team should be asked to consult again when this is submitted.

I appreciate this is an outline application and points raised may be addressed via reserved matters

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Language Unit:

Observations 23 June 2025

The amended statement now notes that it is intended for 30% of the development to be affordable housing. This would be likely to attract more local Welsh speakers to the development. Despite this, no evidence of the real local need has been included such as data from Tai Teg's register and information from local estate agents.

Observations 10 December 2024

Draft ACE Observations: In acknowledging that it is the same developer in the case of this application and C23/0673/45/AM, it must be noted that it is expected to submit separate Language Statements for both applications so that it is possible to fully assess the impact on the Welsh language in the case of the applications in question. There is no letter from local estate agents supporting the view of the demand for so many open market housing in the town (although we do acknowledge that there has been engagement in the development of Awel Deg, Pwllheli, where the agent has informed the applicant that 6 out of the 14 have been sold or offers have been made).

The applicant mentions that the development would meet the need for housing in the Pwllheli area. However, with an estimated price of £230,000 per unit, the applicant has not fully considered the employment nature and salaries of this area. Although the Language Statement notes an intention to advertise with a local estate agent in an attempt to ensure local buyers, there is a lack of acknowledgement that estate agents have their own websites and advertise on websites such as Rightmove and Zoopla. Consequently, it is difficult to agree with the suggestion that the developments in question will ensure local buyers. In addition, the officer responsible for these applications has confirmed in an e-mail that no letter has been submitted from a local estate agent outlining the local demand for the houses for either application.

The author of the statement points out that it is not possible to envisage how many prospective residents will be Welsh speakers and at the same time claims that there is an expectation a similar percentage will move into the development as there is of Welsh speakers in the county. Given that the estimated price of the proposed houses is £230,000, and that a high proportion of the population has been priced out of the open market, it is difficult to agree with the 'Neutral' assessment in this case.

The importance of including everything that is relevant has to be emphasised, including the prospective unit prices (flats, semi-detached housing etc.), number of bedrooms, total number of individuals who can be attracted to the community etc. in the Language Statement. Due to the lack of human resources in the Language Unit, the Unit can only offer full observations on the

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Linguistic Statements that are received, not on other documents that are part of the application pack.

Gwynedd Archaeological Service:

Many thanks for following up. I do not have significant archaeological concerns about the proposed development at this outline stage but am inclined to recommend a very limited programme of trial trenching as a condition of outline consent (should it be granted) to rule out the risk of significant archaeological discovery during development.

The application site is in quite a constrained valley location, and although the flanking higher ground would be more likely to be occupied by defended or landmark sites, there is some potential for Romano-British and earlier occupation on the lower ground. This could range from a few earth oven pits to a formal settlement. This is the case despite the negative results of trial trenching at the Aldi site to the west, since archaeology occurs sporadically and, while a concentration of activity is a strong indicator of further remains nearby, the reverse does not apply. A programme of 6 or 7 trenches is suggested as a more pragmatic approach than proceeding direct to mitigation, which could prove unreasonably onerous if the site is found to be devoid of archaeology.

It is a pity that the central defunct boundary feature is proposed to be removed, although I do note that its route is to be retained as part of the estate road layout. This feature appears to be a local lane dating from at least 1840. It is a substantial bank and on later maps it defines a municipal boundary. This is not currently sufficient for it to qualify as an 'important hedgerow' under the 1997 Hedgerow Regulations, but land division on Llŷn has a long history and it may be that this feature has undocumented earlier origins. I would recommend that a record of this feature is made alongside the trenching, to reduce the need for future pre-commencement conditions.

The following usual condition wording is suggested to secure this work, but please do contact me if this isn't suitable - ideally, we'd want the trenching to be completed before reserved matters are submitted, in case something does turn up and we need to attach mitigation conditions then:

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

b) A detailed report on the archaeological work, as required by condition (a), shall be submitted to and approved in writing by the

Local Planning Authority within six months of the completion of the archaeological fieldwork.

Reasons:

- 1) To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2024 and TAN24: The Historic Environment.
- 2) To ensure that the work will comply with Management of Archaeological Projects (MAP2) and the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA).

Housing Strategic Unit:

1. Information about the need:

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

67 applicants from the Tai Teg register for intermediate property

318 applicants from the common housing register waiting for a social property:

2. Information on the type of need:

The following shows the number of bedrooms that the applicants wish to have:

Number of bedrooms (owned or part-owned) (Tai Teg)

Number of bedrooms	Need as a %	Rent	Purchasing
1 bed	0%	0%	0%
2 beds	28%	9%	19%
3 beds	58%	15%	43%
4 beds	13%	4%	9%

Number of bedrooms (Housing Options Team) (Cyngor Gwynedd's Common Housing Register)

Number of bedrooms	Need as a %
1 bed	37%
2 beds	40%
3 beds	16%
4 beds	6%

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5 beds	2%
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### 3. Suitability of the Plan:

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

Partly addresses the need in the area.

Plans are expected to include 30% affordable housing. No reference to affordable housing in the current application.

4. If the Housing Association is a partner for this development, the design of the property must conform with WG standards (DQR).

I cannot see a reference to affordable units in the application, nor a reference to a housing association, I would like to know whether the developer has contacted the housing associations.

### 5. Discount level:

The application does not include financial information.

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Trees Unit:

Observations 5 March 2025

There's nothing I'm overly concerned about with this case.

I appreciate the planning agent's response to my comments.

Observations 29 November 2023

The woodland onsite contains ancient woodland indicator species (as described in the ecology report). This development should not result in loss of this type of woodland at all - Natural Resources Wales / Advice to planning authorities considering proposals affecting ancient woodland. The application must demonstrate how the development applies the step-wise approach to reducing damage to this priority and irreplaceable habitat class (PPW 6.4.21). Ideally a buffer will be placed between the woodland edge and the development.

I note the site layout has been amended which reduces incursion into the woodland. I appreciate this amendment, however further specifications of tree work required should be provided to be able to understand exactly what will be undertaken. This will also be required to inform the mitigation and enhancement.

The arb. report does not address if root protection measures will be required, particularly regarding the access road. I advise the arboriculturist is asked to consult on this matter to ensure future longevity of woodland trees.

All tree protection measures described must be implemented. Planning should be conditioned in strict conformity to the tree protection specifications and method statement provided.

The landscaping proposal or green infrastructure statement and design plan must incorporate some mitigation tree planting / enhancement.

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**Public Consultation:**

A notice was posted on site and in the press, and nearby residents were informed. The advertising period has expired, and letters / correspondence were received objecting on the following grounds:

- Concern regarding road safety.
- Increase in traffic.
- Lack of pavement and enhancements for pedestrians.
- Walking /cycling paths crossing the private Plas Tirion road.
- Concerns about overdevelopment along Ffordd Caernarfon.
- Need to give serious consideration to make the road between the A499 and the A497 a one-way (from the west to the east).

Correspondence was also received referring to supporting the principle /giving priority to the construction of houses on the site rather than the Aldi retail development but raising matters involving:

- The density around half of what was expected in the LDP that may reflect the physical limits of the site.
- On the Aldi application a Viability Statement of the site for housing noted that marketing efforts thus far had failed to attract the interests of housing associations or housing builders, probably due to the high technical costs of the site that would make a housing development unviable, however, the housing proposals before you suggest that this may not necessarily be true and raises the question as to why the whole site cannot be offered for housing as intended by the LDP.
- We realise that this is an outline application and that design matters, the visual impact and landscaping are matters to be considered later on but attention needs to be given to reduce the visual impact of the urbanisation of the site making the use of natural land and providing a thick landscaping screen near the road that would visually link with the woodland on the western side.
- Traffic and capacity matters of Ffordd Caernarfon to deal with the developments.
- Matters regarding the link between the proposal and the Aldi application are not totally clear and to what extent one is dependent on the other.

## **5. Assessment of the material planning considerations:**

### **The principle of the development**

- 5.1 The site lies within the development boundary of Pwllheli, and the land has been designated for housing in the LDP. Policy TAI 1 supports housing developments that address the Plan's strategy. The application site forms part of housing designation T28 and within Policy TAI 1 it is noted for site T28 as a whole that it is expected that 150 of those units are based on a density of 30 units per hectare as required under Policy PCYFF 2. Criterion 3 of Policy PCYFF 2 states that proposals should make the most efficient use of land, including achieving densities of a minimum

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of 30 living units per hectare for residential development, unless there are local circumstances or restrictions on the site that determine a lower density. The application form has been amended to confirm that the size of the site is 2.19 hectares. Based on a density of 30 units per hectare, it would mean that there would be 65.7 units on this site. This is an outline application before you and since the indicative layout plan has been submitted for 24 units the Planning Statement submitted as part of the application notes that the exact type, mix and number are to be agreed in the reserved matters application. However, the Planning Statement highlights a number of significant restrictions that face the site. One of the main restrictions is the site's topography. The development area of the site is significantly restricted by its topography. The area of the site that can be developed is considerably limited by the topography and the vegetation surrounding the western boundary is dense. There is also an earth embankment sloping towards Ffordd Caernarfon and therefore limits the potential to develop the site. The restrictions that are part of the topography and established vegetation of the site lead to a narrow section of development land, which explains the long plan proposed. In addition to the topography there are matters involving ecology / biodiversity and drainage that entails a density lower than 30 units per hectare. These restrictions make it difficult to provide the level of dwellings on the site as expected in Policy TAI 1 and, as a result, this also affects the viability of the site to develop housing. It is considered that there are valid reasons in this case to go under the 30 units per hectare in this instance, and that the proposal is acceptable in relation to point 3 of Policy PCYFF 2.

- 5.2 The indicative housing provision for Pwllheli over the Plan period is 323 units (181 on sites designated for housing and 142 on windfall sites) (which includes a 10% 'slippage allowance', i.e. the method of calculating the figure has considered potential unforeseen circumstances that could influence the provision of housing, e.g. land ownership matters, infrastructure restrictions, etc.). During the period between 2011 and 2024, a total of 127 units were completed in Pwllheli (117 on windfall sites and 10 on designated sites). In April 2024, the land bank, i.e. sites with extant planning permission, was 27 units (20 on designated sites and 7 on windfall sites). 150 units are expected on the T28 housing designation which currently has no planning permission. The site of the current application forms part of the T28 housing designation and, therefore, it should be noted that the site in question is part of the figure of 150 units for the T28 designation. It should also be noted that the Aldi supermarket has been constructed on part of this designation. Taking into consideration all the above information, it means that there is capacity within the indicative supply level in Pwllheli for this development. It is therefore considered that the proposal is acceptable in terms of Policy TAI 1 of the LDP.
- 5.3 Policy TAI 15 requires an affordable housing contribution on residential developments of two or more housing units. For Pwllheli, a contribution of 30% is required within Larger Coastal Settlements such as Pwllheli.
- 5.4 Members may recall that viability matters of developing the site for housing became clear when dealing with application C22/0969/45/LL for an Aldi supermarket which was located on part of the T28 housing designation site. The application for Aldi was granted at the Planning Committee on 20 November 2023, after the applicant proved that providing housing on the housing designation would be completely unviable without supplying the Aldi store. Therefore, the Council found, that the proposal to develop that part of the designation for retail was acceptable to facilitate bringing forward the rest of the housing allocation. However, while Aldi is undertaking the highways work, which has reduced some of the associated costs of the proposal and therefore improved the viability slightly, viability matters remain at the site of the current application.
- 5.5 The figures received within the Viability Assessment, together with additional figures requested, show that the proposal subject to this application would not be viable even when no affordable housing provision was offered. Therefore, analysing the information within the Viability Assessment, together with additional figures requested, the Council accepts based on the current

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housing market that providing affordable housing on site is not viable. The Viability Assessment has used units of 1,000 square feet in size for all units, which reflects the average size of a mix of units that would likely be developed. The size of the units reflects a size similar to the size of units that would comply with DQR standards, which would reflect units of an affordable size. It is seen that the viability assessment has been carried out using a single size of proposed dwelling house and that the Design and Access Statement refers to houses that may be larger or smaller than those set out in the Viability Assessment. As this is an outline application then the specific size of the units is not determined but a minimum and maximum size range for the proposed houses is required. The exact size and type of housing will be determined in a reserved matters application.

- 5.6 Therefore, based on indicative details submitted as part of the outline application, the viability of providing affordable housing remains very difficult. However, the application has now been amended to include 30% of affordable housing, which is 7.2 units. Paragraph 7.2.2 of the Supplementary Planning Guidance confirms that when the affordable housing requirement is calculated, the proportion of the total housing required to be affordable housing will be rounded to the nearest whole number (and half will be rounded upwards). If the fraction of an affordable house is less than 0.5, then a contribution will need to be made through a commutative sum based on that fraction. In the case of this application, therefore, a provision of 7 affordable homes and a commutative sum worth 0.2 affordable homes would therefore be expected or alternatively, one additional affordable house can be provided to make a total of 8 on site. It would be possible to include a condition on the planning permission to submit and agree the details of the affordable housing. It can be stated in the condition that a contribution of 30% is required and the exact means of achieving this 30% in terms of number of affordable housing/commutative sum would be agreed as part of the condition. The applicant has stated that it is hoped that RSL and / or a housing developer/builder will be involved in the development by the time a reserved matters application is submitted and that this could offer a way forward in providing affordable housing through the possible support of a development grant from the Welsh Government. Those types of grants would give viability matters in the development of the site a better chance of being supported, compared to the support that would be available to a private sector developer. It must also be remembered that planning permission lasts for 5 years and the situation can change significantly within that time. As the proposal is now for the provision of 30% affordable housing, it is considered that the proposal is considered acceptable in relation to the Policy TAI 15 of the LDP.
- 5.7 Also, since 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 for 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.
- 5.8 Confirmation was received from the agent that class C3 use dwellings, namely dwellings used as a sole or main residence are proposed for all the dwellings that are subject to the application. The proposal would therefore provide permanent housing (sole or main residence use) on the site, with 30% of those homes being affordable housing. The proposal would not provide additional second homes, holiday homes or additional holiday units in the area. As the proposal has been considered against housing policies in the LDP, it is considered appropriate to provide a condition that the houses be restricted to use class C3 only, which is dwelling-houses used as sole or main residence.
- 5.9 Policy TAI 8 promotes proposals that will contribute towards improving the balance of housing and will meet the needs noted for the entire community. Therefore, there is a need to consider whether the mixture of units and tenure proposed here is suitable in order to promote a sustainable mixed community. As an outline application is before the committee, the exact details of the houses have not been submitted. While the specific size of the units is not determined as part of

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the outline application, a minimum and maximum size for the proposed housing is noted in the Design and Access Statement. The exact size, type and mix of houses will be determined in a reserved matters application. Consideration will therefore be required as to how the proposal meets the requirements of Policy TAI 8 as part of the reserved matters application.

### **Linguistic and Community Matters**

- 5.10 In terms of the impact on the Welsh language it is noted in the comments from the Policy Unit that there is no need for a Language Statement under criterion 1b of Policy PS 1. However, criterion 1c of Policy PS 1 states that a Welsh Language Statement is required for a "residential development of 5 or more housing units on allocated or windfall sites within development boundaries that does not address evidence of need and demand for housing recorded in a Housing Market Assessment and other relevant local sources of evidence". As affordable housing would not originally be provided as part of the application due to viability issues, the applicant was asked to provide a Welsh Language Statement under clause 1c of Policy PS 1. As a result of this, a Welsh Language Statement was received for the development and this Welsh Language Statement has been amended in light of the proposal to provide 30% of affordable housing as part of the development.
- 5.11 The latest comments from the Language Unit indicate that the revised statement now states that 30% of the development is intended to be affordable housing. This would likely attract more local Welsh speakers to the development. Despite this, no evidence of the real local need has been included such as data from Tai Teg's register and information from local estate agents.
- 5.12 As the existing site together with the application site for C23/0671/45/AM form part of the same housing designation in the LDP, it is considered that it has been reasonable to include one Language Statement for both sites. Housing designation T28 had the estimated number of housing at 150 where there would have been an expectation that 30% would be affordable housing. While the information on the application continues to show that there are issues with the viability of developing the site, there are now plans to provide 30% affordable housing as part of the scheme. It must also be realised that the total number of houses intended for T28 designation through the current application and application C23/0671/45/AM totals 36 which is significantly lower than the estimated number of 150 in the LDP. As it is a designated site, consideration has been given to the need for housing on site as part of the LDP and its implications from a Welsh language perspective. The Welsh Language Impact Assessment provided for the LDP did not expect a provision of 150 units for the T28 designation to have an adverse impact on the Welsh language.
- 5.13 Also, through the Town and Country Planning (Use Classes) (Amendment) (Wales) Order 2022 it was now possible to bind the houses through a condition as class C3 use housing, which are dwelling houses used as a sole or main residence. This would ensure that the houses in question would be permanent dwelling-houses and could not be used as second homes, holiday homes or holiday units. With such a condition as well as the fact that Article 4 is also in place, this means that if anybody wished to use one of the houses for an alternative use to C3 use, it would be required to submit a planning application before being able to use it for any other purpose. Whilst realising either way that there is no guarantee that the houses would be occupied by Welsh families, the fact that they would be permanent housing would mean that families who would occupy the houses would be integrated into the local community with the children attending local schools that provide education through the medium of Welsh.
- 5.14 The Welsh Language Statement also notes that there would be a Welsh name for the houses and it is proposed to use bilingual signage / advertising. It would be possible to condition a Welsh name to the development along with the use of bilingual signs.
- 5.15 It is therefore considered that the proposal is acceptable in terms of Policy PS 1 of the LDP.

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### **Visual amenities**

- 5.16 This is an outline application and full details of the design of the proposal have not yet been submitted. The layout, appearance, scale and landscaping are reserved matters for consideration. However, a plan has been submitted giving a rough idea of how the site could be set out. From the plan it can be seen that it is possible to locate houses within the site and have acceptable parking and turning areas.
- 5.17 The existing site is undeveloped fields and therefore it is true to say that building anything on the fields would change the appearance of the site. However, it should be realised that the site is designated in the LDP for housing development and therefore there was an expectation in the context of the LDP to see some sort of development on this land. The site is also located in some sort of a hollow that means that the visual impact of the proposal would be local and would be unlikely to have an impact on the wider landscape. In addition this proposal would be located near the Aldi shop and there are also some houses in the vicinity. It is not considered therefore that dwelling-houses in this location would look out of place. Therefore, by securing the design and use of suitable materials for the houses as part of a reserved matters application it is considered that it is possible to ensure a quality development that would comply with policy PCYFF 3.
- 5.18 The final landscaping details would also be included in the reserved matters to be fully assessed against the requirements of Policy PCYFF 4 of the LDP.

### **General and residential amenities**

- 5.19 The proposal would be located near a supermarket and there are some dwelling houses in the vicinity. Although there are dwellings in the vicinity it is considered that the location of the proposed houses in relation to the houses in the vicinity would have plenty of distance etc. between them so that it is possible to develop the site and would not have a detrimental impact on the amenities of nearby residents in terms of matters such as over-looking, loss of privacy etc. Of course, it would be necessary to give full consideration to the impact of the proposal on the amenities of nearby occupants when dealing with the reserved matters when the final design of the proposed development comes to hand. However, it is considered that it is possible to design the proposal in a way that would protect the residential amenities of neighbours.
- 5.20 Demolition, construction, and landscaping work can cause a noise and dust problem for nearby residents. There are dwellings in the locality. No details about the length of the development, nor any measures to reduce and control nuisance during the development have been submitted. Whilst realising that the construction phase of such a development could cause problems such as noise and dust to residents of neighbouring houses, it should also be realised that it is an outline application and therefore the exact issues of the construction itself have not been formed at present. The Public Protection Unit has recommended conditions relating to limiting demolition and construction working hours to 08.00-18.00 Monday to Friday, 08.00-13.00 on Saturday and not at all on Sunday or Bank Holidays and also that the developers use the best practical methods to reduce noise and vibration from the development and consider the recommendations of practice code BS5228-1:2009+A1:2014: Control of Noise and Vibration on Construction and Open Sites. It is considered that it would be reasonable to propose conditions to control the building work hours and in terms of keeping the noise and vibration levels down and would be beneficial in terms of reducing the impact of the proposal's construction phase on householders in the vicinity. It is also considered that it would be appropriate to submit and agree on a Construction Environmental Management Plan.
- 5.21 Consideration must also be given to the amenities of the occupants of the proposed houses. The houses within this development will be located near a commercial shop, therefore there is a possibility that they will be subjected to noise disturbances. It should be noted that the granting of

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planning permission does not convey any exemption from or compliance with other legislation such as the Environmental Protection Act 1990 (Statutory Nuisance). As part of the application a Noise Impact Report was submitted. The noise report notes that neither the noise of receiving goods nor the mechanical plant will have a negative impact on the proposed housing. The report has not included noise from the car park and customers that may also have an impact on new residential housing. Public Protection advise that an acoustic fence be installed on the boundary between both sites. Observations from Public Protection also note that it is proposed to site an electricity sub-station on the boundary between the Aldi site and the application site. Since receiving these observations application C24/0631/45/AC has been approved on the Aldi site which amongst other matter entails that this electricity sub-station is removed from the Aldi development as it was not required. Should the application be approved, the Public Protection Service recommends conditions in terms of ensuring an acceptable level of noise in the proposed housing, submit and agree on a noise insulation scheme, submit and agree on suitable acoustic fence details for the gardens, development to be undertaken in accordance with the noise assessment.

- 5.22 By imposing appropriate conditions as outlined below and receiving acceptable detailed plans on a reserved matters application, it is considered that there can be a development which would be acceptable and would not have a material adverse effect on the amenities of the occupants of existing residential properties in the vicinity and which would also protect the amenities of the occupants of the proposed houses in accordance with Policy PCYFF 2 of the LDP.

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

- 5.23 The proposal would entail creating a new vehicular access to the A499 Ffordd Caernarfon. It is also proposed to have a footway / cycle path along the frontage of the site with the A499. Also, it is proposed to move the endpoint for the speed designation of 30 / 40 miles per hour and the associated work and also to install streetlighting.
- 5.24 Observations on the application were received from the Transportation Unit and it has stated that the proposed improvements to the current highway are in accordance with those proposed in the planning application for Aldi namely planning application C22/0969/45/LL. This work would need to be completed to achieve the planning conditions on that application. To protect against the potential that these improvements are not completed, the Transportation Unit requests that a condition is imposed that the proposed modifications to the highway should be undertaken in accordance with the submitted plans to ensure that this work is carried out. The proposed plans and work to the highway have been included in the Transport Assessment and it is therefore considered appropriate to impose a condition that the development is to be undertaken in accordance with the Transportation Assessment. The applicant would then be required to commit to a Section 278 agreement with the Council where the details of the changes could be agreed and the plans associated with the planning condition could be amended accordingly. These changes should include, but not be restricted to: reviewing the speed limit, introducing street lighting, construction of cycle path / footways, bus stops and crossings. The applicant would pay the cost of amending the Traffic Regulation Order to implement an amendment to the Speed Limit.
- 5.25 The Transportation Unit is also keen that conditions relating to completing the access is in accordance with the plan submitted, estate road and pavement, lighting within the estate, completing the parking spaces before residing in the units and preventing surface water from the site discharging onto the highway, submission of a Construction Method Statement. It is considered that the conditions proposed are reasonable and that the proposal is acceptable in terms of Policies TRA 2 and TRA 4 of the LDP.

#### **Biodiversity matters**

- 5.26 As part of the application an Ecological Survey Report was submitted. The Biodiversity Unit has stated that the survey was undertaken to a good standard and that the impact assessment confirms

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what impact this development would have on biodiversity, justifying reasonable mitigation and avoidance measures that must be taken. The key matters from the Ecological Survey Report are as follows:-

- The plan was created to ensure that there is no negative impact on the broadleaved woodland habitat which is a 'priority' habitat.
- Due to the status of the hedgerows as a 'priority' habitat, it is recommended that the design of the plan will ensure that there will be no net loss from this habitat. The design must also consider habitat connectivity.
- Most habitat loss will be improved grassland of negligible ecological value. However, recommendations have been made to retain one grassland area which comprises a variety of species along the boundary 'clawdd'.
- Recommendations have been made to ensure that there is no negative impact on bats due to new lighting on the site.
- Precautions will be required during the construction phase due to the potential presence of badgers, hedgehogs, nesting birds, and reptiles.
- Biodiversity improvements will be delivered by establishing a new management system to improve the quality of the broadleaved woodland. It is also recommended that 'bee bricks' and 'bat tubes' are incorporated into the fabric of the new buildings and that an appropriate mix of wild flower seeds are used in the SuDS facility area.

5.27 The Ecological Survey Report sets out the mitigation measures and biodiversity improvements and therefore it is considered that it would be appropriate to impose a condition on any permission that the work is to be undertaken in accordance with the submitted Ecological Survey Report. In addition, by receiving the observations of the Biodiversity Unit and Natural Resources Wales, it is considered that it would also be appropriate to include conditions in terms of agreeing details of external lighting, submitting and agreeing details for a management plan for the woodland. In addition to this, the reserved matters will include agreeing landscaping details for the site and any biodiversity improvements e.g. bee bricks, bat tubes would be shown on the detailed plans and, therefore, no additional condition is considered necessary for these as has been suggested by the Biodiversity Unit. It is also not considered reasonable to impose a planning condition that a project ecologist needs to be appointed to oversee construction.

5.28 An Arboriculture Report was also received as a part of the application. In response to the initial observations of the Trees Unit an updated Arboriculture Report was received. The Arboriculture Report and the associated plans with the report indicate the intention to safeguard the most westerly area of the site with the safeguarding area line of tree roots shown. The indicative layout for the site shows the houses located on the eastern side of the site. The Trees Unit was re-consulted, and they had no concerns about the proposal in question. It is considered that it would be appropriate to include a condition to undertake the work in accordance with the Arboriculture Report.

5.29 Although no Green Infrastructure Statement has been submitted for the application, the proposal has considered ecological matters and includes appropriate steps in terms of mitigation and proposing biodiversity enhancing opportunities. As noted above, it is possible to impose conditions to ensure the biodiversity mitigation / enhancement measures and, as a result, it is considered that the submitted details meet the requirements of Planning Policy Wales and also ensure that the proposal is acceptable in terms of Policies PS 19 and AMG 5 of the LDP.

### **Archaeological and Heritage Matters**

5.30 As part of the application an Archaeological Assessment was received giving an archaeological assessment of the site based on a desktop method. The assessment undertakes an appraisal of the possibility that archaeological remains may be present based on the area's known cultural heritage assets, the current nature and historical land use, and the information available about the nature

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and condition of the sub-surface deposits. Therefore, the assessment assesses the site's potential to have archaeological remains based on the available evidence:

- Prehistoric: the probability of finding prehistoric remains has been appraised as low to medium, reflecting the archaeological features or deposits from a prehistoric date that are known within the area. It was also noted that the heritage significance to any assets from this period that may be present on the site is low / medium. It is therefore considered that the archaeological potential for the prehistoric period is low / medium.
- Roman and Early Medieval: there is no evidence of a Roman/Romano-British settlement within the study area. It is therefore considered that the archaeological potential for this period is low. This is also true of those heritage assets of the same period. There is no evident evidence here of early medieval activity in the defined study area and therefore, it is considered that the archaeological potential for the early medieval period is low.
- Medieval: It is likely that the site was enclosed during the post-medieval period. The boundary remains of modern agriculture may remain underground from the post-medieval period, but these would not be of heritage value.

5.31 It can be seen from the Archaeological Assessment submitted that there is a low to medium potential that archaeological remains are present on the application site. Observations were received from the Gwynedd Archaeological Planning Service on the proposal. The observations state that they have no significant archaeological concerns about the proposed development at this outline stage but recommend a limited programme of trial trenching as a condition of outline consent to rule out the risk of significant archaeological discoveries during development. The application site is in quite a constrained valley location, and although the flanking higher ground would be more likely to be occupied by defended or landmark sites, there is some potential for Romano-British and earlier occupation on the lower ground. The Gwynedd Archaeological Planning Service therefore recommend imposing conditions regarding a programme of archaeological work for the site. It is considered that by imposing appropriate conditions to carry out archaeological work that the proposal is acceptable in terms archaeological matters.

5.32 The site is within a Landscape of Outstanding Historic Interest. The proposal involves the construction of a housing estate that will be located between a commercial garage and a supermarket. Although an outline application is before you, it is likely that the impact of the proposal would be local and would not have a wider impact on the historic landscape.

5.33 In light of the above, it is considered that the proposal is acceptable in terms of Policies PS 20, AT 1 and AT 4 of the LDP.

### **Drainage and Flood Matters**

5.34 Policy PCYFF 6 states that proposals for more than 10 residential units should have a Water Conservation Statement. The policy attempts to ensure that the proposals incorporate water conservation measures where practicable, including sustainable urban drainage systems (SuDS). All proposals should implement flood minimisation or mitigation measures where possible, to reduce surface water run-off and minimise its contribution to flood risk elsewhere. A Flood Consequence Assessment and Drainage Philosophy Statement were submitted as part of the application, and Chapter 5 of the Planning Statement includes a Water Conservation Statement.

5.35 A Flood Consequence Assessment was received as part of the application. The site falls within flood zone A which is considered by Technical Advice Note 15 to be an area where only a little or no risk of fluvial or tidal/coastal flooding exists. The site does not lie within Flood Zone C1 or C2 as categorised by the Development Advice Maps in TAN 15, where such a designation would

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indicate a flood risk. Although the site is not within a flooding zone the Flooding Consequence Assessment has been submitted as part of the proposal.

- 5.36 Observations were received from the Water and Environment Unit YGC stating that the Flood Consequence Assessment (FCA) had been presented which addressed flooding risk to the development site from all sources. The observations state that the Water and Environment Unit YGC are satisfied that sufficient evidence has been provided to demonstrate that surface water flooding risk can be controlled (as noted in the latest Flood Maps for Planning) sufficiently, and that the proposed development does not increase the risk of flooding below by disposing of the surface water storage currently provided by the site.
- 5.37 The proposal would include sustainable drainage systems with the presumed location of the SuDS work indicated on the site plan that was submitted as part of the application. Therefore, the proposal is part of the development to incorporate sustainable drainage system measures to deal with surface water. Observations were received from the YGC Water and Environment Unit (in its role as a SuDS Approval Body (SAB)), confirming that the developer intends to use suitable sustainable measures to drain the site and that an application will need to be submitted to the SAB. The details of the drainage plan will be scrutinised further as the SAB application is determined and the principle of the drainage plan only is discussed as a part of the planning application.
- 5.38 Observations were also received from Welsh Water. These observations state that they have considered the impact of foul flows generated by the proposed development and have concluded that it is unlikely that sufficient capacity exists to accommodate the development without harming the current services they provide to customers, or in terms of environmental protection. No reinforcement work has been planned within the Welsh Water Capital Investment Programme and, therefore, Welsh Water is currently unable to provide an adequacy point on the network. In light of the above, Welsh Water recommends that the developer instructs it to undertake a Hydraulic Modelling Assessment which is at the developer's expense and will examine the impact of the introduction of flow from the development on the performance of the existing network. While noting that no capacity exists, Welsh Water has not recommended that the application be rejected, nor has it indicated that it objects to the application. Instead, it noted that it would be possible to include a condition that the developer undertakes a hydraulic modelling assessment before any development commences and that the connection is implemented following any necessary reinforcement work to the sewerage system, as identified through the hydraulic modelling assessment. The agent has confirmed that they are moving forward with the application in accordance with the condition Welsh Water has recommended.
- 5.39 Therefore, by acting in accordance with the advice received, it is considered that the proposal is acceptable in terms of Policies PS 6 and PCYFF 6 of the LDP.

### **Infrastructure and developer contributions**

- 5.40 Policy PS 2 and ISA 1 of the LDP requires that a sufficient infrastructure provision exists to cope with developments. This infrastructure could, for example, relate to ensuring adequate capacity at schools in the area, sports and leisure facilities, service infrastructure facilities, such as water supply, drainage, and sewerage.
- 5.41 ISA 5 involves providing open spaces in new housing developments if the proposal is for 10 houses or more. Observations were received from the Planning Policy Unit which identifies that there is a lack of provision for children's play areas (informal and with equipment) in the application area. However, as this is an outline application before you and where the number of bedrooms in the houses have not been stated the Planning Policy Unit cannot give an estimate of the contribution required should the proposal itself not include a purposeful play space on the development site. In the Planning Statement submitted with the application it is noted that the

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details of the proposed open spaces will be addressed in the reserved matters application. However, the indicative plan has been submitted demonstrating that an open space can be provided within the site, but the exact type and size are not noted as part of the current application. Therefore, with the existing plan there is no assurance about the type and size of open space intended as part of the application, however the capacity within the site to provide an open space is in accordance with Policy ISA 5.

- 5.42 With any planning applications for housing, it must be ensured that there are sufficient educational facilities to cope with any increase in the number of pupils emanating from new residential developments. In Supplementary Planning Guidance: Planning Obligations in appendix 2 a method of calculating the number of additional pupils that arise as a consequence of new residential development is included. The proposal is to construct 24 houses, but the number of bedrooms does not appear to have been confirmed. However, the methodology included in appendix 2 of SPG Planning Obligations is based on the number of pupils that arise from every house with 2 bedrooms or more. It is taken that all the houses within the development have at least 2 bedrooms and is therefore based on the methodology in SPG Planning Obligations that the number of pupils estimated to derive from the development are as follows:-

- Primary School - 9.6
- Secondary school - Years 7-11 - 6.96
- Secondary school - Years 12 and 13 - 0.48

- 5.43 As a part of the statutory consultation, confirmation was received from the Education Department that capacity is available at Ysgol Cymerau and Ysgol Uwchradd Glan y Môr. Specifically:

- Ysgol Cymerau: Capacity 348 - Existing total - 225 - Projected numbers - September 2025 - 207; September 2026 - 204; September 2027 - 204.
- Ysgol Glan y Môr, Pwllheli: Capacity 732 - Existing total - 482 - Projected numbers - September 2025 - 469; September 2026 - 446; September 2027 - 418.

- 5.44 Therefore, it is believed that the proposal would not create a direct need for additional education facilities. Nor would it create a need for additional education facilities jointly with application C23/0671/45/AM. Therefore there is no justification to request a financial contribution.

- 5.45 Due to the above, it is considered that the proposal is acceptable in terms of Policies PS2 and ISA 1 of the LDP.

## **6. Conclusions:**

- 6.1 Having considered this assessment and all the relevant matters, including national and local 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.

## **7. Recommendation:**

- 7.1. To delegate powers to the Head of the Environment Department to approve the application, subject to receiving the observations of the Gwynedd Archaeological Planning Service and to conditions:

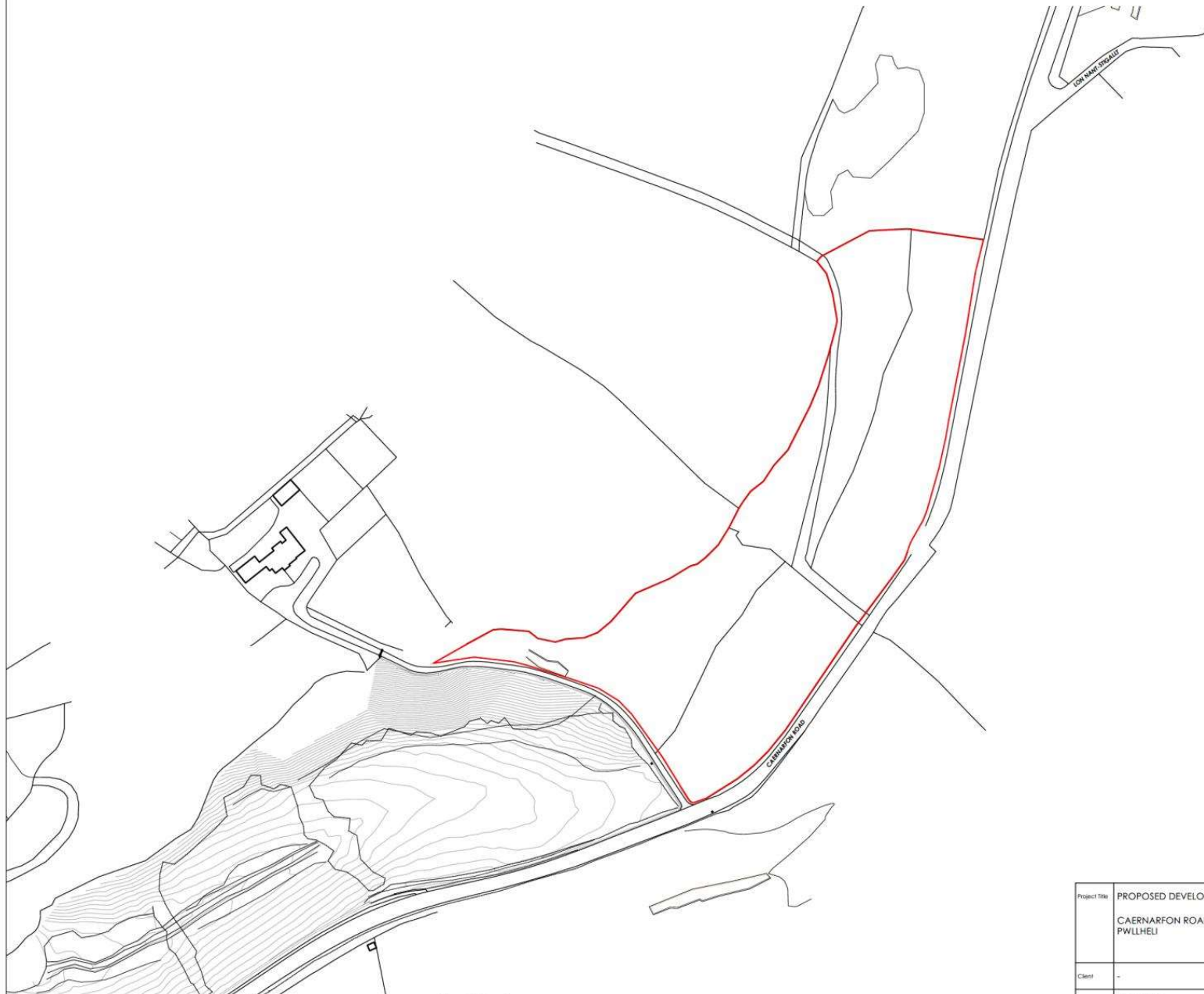
1. The time in terms of the commencement of the development
2. The time in terms of submitting the reserved matters application
3. Submission of a reserved matters application for the layout, scale, appearance and landscaping
4. In accordance with the plans
5. Slates on the roof
6. Materials

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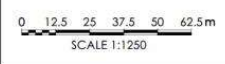
7. C3 use for all housing
8. Welsh name for the housing estate and houses
9. Welsh and / or bilingual signs
10. Submission and agreement of an Environmental Buildings Management Plan / Construction Method Statement
11. Construction work hours
12. Noise levels and reduction of noise and vibration during the construction period
13. In accordance with the Transport Assessment.
14. Entrance to be completed in accordance with the plans
15. Highways conditions in terms of completing the road work and pavements of the estate together with the street lighting
16. Parking
17. Prevention of surface water from discharging into the highway
18. In accordance with the Ecological Survey Report.
19. External lighting plan
20. Submission and agreement on a Management Plan for woodland
21. Condition to complete landscaping work as agreed in the landscaping details
22. In accordance with the Arboriculture Report
23. Welsh Water condition to undertake a hydraulic modelling assessment prior to the commencement of the development
24. No surface water / land drainage to connect with the public sewer
25. Ensure the acceptable noise levels of the proposed houses
26. Submit and agree upon a noise insulation plan
27. Submission and agreement of suitable acoustic fence details for the gardens
28. Development to be undertaken in accordance with the noise assessment
29. Archaeological conditions
30. Condition to submit and agree on details to provide 30% affordable homes.
31. Removal of permitted development rights for the affordable homes in terms of extensions, outbuildings etc.
32. Agree and provide details of how open space is intended to be provided as part of the development.

Notes -

1. Major development
2. SuDS
3. Refer to Dŵr Cymru comments
4. Street Works



Location Plan  
Scale 1:1250 @ A2



Total Site Area  
**21,976m<sup>2</sup> / 5.43 Acres**

Project Title	PROPOSED DEVELOPMENT			
	CAERNARFON ROAD PWLLELI			
Client	-			
Status	PLANNING			
Scale	1:1250	Drawing Size	A2	
Date	MAR 23	Drawn By	JA	Checked MS

Rev	Date	Description	Rev	CHK'd By
Drawing Title LOCATION PLAN				
Job/Dwg No 2669NES/2-100			Rev	-
<input type="checkbox"/>	2 St. Johns North, Walsley, W1 3GA t: 01924 291800			
<input checked="" type="checkbox"/>	Carvers Warehouse, 77 Dale Street, Manchester, M1 2HG t: 0161 2388555			
<input type="checkbox"/>	The Old Rectory, 79 High Street, Newport Pagnell, MK16 8AB t: 01908 211577			
<input type="checkbox"/>	101 London Road, Reading, RG1 5BT t: 0118 9567100			
<input type="checkbox"/>	10 Great Court, 31 Christophers Place, London, W1U 1JJ t: 0207 4091215			

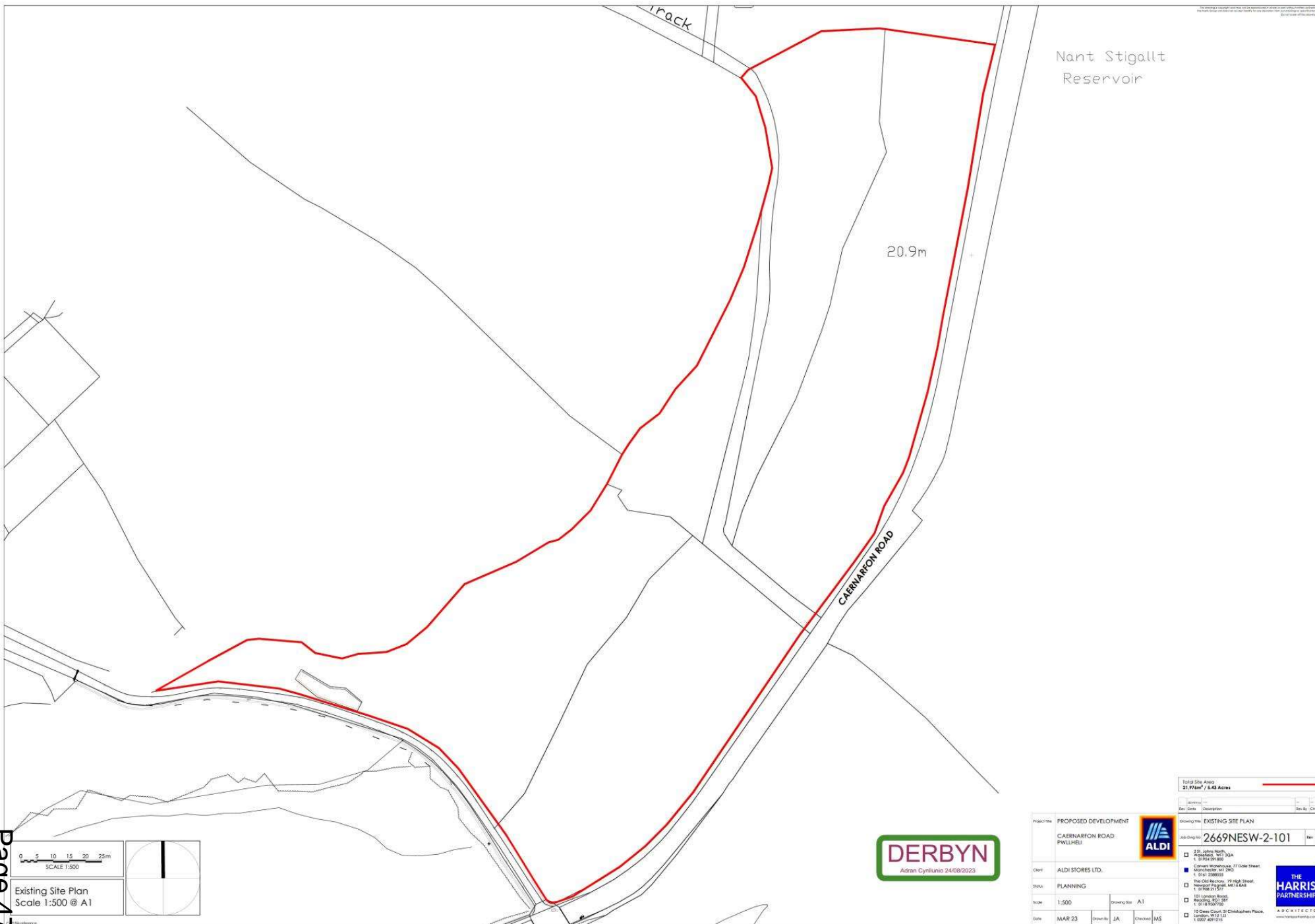


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**Cynllun Diwygiedig**  
*Amended Plan*

Item	Year	Year Available	Item 1	Item 2
A	2010	2010	2010	2010
B	2011	2011	2011	2011



**DRAWING KEY**

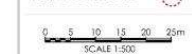
Site Boundary  
21,549m<sup>2</sup> / 5.32 Acres

Existing Levels	19.68
-----------------	-------

Proposed Levels	+20.750
-----------------	---------

Existing Trees Retained

Trees To Be Removed



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51

PROPOSED DEVELOPMENT

CAERNARFON ROAD  
PWLLEU

Drawing Title  
**PROPOSED SITE PLAN**

Urban	Created	Index (SA)	Profit	Cost
JA	MS	1:500	50	09/7
Drawing Date			Rev	IMP Super/V
PLANNING			0	266

Patient No.	Originator	Sex	Age	Time	Grade	Number
2669	THPM	XX	XX	DR	A	0126





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**Number: 2**

**Application Number:** C23/0671/45/AM

**Date Registered:** 11/09/2023

**Application Type:** Outline

**Community:** Pwllheli

**Ward:** Pwllheli (North)

**Proposal:** Erection of residential dwelling houses including access

**Location:** Land Off Ffordd Caernarfon, Western Plot, Pwllheli, LL53 5LF

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

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## 1. Description:

1.1 It was resolved at the Planning Committee 24/03/2025 to refuse the application contrary to the officers' recommendation. The committee's reasons for refusing the application related to:

- Lack of affordable housing
- Lack of information about the housing mix / balance
- The detrimental impact on the Welsh language

In accordance with the instruction of the Assistant Head, Environment Department, as there was a significant risk to the Council in respect of the Planning Committee's intention to refuse the application contrary to officers' recommendation, the application was therefore referred to a cooling off period. However, by now the application has been amended to include 30% of affordable homes within the development. An updated Planning Statement and Welsh Language Statement was received for the application. For this reason, the application is resubmitted to the Committee for further consideration based on these changes instead of submitting a cooling off report.

1.2 This application has been submitted in the form of an outline planning application and, therefore, all the details of the development in terms of detailed plans to show the appearance/design and landscaping have not been included as would be the norm with a full application. That is, the principle of the proposal itself, details about the access that permission is sought for are only included as part of this outline application and permission is not sought for appearance, landscaping, layout and scale of the proposed development. Should the current application succeed, these details would be subject to a further application.

1.3 However, an indicative site plan was submitted for a residential development of 12 houses. The layout plan submitted is indicative only and the application does not seek permission for the number, mix or type of dwelling houses. These details will be the subject of a reserved details plan should outline permission be granted. Nevertheless, as required with outline applications now, the minimum and maximum height of buildings recorded in the Design and Access Statement are as follows:

- Bungalow - approximately 10m - 12m in length, 13m - 17m in width, and between 4.5m and 6m in height
- Terraced house - approximately 8.5m - 10m in length, 4.5m to 5.5m in width, and between 7.5m and 11m in height
- Semi-detached house - approximately 10m - 12m in length, 5m to 6m in width, and between 7.5m and 11m in height
- Single house - approximately 9.5m - 11m in length, 5.5m to 7m in width, and between 7.5m and 8m in height

1.4 The following documents were received as part of the application:

- Welsh Language Statement
- Residential Viability Assessment
- Noise Impact Assessment
- Archaeological Assessments
- Arboriculture Report
- Drainage Philosophy Report
- Ecological Survey Report
- Phase 1 Geo-environmental Report
- Flood Consequence Assessment
- Pre-application Consultation Report

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- Transport Assessment
- Design and Access Statement
- Planning Statement

1.5 The site is currently open fields. The application site is located off Ffordd Caernarfon (A499), namely one of the main roads leading into and out of Pwllheli. The site lies within the development boundary of Pwllheli and forms part of the site designated for housing (T28) in the LDP. It also lies within the Llŷn and Ynys Enlli Landscape of Outstanding Historic Interest. A part of the site is included in the Penlon Caernarfon candidate wildlife site. There are dwelling houses in the vicinity and some businesses are located nearby. The recently opened Aldi store is on land to the north-east of the site. The site's topography means that the site slopes towards the middle and then has steep sides towards the northern side.

## 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

PS 1: The Welsh Language and Culture

ISA 1: Infrastructure provision

ISA 5: Provision of open spaces in new housing developments

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

PCYFF 6: Water conservation

PS 16: Housing Provision

PS 17: Settlement strategy

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

TAI 8: An appropriate mix of housing

PS 18: Affordable housing

TAI 15: Affordable housing threshold and distribution

PS 19: Conserving and where appropriate enhancing the natural environment

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 non-designated archaeological sites and their setting

Supplementary Planning Guidance (SPG):

SPG: Maintaining and Creating Distinctive and Sustainable Communities

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SPG: Housing Mix  
 SPG: Affordable housing  
 SPG: Character of the landscape  
 SPG: Planning obligations

#### 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 11: Noise  
 TAN 12: Design  
 TAN 18: Transportation  
 TAN 20: Planning and the Welsh Language

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

- 3.1 C24/0631/45/AC - Vary condition 2 of Planning Permission C22/0969/45/LL to allow changes to the design of the retaining wall, the access ramp for pedestrians, reorganise the car park and remove the sub-station on the site - Approved 3 October 2024.
- 3.2 C22/0969/45/LL - Construction of new Aldi food shop (A1 use class), car park, entrance, servicing and landscaping - Approved 30 November 2023.
- 3.3 The above proposals were located on part of housing designation T28 within the JLDP.
- 3.4 C23/0673/45/AM - Construction of residential dwelling houses including access - Not yet determined. This is an application for a residential development on another part of designation T28 land of the JLDP.

### 4. **Consultations:**

Community/Town Council: Not received.

Transportation Unit: I refer to the above application and I confirm that the transportation unit does not have any objection to the development in principle but I offer the following comments.

I ask the applicant to provide steps in addition to the ramp to create a more direct link to the site.

The site will be accessed via the access point proposed within planning application C22/0969/45/LL. As such, the viability of the site is dependent upon the discharging of conditions relating to highway improvements proposed in the application. To protect against the potential that these improvements are not undertaken, could we include a condition that the dwellings will not be occupied until the highway improvements associated with application C22/0969/45/LL have been completed?

I also ask for the following conditions to be imposed on any

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permission granted:

The estate road and footways shall be surfaced to base-course and lighted before any dwellings which it serves are occupied.

The estate road(s) shall be kerbed and the carriageway and footways finally surfaced and lighted 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 Authority, whichever happens first.

The car parking area shall be completed in full accordance with the details as submitted before the dwelling(s) is/are occupied.

The applicant must take every precaution to prevent surface water from the curtilage of the site from spilling onto the highway.

Natural Resources Wales:

Thank you for consulting with Natural Resources Wales (NRW) about the above, which we received on 13/09/2023.

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

#### Condition 1: Lighting Plan

Please note, without the inclusion of this condition we would object to this planning application. Further details are provided below.

#### Protected Species

We note that the ecological report submitted in support of the above proposal (Cambrian Ecology Ltd (5 May 2023, Ecological Survey Report) has identified that bats are commuting and foraging at the application site. Bats and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017.

We advise that the proposed development is not likely to harm or disturb the bats or their breeding sites and resting places at this site, provided you attach the following condition to any planning permission granted:

Condition 1: Prior to its installation, full details of lighting shall be submitted to and agreed in writing by the Local Planning Authority. The Lighting Plan should include:

- Details of the siting and type of external lighting to be used
- Drawings setting out light spillage in key sensitive areas
- Light modelling images to present the night-time effects of lighting on building

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elevations and ground surfaces from key locations for bats

- Details of lighting to be used both during construction and operation
- Measures to monitor light spillage once development is operational

The lighting shall be installed and retained as approved during construction and operation.

Justification: A lighting plan should be submitted to ensure lighting details are agreed prior to installation and to reduce the impacts of lighting in the interest of protected species.

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

In respect of the aforementioned, we acknowledge that the application relates to a major development and therefore, in accordance with Schedule 1C Article 2D of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, there is a statutory requirement to undertake pre-application consultation with any ‘Specialist Consultees’ including the water and sewerage undertaker concerned. In this case, Dŵr Cymru Welsh Water have not been informed of the proposed development and therefore the application should technically be deemed invalid as it fails to comply with statutory requirements.

Notwithstanding the opportunity to comment at pre-application consultation stage, having reviewed this planning application submission, we have considered the impact of foul flows generated by the proposed development and concluded it is unlikely that sufficient capacity exists to accommodate the development without causing detriment to the existing services we provide to our customers, or in regard to the protection of the environment. There are no planned reinforcement works within Dŵr Cymru Welsh Water's Capital Investment Programme and therefore, at this stage, we are unable to provide a point of adequacy on the network.

In light of the above our recommendation is that the developer instruct us to undertake a Hydraulic Modelling Assessment (HMA) which is at the developer's expense and will examine the impact of the introduction of flows from the development upon the performance of the existing network and consider the impact of the introduction of flows from the proposed development upon its performance. Where

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required and appropriate, the HMA will then identify solutions and points of communication to ensure that the site can be accommodated within the system. For the developer to obtain a quotation for the HMA, we will require a fee of £250 + VAT.

In the absence of known solutions to accommodate the proposed development, we would kindly request that if you are minded to grant Planning Consent for the above development that the Conditions and Advisory Notes provided below are included within the consent to ensure no detriment to existing residents or the environment and to Dŵr Cymru Welsh Water's assets.

#### Conditions

No development shall take place until a point of connection on the public sewerage system has been identified by a hydraulic modelling assessment, which shall be first submitted to and approved by the local planning authority. Thereafter the connection shall be made in accordance with the recommended connection option following the implementation of any necessary reinforcement works to the sewerage system, as may be identified by the hydraulic modelling assessment.

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.

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

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

#### WATER SUPPLY

The proposed development may be crossed by a distribution watermain, the approximate position being shown on the attached plan. Dŵr Cymru Welsh Water as Statutory Undertaker has statutory powers to access our apparatus at all times. We would advise of the need to accurately locate the assets on site as our record plans are a general guidance only and should not be relied upon in the event of excavations or other works made in the vicinity of the assets. We would need to carry out the survey work and trial holes and would request that the developer contact our colleagues at [PlanandProtect@dwrcymru.com](mailto:PlanandProtect@dwrcymru.com) for a quotation. I enclose our Conditions for Development near Watermain(s). Should the watermain be located on the site, we would advise that public watermain(s) and their required easements should be located within public accessible areas and not within residential curtilages and gardens and therefore there would be requirement to divert the public

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watermain under Section 185 of the Water Industry Act 1991, the cost of which will be re-charged to the developer. The developer must consult Dŵr Cymru Welsh Water before any development commences on site.

Also provided advice for the developer.

Public Protection Unit:

### 3 March 2025 Observations

The application is supported by a Noise Impact Assessment: Noise Impact Assessment Report, Sbectrwm ref. RK3679/21318/Rev 5 (NIA). When assessing the noise assessment, the Department considers whether it is practical to manage or reduce noise levels, or mitigate the impact of noise by using conditions. When reaching the acceptable level, we need to consider whether the necessary mitigation measures achieve an acceptable level of amenity within the Property and externally.

The NIA concludes that there would be low impact on the development from the mechanical and supply noise from the nearby Aldi (as proposed) and the site refers to TAN 11, with categories specified as NEC B during the day and NEC C during evening periods.

The noise assessment failed to meet internal noise levels within BS 8233:2014. The mitigation measure involves providing a high-level of glazing and trickle ventilation to meet the values of the guidance in a red-zone property detailed in appendix G of the NIA.

Point 6.1 of the Report – the – ‘Noise from the Proposed Aldi Store’ has used the information from the planning application and has taken for granted that the Aldi Store has been constructed and in line with the RK3465/21318/Rev2 noise assessment. As this has not been confirmed, we will make it a requirement for this matter to be validated with a condition.

#### **6.1.2 Noise from deliveries to the Aldi Store**

The NIA has concluded that there would be a low impact from deliveries during the day, distribution is not permitted in the evenings and, therefore, they have not been assessed.

#### **6.3/6.4 - TAN11, BS 8233:2014 and the World Health Organisation**

The NIA has determined that internal/external noise levels could be met based on guidance provided in BS 8233:2014v and that a condition should be imposed on any approval:

#### **Internal noise levels**

All rooms that could be exposed should be subject to sound insulation measures as prescribed in the NIA to ensure that every such room achieves an internal noise level of 35 dBA Leq 16 hours during the day and 30 dBA Leq 8 hours at night.

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The mitigation measures must be applied under section 6.4.1 Table 12 in accordance with mitigation zones of Appendix G of the NIA to ensure that living rooms subject to noise insulation measures can be ventilated effectively.

### **External Noise Levels**

The peak noise level during the day in outdoor living areas that are exposed to external road traffic noise will not exceed 50 dBA Leq 16 hours [free field??].

The mitigation measures listed in 6.4.2 of the NIA will be applied in the plots listed in accordance with plots indicated in Appendix G of the NIA.

In response, we are aware of the possibility of disturbing neighbouring residents during construction work should planning permission be granted. As a result, we ask for the following conditions to be imposed:

### **A site-specific Construction Environmental Management Plan**

No development to commence until a site-specific Construction Environmental Management Plan has been submitted to the Planning Department and approved in writing. The plan must show adoption and use of the best practical methods to reduce noise impacts, vibration, dust and site lighting during the construction period.

All work and ancillary operations that could be undertaken on the site boundary will only be carried out between the following hours: 08:00 - 18:00 Monday to Friday (everyday) and 08:00 - 13:00 on Saturdays and not at all on Sundays or Bank Holidays.

Deliveries and movements from the site only during the permitted hours noted above, unless otherwise agreed with the Council or the Police (heavy loads).

Reason: For the benefit of the amenities of neighbouring occupiers when constructing the development.

### **Air Source Heat Pumps (ASHPs)**

The Noise Impact Assessment has not included an assessment of any proposed installation of Air Source Heat Pumps (ASHPs). If the Development is to be served by ASHPs, further details confirming the manufacturer's exact product locations and specification, including anticipated noise levels for the proposed equipment, will be submitted to the Local Planning Authority and approved in writing.

The score level of any noise generated by this equipment will be at least 5 dB lower than the background level as determined by BS4142: 2014 Methods for grading and assessing industrial and commercial sound. If this is not achieved, details of noise mitigation measures to meet this standard will also be provided. The air source heat pumps and mitigation measures (as required) will be fully installed and maintained in accordance with the details agreed prior to the first use

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of the dwellings unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenities and living conditions of nearby residents from noise pollution

#### 20 October 2023 Observations

Thank you for consulting with the Public Protection Unit regarding the above.

The service has considered the above planning application, and our observations are as follows:

We have concerns regarding the application as submitted as insufficient information has been provided. To overcome these concerns, further information should be provided on how they will manage nuisance during the development. A Construction Environmental Management Plan (CEMP) should be submitted to outline how the developer will reduce any negative environmental impacts from the development, and to ensure that the necessary control measures are agreed before development begins. Should this information not be provided, we will object to the planning application. Further details are provided below.

#### CONTROL OF NUISANCE FROM CONSTRUCTION SITES

Demolition, construction, and landscaping work can cause a noise and dust problem for nearby residents. I note from the plans that the proposed development is close to a number of residents' houses (including Llwyn-Ffynnon houses, The Coach House, and houses opposite the development on Ffordd Caernarfon), as well as Glandon Garage. No details about the length of the development, nor any measures to reduce and control nuisance during the development have been provided as part of the application. The developer must provide a detailed plan on how to Manage Nuisances (dust, noise, and vibrations) as part of the CEMP, and all work should be done with an agreement on an approved plan.

The CEMP should also outline how the developers intend to communicate with the public. Major developments can be inconvenient for the people who live and work nearby, but communication greatly reduces complaints. We advise that the developers inform neighbours/businesses in the local area of the proposed working hours for the development, and the measurements to be taken in order to protect amenities, and a contact number.

During the demolition and construction work, the best practical methods should be used to reduce noise and vibration from the work and consideration should be given to the recommendations of BS 5228: Code of practice for noise and vibration control on open sites

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and construction sites. This may include mitigation measures such as erecting acoustic barriers around the site near residential properties.

If the planning application is granted, the following conditions should be imposed:

1. Before work commences, a Construction Environmental Management Plan (CEMP) should be submitted to the Local Planning Authority for written approval to ensure necessary management measures are agreed prior to commencement of development. This should include a detailed plan on measures to minimise noise and vibration, and dust control.
2. Demolition and construction work shall take place between the hours 08:00-18:00 Monday - Friday, 08:30-13:00 Saturday, and not at all on Sundays and bank holidays.
3. The developers must use the best practical methods to reduce noise and vibration from the development and consider the code of practice recommendations 'BS5228-1:2009+A1:2014: Control of Noise and Vibration on Construction and Open Sites'. The noise levels must adhere to the threshold ABC noise values, category A of the BS 5228-1:2009+A1:2014.

Reason: To protect the residents of the area

#### NOISE IMPACT ASSESSMENT

Spectrum Acoustic Consultants have been commissioned to complete a noise impact assessment (NIA) as part of the Planning application (Ref. Report RK3583/21318/Rev 4). When I refer to different sections within the NIA in below, I am referring to this version.

#### 2. Description of the site and proposals

The description of the site in section 2 of the NIA is incorrect, and has been copied from RK3465/21318/Rev 2 for planning application C22/0969/45/LL. It states, "To the west of the development site there is waste land, and beyond it is a petrol station", however the boundary of the development site is going to be within ~15 metres of the petrol station and no wasteland between. Furthermore, it states that "To the north there is agricultural land together with one dwelling (Plastirion)", but the dwellings to the north of this development will be 1-4 Llwyn Ffynnon, not Plas Tirion.

#### 55. Site measurement survey

Section 4.3 (page 8), states "During the daytime, noise levels across the site are LAeq,16hour 51-57dB. During the night-time, noise levels across the site are LAeq,8hour 42-47dB, with maximum levels typically in the range LAFmax 57-65dB". This noise data was previously measured by Sbectrwm as part of the noise impact

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assessment for C22/0969/45/LL. The noise measurement locations were identified as being representative of the most sensitive residential properties to the proposed Aldi store, and not the most sensitive residential properties to this development. There is no reference to the petrol station as part of the noise assessment (in terms of noise during fuel deliveries etc.), nor the effects of construction noise/vibrations on the nearest houses, including Llwyn Ffynnon and houses opposite on Ffordd Caernarfon. The noise measuring locations should be located nearer to the petrol station, where these houses will be built, for a more accurate representation of the background levels. This service therefore requests that a further noise assessment is undertaken to account for the garage.

## 6. Assessment of noise

It is predicted in section 6.1.1 (page 12) that the mechanical plant rating levels would be 8dB higher than the representative background noise level during the daytime at the nearest affected receptor location (House number 4). Although the service recommends that the BS4142 rating level, measured over 1 hour, should be 5dB below the background (LA90), we accept that the predicted background noise levels are low at 0-27dB. Traffic noise can also be higher at this location, especially during the summer, which would potentially elevate background levels.

It is noted in 6.2 that “the daytime, noise levels across the site are predicted to be LAeq,16hour 49-59dB. During the night-time, noise levels across the site would be LAeq,8hour 42-49dB.” However, these levels contradict the levels in section 6.3.1, where it states “during the daytime, noise levels across the site are predicted to be LAeq,16hour 49-61dB. During the night-time, noise levels across the site would be LAeq,8hour 42-51dB”; these final figures are in line with the results in Appendix C. However, I must note that the results indicate night-time maximum levels typically in the range LAFmax 59-69dB. For all areas of the site which are in NEC B, I concur with the statement that ‘Noise should be taken into account when determining planning applications and, where appropriate, conditions imposed to ensure an adequate level of protection.’

In section 6.3.1, the report refers to closing windows as a normal mitigation practice (page 16). The service does not consider closing windows a practical method to reduce noise, unless justification is provided that the internal target noise levels can only be practically achieved with windows closed. In any situation where there would be a need to rely on closed windows and associated ventilation in order to achieve the desired acoustic outcome, as stated in ProPG: Planning & Noise 2017 [special care must be taken to design the accommodation so that it provides good standards of acoustics, ventilation and thermal comfort without unduly compromising other aspects of the living environment. In such circumstances, internal

noise levels can be assessed with windows closed but with any facade openings used to provide “whole dwelling ventilation” in accordance with Building Regulations Approved Document F (e.g. trickle ventilators)].

Section 6.3.1 also refers to a "sound insulation scheme", although it is not clear what exactly this scheme entails. Table 12 refers to House 7 as the most affected property, however looking at the results in Appendix C, there is only a decibel between House 7 (61 dB) and Houses 4, 5, and 6 (60 dB) during daytime. Night-time levels for Houses 4, 5, 6 and 7 are the same (51 dB). All houses must be insulated to the indoor target levels specified in Table 12. If the application is to be granted, a sound insulation scheme must be provided with the specification for the windows, walls, and ventilators, which are the three main elements of the façades. Specification for the windows and trickle ventilators have been included on page 17, and these should be conditioned. Section 6.3.2 has noted that, “close boarded timber fences barriers which have a minimum height of 2.25m should enclose each garden at the proposed development.” This should be conditioned should planning be granted.

Conditions:

4. The levels specified in the table below should not be exceeded. These should be calculated assuming windows in noise sensitive premises are open for ventilation.

Location	Laeq (16 hr) 0700-23.00	Laeq (8 hr) 23.00-07.00	Lamax 23.00 07.00
Living rooms	35dB	-	-
Dining room/area	40dB	-	-
Bedroom	35dB	30dB	45dB
Garden	55dB	-	-

5. All mitigation measures set out in Section 6.3 of the NIA will need to be adhered to.

6. A complete Sound Insulation Scheme must be submitted for written approval from the Local Planning Authority before Construction commences. This should include, as a minimum, the individual sound insulation specification for the three main elements of the façades (window, wall and ventilator). All houses must be insulated to the indoor target levels specified in Table 12 of the NIA

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report.

7. As specified in the NIA report, each garden at the proposed Development should be enclosed by a close boarded timber fence, with a minimum height of 2.25m. Reason: to protect the residents of the area

#### Additional Notes:

The houses within this development will be located between a busy garage and a commercial shop, therefore there is a possibility that they will be subjected to noise disturbances. It should be noted that the granting of planning permission does not convey any exemption from or compliance with other legislation such as the Environmental Protection Act 1990 (Statutory Nuisance). The NIA has not taken noise levels from the garage into account in, and we request a further assessment to include noise levels from the garage. The sound insulation scheme should be in place prior to starting the development, and the targets set within the NIA must be met. Closing windows is not a solution to reduce internal noise, as occupants generally prefer the ability to have control over the internal environment even if the acoustic conditions would be considered unsatisfactory when open. Solely relying on sound insulation of the building envelope to achieve acceptable acoustic conditions in new residential development, when other methods could reduce the need for this approach, is not regarded as good acoustic design. Any reliance upon building envelope insulation with closed windows should be justified in supporting documents.

Water and Environment Unit  
YGC:

#### **Flooding Risk and Land Drainage**

A Flood Consequence Assessment has been presented which demonstrates that flood risk to the development site from fluvial sources is acceptable, and that surface water flood risk could be managed through an appropriate site drainage plan (Weetwood, 2023).

A small watercourse runs through the centre of the proposed development site. The developer currently proposes to divert the watercourse through a culverted system. This unit would prefer the watercourse to be diverted in an open channel around the perimeter of the site rather than through a culverted system. We have requested the same of the proposed development neighbouring the site.

Ordinary Watercourse Consent will be required for any temporary or permanent works that may affect the flow of this 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

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than 1 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, an application will need to be made to the SuDS Approval Body for approval before construction work commences. The information provided shows that the developer intends to drain the site in a suitable sustainable manner; however, until an application is made to the SAB, there is no certainty that the site plan would enable compliance with the full suite of national SuDS standards. Early consultation with the SAB is recommended.

<https://www.gwynedd.llyw.cymru/cy/Trigolion/Cynllunio-a-rheolaeth-adeiladu/Cynllunio/System-Draenio-Cynaliadwy.aspx>

Education Department: Current capacity available in the local schools (see paragraph 5.40 below).

Fire Service:

#### **ACCESS FOR A FIRE ENGINE**

Access roads to the site should ideally have a minimum width of 3.7 metres.

Minimum width between gateways of 3.1 metres (if applicable)

Road carrying capacity:  
Minimum of 12.5 tonnes

#### **TURNING FACILITIES**

Fire and Rescue Service appliances should not have to reverse more than 20 metres from the end of an access road. This could be achieved by having turning circles, a hammerhead facility or other point at which the appliance can turn.

#### **WATER SUPPLIES**

An adequate supply of water should be available at all times and this could be achieved by:

A hydrant supply being installed and ideally within 90 metres of the installation. The hydrant should be clearly indicated by a plate, affixed nearby in a conspicuous position as detailed in BS 3251:1976

**Or**

Alternate solutions:

- a) A charged static tank of at least 45,000 litre capacity
- b) Utilising a spring or river capable of providing / storing at least 45,000 litres of water at all times of the year to which access, space and a hard standing are available for a pumping

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appliance.

c) Any other means of providing a water supply for firefighting operations considered appropriate by the Fire Authority.

Biodiversity Unit:

The PEA has been produced to a good standard. The impact assessment confirms what impact this development will have to biodiversity and justifies mitigation and reasonable avoidance measures which must be taken.

- A project ecologist must be appointed to sign off all RAMS, mitigation and enhancements, and supervise works ensuring they comply with the PEA provided. This should include evidencing the measures have been implemented with the LPA (Biodiversity).

The landscaping proposal or green infrastructure statement (GIS) and design plan must incorporate all mitigation measures provided (Section 9). These are suitable and reasonable to mitigate the impact of the development and maintain the current biodiversity value of the site / status of protected species present.

- The landscaping design / GIS and design plan must show two Alder / Wych Elm / Oak trees are to be planted either side of the access road to mitigate for the loss of connectivity.
- The SuDS scheme must be designed in liaison with the site ecologist / botanist who completed the marshy grassland survey and contain all mitigation as proposed in the section 9.1.3 of the PEA. The biodiversity team should be asked to consult again when this is submitted.
- As post-development management plan is required for the meadow / wet meadow. The biodiversity team should be asked to consult again when this is submitted. The implementation of this document should be conditioned with planning. It may be included in a site wide environmental management plan to include points raised below in relation to the woodland.
- A lighting scheme must be submitted and designed in liaison with the site ecologist and be consistent with all measures proposed in section 9.1.4 of the PEA (or the most up to date guidelines produced by the Bat Conservation Trust) The biodiversity team should be asked to consult again when this is submitted. The implementation of this document should be conditioned with planning.

The proposal must also incorporate all biodiversity enhancement measures provided (Section 10).

- A post-development management plan is required for the woodland. The biodiversity team should be asked to consult again when this is submitted. The implementation of this

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document should be conditioned with planning. It may be included in a site wide environmental management plan to include points raised above in relation to the meadow.

- The bee bricks and bat tubes (specifications provided in the report) must be shown on the design plans for the dwellings (these do not have any impact to the homeowner as solitary bees do not swarm or sting).

I appreciate this is an outline application and points raised may be addressed via reserved matters.

Language Unit:

Observations 23/06/2025

The amended statement now notes that it is intended for 30% of the development to be affordable housing. This would likely attract more local Welsh speakers to the development. Despite this, no evidence of the real local need has been included such as data from Tai Teg's register and information from local estate agents.

Observations 10/12/2024

Draft ACE Observations: In acknowledging that it is the same developer in the case of this application and C23/0673/45/AM, it must be noted that it is expected to submit separate Language Statements for both applications so that it is possible to fully assess the impact on the Welsh language in the case of the applications in question. There is no letter from local estate agents supporting the opinion that there is demand for so many open market houses in the town (however, we acknowledge that engagement was carried out in the case of the Awel Deg development in Pwllheli where an agent informed the applicant that 6 out of the 14 had been sold or offers had been made.)

The applicant mentions that the development would meet the need for housing in the Pwllheli area. However, with an estimated price of £230,000 per unit, the applicant has not fully considered the employment nature and salaries of this area. Although the Language Statement notes an intention to advertise with a local estate agent in an attempt to secure local buyers, there is a lack of acknowledgement that estate agents have their own websites and advertise on websites such as Rightmove and Zoopla. Consequently, it is difficult to agree with the suggestion that the developments in question will secure local buyers. Also, the officer responsible for these applications has confirmed in an e-mail that no letter from a local estate agent outlining the demand for the houses locally has been submitted regarding either application.

The author of the statement notes that it is not possible to anticipate how many prospective residents will be Welsh speakers but alleges at the same time that the percentage of people expected to move into

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the development will be the same as the percentage of Welsh speakers in the county. Given that the estimated price of the proposed houses is £230,000, and that a high proportion of the population has been priced out of the open market, it is difficult to agree with the 'Neutral' assessment in this case.

The importance of including everything that is relevant in the Language Statement must be emphasised, which includes the proposed prices of the units and their type (flats, semi-detached houses etc.), the number of bedrooms, total individuals who could be attracted to the community etc. Due to the lack of human resources in the Language Unit, the Unit can only offer full observations on the Linguistic Statements that are received; not on any other documents that are part of the application pack.

Gwynedd Archaeological  
Service:

Thank you for consulting us on the above outline application. I have reviewed the details against the regional Historic Environment Record and found that the proposed development may have archaeological implications.

A staged programme of fieldwork (comprising desk-based assessment and trial trenching) has recently been completed in connection with proposals for a new supermarket on the adjacent plot (Bear Archaeology report no.0407, June 2023). This work established that these fields appear to be of low potential for presently unknown buried archaeology, despite the generally higher potential of land adjacent to watercourses. However, the 'western plot' does contain two localised areas of known potential. In the south-west corner of the site, a small range of buildings is recorded on late 19th to mid 20th century Ordnance Survey mapping. The function, construction and degree of clearance of these buildings is unknown, but any surviving structural remains are likely to be of local archaeological significance. Any surviving evidence may be exposed or disturbed by the proposed pedestrian access and associated landscaping in this part of the site.

In the north of the site, the spring (annotated on modern mapping and referred to in application documents) is recorded on the Historic Environment Record as Ffynnon Fednant (PRN 32050), a possible holy or healing well. This was originally identified by an antiquarian researching holy wells in the county and was recorded as having a fluctuating water level according to the tide. There are not known to be any specific traditions or structures associated with the well, but it can nonetheless be considered as having local community value. The indicative site layout would avoid the spring, but it is possible that it may be affected by drainage or flood management proposals.

In addition, the stream fed by the spring in turn led to a mill pond to the west of the site, associated with a series of small scale industries.

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On the tithe map of 1840, this activity comprised a foundry, with the application plot Cae Nant belonging to a property known as The Foundry. From the 1st edition Ordnance Survey map of 1889 onwards, the industry had changed to a tannery and the site is today occupied by housing. The historical names associated with the application plot are recorded on the RCAHMW's List of Historic Place-Names. Reference to these may offer an opportunity for the proposed development to support Theme 3: creating favourable conditions – infrastructure and context of the Welsh Government's Cymraeg 2050: Welsh language strategy action plan 2023 to 2024.

In light of the above comments and in accordance with Planning Policy Wales 11 (February 2021) and TAN24: The Historic Environment (May 2017), it is recommended that, should planning permission be granted, the local authority requires that appropriate mitigation be put in place to record any archaeological evidence that may be affected by the scheme. The following wording is suggested for a condition to secure such work:

- a) No development (including topsoil strip or other groundworks) shall take place until a specification for a programme of archaeological work has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and all archaeological work completed in strict accordance with the approved details.
- b) A detailed report on the archaeological work, as required by condition (a), shall be submitted to the Local Planning Authority within six months of the completion of the archaeological fieldwork and subsequently approved by the Local Planning Authority in writing.

Reasons: 1) To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2021 and TAN24: The Historic Environment.

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

This condition is recommended at outline stage, since one area of known potential coincides with part of the new access routes, which is not to be agreed under reserved matters.

The archaeological mitigation is expected to entail a formal programme of observation and recording commonly termed an archaeological watching brief, to be undertaken on an intensive basis (that is, on groundworks in areas of identified archaeological risk), together with supporting desk-based research and post-field work as applicable to the observations made. Provisionally, this is expected to

focus on the location of the demolished 19th century buildings, but may also encompass work in the vicinity of the spring/well, should groundworks be proposed in this area.

All elements of the archaeological programme must be undertaken by a professional archaeological firm, who should agree their specification for the work with us, on behalf of the local authority, in advance.

#### Housing Strategic Unit:

##### 1. Information about the need:

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

67 applicants from the Tai Teg register for intermediate property

318 applicants from the common housing register waiting for a social property

##### 2. Information about the type of need:

The following shows the number of bedrooms that the applicants wish to have:

Number of bedrooms (owned or part-owned) (Tai Teg)

Number of bedrooms	Need as a %	Rent	Buy
1 bed	0%	0%	0%
2 beds	28%	9%	19%
3 beds	58%	15%	43%
4 beds	13%	4%	9%

Number of bedrooms (Housing Options Team) (Cyngor Gwynedd's Common Housing Register)

Number of bedrooms	Need as a %
1 bedroom	37%
2 bedrooms	40%
3 bedrooms	16%
4 bedrooms	6%
5 bedrooms	2%

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### 3. Suitability of the Plan:

Based on the above information it appears that the Plan:

Partly addresses the need in the area.

Plans are expected to include 30% affordable housing. No reference to affordable housing in the current application.

4. If the Housing Association is a partner for this development, the design of the property must conform with WG standards (DQR).

I cannot see a reference to affordable units in the application, nor a reference to a housing association, I would like to know whether the developer has contacted the housing associations.

### 5. Discount level:

The application does not include financial information.

### Trees Unit:

This development will have very little arboricultural impact providing all tree protection measures are implemented. Planning should be conditioned in strict conformity to the tree protection specifications and method statement provided.

One tree of moderate quality will be removed. This should be mitigated for with replacement planting.

The landscaping proposal or green infrastructure statement and design plan must incorporate some mitigation tree planting / enhancement.

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Public Consultation:

A notice was posted on site and in the press, and nearby residents were informed. The advertisement period has expired and letters / correspondence were received referring to supporting the principle / giving priority to the construction of houses on the site rather than the Aldi retail development but raising matters involving:

- The density around half of what was expected in the LDP that may reflect the physical limitations of the site.
- On the Aldi application, a Viability Statement of the site for housing noted that marketing efforts thus far had failed to attract the interests of housing associations or housing builders, probably due to the high technical costs of the site that would make a housing development unviable; however, the housing proposals before you suggest that this may not necessarily be true and raises the question as to why the whole site cannot be offered for housing as intended by the LDP.
- We realise that this is an outline application and that design matters, the visual impact and landscaping are matters to be considered later on but attention needs to be given to reduce the visual impact of the urbanisation of the site making the use of natural land and providing a thick landscaping screen near the road that would visually link with the woodland on the western side.
- A separate entrance to the houses would be safer.
- The entrance is close to the entrance of Plas Tirion.
- Traffic and capacity matters of Ffordd Caernarfon to deal with the developments.
- Need to give serious consideration to make the road between the A499 and the A497 a one-way (from the west to the east).
- Matters regarding the link between the proposal and the Aldi application are not totally clear and to what extent one is dependent on the other.
- Question about the identity of the applicant.

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

**The principle of the development**

- 5.1 The site lies within the development boundary of Pwllheli and the land has been designated for housing in the LDP. Policy TAI 1 supports housing developments that address the Plan's strategy. The application site forms part of housing designation T28 and within Policy TAI 1 it is noted for site T28 as a whole and it is expected that a 150 of those units are based on a density of 30 units per hectare as required under Policy PCYFF 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 living units per hectare for residential development, unless there are local circumstances or restrictions on the site that determine a lower density. The application form notes that the size of the site is 0.77 hectares. Based on a density of 30 units per hectare, it would mean that there would be 23.1 units on this site. This is an outline application before you and since the indicative layout plan has been submitted for 12 units, the Planning Statement submitted as part of the application notes that the exact type, mix and number are to be agreed in the reserved matters

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application. However, the Planning Statement highlights a number of significant restrictions that face the site. One of the main restrictions is the site's topography. The development area of the site is significantly restricted by its topography which is on a slope from the north towards the centre of the site, with a steep embankment to the northern side. In addition to the topography there are matters involving ecology / biodiversity and drainage that entails a density lower than 30 units per hectare. These restrictions make it difficult to provide the level of dwellings on the site as expected in Policy TAI 1 and, as a result, this also affects the viability of the site to develop housing. It is considered that there are valid reasons in this case to go under the 30 units per hectare in this instance, and that the proposal is acceptable in relation to point 3 of Policy PCYFF 2.

- 5.2 The indicative housing provision for Pwllheli over the Plan period is 323 units (181 on sites designated for housing and 142 on windfall sites) (which includes a 10% 'slippage allowance', i.e. the method of calculating the figure has taken into account potential unforeseen circumstances that could influence the provision of housing, e.g. land ownership matters, infrastructure restrictions, etc.). During the period between 2011 and 2024, a total of 127 units were completed in Pwllheli (117 on windfall sites and 10 on designated sites). In April 2024, the land bank, i.e. sites with extant planning permission, was 27 units (20 on designated sites and 7 on windfall sites). 150 units are expected on housing designation T28 which currently has no planning permission. The site of the current application forms part of housing designation T28 and, therefore, it should be noted that the site in question is part of the figure of 150 units for designation T28. It should also be noted that the Aldi supermarket has been constructed on part of this designation. Taking into consideration all the above information, it means that there is capacity within the indicative supply level in Pwllheli for this development. It is therefore considered that the proposal is acceptable in terms of Policy TAI 1 of the LDP.
- 5.3 Policy TAI 15 requires an affordable housing contribution on residential developments of two or more housing units. For Pwllheli, a contribution of 30% is required within Larger Coastal Settlements such as Pwllheli.
- 5.4 Members may recall that viability matters of developing the site for housing became clear when dealing with application C22/0969/45/LL for an Aldi supermarket which was located on part of the housing designation T28 site. The application for Aldi was granted at the Planning Committee on 20 November 2023, after the applicant proved that providing housing on the housing designation would be completely unviable without supplying the Aldi store. Therefore, the Council found, that the proposal to develop that part of the designation for retail was acceptable to facilitate bringing forward the rest of the housing allocation. However, while Aldi is undertaking the highways work, which has reduced some of the associated costs of the proposal and therefore improved the viability slightly, viability matters remain at the site of the current application.
- 5.5 The figures received within the Viability Assessment, together with additional figures requested, show a residual value of £43,480 based on no affordable units for the site. From assessing the information prepared for the site it can therefore be seen that it may be viable to provide 12 houses on site but that is on the basis that there is no affordable provision. Should affordable provision be provided on site then based on the information that has been submitted, the proposal would not be viable. The Viability Assessment has used units of 1,000 square feet in size for all units, which reflects the average size of a mix of units that would likely to be developed. The size of the units reflects a size similar to the size of units that would comply with DQR standards, which would reflect units of an affordable size. It is seen that the viability assessment has been carried out using a single size of proposed dwelling house and that the Design and Access Statement refers to houses that may be larger or smaller than those set out in the Viability Assessment. As this is an outline application then the specific size of the units is not determined but a minimum and maximum size range for the proposed houses is required. The exact size and type of housing will be determined in a reserved matters application.

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- 5.6 Therefore, based on indicative details submitted as part of the outline application, the viability of providing affordable housing remains very difficult. However, the application has now been amended to include 30% of affordable housing, which is 3.6 units. Paragraph 7.2.2 of the Supplementary Planning Guidance confirms that when the affordable housing requirement is calculated, the proportion of the total housing required to be affordable housing will be rounded to the nearest whole number and half will be rounded upwards. To this end, the 30% would be equivalent to 4 units. It would be possible to include a condition on the planning permission to submit and agree the details of the affordable housing. The applicant has stated that it is hoped that RSL and / or a housing developer/builder will be involved in the development by the time a reserved matters application is submitted and that this could offer a way forward in providing affordable housing through the possible support of a development grant from the Welsh Government. Those types of grants would give viability matters in the development of the site a better chance of being supported, compared to the support that would be available to a private sector developer. It must also be remembered that planning permission lasts for 5 years and the situation can change significantly within that time. As the proposal is now for the provision of 30% affordable housing, it is considered that the proposal is considered acceptable in relation to the Policy TAI 15 of the LDP.
- 5.7 Also, since 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.
- 5.8 Confirmation was received from the agent that class C3 use dwellings, namely dwellings used as a sole or main residence are proposed for all the dwellings that are subject to the application. The proposal would therefore provide permanent housing (sole or main residence use) on the site, with 30% of those homes being affordable housing. The proposal would not provide additional second homes, holiday homes or additional holiday units in the area. As the proposal has been considered against housing policies in the LDP, it is considered appropriate to provide a condition that the houses be restricted to use class C3 only, namely dwelling-houses used as a sole or main residence.
- 5.9 Policy TAI 8 promotes proposals that will contribute towards improving the balance of housing and will meet the needs noted for the entire community. Therefore, there is a need to consider whether the mixture of units and tenure proposed here is suitable to promote a sustainable mixed community. As an outline application is before the committee, the exact details of the houses have not been submitted. While the specific size of the units is not determined as part of the outline application, a minimum and maximum size for the proposed housing is noted in the Design and Access Statement. The exact size, type and mix of houses will be determined in a reserved matters application. Consideration will therefore be required as to how the proposal meets the requirements of Policy TAI 8 as part of the reserved matters application.
- Language and Community Matters**
- 5.10 In terms of the impact on the Welsh language it is noted in the comments from the Policy Unit that there is no need for a Language Statement under criterion 1b of Policy PS 1. However, criterion 1c of Policy PS 1 states that a Welsh Language Statement is required for a "residential development of 5 or more housing units on allocated or windfall sites within development boundaries that does not address evidence of need and demand for housing recorded in a Housing Market Assessment and other relevant local sources of evidence". As affordable housing would not originally be provided as part of the application due to viability issues, the applicant was asked to provide a Welsh Language Statement under clause 1c of Policy PS 1. As a result of this, a Welsh Language Statement was received for the development and this Welsh Language Statement has been amended in light of the proposal to provide 30% of affordable housing as part of the development.

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- 5.11 The latest comments from the Language Unit indicate that the revised statement now states that 30% of the development is intended to be affordable housing. This would likely attract more local Welsh speakers to the development. Despite this, no evidence of the real local need has been included such as data from Tai Teg's register and information from local estate agents.
- 5.12 As the existing site together with the application site for C23/0673/45/AM form part of the same housing designation in the LDP it is considered that it has been reasonable to include one Language Statement for both sites. Housing designation T28 had the estimated number of housing at 150 where there would have been an expectation that 30% would be affordable housing. While the information on the application continues to show that there are issues with the viability of developing the site, there are now plans to provide 30% affordable housing as part of the scheme. It must also be realised that the total number of houses intended for T28 designation through the current application and application C23/0673/45/AM totals 36 which is significantly lower than the estimated number of 150 in the LDP. As it is a designated site, consideration has been given to the need for housing on site as part of the LDP and its implications from a Welsh language perspective. The Welsh Language Impact Assessment provided for the LDP did not expect a provision of 150 units for the T28 designation to have an adverse impact on the Welsh language.
- 5.13 Also, through the Town and Country Planning (Use Classes) (Amendment) (Wales) Order 2022 it is now possible to bound the houses through a condition as class C3 use housing, which are dwelling-houses used as a sole or main residence. This would ensure that the houses in question would be permanent dwelling-houses and could not be used as second homes, holiday homes or holiday units. With such a condition as well as the fact that Article 4 is also in place, this means that if anybody wished to use one of the houses for an alternative use to C3 use, it would be required to submit a planning application before being able to use it for any other purpose. Whilst realising either way that there is no guarantee that the houses would be occupied by Welsh families, the fact that they would be permanent housing would mean that families who would occupy the houses would be integrated into the local community with the children attending local schools that provide education through the medium of Welsh.
- 5.14 The Welsh Language Statement also notes that there would be a Welsh name for the houses and it is proposed to use bilingual signage / advertising. It would be possible to condition a Welsh name to the development along with the use of bilingual signs.
- 5.15 It is therefore considered that the proposal is acceptable in terms of Policy PS 1 of the LDP.

#### **Visual amenities**

- 5.16 This is an outline application and full details of the design of the proposal has not yet been submitted. The layout, appearance, scale and landscaping are reserved matters for consideration. However, a plan has been submitted giving a rough idea of how the site could be set out. From the plan it can be seen that it is possible to locate houses within the site and have acceptable parking and turning areas.
- 5.17 The site currently consists of undeveloped fields and therefore it is true to say that building anything on the fields would alter the appearance of the site. However, it should be realised that the site is designated in the LDP for housing development and therefore there was an expectation in the context of the LDP to see some sort of development on this land. The site is also located in some sort of a hollow which means that the visual impact of the proposal would be local and would be unlikely to have an impact on the wider landscape. In addition, this proposal would now infill a piece of land between current businesses within an area where there are various uses with housing also found in the vicinity. It is not considered therefore that dwelling-houses in this location would look out of place. Therefore, by ensuring the design and use of suitable materials

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for the houses as part of a reserved matters application, it is considered possible to ensure a quality development that would comply with policy PCYFF 3.

- 5.18 The final landscaping details would also be included in the reserved matters to be fully assessed against the requirements of Policy PCYFF 4 of the LDP.

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

- 5.19 The proposal would be located between a commercial garage and a supermarket. Although there are dwellings in the vicinity it is considered that the location of the proposed houses in relation to the houses in the vicinity with plenty of distance etc., between them so that it is possible to develop the site and would not have a detrimental impact on the amenities of nearby residents in terms of matters such as over-looking, loss of privacy etc. Of course it would be necessary to give full consideration to the impact of the proposal on the amenities of nearby occupants when dealing with the reserved matters when the final design of the proposed development comes to hand. However, it is considered that it is possible to design the proposal in a way that would protect the residential amenities of neighbours.
- 5.20 Demolition, construction, and landscaping work can cause a noise and dust problem for nearby residents. There are dwellings in the locality. As the Public Protection Unit has noted, no details about the length of the development, nor any measures to reduce and control nuisance during the development have been submitted. Whilst realising that the construction phase of such a development could cause problems such as noise and dust to residents of neighbouring houses, it should also be realised that it is an outline application and therefore the exact issues of the construction itself have not been formed at present. The Public Protection Unit has recommended conditions relating to submitting and agreeing on a Construction Environmental Management Plan and limiting demolition and construction working hours to 08.00-18.00 Monday to Friday, 08.00-13.00 on Saturday and not at all on Sunday or Bank Holidays. It is considered that these conditions proposed by the Public Protection Unit are reasonable and would be beneficial in terms of reducing the impact of the proposal's construction phase on householders in the vicinity.
- 5.21 Consideration must also be given to the amenities of the occupants of the proposed houses. The houses within this development will be located between a busy garage and a commercial shop, therefore there is a possibility that they will be subjected to noise disturbances. It should be noted that the granting of planning permission does not convey any exemption from or compliance with other legislation such as the Environmental Protection Act 1990 (Statutory Nuisance). As part of the application, a Noise Impact Report was submitted. Following receipt of the original observations of the Public Protection Unit, the Noise Impact Report has been updated. The Noise Impact Report has taken into account mechanical noise and the noise of Aldi deliveries, noise from the petrol station along with traffic noise from Ffordd Caernarfon. The Noise Impact Report concludes that there would be low noise impacts on the proposed housing deriving from mechanical noise and deliveries to Aldi and also from the nearby petrol station. In the context of Technical Advice Note 11: Noise, the Noise Impact Report concludes that the development would fall into the noise exposure category of NEC B during the day and NEC C during evening periods. This means that it is possible to grant permission but only with suitable conditions to manage the impact of noise on the proposed houses. The Noise Impact Report has proposed several mitigation measures, which include using high-level glazing in windows/doors, using trickle ventilation methods and using acoustic fencing for the gardens. In accordance with the observations of the Public Protection Unit, appropriate conditions relating to internal and external noise levels can be included. It is also possible to impose a condition to carry out the work in accordance with the requirements of the Noise Impact Report. The Noise Impact Report has not undertaken any assessment of any air source heat pumps. If it is intended as part of the development to include air source heat pumps, then it is considered appropriate to include a condition that full details, including noise levels and any necessary mitigation measures, of the air source heat pumps are submitted and approved by the Local Planning Authority.

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- 5.22 By imposing appropriate conditions as outlined above and receiving acceptable detailed plans on a reserved matters application, it is considered that there can be a development which would be acceptable and would not have a material adverse effect on the amenities of the occupants of existing residential properties in the vicinity and which would also protect the amenities of the occupants of the proposed houses in accordance with Policy PCYFF 2 of the LDP.

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

- 5.23 It is intended to secure a vehicular access from the north-eastern corner of the site which would link with the access road to Aldi that has access to Ffordd Caernarfon. Pedestrian access to the site would be created at the south-western corner of the site. This pedestrian access would exit onto Ffordd Caernarfon. Aldi construction work has now been completed and the shop is open. The access road up to the application site has been completed and the pavement has been installed on the side of Ffordd Caerdydd between the commercial garage and the Aldi shop entrance.
- 5.24 A response was received from the Transportation Unit and it can be seen that there is no objection in principle to the proposal. It can be seen from the observations that they were keen for highway improvements proposed as part of application C22/0969/45/LL to be implemented before the proposed houses would be occupied for the first time. They also proposed conditions relating to completing the estate road and pavement, lighting within the estate, completing the parking spaces before residing in the units and also preventing surface water from the site discharging onto the highway. It is considered that the conditions proposed are reasonable and it is considered that the proposal is acceptable in terms of Policies TRA 2 and TRA 4 of the LDP.

#### **Biodiversity matters**

- 5.25 As part of the application, an Ecological Survey Report was submitted. The Biodiversity Unit have stated that the survey was undertaken to a good standard and that the impact assessment confirms what impact this development would have on biodiversity justifying reasonable mitigation and avoidance measures that must be taken. The key matters from the Ecological Survey Report are as follows:
- Most habitat loss will be improved grassland of negligible ecological value.
  - A very small section of hedgerow would be lost where the access road would enter the site. It would be necessary to ensure that habitat connectivity continues where the hedge would be lost by new planting either side of the access road. This growth would spread above the road to the site over time ensuring habitat connectivity.
  - A small area of marshy grassland would be lost as a result of the proposals. This habitat lacks botanical diversity; however, a more diverse habitat would be created to compensate as part of the SuDS scheme.
  - The remote monitoring of bat activity has established that bats, including lesser horseshoe bats, use habitats on the site for commuting and foraging. There is potential for habitat fragmentation due to inappropriate lighting. Therefore, recommendations have been made that comply with current guidance (BCT 2018) to ensure there is no negative impact on bats.
  - Precautions will be required during the construction phase due to the potential presence of badgers, hedgehogs, nesting birds, and the presence of reptiles.
  - Improvements must exceed the requirement for mitigation. As a result, it is recommended to establish a new management system to improve the quality of the nearby (Candidate) Wildlife Site.
  - Improvements will also be carried out by installing bat tubes and bee bricks in the new buildings.

- 5.26 Conditions may be imposed on any permission that the work is to be completed in accordance with the Ecological Survey Report that has been submitted as part of the application. In addition,

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by receiving the observations of the Biodiversity Unit and Natural Resources Wales, it is considered that it would also be appropriate to include conditions in terms of agreeing details of external lighting, submitting and agreeing details for the meadow / wet meadow, submitting and agreeing a management plan for the woodland which forms part of the Candidate Wildlife Site. In addition to this, the reserved matters will include agreeing landscaping details for the site and any biodiversity improvements e.g. bee bricks, bat tubes would be shown on the detailed plans and, therefore, no additional condition is considered necessary for these as has been suggested by the Biodiversity Unit. It is also not considered reasonable to impose a planning condition that a project ecologist needs to be appointed to oversee construction.

- 5.27 An Arboriculture Report was also received as a part of the application. The observations of the Trees Unit state that the proposal would have very little impact on trees provided that all tree protection measures are implemented. It is therefore considered appropriate to impose a condition that the development is to be completed in accordance with the Arboriculture Report.
- 5.28 Although no Green Infrastructure Statement has been submitted for the application, the proposal has considered ecological matters and includes appropriate steps in terms of mitigation and proposing biodiversity enhancing opportunities. As noted above, it is possible to impose conditions to ensure the biodiversity mitigation / enhancement measures and, as a result, it is considered that the submitted details meet the requirements of Planning Policy Wales and also ensure that the proposal is acceptable in terms of Policies PS 19 and AMG 5 of the LDP.

### **Archaeological and Heritage Matters**

- 5.29 Observations were received from the Gwynedd Archaeological Planning Service on the proposal. The observations state that the site has potential for archaeological features relating to a series of small buildings that were located in the south-western corner of the site and also with the spring located in the northern part of the site. The Gwynedd Archaeological Planning Service therefore recommend imposing conditions regarding a programme of archaeological work for the site. It is considered that from imposing appropriate conditions to carry out archaeological work that the proposal is acceptable in terms archaeological matters.
- 5.30 The site lies within a Landscape of Outstanding Historic Interest. The proposal involves the construction of a housing estate that will be located between a commercial garage and a supermarket. Although an outline application is before you, it is likely that the impact of the proposal would be local and would not have a wider impact on the historic landscape.
- 5.31 In light of the above, it is considered that the proposal is acceptable in terms of Policies PS 20, AT 1 and AT 4 of the LDP.

### **Drainage and Flood Matters**

- 5.32 Policy PCYFF 6 states that proposals for more than 10 residential units should have a Water Conservation Statement. The policy attempts to ensure that the proposals incorporate water conservation measures where practicable, including sustainable urban drainage systems (SuDS). All proposals should implement flood minimisation or mitigation measures where possible, to reduce surface water run-off and minimise its contribution to flood risk elsewhere. A Flood Consequence Assessment and Drainage Strategy Statement were submitted as part of the application, and Chapter 5 of the Planning Statement includes a Water Conservation Statement.
- 5.33 A Flood Consequence Assessment was received as part of the application. The site falls within flood zone A which is considered by Technical Advice Note 15 to be an area where only a little or no risk of fluvial or tidal/coastal flooding exists. The site does not lie within Flood Zone C1 or C2 as categorised by the Development Advice Maps in TAN 15, where such a designation would indicate a flood risk. The Flood Consequence Assessment addresses the fact that there is a small watercourse on the site and the flood risk from that watercourse and from surface water.

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- 5.34 Observations were received from the Water and Environment Unit YGC stating that a Flood Consequence Assessment had been submitted as part of the application which demonstrates that flood risk to the development site from fluvial sources is acceptable, and that surface water flood risk could be managed through an appropriate site drainage plan. In addition, it was noted that a small watercourse runs through the centre of the proposed development site. The developer currently proposes to divert the watercourse through a culverted system. The Water and Environment Unit YGC would prefer this watercourse to be diverted in an open channel around the perimeter of the site rather than through a culverted system. The same type of the development was requested on the supermarket site next to the application site. An Ordinary Watercourse Consent would be required for any work that could affect the flow of this watercourse, whether it be permanent or temporary.
- 5.35 The proposal would include sustainable drainage systems with the presumed location of the SuDS work indicated on the site plan that was submitted as part of the application. It is therefore intended as part of the development to incorporate sustainable drainage system measures to deal with surface water. Observations were received from the YGC Water and Environment Unit (in its role as a SuDS Approval Body (SAB)), confirming that the developer intends to use suitable sustainable measures to drain the site and that an application will need to be submitted to the SAB. The details of the drainage plan will be scrutinised further as the SAB application is determined and the principle of the drainage plan only is discussed as a part of the planning application.
- 5.36 Observations were also received from Welsh Water. These observations state that they have considered the impact of foul flows generated by the proposed development and have concluded that it is unlikely that sufficient capacity exists to accommodate the development without harming the current services they provide to the customers, or in terms of environmental protection. No reinforcement work has been planned within the Welsh Water Capital Investment Programme and, therefore, Welsh Water is currently unable to provide an adequacy point on the network. In light of the above, Welsh Water recommends that the developer instructs them to undertake a Hydraulic Modelling Assessment which is at the developer's expense and will examine the impact of the introduction of flow from the development on the performance of the existing network. While noting that no capacity exists, Welsh Water has not recommended that the application be rejected nor have they indicated that they object to the application. Instead, they noted that it would be possible to include a condition that the developer undertakes a hydraulic modelling assessment before any development commences and that the connection is implemented following any necessary reinforcement work to the sewerage system, as identified through the hydraulic modelling assessment. The agent has confirmed that they are moving forward with the application in accordance with the condition Welsh Water has recommended.
- 5.37 Therefore, by acting in accordance with the advice received, it is considered that the proposal is acceptable in terms of Policies PS 6 and PCYFF 6 of the LDP.

#### **Infrastructure matters and developer contributions**

- 5.38 Policies PS 2 and ISA 1 of the LDP require that a sufficient infrastructure provision exists to cope with developments. This infrastructure could, for example, relate to ensuring adequate capacity at schools in the area, sports and leisure facilities, service infrastructure facilities, such as water supply, drainage, and sewerage.
- 5.39 ISA 5 involves providing open spaces in new housing developments if the proposal is for 10 houses or more. Observations were received from the Planning Policy Unit which identifies that there is a lack of provision for children's play areas (informal and with equipment) in the application area. However, as this is an outline application before you and where the number of bedrooms in the houses have not been stated the Planning Policy Unit cannot give an estimate of

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the contribution required should the proposal itself not include a purposeful play space on the development site. In the Planning Statement submitted with the application it is noted that the details of the proposed open spaces will be addressed in the reserved matters application. However, the indicative plan has been submitted demonstrating that an open space can be provided within the site, but the exact type and size are not noted as part of the current application. Therefore, with the existing plan there is no assurance about the type and size of open space intended as part of the application, however the capacity within the site to provide an open space is in accordance with Policy ISA 5.

- 5.40 With any planning applications for housing, it must be ensured that there are sufficient educational facilities to cope with any increase in the number of pupils emanating from new residential developments. In Supplementary Planning Guidance: Planning Obligations in appendix 2 a method of calculating the number of additional pupils that arise as a consequence of new residential development is included. The proposal is to construct 12 houses but the number of bedrooms have not been confirmed. However, the methodology included in appendix 2 of SPG Planning Obligations is based on the number of pupils that arise from every 2 bedroom or more houses. It is taken that all the houses within the development have at least 2 bedrooms and is therefore based on the methodology in SPG Planning Obligations the number of pupils estimated to derive from the development are as follows:-

- Primary School - 4.8
- Secondary School - Years 7-11 - 3.48
- Secondary School - Years 12 and 13 - 0.24

- 5.41 As a part of the statutory consultation, confirmation was received from the Education Department that capacity is available at Ysgol Cymerau and Ysgol Uwchradd Glan y Môr. Specifically:

- Ysgol Cymerau: Capacity 348 - Existing total - 225 - Projected numbers - September 2025 - 207; September 2026 - 204; Medi 2027 - 204.
- Ysgol Glan y Môr, Pwllheli: Capacity 732 - Existing total - 482 - Projected numbers - September 2025 - 469; September 2026 - 446; September 2027 - 418.

- 5.42 Therefore, it is believed that the proposal would not create a direct need for additional education facilities. Neither would it create a need for additional education facilities jointly with application C23/0673/45/AM. Therefore there is no justification to request a financial contribution.

- 5.43 Due to the above, it is considered that the proposal is acceptable in terms of Policies PS2 and ISA 1 of the LDP.

## **6. Conclusions:**

- 6.1 Having considered this assessment and all the relevant matters, including national and local 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.

## **7. Recommendation:**

- 7.1. To approve – conditions
1. The time in terms of the commencement of the development
  2. The time in terms of submitting the reserved matters application
  3. Submission of a reserved matters application for the layout, scale, appearance and landscaping
  4. In accordance with the plans
  5. Slates on the roof

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6. Materials
7. C3 use for all housing
8. Welsh name for the housing estate and houses.
9. Welsh and / or bilingual signs
10. Submission and agreement of a Construction Environmental Management Plan
11. Construction work hours
12. Internal noise levels
13. External noise levels
14. In accordance with the Noise Impact Report
15. Details of air source heat pumps including noise levels and any necessary mitigation measures
16. Complete road improvements agreed on application C22/0969/45/LL
17. Highways conditions in terms of completing the road work and pavements of the estate together with the street lighting
18. Parking
19. Prevention of surface water from discharging into the highway
20. In accordance with the Ecological Survey Report.
21. External lighting plan
22. Submission and agreement of details for the meadow / wet meadow
23. Submission and agreement of a management plan for woodland that forms part of the Candidate Wildlife Site
24. Condition to complete landscaping work as agreed in the landscaping details
25. In accordance with the Arboriculture Report
26. Welsh Water condition to undertake a hydraulic modelling assessment prior to the commencement of the development
27. No surface water / land drainage to connect with the public sewer
28. Archaeological conditions
29. Condition to submit and agree on details to provide 4 affordable homes.
30. Removal of permitted development rights on the affordable homes in terms of extensions, outbuildings etc.
31. Agree and provide details of how open space is intended to be provided as part of the development.

Notes-

1. Major development
2. SuDS
3. Refer to Fire Service, Welsh Water comments
4. Ordinary Watercourse Consent



Total Site Area  
**7,801m<sup>2</sup> / 1.92 Acres**

Rev	Date	Description	Rev By	Chkd By
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Project Title	PROPOSED DEVELOPMENT			Drawing Title	LOCATION PLAN	
	CAERNARFON ROAD PWLLHELI			Job-Draw No	2669NES/1-100	
Client	-			<input type="checkbox"/>	2/1 St Johns North, Wakefield, WF1 3QA t. 01924 291800 <input checked="" type="checkbox"/> Carvers Warehouse, 77 Dole Street, Manchester, M1 2HG t. 0161 2388555	
Status	PLANNING			<input type="checkbox"/>	The Old Rectory, 79 High Street, Newport Pagnell, MK6 6AB t. 01908 211577	
Scale	1:1250		Drawing Size	<input type="checkbox"/> 101 London Road, Reading, RG1 5HT t. 0118 9507700		
Date	MAR 23		Drawn By	JA	Checked	MS

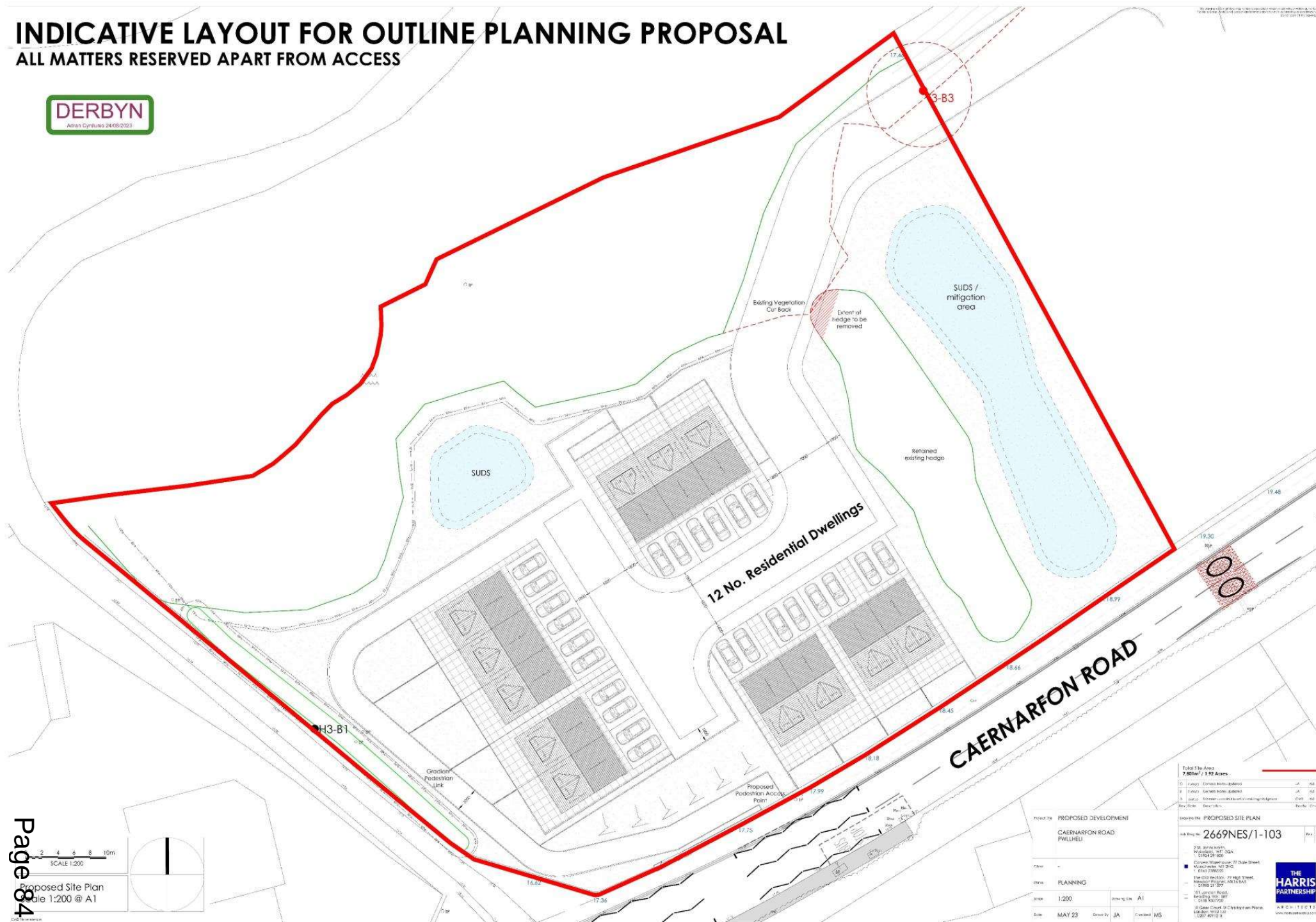


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# INDICATIVE LAYOUT FOR OUTLINE PLANNING PROPOSAL

ALL MATTERS RESERVED APART FROM ACCESS















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**Number: 3**

**Application Number:** C25/0186/11/LL

**Date Registered:** 21/03/25

**Application Type:** Full

**Community:** Bangor

**Ward:** Bangor - East

**Proposal:** Proposed development for the change of use of an existing property to form 13 self-contained residential flats (C3 use) along the lower ground floor, ground floor, first floor, second and third floors. The proposal also attempts to retain an element of commercial floor area on the ground floor to submit to retail purposes (A1).

**Location:** Halifax, 243 - 245 High Street, Bangor, Gwynedd, LL57 1PA

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

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## 1. Description:

- 1.1 This is a full application to change the use of an existing 5 floor mid-terrace property into 13 self-contained residential flats (use C3) retaining an element of commercial floor area on the ground floor. The proposal does not include any external works. All the residential flats will be one-bedroom units and will be dispersed across every floor. All flats have been designed to fit within the existing floor plan as much as possible and all units will be fitted with the necessary facilities, a bathroom, a bedroom area and a combined kitchen and living space.
- 1.2 All flats will be accessible by stairs connected to an access point at the rear of the building (on the lower ground floor). The development will also include a refuse storage and bicycle storage on the lower ground floor.
- 1.3 The proposed development also includes a revised plan for the ground floor, inclusive of retail use (A1). The retail space will face the high street whilst both flats being provided towards the rear of the building will be on this floor. The property will retain its shop front but would provide a smaller retail unit than the original commercial space (reduction of 137m<sup>2</sup> to 43m<sup>2</sup>).
- 1.4 The building is located in the middle of Bangor High Street, within the development boundary of the Sub-regional Centre as defined by the Gwynedd and Anglesey Joint Local Development Plan. It is also located within the Conservation Area and within the Defined Town Centre and Main Shopping Area.
- 1.5 The information submitted for consideration as part of the application includes:
  - Planning Statement
  - Welsh Language Impact Assessment
  - Green Infrastructure Statement

## 2. Relevant Policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.
- 2.2 Under the Well-being of Future Generations (Wales) Act 2015, the Council has a duty not only to carry out sustainable development, but also to take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act, and in making the recommendation the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. It is considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.

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

ISA 1: Infrastructure Provision

PCYFF 2: Development criteria

PCYFF 3: Design and place shaping

AT 1: Conservation Areas

MAN 1: Proposed developments in town centres

MAN 2: Principal retail areas (the Retail Core)

PS 4: Sustainable transport, development and accessibility

PS 5: Sustainable development

PS 15: Development of Town Centres and Retail

PS 17: Settlement Strategy

TRA 2: Parking standards

TRA 4: Managing transport impacts

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

TAI 9: Sub-dividing existing properties into self-contained flats and houses in multiple occupation

TAI 15: Threshold of affordable housing and their distribution

ISA 5: Provision of open spaces in new housing developments

Supplementary Planning Guidance: Affordable Housing (April 2019)

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

Supplementary Planning Guidance: Housing Developments and Educational Provision (November 2009).

## 2.4 National Policies:

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 12, February 2024)

Technical Advice Note 2: Planning and Affordable Housing

Technical Advice Note 18: Transportation

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### 3. Relevant Planning History:

C21/0207/11/TC - Application for a proposed development certificate to remove and rebuild front and rear elevation façade of the building: Approved 27/05/21

C12/0981/11/HY - An application to install internal illuminated signs- Approved 30/08/12

C02A/0659/11/LL – Installation of ramp: Refused 16/01/03 (Refused on appeal 22/10/03 - Ref. Q6810/A/03/1121652)

### 4. Consultations:

Community Council: No response received

Transportation Unit: No response received

Strategic Housing Unit: 32% of those on Cyngor Gwynedd's Housing Register are looking for one-bedroom properties and 8% of those on the Tai Teg register are looking for this type of property.

The proposal will meet the recognised need and a contribution of 20% will be expected towards affordable housing.

Dŵr Cymru (Welsh Water): Request a condition to protect the public sewer system  
Guidance for the applicant

The Welsh Language Unit Overall, sufficient evidence was presented to support the "neutral" conclusion of the Language Statement however express concern regarding the number of flats that have been granted permission in Bangor recently.

Public Protection: Request conditions to ensure sufficient sound insulation between the shop and flats and to regulate construction working hours

Public Consultation: A notice was posted on the site and neighbours were notified. No observations were received in response to the public consultation.

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## 5. Assessment of the relevant planning considerations:

### The principle of the development

- 5.1 The property is located within the Bangor development boundary as included in the LDP and as the site is located within the boundary of the Sub-regional Centre, the principle of developing the site must be considered against Policy TAI 1 of the LDP.
- 5.2 The indicative housing supply level for Bangor over the Joint Local Development Plan period amounts to 969 units - 393 on designated sites and 576 on windfall sites. During the period between 2011 and 2024, a total of 737 units were completed in the city and the windfall land bank, i.e. sites with extant planning permission on sites not designated for housing, stood at 286 units as of April 2024, with further permission for 70 units on sites designated for housing in the JLDP. It is noted that the Plan notes an indicative figure of 115 houses on two further sites that have been designated for housing in Bangor but have not received planning permission.
- 5.3 Taking all of the above information to account, it is noted that the provision is already met through the sites in the land bank. In such circumstances, consideration will be given to the units that have been completed thus far within the tier of the Main Centres. Policy PS 17 in the LDP states that 53% of the housing growth will be located within the Sub-regional Centre and Urban Service Centres. A review of the situation in relation to the provision within the Sub-regional Centre tier and Urban Service Centres in April 2024 indicated that, based on the 2155 units foreseen in the indicative supply, that 1,189 units had been completed and that there were 425 additional units in the land bank (and expected to be completed) and 446 units on housing designations but which had not been granted planning permission. This therefore means there is a shortfall of 95 units in terms of the windfall provision within this tier.
- 5.4 The observations of the Planning Inspector are also noted regarding the existing shortage in housing provision in Bangor are reinforced by an appeal decision for 4 flats on higher floors in another building on Bangor High Street (ref. appeal CAS-02351-T1Y3R70) when the Inspector noted:

*"5: Strategic Policy PS 17 in the JLDP states the general approach to the location and distribution of developments within the area of the Plan, including making it compulsory for a higher proportion of new developments (53%) to happen within a settlement tier of the Sub-regional Centre and Urban Services Centre. Policy TAI 1 of the JLDP notes Bangor as the area's Sub-regional Centre where housing to meet the strategy of the Plan would be provided through housing designations and suitable windfall sites within the development boundary, based on the indicative provision.*

*7.....the housing provision foreseen in the JLDP is indicative rather than fixed. Moreover, I acknowledge that it cannot be fully guaranteed that all designated sites and windfall sites will become available."*

And the Inspector concluded:

*"10. Based on the evidence to hand, I reach the conclusion that the additional 4 units noted in the appeal proposal would make an appropriate contribution to the local housing supply in accordance with Policies 17 and TAI 1 of the JLDP."*

- 5.5 Given the above, it is considered that, by adding 13 residential units to the housing stock, this development would help to contribute towards the LDP's housing targets in a way that responds positively to the requirements of the local housing market and, therefore, it is believed that the proposal can be accepted under TAI 1 and PS 17 of the LDP.

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5.6 Policy TAI 9 of the LDP approves the sub-division of existing properties into self-contained flats, provided they conform to a number of criteria as follows: -

- *The property is suitable for conversion to the number and type of units being proposed without the need for significant extensions and external adaptations* - the proposal involves using the existing construction without the need for extensions and, therefore, it is believed that the proposal is acceptable in terms of complying with the first criterion.
- *It will not have a detrimental impact on residential amenities. In this regard, each proposal must show that it contains sufficient space for parking and refuse storage.* - given the central location of the site in the city centre which makes it accessible to a variety of travel modes other than the private car, parking requirements can be relaxed in accordance with relevant national advice (see the below assessment) and, therefore, it is not believed that parking spaces would be required within the site itself. The plan also includes plans a bicycle storage facility and a refuse storage space in the basement of the building.
- *If designated parking spaces cannot be provided, the proposal should not exacerbate existing parking problems in the local area* - given the central location of the property within the city where several public car parks are available, it is not believed that approving the proposal would worsen the parking situation in this part of the city nor would it have a significant impact on road safety or the local roads network.

5.7 Given the above assessment, it is believed that the proposal is acceptable based on the requirements of Policy TAI 9 of the LDP.

### **Appropriate Housing Mix**

5.8 Policy TAI 8 encourages a better housing balance in local communities. The Housing Mix assessment, which is part of the Welsh Language Impact Assessment submitted, notes that the projections of the Gwynedd Local Housing Market Assessment 2018-2023 show a continuous growth in the number of 1 and 2 people households against a consistent shortage of suitable property. In addition, evidence was presented from local selling/letting agencies regarding the current nature of the market for 1- and 2-bedroom flats and they report that there is a consistently high demand that is not met by turnover or a new supply. Although there is a good provision for the student accommodation market in Bangor, the assessment notes that there is a substantial shortage in the young professionals' market for "affordable" high-quality units, with one or two bedrooms, such as something to bridge the gap between moving from home/student accommodation and saving enough money to buy a first home.

5.9 Having given consideration to the above, it is believed that sufficient evidence has been submitted that there is a local demand for the size and type of units being proposed here and, therefore, that the housing mix is appropriate and complies with policy TAI 8.

### **General and residential amenities**

5.10 There is a mix of land uses in the vicinity of the application site including commercial/business uses and residential uses. Given that there will be no additions to the existing window openings or changes to the structure itself in light of the development, it is not believed that the proposal is going to significantly undermine the amenities of the residents of any nearby properties on grounds of overlooking and loss of privacy. It will not be damaging to the built quality of the Conservation Area either and, therefore, it is acceptable under policy AT 1

5.11 Concern was raised by the Public Protection service that the impact of noise could be harmful for the residents in the flats themselves in such a situation and they recommended that it would be essential that sufficient sound insulation was provided so that noise from the shop did not affect flats nearby and also that any noise from the flats did not cause any disturbance. It was

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recommended that a planning condition be imposed to ensure appropriate insulation between the different units.

- 5.12 Taking the above assessment into account, it is therefore believed that, with an appropriate condition imposed to avoid noise damage, the proposal is acceptable based on the residential and general amenities of nearby residents and complies with the requirements of Policies PCYFF 2, PCYFF 3 and TAI 9 of the LDP.

### **Transport and access matters**

- 5.13 There is no land within the site to provide any type of car park and there is only access on foot to the property. Having said that, given its central location within the city (which has a number of public and private car parks nearby) together with its accessibility to various modes of transport, it is considered that the proposal is acceptable on the basis of parking and road safety requirements and complies with the requirements of Policy TRA 2 and TRA 4 of the LDP together with relevant national advice.

### **Sustainability matters**

- 5.14 Policies PS 4 and PS 5 of the LDP state that a development is located to reduce the need to travel by private transport and encourage opportunities for all users to travel as required and as often as possible by means of alternative modes, placing particular emphasis on walking, cycling and using public transport.
- 5.15 The building is located in the centre of the City of Bangor and within a site that can be described as sustainable. One of the most important aims of Welsh Government is to ensure that commercial development/use and employment use are directed to the town centres in the first instance, namely the most sustainable and accessible locations for the use. As well as the advantage of having sustainable and accessible links, directing developments to towns and cities is advantageous as a springboard for urban regeneration. Furthermore, the importance of securing developments that serve a town, city, catchment area or entire region benefiting from active travel infrastructure and public transport is noted. The principles included in 'Future Wales' are supported by the 'Building Better Places: The Planning System Delivering Resilient and Brighter Futures' (July 2020). The document in question notes as follows:

*"The planning system must ensure the chosen locations and resulting design of new developments support sustainable travel modes and maximise accessibility by walking and cycling. New developments should improve the quality of place and create safe, social, attractive neighbourhoods where people want to walk, cycle and enjoy. We should not be promoting sites which are unlikely to be well served by walking, cycling and public transport. Urban design skills must be brought to bear and better space and capacity built on existing routes as well as new ones."*

- 5.16 Within the above context, it is believed that this application site is accessible to different modes of transport where there will be no extensive reliance on the use of the private car.

The advice contained in TAN 18: Transport, together with the Active Travel (Wales) Act 2013 which states the importance of walking and cycling as a mode of transport, has an emphasis on building sustainable and accessible infrastructure and structures in Wales. Bangor bus station is within a 5-minute walk of the site with a frequent public transport service, shops are within comfortable walking distance of the site and the train station is approximately 10-15 minutes walking distance which is also served by public transport and taxis. Given the above, it is believed that the proposal complies with the requirements of Policies PS4 and PS 5 of the LDP.

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### **Affordable Housing**

- 5.17 Policy TAI 15 seeks to ensure an appropriate provision of affordable housing within new housing developments. It has a threshold figure of 2 or more units in the Bangor Sub-Regional Centre in order to assess whether an affordable provision is viable. This proposal is for an increase of 13 residential units and, therefore, it must be assessed whether the contribution towards meeting the community's needs for affordable housing is possible. As Bangor is within the 'North and South Arfon Coastline' house price area of the Plan, it is noted that providing 20% of affordable housing is viable. Bearing in mind that this proposal is for 13 units, this equates to 3 units.
- 5.18 In this case, the applicant has proposed three of the units as being affordable residential units for local people, however it is noted that all of the flats are between 39m<sup>2</sup> and 41m<sup>2</sup> of floor area. Based on the information in the SPG: Affordable Housing (suggesting a presumed floor space of 46m<sup>2</sup> for an affordable one-bedroom flat with a communal entrance) together with a comparison with recent sales and rentals of similar flats in the area, it is believed that the market value of all these units can be deemed affordable without a discount arranged through a 106 agreement. Similarly, given the size and location of these flats, it is not expected that their prices will be out of reach of local residents and that all of these flats will be "affordable by design". It is acknowledged that the planning permission would continue for a period of 5 years and that property values could change during that period and, therefore, in this case it is considered that it is appropriate to impose a condition to ensure that the 3 units are affordable, and the value of the units could be confirmed at the time of building and an affordable arrangement ensured through a 106 agreement if deemed necessary at that time. To this end it is considered that the proposal complies with the requirements of Policy PCYFF3 of the LDP.

### **Linguistic matters**

- 5.19 As this is a development for more than 10 living units a Language Impact Assessment was submitted to support the application. This notes:
- The intention of the proposal is to help meet the demand for such accommodation which is lacking in Bangor.
  - The development would enable young professionals to stay in the community whilst also being close to their place of work.
  - Bangor is a sub-regional centre providing a range of amenities, services and employment opportunities with good accessibility through public transport to other urban centres.
  - The development would enable local people to stay in the area, accessing these services and facilities.
  - The development would retain an element of the ground floor area for retail purposes, which would contribute to employment opportunities in the area.
  - The property is currently empty, and it is likely that the smaller commercial floor area would be more appealing to a local business as rent prices are likely to be lower, whilst retaining a high street location.
- 5.20 The Language Unit was consulted and they noted that overall, sufficient evidence was presented to support the "neutral" conclusion of the Language Statement. However, it was emphasised that the number of flats already developed in Bangor must be a consideration. Between 2011 and 2014, a total of 327 flats were developed in the city, which is 44.7% of homes built during the period in question. Whilst acknowledging the concern of the Language Unit, as noted above, there is a demand within the city of Bangor for flats such as these and these units would be available to meet recognised needs within the local community. It is therefore considered that this application meets the requirements of policy PS 1 of the LDP.

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## **Town Centre**

- 5.21 The site is located within the boundary of Bangor City Centre and the Main Shopping Area and national and local policies try to protect and enhance the vitality and viability of town centres and their retail, service and social functions. In this case, commercial use would continue on the ground floor, retaining an active front facing shop window. Therefore, it is not believed that the development would undermine the role of the City Centre as it would sustain business activity and contribute towards the viability of the town centre. It is therefore considered that the application is acceptable under the requirements of Policy PS 15, MAN 1 and MAN 2 in relation to protecting the retail roles of town centres.

## **Open Spaces and Education Matters**

- 5.22 Policy ISA5: Provision of Open Spaces in New Housing Developments notes that new housing proposals for 10 or more houses are expected to provide a suitable provision of open spaces. However, section 3.4.1 of the Supplementary Planning Guidance (SPG) states: Open Spaces in New Housing Developments states that a contribution towards children's play areas will not be sought from one-bedroom dwellings, student accommodation, sheltered and elderly housing, extra care facilities and other specialist forms of development where children in the 0-14 age range will not usually be residents. The 2011 Census does not indicate that children live in one-bedroom properties therefore there would be no need for an additional provision or a financial contribution in light of this proposed development.
- 5.23 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 this proposal. The SPG states that one-bedroom units should not be considered in this regard and, therefore, there will be no need for a financial contribution consideration in light of this proposed development.

## **Other matters**

- 5.24 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 with this application and changes to PPW have been considered. In this case, the development would have very little impact on biodiversity, but the Statement proposes some improvements in the form of nesting boxes and control over external lights and it is believed, given the urban nature of the site, that these are acceptable under policy PS 19 of the LDP and meet PPW objectives.

## **6. Conclusions:**

- 6.1 It is considered that the proposed use is acceptable and will not impair the area's character and will not cause unacceptable harm to amenities. All material planning considerations have been considered when determining this application; however, this has not changed the recommendation.

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## **7. Recommendation:**

### **7.1 To approve subject to conditions:**

1. Time - Five years
2. In accordance with the plans
3. Restrict the use to C3 use class residential dwellings only
4. Restrict the construction hours
5. Sound insulation measures must be imposed and agreed.
6. The objectives of the Green Infrastructure Statement must be implemented
7. Affordable housing condition

Note: Dŵr Cymru (Welsh Water)



**Legend**

-  Development Site
-  Extent of Ownership

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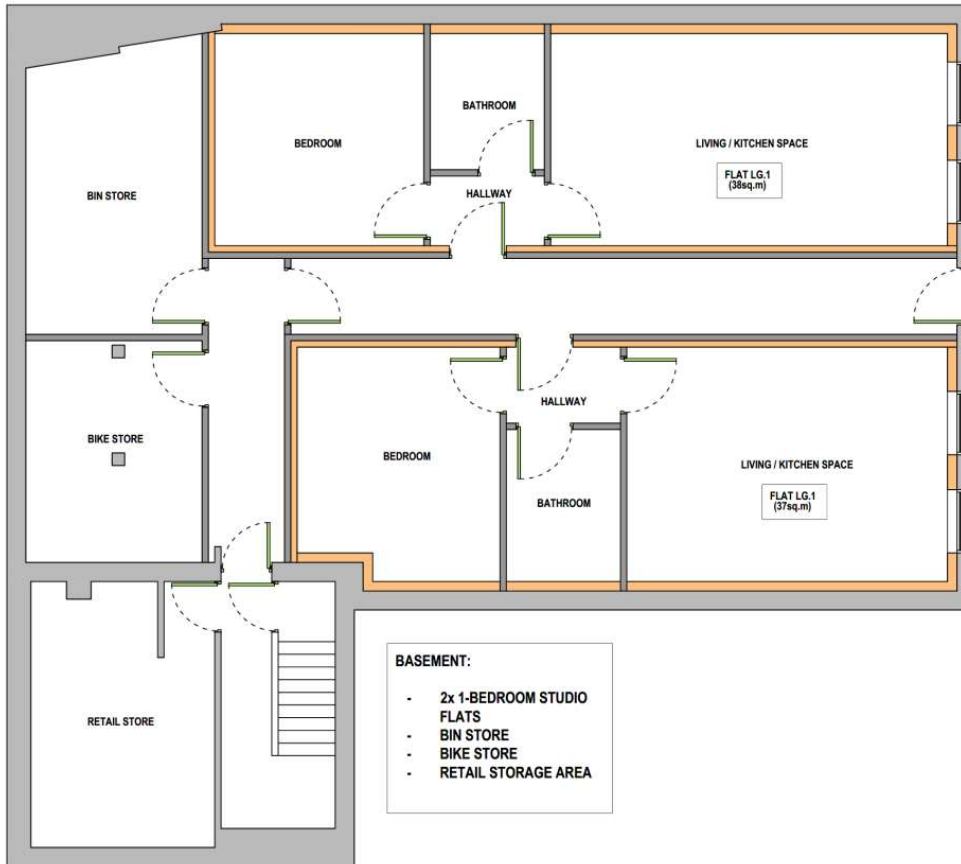
Title: **Location Plan**

Drawn: HGJ	Checked: -	Date: 10.01.24	Rev: -
Scale: 1:1250@A4	Job: 12687	Drawing No: AL.00.01	

FOR PLANNING ONLY

07/03/25

ADRIAN CYLLINDRO - CYNGOR GWYNEDD



Elevation Key Plan  
Scale 1:200 @ A2

Legend

Site Boundary

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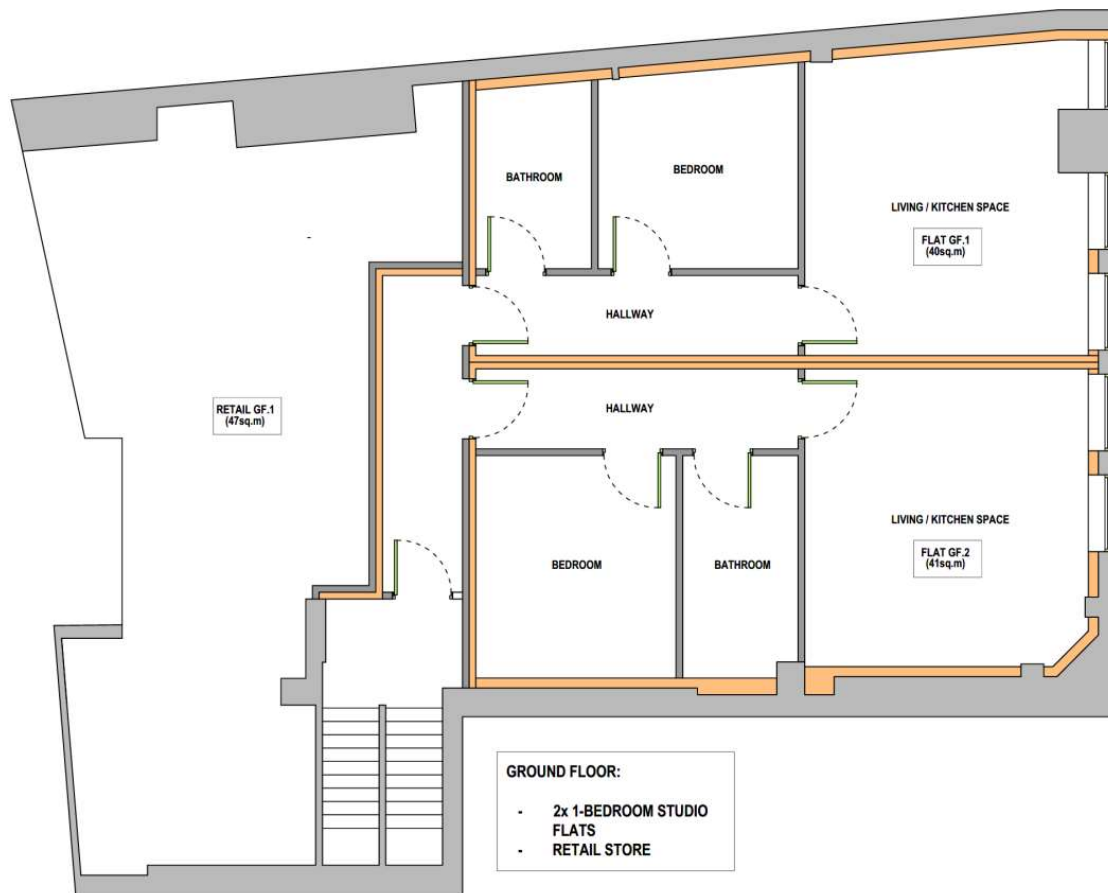
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Title: **Proposed LGF Layout**

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Elevation Key Plan  
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Legend

Site Boundary

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0 1 2 3 4 5

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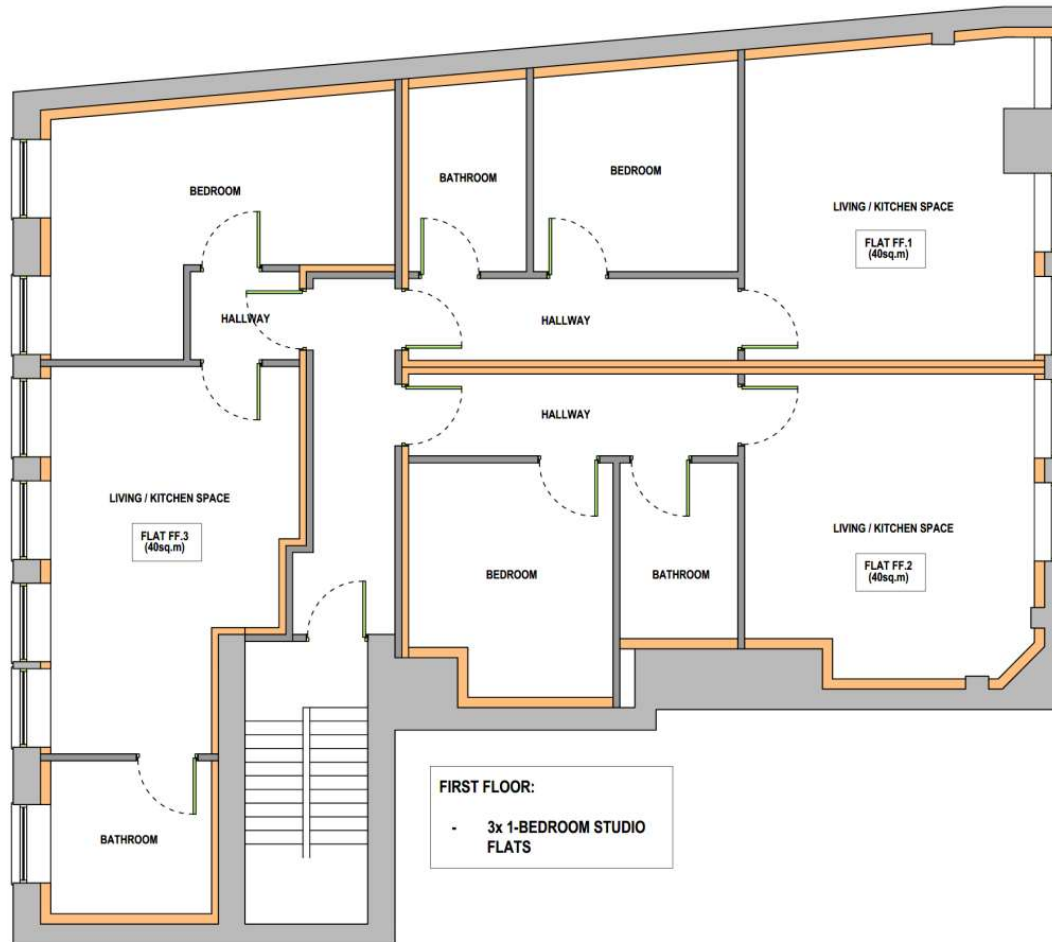
Title: **Proposed GF Layout**

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Scale: 1:50@A2 Job: 12687 Drawing No: AL.01.07 Rev: -

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Elevation Key Plan  
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Legend

Site Boundary

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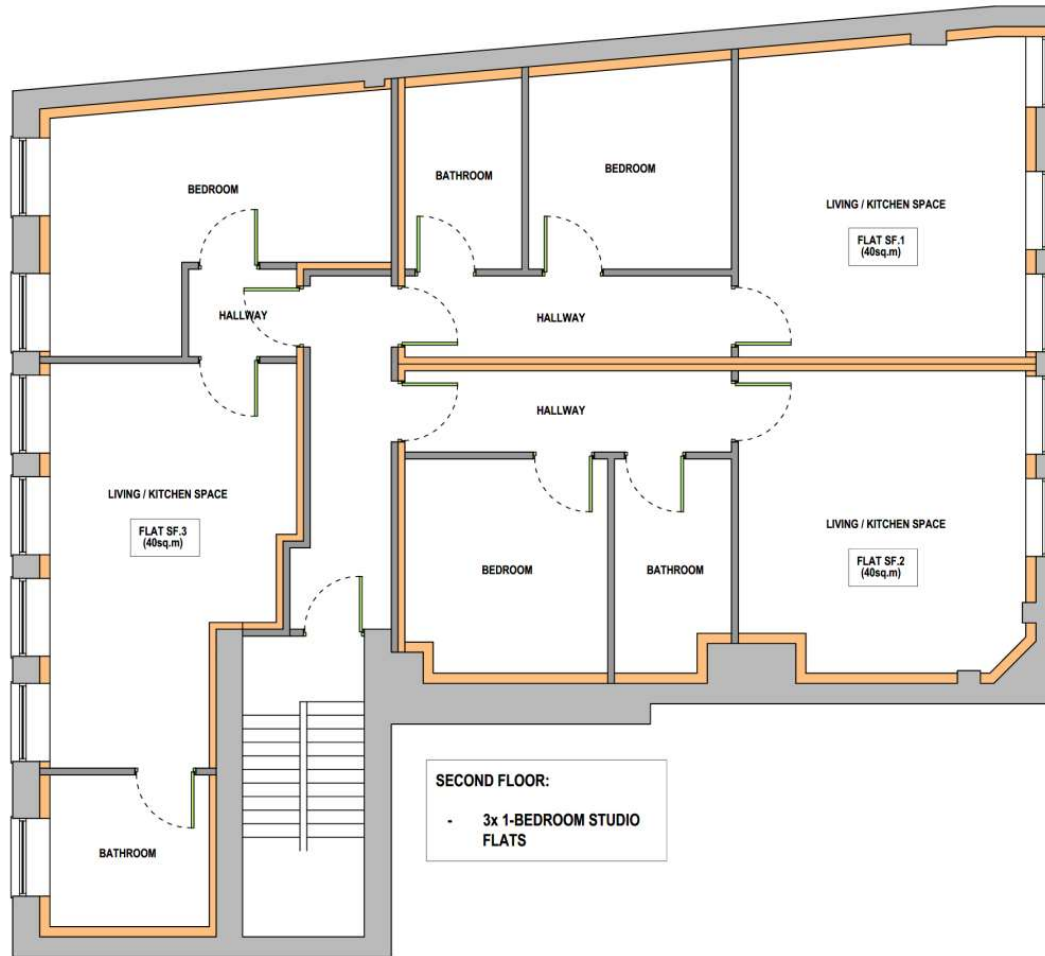
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Scale: 1:50@A2  
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Site Boundary

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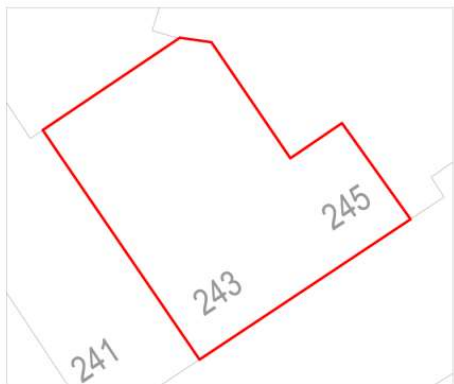
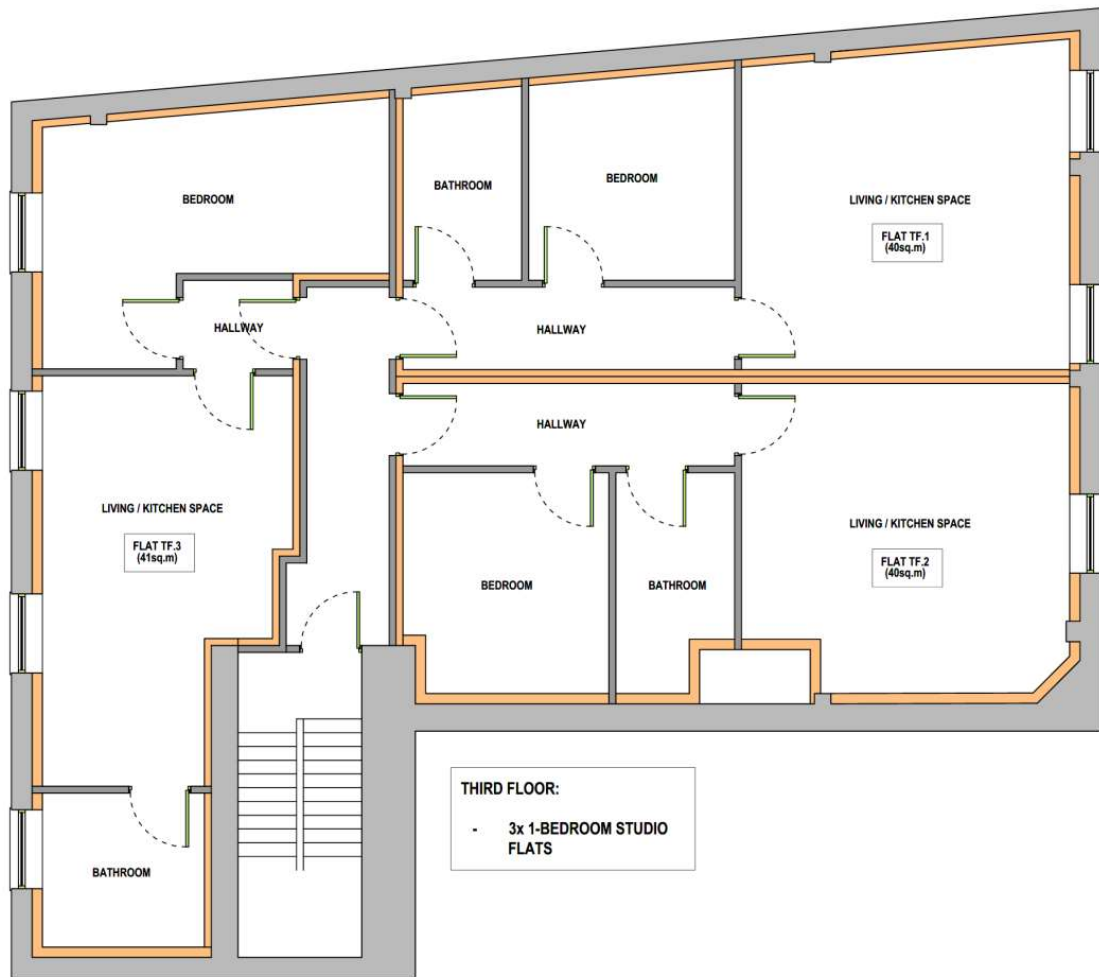
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Rev: -

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Site Boundary

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Rev: -



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REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

**Number: 4**

**Application Number:** C22/0579/03/LL

**Date Registered:** 18/11/22

**Application Type:** Full

**Community:** Ffestiniog

**Ward:** Teigl

**Proposal:** Construction of 8 dwellings (use class C3)

**Location:** Gwylfa Garage, Ffordd Manod, Manod, Blaenau Ffestiniog, Gwynedd, LL41 4AR

**Summary of the Recommendation:** To delegate powers to the Head of Environment Department to approve the application, subject to a 106 agreement for an affordable dwelling and relevant conditions

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## 1. Description:

- 1.1 This is a full application to construct 8 dwellings. It is proposed to provide one affordable house as part of the development. The dwellings on plots 1 and 2 would externally measure approximately 5.5 metres by 9.0 metres and include a kitchen / dining room, living room and toilet on the ground floor and then three bedrooms and bathroom on the first floor. The dwellings on plots 3-8 would measure approximately 6.7 metres by 9.2 metres and include a kitchen / dining room, living room and toilet on the ground floor and then three bedrooms (one of which would be an en-suite) and bathroom on the first floor. The houses would have slate roofs and the external walls would mainly consist of render but also stone on the lowest part of the front elevation. It is proposed to provide 18 parking spaces within the site, 2 for each property as well as an additional two for visitors.
- 1.2 The following documents were received as part of the application:
  - Language and Community Statement
  - Land Contamination Inspection Report
  - Green Infrastructure Statement
  - Valuation Report
  - Housing Statement
  - Transport Risk Assessment
- 1.3 The site lies within the development boundary of Blaenau Ffestiniog. It is located within a World Heritage Site and the Landscape of Outstanding Historic Interest. The site is currently empty with the buildings of the former garage demolished. There are stone walls around the site. There are a few trees / hedges on the southern boundary of the site. To the north of the site lies a playing field, to the east is a football pitch. The A470 trunk road abuts the site to the west. To the south, the site borders with a dwelling.
- 1.4 The application is submitted to Committee as it is an application for five or more houses.

## 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 **Gwynedd and Anglesey 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  
 PCYFF 1: Development Boundaries  
 PCYFF 2: Development Criteria  
 PCYFF 3: Design and place shaping  
 PCYFF 4: Design and landscaping  
 PCYFF 6: Water conservation

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PS 16: Housing Provision  
 PS 17: Settlement strategy  
 TAI 1: Housing in the Sub-regional Centre and the Urban Service Centres  
 TAI 8: An appropriate mix of housing  
 PS 18: Affordable housing  
 TAI 15: Affordable housing threshold and distribution  
 PS 19: Conserving and where appropriate enhancing the natural environment  
 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

#### 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 12: Design  
 TAN 18: Transportation  
 TAN 20: Planning and the Welsh Language

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

- 3.1 C19/0797/03/AM - Outline application with all matters reserved for the erection of six houses (including 2 affordable homes) - Withdrawn
- 3.2 C17/0512/03/AM - Outline application with all matters reserved to erect 7 detached single storey dwellings for the elderly with associated developments - Refused 3 April 2019
- 3.3 C05M/0025/03/AM – Demolition of existing garage and construction of seven dwellings - 19 September 2006
- 3.4 C04M/0227/03/LL - Demolition of existing office/showroom and siting of a portacabin in its place - Approved 7 January 2005

### 4. **Consultations:**

Community/Town Council: Not received

Transportation Unit: I note that the development includes access from the A470 trunk road and therefore, I do not intend to make a recommendation.

Natural Resources Wales: Observations 8 December 2022

Thank you for consulting with Natural Resources Wales regarding the above, received by us on 21/11/2022.

We have concerns regarding the proposed development as submitted.

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However, we are satisfied that these concerns can be overcome by attaching the following condition to any planning permission granted:

Condition: Unsuspected contamination

Please note, without the inclusion of this condition we would object to this planning application. Further details are provided below.

#### Protection of Ground Water

The applicant has submitted a report in support of the above application. (Report Number E1199. S1. P2. TAG. A1) The report confirms that all tanks and fuel infrastructure have been removed. A site investigation reaching a maximum depth of 3 meters has been undertaken with boreholes drilled around the perimeter of the site. Neither till, bedrock nor groundwater were encountered. It is likely that any underground tanks would have been deeper than 3m. Conditions 1-3 as recommended in our previous response are therefore no longer required.

Given the size/complexity of the site it is considered possible that there may be unidentified areas of contamination at the site that could pose a risk to controlled waters if they are not remediated. We therefore advise that the condition relating to unsuspected contamination is still required and should be attached to any planning permission.

Condition: If, during development, contamination not previously identified is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority for it.

Justification; To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks.

#### Protected species

We note that there is no information about protected species with the application. We therefore assume that you have screened the application and concluded that there is not a reasonable likelihood of protected species being present and affected by the development.

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Dŵr Cymru (Welsh Water): Observations 9 January 2025

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

With respect to our previous response (Ref: PLA0083750), we remind that the proposed development site is crossed by a 225mm combined public sewer with its approximate position being marked on the attached Statutory Public Sewer Record. Under Section 159 of the Water Industry Act 1991, Dŵr Cymru Welsh Water has rights of access to its apparatus at all times, and as such would require a protection zone of 3m either side of the centreline of this pipe. Having reviewed the proposed site plan it would appear that new planting is proposed on top and within the protection zone of the public sewer. We would advise that a tree should not be planted directly over our assets or within the protection zone. The following shallow rooting shrubs may be planted within the protection zones and easements of our assets. Further information can be found in Sewers For Adoption (7th Edition).

- *Berberis candidula*; (Paleleaf barberry)
- *Berberis julianae*; (Wintergreen barberry)
- *Ceanothus burkwoodii*; (Californian lilac ‘Burkwoodii’)
- *Cotoneaster dammeri*; (Bearberry cotoneaster)
- *Cotoneaster skogholm*; (*Cotoneaster x suecicus*, ‘Skogholm’)
- *Cytisus* varieties or *Sarothamnus*; ((Common or Scotch) Broom)
- *Euonymus japonica*; (Japanese spindle)
- *Euonymus radicans*; Variety of *Euonymus* (Fortune’s spindle or wintercreeper)
- *Mahonia* varieties; can be included in the genus *Berberis*, most common name is *M. aquifolium* (Oregon grape)
- *Potentilla* varieties; most varieties are types of cinquefoil. Also includes Common tormentil, silverweed and barren strawberry
- *Skimmia japonica*; (*Skimmia*)
- *Spiraea japonica*; (Japanese spirea or Japanese meadowsweet)
- *Veronica* varieties; (Speedwell)
- *Viburnum davidii*; (David viburnum)

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- Viburnum tinus; (Lauristinus)

Should any trees or planting not listed above be located within the protection zone of the sewer crossing, there would be a requirement either re-position outside of the protection zone of the public sewer crossing or alternatively to divert the public sewer, which can be applied for under Section 185 of the Water Industry Act 1991.

Accordingly, 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 Dŵr Cymru Welsh Water's assets:

Condition No development shall commence until a foul drainage scheme for the site has been submitted to and approved in writing by the local planning authority. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water shall be allowed to connect directly or indirectly with 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.

Also provided advice for the developer.

Public Protection Unit:

Observations 19 December 2023 (contaminated land)

We agree with the recommendations in section 5 of the attached report and, therefore, no remediation work is required, apart from what is noted below in relation to water pipes.

At the concentrations of hydrocarbon detected there is no significant risk to potable water supplies in plastic pipes, however, to prevent all risk of tainting of water supplies it is recommended that all water services are placed in clean corridors and barrier pipe is used, subject to the confirmation by the local water supply company.

Observations 9 December 2022

#### DUST, NOISE AND VIBRATION CONTROL

Construction work can cause a noise and dust problem for nearby residents, therefore, the best practical methods should be used to reduce noise and vibration from the work. Consideration should be given to the recommendations of BS 5228-1:2009+A1:2014: Code of practice for the control of noise and vibration on construction and open sites. This may include mitigation such as erecting acoustic barriers around the site near residential properties.

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I note from the application that the proposed development is very close to residents' houses. Before work commences, a detailed plan should be submitted to the Local Planning Authority for the control of dust, noise and vibration as a consequence of the construction work. It is advised that a noise barrier is erected opposite neighbouring houses to minimise noise.

In order to safeguard the area's residents, the construction work should be undertaken between the hours of 08:00-18:00 Monday to Friday, 08:00-13:00 on Saturday and not at all on Sunday or Bank Holidays. I advise that the applicant notifies the neighbours/nearby businesses in the area of the proposed hours of work for the development, and the measures to be taken to safeguard amenities (noise, vibration and dust), along with a contact number.

Reason: To protect the residents of the area

Observations 24 November 2022 (land contamination)

We agree with the findings of the report and, therefore, no further conditions regarding land contamination will be required.

Water and Environment Unit  
YGC:

Since 7 January 2019, sustainable drainage systems (SuDS) are needed to control surface water for every new development of more than 1 house or where the construction area with drainage obligations is 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, an application will need to be made to the SuDS Approval Body for approval before construction work commences. No details regarding drainage have been submitted to date, and until an application is made to the SuDS Approval Body, there is no assurance that the site plan would enable compliance with the full suite of the national NDS standards. Early consultation with the SAB is recommended.

Transportation Unit (Welsh  
Government):

Observations 17 June 2025

I refer to your consultation of 08/11/2024 regarding the above planning application and advise that the Welsh Government as highway authority for the A470 trunk road directs that any permission granted by your authority shall include the following conditions:

1) The minimum visibility distances available for vehicles emerging from the proposed access shall be 90m in each direction at a height of 1.05 metres, measured to a point 0.26 metres above

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the nearer running edge of the trunk road carriageway.

These visibility distances shall be available at a point 2.4m from the nearer running edge of the trunk road, measured along the centreline of the access road. The visibility splay so formed shall be free of any growth or obstruction, which would interfere with the minimum visibility requirements.

- 2) The access shall be laid out and constructed strictly in accordance with the approved plans (Drwg no. DC0154/02/005 Rev B and DC0154/02/03 Rev A).
- 3) No drainage from the development site shall be connected to or allowed to discharge into the trunk road drainage system, and the proposed junction shall be constructed such that the access road does not drain onto the trunk road.
- 4) The applicant will be required to submit to the Local Planning Authority, a Construction Traffic Management Plan (CTMP) that shall be to the satisfaction of the Welsh Government, as Overseeing Organisation for the A470.

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

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

- 1) The applicant should be advised that they will be required to enter into an Agreement with the Welsh Ministers under Section 278 of the Highways Act 1980 / Section 23 of the New Roads and Street Works Act 1991 to enable the Applicant to undertake agreed improvement works on the trunk road.

This Agreement will contain details of the improvement works, construction conditions and financial arrangements under which agreed measures can be put in place, including indemnifying the Welsh Ministers against third party claims. Without such an agreement in place, any consent that may be granted by the Planning Authority cannot be implemented.

- 2) The Applicant will be required to commission and pay for a Road Safety Audit of the scheme, (Stages 1 – 4) in accordance with the Design Manual for Roads and Bridges GG 119.

The Applicant shall agree the required scope of the Road Safety with the Welsh Government before works commence on site and will be responsible for meeting all costs associated with these works.

The approval of the Stage 1/2 Road Safety Audit by the Welsh Government is a prerequisite for Technical Approval to be granted

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in respect of the required S278 Agreement.

Observations 29 April 2025

I refer to your consultation of 6 March 2025 regarding the above application and advise that the Welsh Government as highway authority for the A470 trunk road directs that planning permission is not granted at this time as the applicant has provided insufficient information to determine the application.

The applicant must provide the following information to support this application or resubmit the application with the following details;

- 1) As previously advised, the applicant is required to provide anticipated traffic generation values associated with the proposed development, with any increase in traffic accessing the A470 from the site being identified as a percentage.
- 2) Whilst receipt of the Risk Assessment Matrix is acknowledged, the applicant is required to undertake and submit to the Local Planning Authority a risk assessment in accordance with W/2 of the Welsh National Application Annexx (WNAA) of CD 377 (Requirements for Road Restraint Systems) of the DMRB.

A template risk assessment document is provided within Appendix 1 of Welsh Government's Procedure & Advice Guidance (PAG 119/23) - Requirements for Road Restraint Systems.  
Implementation Guide – Wales

Observation 3 January 2025

I refer to your consultation of 23rd December 2024 regarding the above application and advise that the Welsh Government as highway authority for the A470 trunk road directs that planning permission is not granted at this time as the applicant has provided insufficient information to determine the application.

The applicant must provide the following information to support this application or resubmit the application with the following details;

- 1) The applicant is requested to supply a visibility splay drawing in accordance with the requirements of CD 123 of the Design Manual for Roads and Bridges (DMRB). The applicant is advised that the minimum acceptable visibility splay on the trunk road network is 2.4m x 90m, irrespective of whether the posted speed limit is less i.e. 20mph. Accordingly, the provided cross-section should be updated so that it covers the maximum identified 'Y' value i.e. 90m. Furthermore, the visibility envelope within the vertical plane shall be in accordance with the criteria set out within CD 109 of the

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DMRB.

2) The applicant is required to provide anticipated traffic generation values associated with the proposed development, with any increase in traffic accessing the A470 from the site being identified as a percentage.

3) As previously advised, the Welsh Government has concerns that the parking bays associated with dwellings 1 and 2, as well as the echelon parking bays identified as 'additional parking'. It is noted that the parking for Dwelling No. 2 has now been incorporated into the echelon parking, however, given that allocated bays will likely experience a more constant level of use, consideration should be given to siting these further away from the site access.

4) As previously advised, the proposed soak-away unit, as shown on drawing no.B.4/21 Rev B, it is noted that it has been relocated further into the site. However, no clear dimension has been annotated for the 1.2m diameter soakaway that will capture all surface water run off from the development. The applicant is requested to provide a clear dimension to confirm that the unit is no less than 5m from the trunk road boundary.

5) As previously requested, the applicant is required to undertake and submit to the Local Planning Authority a risk assessment in accordance with W/2 of the Welsh National Application Annex (WNAA) of CD 377 (Requirements for Road Restraint Systems) of the DMRB.

Observations 28 November 2024

I refer to your consultation of 8 November 2024 regarding the above application and advise that the Welsh Government as highway authority for the A470 trunk road directs that planning permission is not granted at this time as the applicant has provided insufficient information to determine the application.

The applicant must provide the following information to support this application or resubmit the application with the following details;

1) The applicant is requested to supply a visibility splay drawing in accordance with the requirements of CD 123 of the Design Manual for Roads and Bridges (DMRB). Whilst the visibility splay has been provided in the horizontal plane, the drawing shall also identify the maximum achievable visibility splay in the vertical plane (cross section) as previously requested.

2) The proposed site access still appears to be incomplete, terminating at the site boundary with the trunk road boundary. The applicant is requested to amend the submitted drawing to include a

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DMRB compliant priority junction layout as per the requirements of CD 123.

3) Whilst it is noted that the orientation of the proposed echelon parking bays has been reversed, the Welsh Government still has concerns that the proximity of the parking bays associated with dwelling 2, as well as the echelon parking bays identified as 'additional parking' are sited very close to the site entrance and present an increased risk conflict with any vehicles turning into the site from the trunk road.

4) The applicant is required to provide anticipated traffic generation values associated with the proposed development, with any increase in traffic accessing the A470 from the site being identified as a percentage.

5) As previously advised, the proposed soak-away unit, as shown on drawing no.B.4/21 Rev B appears to be very close to the trunk road boundary (i.e. within 5m). The applicant is reminded that soak-away units should be placed a minimum distance of 5m from the trunk road boundary and should update their drainage solution, accordingly, providing an annotated dimension to confirm the updated distance from the trunk road boundary.

6) The applicant will be required to submit a detailed drainage proposal that shall be to the satisfaction of both the Local Planning Authority and the Welsh Government.

7) The applicant is required to undertake and submit to the Local Planning Authority a risk assessment in accordance with W/2 of the Welsh National Application Annex (WNAA) of CD 377 (Requirements for Road Restraint Systems) of the DMRB.

8 January 2024

I refer to your consultation of 12 December 2023 regarding the above application and advise that the Welsh Government as highway authority for the A470 trunk road directs that planning permission is not granted at this time as the applicant has provided insufficient information to determine the application.

The applicant must provide the following information to support this application or resubmit the application with the following details;

1) The applicant is requested to supply a visibility splay drawing in accordance with the requirements of CD 123 of the Design Manual for Roads and Bridges (DMRB). The drawing shall identify the maximum achievable visibility splay in both plan view and in cross-section from a setback of 2.4m.

2) The proposed site access appears to be incomplete, terminating

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at the site boundary with the trunk road boundary. The applicant is requested to amend the submitted drawing to include a DMRB-compliant priority junction layout.

3) The Welsh Government is concerned the parking bays associated with dwellings 1 and 2, as well as the echelon parking bays identified as 'additional parking' are sited very close to the site entrance and present an increased risk of conflict with any vehicles turning into the site from the trunk road.

This poses a risk to the free-flow of traffic on the trunk road. The applicant is therefore requested to submit a swept-path drawing to address these concerns.

4) The applicant is required to provide anticipated traffic generation values associated with the proposed development, with any increase in traffic accessing the A470 from the site being identified as a percentage.

5) The proposed soakaway unit, as shown on drawing no.B.4/21 Rev B appears to be very close to the trunk road boundary. The applicant is advised that soakaway units should be placed a minimum distance of 5m from the trunk road boundary and should update their drainage solution accordingly.

6) The applicant will be required to submit a detailed drainage proposal that shall be to the satisfaction of both the Local Planning Authority and the Welsh Government.

Observations 30 December 2022

I refer to your consultation of 21 November 2022 regarding the above application, and advise that the Welsh Government as highway authority for the A470 trunk road directs that planning permission is not granted at this time as the applicant has provided insufficient information to determine the application.

The applicant must provide the following information to support this application or resubmit the application with the following details;

1) The applicant must forward a suitably scaled drawing detailing the proposed access off the A470 trunk road, which must incorporate the following aspects:-

- a) Visibility Splays in either direction from a suitable set-back.
- b) Gradient of the access road and the A470 trunk road carriageway
- c) Access width and radii dimensions
- d) Access surfacing type along with depth and width dimensions

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e) Parking areas

f) tie-in detail with the trunk road carriageway and footway

The above aspects must conform to the Design Manual for Roads and Bridges (DMRB).

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

a) No drainage from the development site shall be connected to or allowed to discharge into the trunk road drainage system, and the proposed access shall be constructed such that the access does not drain onto the trunk road.

Cadw:

Observations 18 December 2023

No objection but information needs to be checked.

Additional information including a letter from Geraint Lewis Associates confirming that the applicant is willing to relocate the date stone from the Gwylfa Methodist Chapel to a suitable position have been submitted in support of this application. The confirmation that the date stone will be repositioned is welcomed.

There appears to be some confusion in the plans showing the public sewer details and the highway access details. These show the block containing houses 1 and 2 facing onto the access road rather than onto the A470 as shown on the amended site layout 30-04-22 drawing, uploaded to the website on the 20-06-2023. The position of this block facing onto the A470 was part of the design of the proposed development ensuring that it would not have an impact on the outstanding universal value of the World Heritage Site. There is a need therefore to confirm that the layout of the development remains that shown on the amended site layout plan.

Observations 7 December 2022

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

#### Advice

We have concerns about the impact on the world heritage site. However, we consider that if mitigating measures were undertaken, our concerns about the impact would be reduced.

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

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### Assessment

#### **The Slate Landscape of Northwest Wales – Ffestiniog: its Slate mines and Quarries, ‘city of slates’ and Railway to Porthmadog**

This advice is given in response to a planning application for the construction of 8 dwellings at Gwylfa Garage, Ffordd Manod, Manod, Blaenau Ffestiniog.

The application area is located inside the settlement of Manod, which is part of the Ffestiniog, its slate mines and quarries, "slate town" and railway to Porthmadog section of the Slate Industry of North Wales World Heritage Site.

The application area is the site of the former Gwylfa Methodist Chapel, which was built in 1906 to the design of architect Rowland Jones of Caernarfon. It was later converted into a garage, but has now been demolished. A damaged date stone was incorporated into a new wall on the west side of the site. It is located with a frontage on Manod Road. The Cadw report Blaenau Ffestiniog: Understanding Urban Character (2011), notes that *“housing along this road comprises terraced rows of single fronted houses with minor variations in plot layout, size and scale and the detailed use of materials”*.

The proposed development will see 4 pairs of semidetached houses constructed with one block continuing the line of buildings facing onto Ffordd Manod with the other blocks behind of a short close road. Whilst not fully complying with the character of this part of Manod, this layout will not have a significant impact on the outstanding universal values of the World Heritage Site.

The proposed development will see the wall facing onto Ffordd Manod demolished. This wall incorporates the date stone from the Gwylfa Methodist Chapel the loss of this link to the previous use of the site would have an adverse impact on the outstanding universal values of the World Heritage Site. Consequently, the stone will need to be preserved as part of this development. It is therefore strongly recommended that a condition should be attached to any consent for this development ensuring that the date stone will be carefully removed from the existing wall and re-erected in a suitable position in the development, along with a plaque or sign explaining its significance.

Biodiversity Unit:

Observations 18 December 2023

No further comments following additional information – happy with the commitments made contained within the e-mail (22/11/23 Geraint Lewis) – ideally these will also be highlighted on the design drawings.

Observations 20 December 2022

Development will be on an area currently occupied by early

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successional scrub. No features of significant interest in regard to biodiversity / protected species are expected to be disturbed, given the information provided in the application and a LERC search.

Modern roofing membranes should not be used as they can have a detrimental impact to roosting bats which may enter the roof cavity (causing entanglement and potentially death). Old style bitumen based membranes should be used if possible. Biodiversity enhancement is achievable by creating opportunities for wildlife, in this circumstance the proposed new tree planting could be considered enhancement, I advise the applicant provides further details of species, size, etc. Ideally most trees will be planted as cell grown whips as these show to be most successful. 'Woodcreate' bird / bat boxes could also be positioned below the roof eaves of certain houses.

Language Unit:

Observations 28 May 2025

We appreciate that all of the evidence has been included in one document. The suggestions for a potential name for the development is also positive (page 3).

The author refers to evidence of local demand but it is unclear what data refers to the Tai Teg register and the social housing register. Bearing this and the area in mind, it is believed that the proposed development would be likely to have a neutral impact.

Observations 13 May 2025

As a starting point, while we are pleased with the additional information submitted, the Unit would like to encourage the author of the Language Statement to ensure that all relevant information is contained within a single document, to facilitate the process of assessing the information, when drafting any future Language Statements.

There is an inconsistency in the body of the Language and Community Statement. On the one hand, on the second page of the Statement the author states "The Dwellings have been valued in the order of £160,000 which is considered to be within the reach of Local Townspeople of Blaenau Ffestiniog based on the independently determined median Salary levels in the Meirioneth area of circa £27,000."

But on the other hand, on page 3 of the Statement the author states "The Applicants intentions are to primarily have the Dwellings Let to local people." It is unclear whether these are homes to rent or purchase and what would be the proposed rent price.

Evidence suggests the need at a county level, but unfortunately not at

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the ward/area level in question.

We suggest that a Welsh name is used for the development.

Due to the above inconsistencies, the evidence submitted does not support the identified linguistic risk/impact.

Observations 16 April 2025

The Unit appreciates that further information has been received, and so promptly since our original comments were sent.

It would be beneficial for the applicant to include a further analysis of the application area, e.g. the number of Welsh speakers per age group, the employment profile of the area, the proposed price of the affordable unit and the number of prospective children and the amount of space available in schools in the catchment area.

Observations 2 April 2025

We would like to note that there is a weakness in the statement in terms of the lack of data submitted.

The statement does not submit sufficient evidence/data about the need for local housing, local house prices or the number of Welsh speakers in Blaenau Ffestiniog.

Neither does it come to any conclusion about the impact the development will have on the Welsh language (negative/neutral/positive).

As a result of the lack of data collected, there is no evidence to show the potential change that the development would represent for the area. We would like to suggest that the applicant submits a full linguistic analysis before the application is submitted before the Committee.

Housing Strategic Unit:

1. Information about the need:

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

21 applicants from the Tai Teg register for intermediate property

105 applicants from the common housing register waiting for a social property

2. Information about the type of need:

The following shows the number of bedrooms that the applicants wish to have:

Number of bedrooms (owned or part-owned) (Tai Teg)

Number of bedrooms	Need as a %	Rent	Buy
1 bedroom	5%	5%	0%
2 bedrooms	33%	19%	14%
3 bedrooms	29%	10%	19%
4 bedrooms	33%	19%	14%

Number of bedrooms (Housing Options Team) (Cyngor Gwynedd's Common Housing Register)

Number of bedrooms	Need as a %
1 bedroom	33%
2 bedrooms	41%
3 bedrooms	19%
4 bedrooms	5%
5 beds	2%

### 3. Suitability of the Plan:

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

Meets the area's needs

Plans are expected to include 10% affordable housing.

4. If the Housing Association was a partner for this development, the design of the property must conform with WG standards (DQR).

I cannot see a reference to affordable units in the application, nor a reference to a housing association, and I would like to know whether the developer has contacted the housing associations.

### 5. Discount level:

The developer has given a valuation of £160,000 for a house.

There would be a need to consider a discount of around 25% on properties in the Teigl ward if they are not affordable in the first place.

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

- Part stone finish and part rendered out of character with the terraced houses nearby.
- The houses are cramped and no outdoor space of any worth.
- An out of character courtyard development within a World Heritage Site.
- The need to consider that the site is now within a World Heritage Site.
- Not much of a garden for family homes.
- The layout of units 3-6 affect the privacy of a neighbouring property.
- Parking and road safety matters.
- What would be the price of the houses and whether they would be affordable for local people.
- Questioned as to whether local infrastructure and services were in place for the proposal e.g. health establishments, schools, transport, drainage systems.
- Noise from the houses is likely to be significant to neighbouring properties.
- Better to put money towards bringing vacant properties in the area up to modern standards and back on the market.
- Enquired whether the previous application had been approved.

## 5. Assessment of the material planning considerations:

### The principle of the development

- 5.1 The site lies within the development boundary of Blaenau Ffestiniog. In the LDP, Blaenau Ffestiniog has been identified as a Local Service Centre under policy TAI 1. This policy supports housing to meet the Plan's strategy through housing allocations and suitable unallocated sites within the development boundary based on the indicative provision within the Policy.
- 5.2 The indicative supply level for Blaenau Ffestiniog over the period of the Plan 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 2011 to 2024, a total of 26 units have been completed in Blaenau Ffestiniog. The windfall land bank, i.e. sites with extant planning permission, in April 2024, was 20 units. In addition, there are two allocations for dwellings for approximately 155 units in the Plan which have not received planning permission to date. Considering this information, it is considered that the development in question can be supported against the indicative supply level for Blaenau Ffestiniog. It is considered that the proposal is acceptable in terms of Policy TAI 1 of the LDP.
- 5.3 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 living units per hectare for residential development, unless there are local circumstances or restrictions on the site that determine a lower density. The application form notes that the size of the site is 0.18 hectares. As the proposal is for 8 dwellings, this would provide a density of approximately 44.4 units per hectare. Therefore, the

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proposal satisfies the requirement of having at least 30 units per hectare as set out in Policy PCYFF 2. Although the density in this case is higher, the plans show that it is possible to develop the site for 8 units allowing amenity land and parking spaces to serve the houses. It is considered that the proposal is acceptable in terms of density and meets the requirements of criterion (3) of policy PCYFF 2 of the LDP.

- 5.4 Since 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. Use class C3 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 use class C6 is for short-term lettings no longer than 31 days for each period of occupation. Confirmation was received from the agent that use class C3 houses, namely dwellings used as a sole or main residence are proposed for all the dwellings that are subject to the application. As the proposal is considered against the housing policies in the LDP, it is considered that it would be appropriate to impose a condition that the use of the houses is restricted to use class C3 only, namely dwelling houses used as a sole or main residence.

### **Housing Mix**

- 5.5 Policy TAI 8 promotes proposals that will contribute towards improving the balance of housing and will meet the needs noted for the entire community. Therefore, there is a need to consider whether the mix of units and tenure proposed here is suitable in order to promote a sustainable mixed community. It is therefore important to consider the 'Housing Mix' SPG when establishing whether the proposal is suitable.
- 5.6 A Housing Statement was received as part of the application. The Housing Statement notes:
- That the proposal would address the demand for housing. Noted that the areas of Manod / Blaenau Ffestiniog, Tanygrisiau, Llan Ffestiniog faced a shortage of affordable family homes, as seen in the substantial waiting list for housing. Introducing 8 new three-bedroom houses would help to reduce this pressure by providing accommodation that is very much needed for families and people who cannot secure suitable housing at present. These houses would contribute towards the balance between supply and demand in the local housing market.
  - The proposal would support local families with the houses offering a stable and comfortable living environment for local families, with a particular focus on those on the waiting list. Providing three-bedroom houses ensures that families of varying sizes would get access to space and facilities that support family life, and improve their quality of life.
  - There would be economic advantages for the community with the construction work creating direct and indirect jobs. The project would use local contractors, suppliers and other businesses, providing an economic boost to the area. In addition, the families moving to the new houses would contribute towards the local economy by spending on goods, services and facilities, supporting further growth for the community.
  - It would provide a boost for social stability. The availability of stable housing contributes towards the general well-being and social stability of the community. By increasing the housing stock in an area with a waiting list, this development helps to prevent overloading, housing uncertainty and the social challenges associated with housing concerns.
  - It would improve the housing market with this development having a positive impact on the local housing market by increasing the availability of well-designed and energy-efficient housing, and improve the whole appeal of the area. This may lead to increased property values in the long-term, taking advantage of the changes for the new residents and the current owners.

5.7 The following table illustrates the types of housing built in Blaenau Ffestiniog between 2011 and 2023 and it can be seen that the percentage of semi-detached houses built in the area is low compared to detached and terraced houses.

	Type of House			Type of Dwelling			Number of Bedrooms			
	Detached	Terraced	Semi-detached	House	Bungalow	Flat	1	2	3	4+
Number	11	11*	2	15	3	6	6	4	7	7
%	45.8	45.8	8.3	62.5	12.5	25.0	25.0	16.7	29.2	29.2

\* The figure also includes the number of flats developed in the settlement.

5.8 The following table from the 2021 Census shows the type of housing available in the community compared to the whole of Gwynedd. It can be seen from this table that the percentage of semi-detached houses in Blaenau Ffestiniog is lower than the equivalent average for the whole of Gwynedd, while the percentage of terraced houses in the Centre is far higher than the Gwynedd average.

Type of Dwelling	Blaenau Ffestiniog		Gwynedd	
	Number	%	Number	%
Total	2,651	-	63,221	100
Detached	417	15.7	22,522	35.6
Semi-detached	461	17.4	14,882	23.5
Terraced	1,587	59.9	18,397	29.1
Flat, maisonette or apartment	178	6.7	6,666	10.5
Caravan or other mobile / temporary structure	8	0.3	754	1.2

Therefore, the proposal in question would add semi-detached houses to the local housing stock and where it can currently be argued that there is a shortfall in the provision of this type of housing.

5.9 The following table from the 2021 Census provides information about the number of bedrooms:

Bedroom	Blaenau Ffestiniog		Gwynedd	
	Number	%	Number	%
Every household	2,158	-	51,105	100
1 bedroom	124	5.7	3,173	6.2
2 bedrooms	618	28.6	12,765	25.0
3 bedrooms	1,035	48.0	23,823	46.6
4 bedrooms or more	381	17.7	11,344	22.2

In relation to the comparison of the number of bedrooms, it is generally noted that the percentages noted in terms of all types of properties are fairly similar in Blaenau Ffestiniog compared to the percentage for Gwynedd as a whole. The number of 2 and 3-bedroom units is slightly higher than the Gwynedd average, with the average in Blaenau Ffestiniog in terms of 1 and 4+ bedroom units slightly lower.

- 5.10 The proposal would provide 8 three-bedroom semi-detached houses. Although all of the houses would have three-bedrooms, it can be seen that there is a variety in the size of the houses and 1 affordable home would also be provided. It was also noted in the Language and Community Statement that it was intended to sell some of the units while others would be for let. Therefore, there is some variety in terms of the type of houses provided by the proposal and also the type of tenancy that would be offered. The Housing Strategic Unit has stated in their observations that the proposal would meet local demand.
- 5.11 Overall, it is considered that the mix and type of housing intended is acceptable and meets local demand. It is considered that the proposal is acceptable in relation to Policy TAI 8 and the SPG - Housing Mix.

#### Affordable housing matters

- 5.12 Policy TAI 15 of the LDP states that Councils will attempt to ensure an appropriate level of affordable houses in the plan's area. The threshold for Blaenau Ffestiniog is two or more housing units. In Blaenau Ffestiniog, in accordance with Policy TAI 15, a 10% contribution of affordable homes is expected. The proposal is for the construction of 8 dwellings and, therefore, the proposal would be expected to contribute 0.8 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. The developer has confirmed that the house on plot 1 would be offered as an affordable home. Providing this one unit on the site would meet the requirements in terms of the number of affordable units expected from the proposal.
- 5.13 It must be ensured that the size of the affordable unit is suitable in order to ensure that the house is truly affordable for the first occupiers as well as successive occupiers. The internal floor area of this affordable home is approximately 82 square metres. Paragraph 4.2.30 of Edition 12 of Planning Policy Wales states that *"All affordable housing, including those provided through planning obligations and planning conditions, must meet the Welsh Government's development quality*

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*standards...*". In this respect, the proposal should comply with the requirements specified in the Welsh Development Quality Requirements 2021: Creating Beautiful Homes and Places (July 2021) by the Welsh Government: That document shows that there is a three-bedroom house for 4 persons with an expected floor area of 88 square meters. The size of the proposed house is approximately 6 square metres less than that stated in the document. However, the size of the proposed house is considered acceptable and offers the necessary facilities that would be required in a dwelling house. An open market price was received for the affordable home which was £160,000 and the Housing Strategic Unit has noted that a discount of 25% would be required to ensure that the property is affordable. The developer has confirmed that they are willing to commit plot 1 as an affordable home with a 25% discount. A 106 agreement will need to be signed to ensure that the property is committed as an affordable home.

- 5.14 In light of the above and subject to the signing of a 106 agreement committing unit 1 as an affordable house, the proposal is deemed acceptable in terms of the requirements of Policy TAI 15 and Supplementary Planning Guidance: Affordable Housing.

### **Language and Community Matters**

- 5.15 In terms of the impact on the Welsh language, it is noted in the comments of the Policy Unit that there is no need for a Welsh Language Impact Statement for the proposal as it is not considered to be a large-scale housing development (defined as 10 or more housing units in the SPG 'Maintaining and Creating Unique and Sustainable Communities'). It is not considered either that this is an unexpected site, given that there have been previous planning applications on the site and that the site was previously a housing allocation under the former Gwynedd Unitary Development Plan. As the development would not lead to exceeding the housing requirement in the Centre, taking into account the units that have already been developed since the base date of the JLDP and units that have extant planning permission, a Welsh Language Statement is not required in relation to criterion 1b of Policy PS1. However, in accordance with criterion 1c of Policy PS1, as the proposal is for five houses or more within a development boundary, a Language Statement would need to be submitted unless it is considered that it addresses evidence of need and demand for housing recorded in a Market Housing Assessment and other relevant local sources of evidence. As a Housing Statement with details of the need had not originally been submitted as part of the application, a Welsh Language Statement was requested. It should be noted that a Housing Statement has been submitted in the meantime and that this shows demand for housing of the type that is the subject of the application locally.
- 5.16 A Language and Community Statement has been submitted for the application and has been amended in response to comments received from the Language Unit. The comments from the Language Unit indicate that they appreciate that all the evidence is contained in a single document and that it is also positive to see the suggestions for a possible name for the development. It is noted that the author is referring to evidence of local demand but it is not clear what data refers to the Tai Teg register and the social housing register. Nevertheless, the proposal is considered to have a neutral effect.
- 5.17 Welsh names have been recommended for the estate in the Language and Community Statement and it is considered appropriate to include a condition to secure a Welsh name for the development in accordance with criterion 5 of Policy PS 1. It is also intended to impose a condition that any signs are bilingual in accordance with criterion 4 of Policy PS1. The proposal is therefore considered acceptable in relation to Policy PS 1 of the LDP and Supplementary Planning Guidance: Maintaining and Creating Distinctive and Sustainable Communities and is unlikely to cause substantial harm to the character and balance of language in the community.

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### Visual amenities

- 5.18 Policy PCYFF3 states that proposals will only be permitted provided they conform to a number of criteria, including that the proposal complements and enhances the character of the site, building or area in terms of siting, appearance, scale, height, massing and elevation treatment; that it respects the context of the site and its place within the local landscape; that it utilises materials appropriate to its surroundings and incorporates soft landscaping; it enhances a safe and integrated transport and communications network; that it limits surface water run-off and flood risk and preventing pollution; that it achieves inclusive design allowing access by all and it helps to create healthy and active environments, and considers the health and well-being of future users.
- 5.19 The development plan is roughly in the form of a cul-de-sac with parking provision within the site. The two semi-detached houses located closest to the trunk road would have been laid out so that their front faces the road and this follows the pattern of the nearby terraced houses. The rest of the houses would be located to the rear of these two houses in the form of a small estate. Although there are a number of linear developments near the site, examples of housing estates of this type can be found in the area and an estate of the design in question is not considered to be out of character for the area. The proposal in question would offer a variety in the type and size of the houses and it is considered that the layout, appearance, scale, height and mass of the proposed houses are suitable for the site and in line with that found in the nearby area. The main construction materials that are common to the local area are slate roofs and render, pebble dash and stone to the exterior walls. The elevations of the proposed houses would be in keeping with these materials and will use natural slate on the roofs and then a combination of render and stone on the exterior walls. Therefore, it is considered that the design and appearance of the development are acceptable and would not have a detrimental impact on the visual amenities of the area and therefore, is acceptable in terms of Policy PCYFF 3 and PCYFF 4.

### Heritage Matters

- 5.20 The site lies within a World Heritage Site and within a Landscape of Outstanding Historic Interest.
- 5.21 Observations were received from Cadw in terms of the impact on the World Heritage Site. Cadw's observations state that the proposal involves the construction of 4 pairs of houses, and where one pair would be situated on the site in a way that would continue the line of buildings facing Ffordd Manod with the other blocks behind a closed shortcut. In this regard, while it does not fully comply with the character of this part of Manod, Cadw noted that this plan would not have a significant impact on the outstanding overall values of the World Heritage Site. In addition, Cadw's observations refer to the fact that the development is located on the site of the former demolished Gwylfa Methodist Chapel and where a garage was later located. A date stone associated with the Chapel is located in the western boundary wall which will be demolished and Cadw is keen for this date stone to be preserved and relocated to a suitable location within the site. A revised site plan was received from the developer showing a location for the relocation of the date stone. It is considered that a condition should be imposed that the date stone is relocated in accordance with that plan and that this is done before the houses are first occupied. In doing so, it is not considered that the proposal would have a significant impact on the outstanding overall values of the World Heritage Site.
- 5.22 The site lies within a Landscape of Outstanding Historic Interest. The proposal is for the construction of houses and it would be located among the built form of the settlement. It is considered that the impact of the proposal would be local and would not have a wider impact on the historic landscape.
- 5.23 The proposal is considered acceptable in terms of Policies PS 20 and AT 1 of the LDP.

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### **General and residential amenities**

- 5.24 The site is currently vacant. To the north and east there is a playing field and a football pitch so there are no concerns about overlooking in those directions. To the west, the site borders the trunk road of the A470 and therefore the houses in that direction are located on the other side of the road and it is therefore not considered that the proposal would cause overlooking in that direction. The site borders with a dwelling house on its southern border. The rear of the houses on plots 3-6 would face the south towards a property, 166 Ffordd Manod. There are no concerns in terms of overlooking from the ground floor of the houses as it would be possible to landscape / install a fence or similar to avoid any direct overlooking. It is likely that there would be some overlooking from the windows of the bedrooms on the first-floor level towards the neighbouring property. However, there is an element of overlooking from the rear windows of houses on Ffordd Manod towards the rear gardens as the situation currently stands and that is something to be expected in an area where the houses are built close together. It is therefore not considered that the proposal would have a significant adverse impact in terms of overlooking. The previous and historical use of the site as a garage and before that as a place of worship must also be considered where the element of disruption due to the scale and associated activities would be much greater than what would be expected of residential use as found here.
- 5.25 As it is intended to build a housing estate on the site, 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 to 08:00-18:00 Monday to Friday, 08:00-13:00 on Saturday and not at all on Sunday or Bank Holidays, as recommended by the Public Protection Unit.
- 5.26 As a result of the above, it is not considered that the proposal would have a substantial detrimental impact on the amenities of the local neighbourhood and it is considered that the proposal is acceptable in relation to criterion 7 of policy PCYFF 2 of the LDP.

### **Transport and access matters**

- 5.27 Access to the site would be off the A470 trunk road and the stone wall running alongside the trunk road would be demolished. The proposal would provide 18 parking spaces. There would be 2 parking spaces for each property and 2 additional spaces for visitors. The Transport Department (Welsh Government) was consulted and following receipt of all necessary information they are satisfied with the proposal but need to include conditions on the planning permission relating to visibility pitches, completion of the access in accordance with the plans, no drainage from the development to spill into the trunk road drainage system and submit and agree a construction traffic management plan. Therefore, by imposing appropriate conditions, it is not considered that the proposal would cause harm to road safety and is acceptable in terms of policies TRA 2 and TRA 4 of the LDP.

### **Biodiversity matters**

- 5.28 The observations of the Biodiversity Unit have indicated that the development will be on an area currently occupied by early successional scrub and no features of significant interest in relation to biodiversity/protected species are expected to be disturbed. As part of the application, a Green Infrastructure Statement was submitted and also details of biodiversity improvements proposed as part of the application. These improvements include the installation of a number of bat and bird boxes on the proposed houses along with the planting of trees/hedges. These amendments are considered acceptable and suitable for the development in question. It is considered that a condition should be included that the biodiversity improvements of placing the bird/bat boxes are to be in place before the houses are occupied. Also, a condition that the planting work is carried out in accordance with the details submitted in the first planting season following the completion of the development. It is considered that the details submitted meet the requirements of Chapter 6 of

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Planning Policy Wales which relate to the step-wise approach, together with ensuring that the proposal is acceptable in relation to Policies PS 19 and AMG 5 of the LDP.

### **Drainage**

- 5.29 The foul water would be disposed of into the public sewer system and surface water is intended to be disposed of through a sustainable drainage scheme.
- 5.30 Full details of the foul water disposal arrangement have not been submitted and Dŵr Cymru Welsh Water is keen to include a condition to agree on these details. It is considered that such a condition is reasonable to be included on the planning permission.
- 5.31 The application states that surface water would be disposed of through a sustainable drainage system. The information submitted refers to the fact that rainwater running off the roofs would be directed to a rainwater butt with the overflow connected to the drainage system for the dwellings which run into an attenuation pond to assist in limiting flow to the soak-away which would be part of the sustainable drainage scheme for the development. It is therefore intended as part of the development to incorporate sustainable drainage system measures to deal with surface water. Observations were received from the YGC Water and Environment Unit (in its role as SDS Approval Body (SAB) confirming that an application would need to be submitted to the SAB. The details of the drainage scheme will be further scrutinised as the application to the SAB is determined and the principles of the drainage scheme are only discussed as part of the planning application.
- 5.32 It is therefore considered from the implementation in accordance with the advice received that the proposal is acceptable in relation to Policies PS 6 and PCYFF 6 of the LDP.

### **Infrastructure matters and developer contributions**

- 5.33 Policies PS 2 and ISA 1 of the LDP require that a sufficient infrastructure provision exists to cope with developments. This infrastructure could, for example, relate to ensuring adequate capacity at schools in the area, sports and leisure facilities, service infrastructure facilities, such as water supply, drainage, and sewerage.
- 5.34 With any planning applications for housing, it must be ensured that there are sufficient educational facilities to cope with any increase in the number of pupils emanating from new residential developments. In Supplementary Planning Guidance: Planning Obligations in appendix 2 a method of calculating the number of additional pupils that arise as a consequence of new residential development is included. The proposal is for the erection of 8 three-bedroom houses. The methodology included in appendix 2 of SPG Planning Obligations is based on the number of pupils that arise from every 2 bedroom or more houses, and based on the methodology in SPG Planning Obligations the number of pupils estimated to derive from the development are as follows:-
- Primary School - 3.2
  - Secondary School - Years 7-11 - 2.32
  - Secondary School - Years 12 and 13 - 0.16
- 5.35 The applicant submitted language and community information which included an e-mail from the Education Department noting the capacity of Ysgol Gynradd Manod and Ysgol y Moelwyn. Specifically:
- Ysgol Gynradd Manod: Capacity 108 (+15M) - Existing total - 85 (+4M) - Projected numbers - September 2025 - 70 (+10M); September 2026 - 67 (+10M); September 2027 - 66 (+10M).
  - Ysgol y Moelwyn: Capacity 599 - Existing total - 357 - Projected numbers - September 2025 - 350; September 2026 - 348; September 2027 - 332.

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- 5.36 These figures confirm that there is capacity within the schools for the pupils that would result from the development. It is therefore believed that the proposal would not create immediate needs for additional education facilities. Therefore, there is no justification for requesting a financial contribution and the proposal is considered acceptable in terms of Policies PS2 and ISA 1 of the LDP.

### **Land contamination**

- 5.37 The site has operated as a commercial garage in the past. As part of the application, a Land Contamination Inspection Report was received and Natural Resources Wales and the Public Protection Unit were consulted.
- 5.38 The observations of Natural Resources Wales state that the report confirms that all tanks and fuel infrastructure have been removed. A site investigation reaching a maximum depth of 3 meters has been undertaken with boreholes drilled around the perimeter of the site. Neither till, bedrock nor groundwater were encountered. It is likely that any underground tanks would have been deeper than 3m. Given the size / complexity of the site, Natural Resources Wales considers that there may be unidentified areas of contamination on the site that could pose a risk to controlled waters if they are not remediated and suggests that a condition relating to unsuspected contamination is attached to any planning permission. It is considered that such a condition is reasonable to be included on the planning permission.
- 5.39 The Public Protection Service is satisfied with the report but a condition will need to be imposed in order for the development to be in accordance with the land contamination inspection report.
- 5.40 Criterion 7 of policy PCYFF2 states that developments will be refused if they have an unacceptable adverse impact on matters relating to pollution. By imposing the conditions as recommended by Natural Resources Wales and the Public Protection Service, it is considered that the proposal would be acceptable in the context of this Policy.

## **6. Conclusions:**

- 6.1 This is a proposal for a housing development that includes an affordable element, located on a site within the Centre's development boundary. As such, it is believed that the plan is acceptable on principle and complies with the requirements of relevant local and national planning policies and guidelines as set out in the report. Full consideration was given to all the observations and the material objections received and we believe that the proposal is acceptable and, subsequently, is in accordance with the requirements of the relevant policies as noted above.

## **7. Recommendation:**

To delegate the right to the Head of Environment Department to approve the application, subject to a 106 agreement for an affordable home and conditions relating to the following:

1. The time in terms of the commencement of the development
2. In accordance with the plans
3. Slates on the roof
4. Materials
5. Use C3 for all housing
6. Welsh name for the housing estate and houses.
7. Welsh and / or bilingual signs
8. Construction work hours
9. Capel Gwylfa date stone to be installed in accordance with the approved plan prior to occupation of the houses.
10. In accordance with the Land Contamination Inspection Report.

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11. NRW condition relating to unsuspected pollution.
12. Submit and agree on foul water drainage details.
13. Transport Department (Welsh Government) conditions relating to the access and road safety.
14. Landscaping work in accordance with the details submitted in the first planting season following occupation / completion of the development and replanting if any tree / hedge fails within 5 years.
15. Bird and bat boxes to be installed in accordance with the Green Infrastructure Statement before the houses are first occupied.

Notes-

1. SuDS
2. Refer to observations from Dŵr Cymru and Transport Department (Welsh Government) - present

Cynllunio

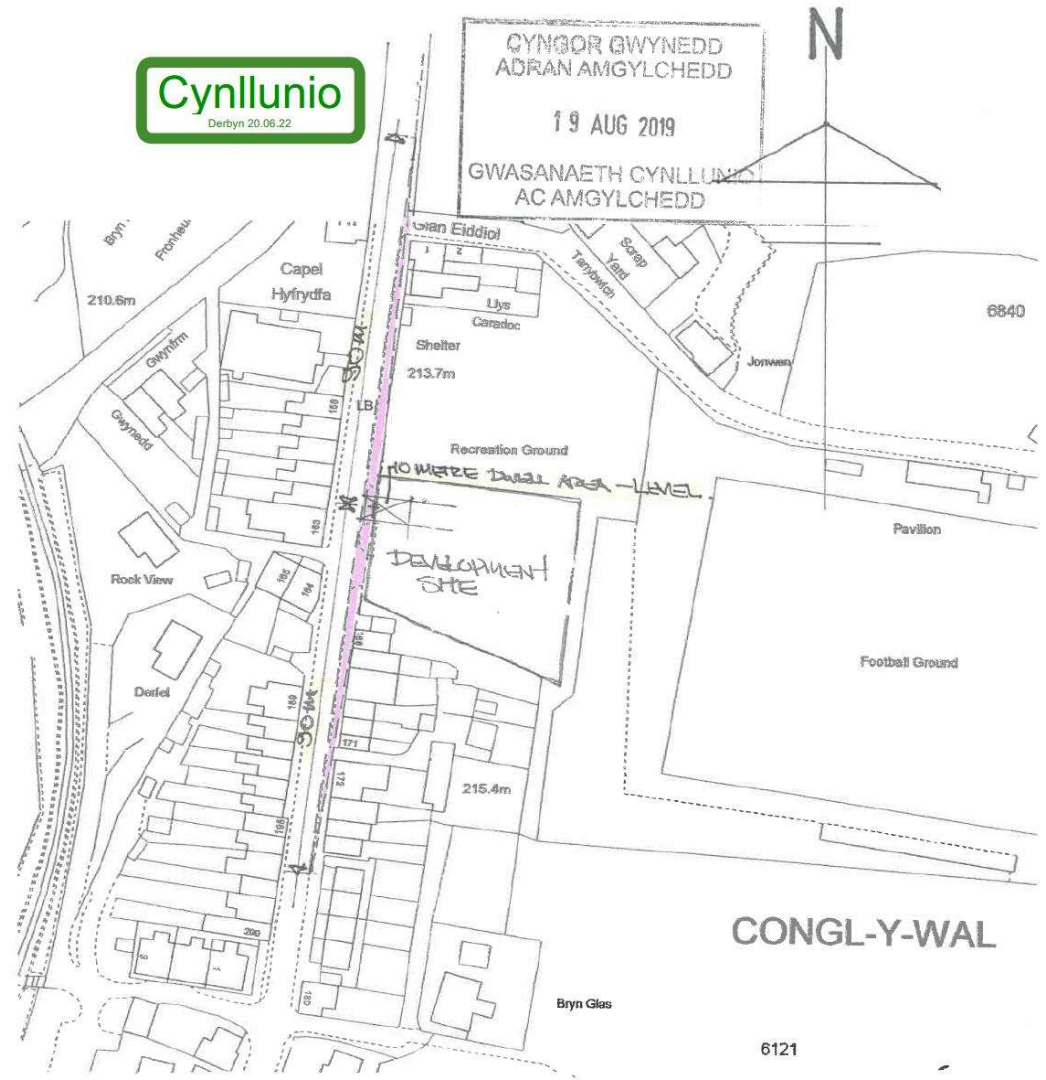
Derbyn 20.06.22

CYNGOR GWYNEDD  
ADRAN AMGYLCHEDD

19 AUG 2019

GWASANAETH CYNLLUNIO  
AC AMGYLCHEDD

N



CONGL-Y-WAL

LOCATION PLAN SCALE 1:1250

A470 towards  
Blaenau Ffestiniog

Existing Access to  
Gwylla Garage, Manod

A470 towards  
Llan Ffestiniog

## Cynllunio

**Cynllun Diwygiedig**  
*Amended Plan*

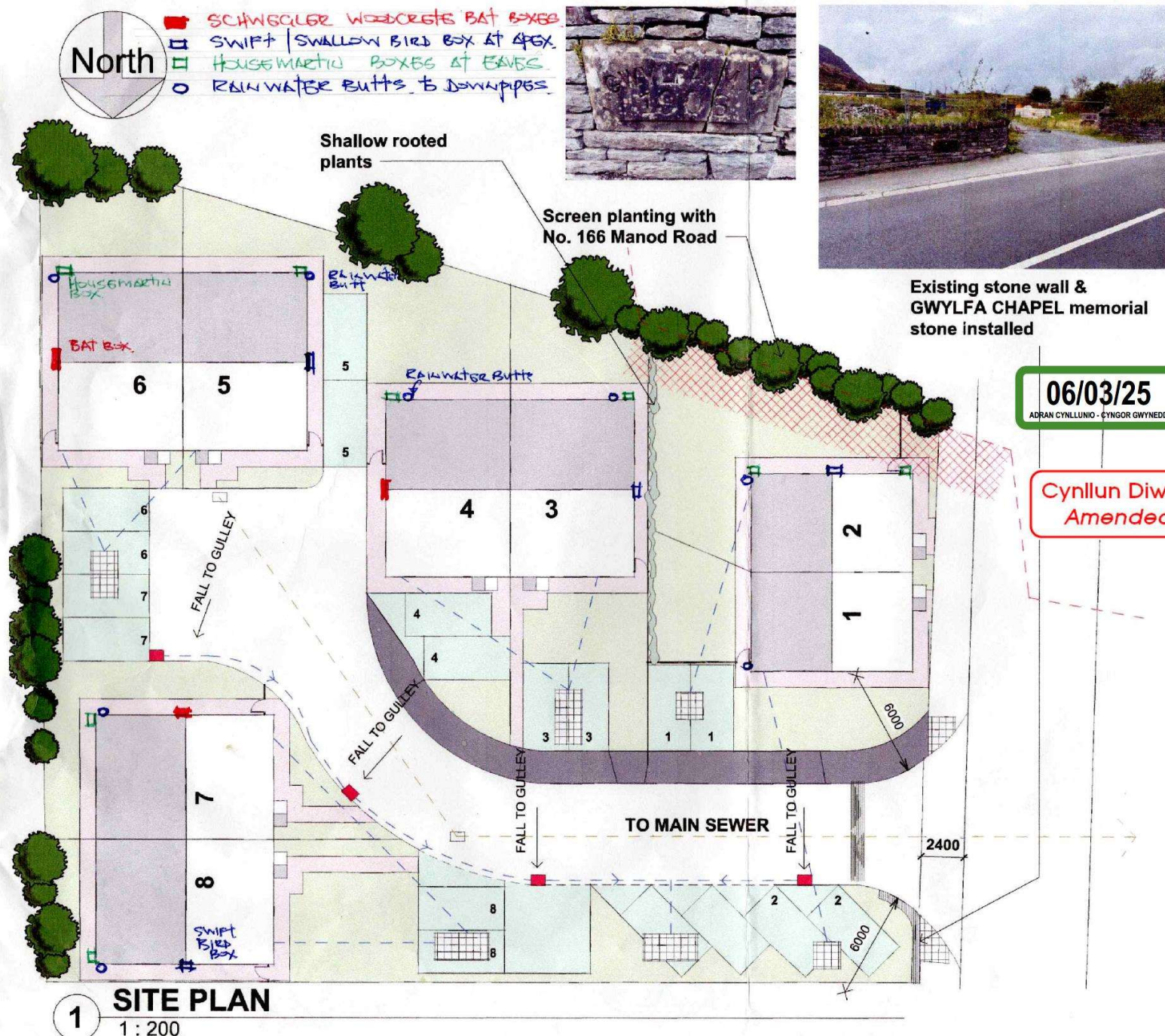
Drawing Notes
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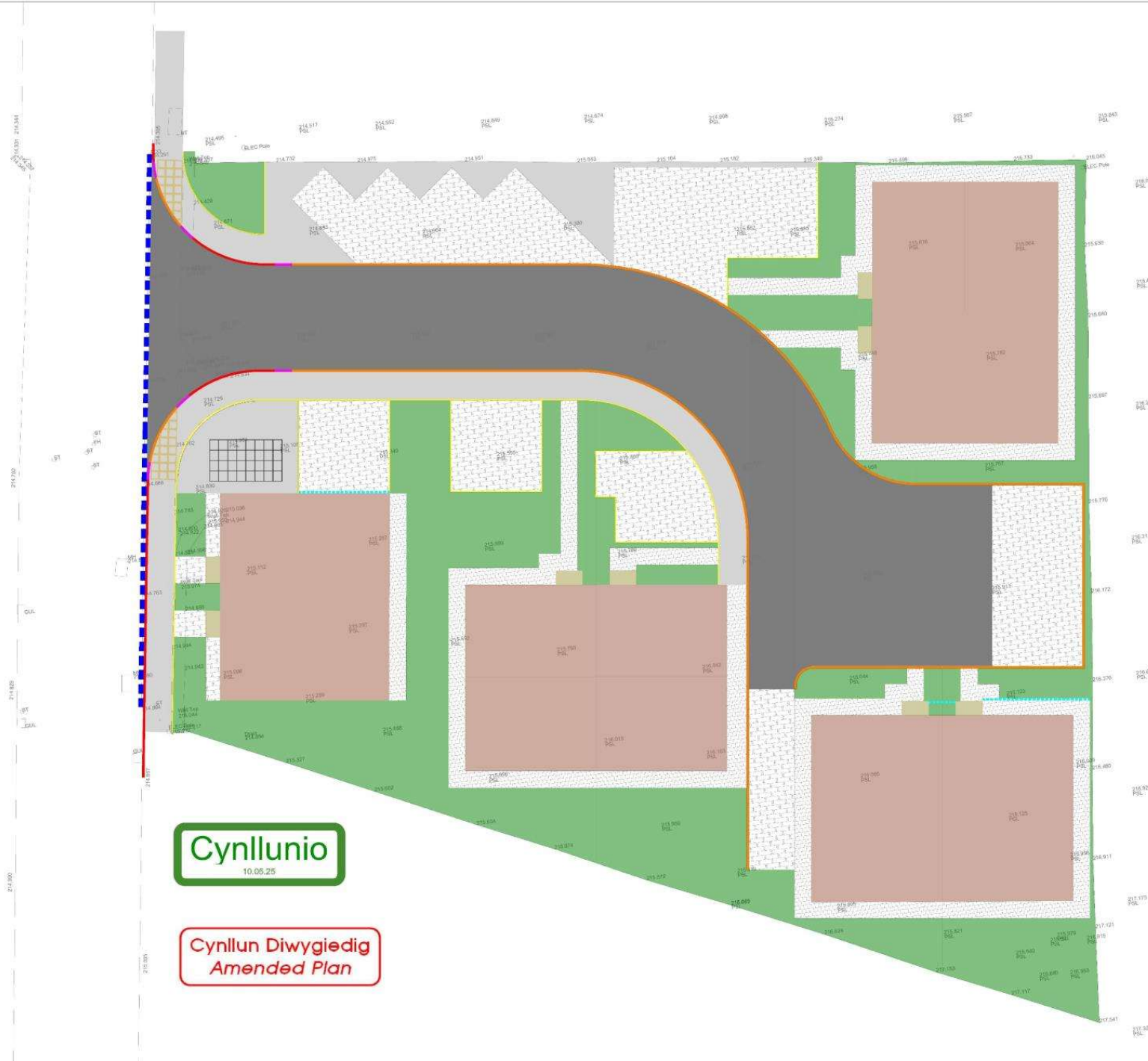
1. All dimensions are in meters unless otherwise stated.
2. All chainages are in metres unless otherwise stated.
3. All levels are in meters relative A.O.D.
4. This drawing is to be read in conjunction with all relevant architect's, engineer's and other specialist drawings.



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SUDS & Drainage Engineering Consultancy Specialist

SCHEME:		
Proposed Development Gwyfa Garage, Manod		
DRAWING TITLE:		
Existing General Arrangement		
DATE DRAWN:	23/03/2025	DATE CHECKED: 23/03/2025
SHEET:	1 of 1	SCALES: As Shown
Drawing No.	DC0154/02/001	REV A





**Cynllunio**

10.05.25

**Cynllun Diwygiedig  
Amended Plan**

**Drawing Notes**

1. All dimensions are in meters unless otherwise stated.
2. All changes are in meters unless otherwise stated.
3. All levels are in meters relative A.O.D.
4. This drawing is to be read in conjunction with all relevant architect's, engineer's and other specialist drawings.

- Indicates new Road Construction
- Indicates new footpath construction
- Indicates new Parking Bays
- Indicates new Grass Verge
- Indicates new Half Batter kerb
- Indicates new Special taper kerb
- Indicates new Side Edgings
- Indicates new Bull nose Kerb
- Indicates new Access Channel
- Indicates Existing Dished Channel



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SUBS & Drainage Engineering Consultancy Specialist

SCHEME:		Proposed Development Gwyifa Garage, Manod	
DRAWING TITLE:		Proposed General Arrangement	
DATE DRAWN:	23/03/2025	DATE CHECKED:	23/03/2025
SHEET:	1 of 1	SCALE:	As Shown
Drawing No.	DC0154/02/002	REV	C

HOUSE



FRONT ELEVATION



REAR ELEVATION

All measurements to be confirmed on Site with any discrepancies reported to Architect for verification.

NOTE: Please refer to engineers drawings and calcs. for details of floor arrangements, steel locations, sizes post locations sizes of new floor joists etc..

AMENDMENTS		
NO	Date	By
Do not scale this drawing Site dimensions to be checked This drawing is copyright		
JOB HOUSING DEVELOPMENT		
Title FORMER SITE OF GWYLFA GARAGE BLAENAU FFESTINIOG		
REF. B.4/21	DRAWING 06 PROPOSED ELEVATIONS	BR
SCALE 1:50		
DRAWN GLA	DATE DEC 21	
<b>GERAINT LEWIS ASSOCIATES</b>		
ARCHITECTURAL DESIGNERS, PLANNING CONSULTANTS BUILDING SURVEYORS & PROJECT MANAGERS		
BRYN RHEDYN . LLANELLYD DOLGELLAU . GWYNEDD . LL40 2SU TELEPHONE : 01341 422370		

# HOUSE

**Cynllunio**

Derbyn 20.06.22



FRONT ELEVATION



REAR ELEVATION

All measurements to be confirmed on Site with any discrepancies reported to Architect for verification.

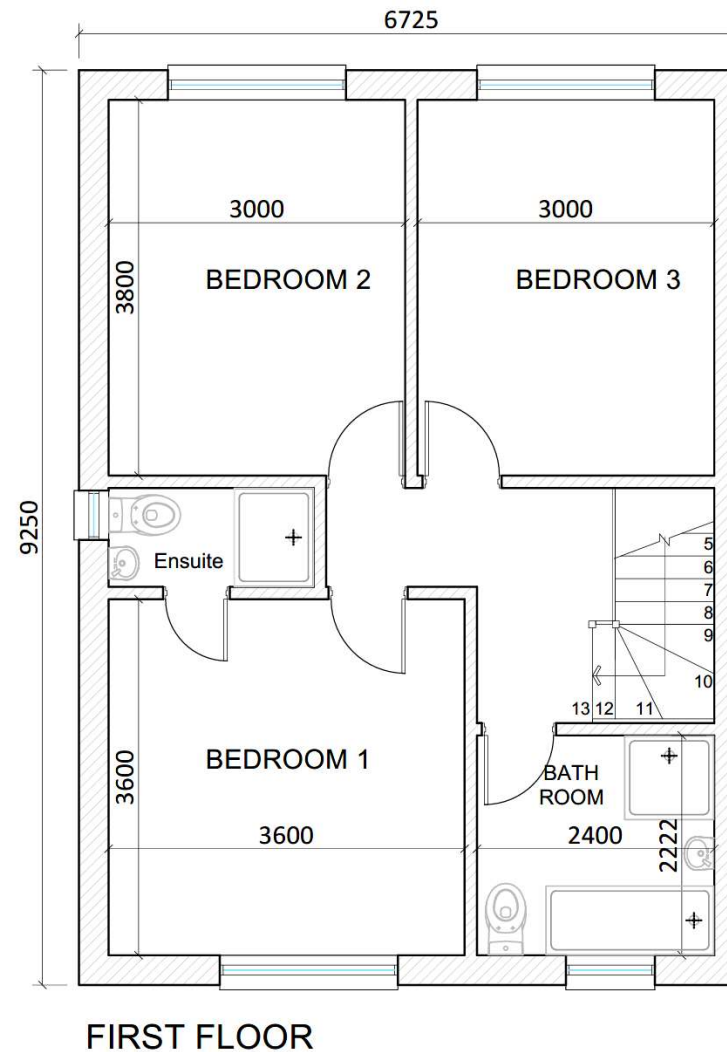
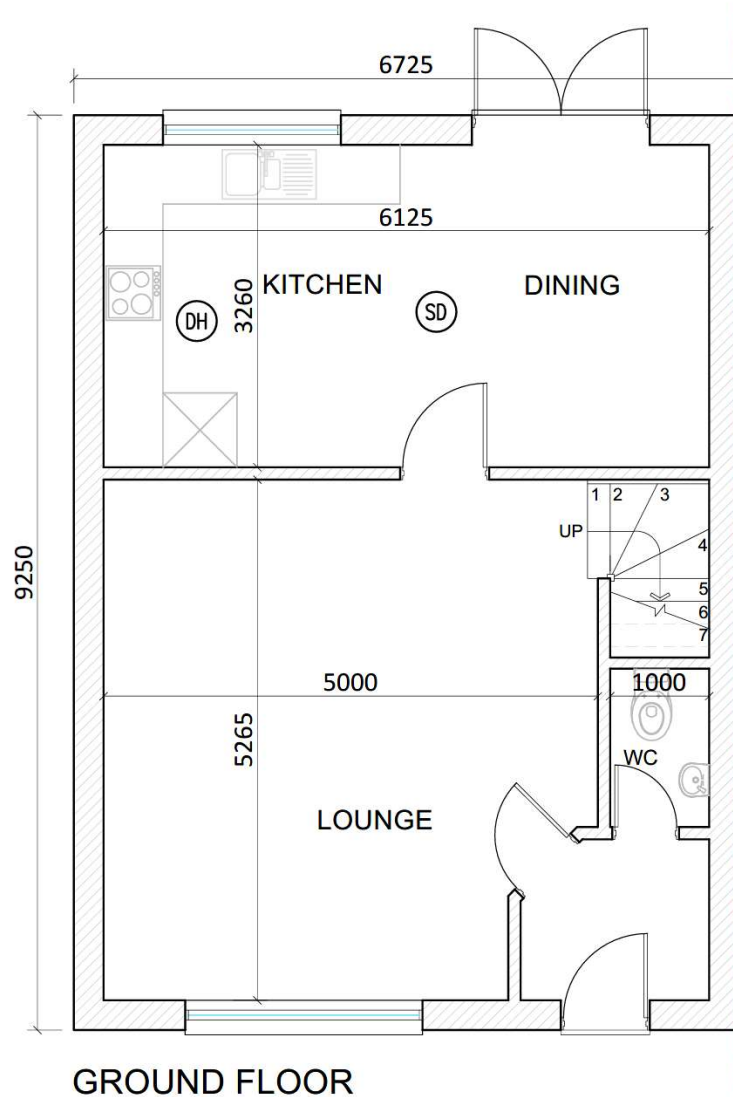
NOTE: Please refer to engineers drawings and calcs. for details of floor arrangements, steel locations, sizes post locations sizes of new floor joists etc..

AMENDMENTS		
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REF. B.4/21	DRAWING 06 PROPOSED ELEVATIONS	BR 
SCALE 1:50		
DRAWN GLA	DATE DEC 21	
<b>GERAINT LEWIS ASSOCIATES</b>		
ARCHITECTURAL DESIGNERS, PLANNING CONSULTANTS BUILDING SURVEYORS & PROJECT MANAGERS		
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PROPOSED ELEVATIONS



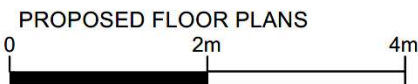
# HOUSE



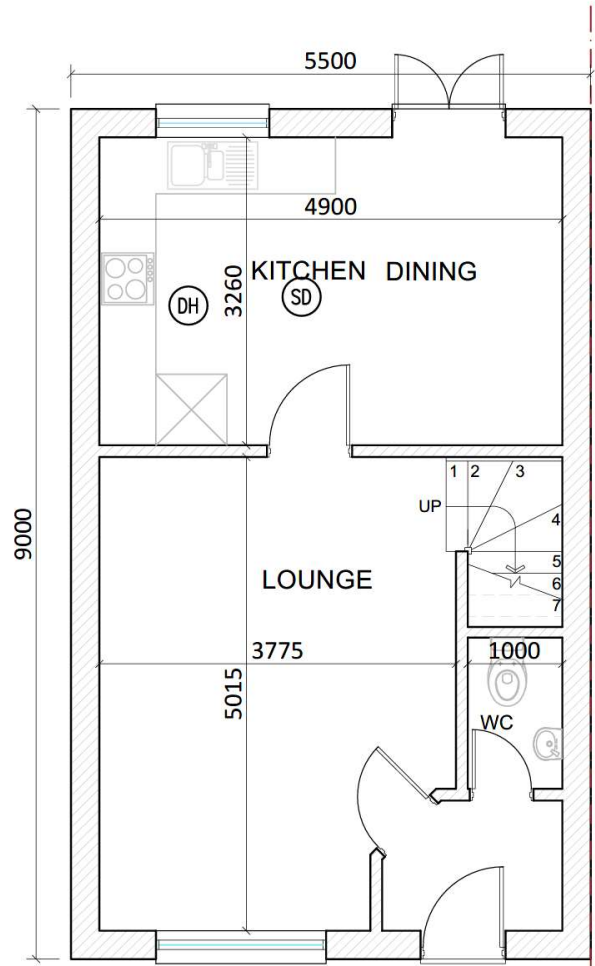
All measurements to be confirmed on Site with any discrepancies reported to Architect for verification.

NOTE: Please refer to engineers drawings and calcs. for details of floor arrangements, steel locations, sizes post locations sizes of new floor joists etc..

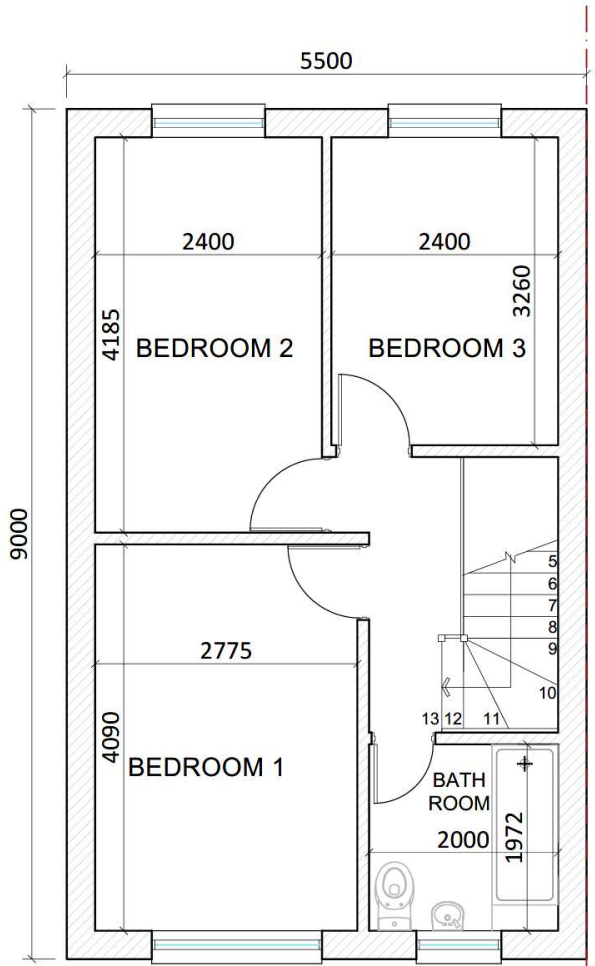
AMENDMENTS		
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JOB HOUSING DEVELOPMENT		
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REF. B.4/21	DRAWING 02 PROPOSED PLANS	BR
SCALE 1:50		
DRAWN GLA		
DATE DEC 21		
<b>GERAINT LEWIS ASSOCIATES</b>		
ARCHITECTURAL DESIGNERS, PLANNING CONSULTANTS BUILDING SURVEYORS & PROJECT MANAGERS		
BRYN RHEDYN, LLANELLYD DOLGELLAU, GWYNEDD, LL40 2SU TELEPHONE : 01341 422370		



HOUSE



GROUND FLOOR



FIRST FLOOR

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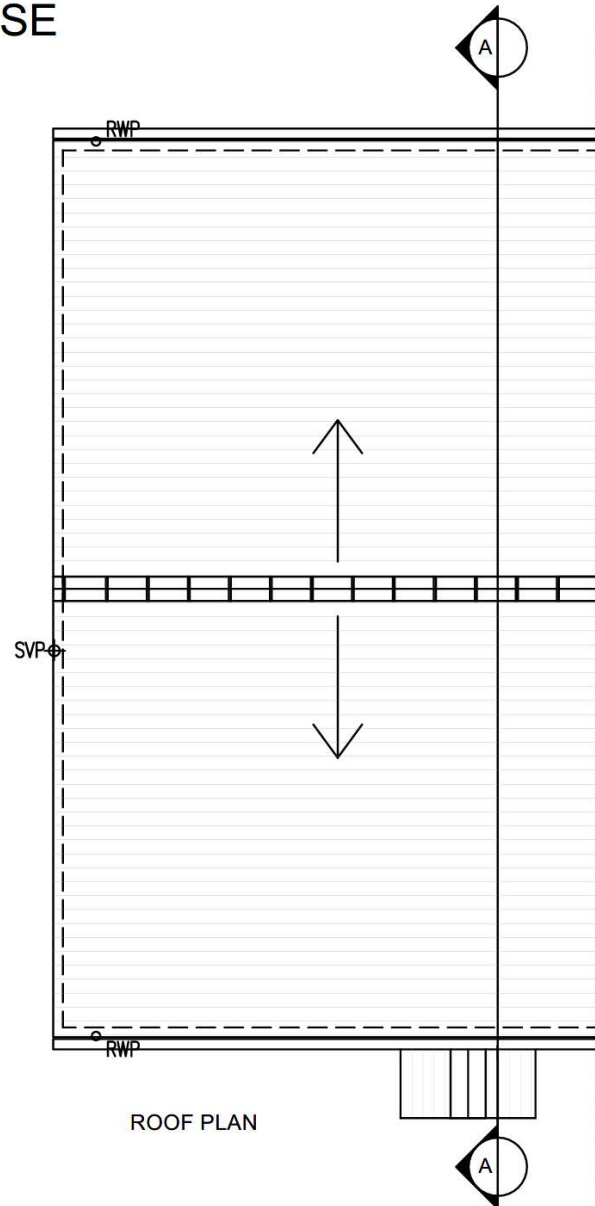
All measurements to be confirmed on Site with any discrepancies reported to Architect for verification.

NOTE: Please refer to engineers drawings and calcs. for details of floor arrangements, steel locations, sizes post locations sizes of new floor joists etc..

AMENDMENTS		
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JOB HOUSING DEVELOPMENT		
Title FORMER SITE OF GWYLFA GARAGE BLAENAU FFESTINIOG		
REF. B.4/21	DRAWING 02 PROPOSED PLANS	BR
SCALE 1:50		
DRAWN GLA		
DATE DEC 21		
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ARCHITECTURAL DESIGNERS, PLANNING CONSULTANTS BUILDING SURVEYORS & PROJECT MANAGERS		
BRYN RHEDYN . LLANELLYD DOLGELLAU . GWYNEDD . LL40 2SU TELEPHONE : 01341 422370		



# HOUSE



ROOF PLAN

PROPOSED FLOOR PLANS



KEY:

3 STOREY

GROUND FLOOR : 40m<sup>2</sup>  
 FIRST FLOOR : 40m<sup>2</sup>  
 ATTIC : 5.40m<sup>2</sup>  
 TOTAL INTERNAL AREA: 85,40m<sup>2</sup>

**Cynllunio**

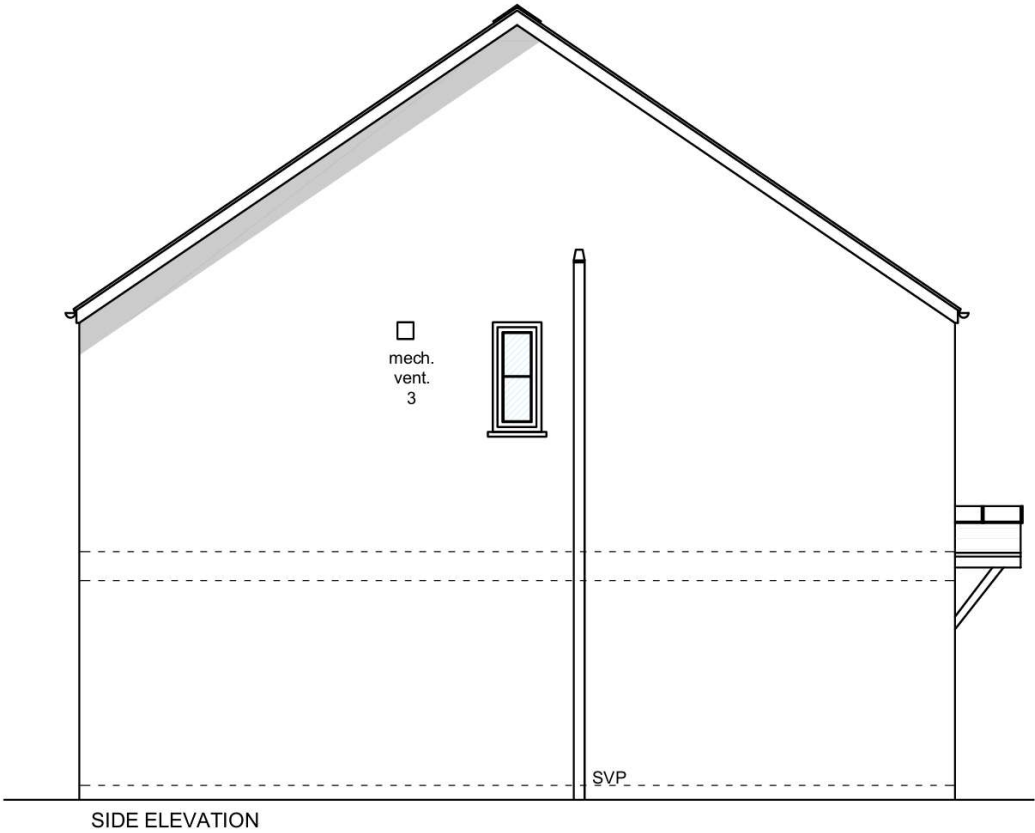
Derbyn 20.06.22

All measurements to be confirmed on Site with any discrepancies reported to Architect for verification.

NOTE: Please refer to engineers drawings and calcs. for details of floor arrangements, steel locations, sizes post locations sizes of new floor joists etc..

AMENDMENTS			
NO	Date	By	
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JOB HOUSING DEVELOPMENT			
Title FORMER SITE OF GWYLFA GARAGE			
REF. B.4/21	DRAWING 03 PROPOSED PLANS	BR	
SCALE 1:50			
DRAWN GLA DATE DEC 21			
<b>GERAINT LEWIS ASSOCIATES</b>			
ARCHITECTURAL DESIGNERS, PLANNING CONSULTANTS BUILDING SURVEYORS & PROJECT MANAGERS			
BRYN RHEDYN, LLANELLYD DOLGELLAU, GWYNEDD, LL40 2SU TELEPHONE : 01341 422370			

HOUSE



All measurements to be confirmed on Site with any discrepancies reported to Architect for verification.

NOTE: Please refer to engineers drawings and calcs. for details of floor arrangements, steel locations, sizes post locations sizes of new floor joists etc..

AMENDMENTS			
NO	Date	By	
Do not scale this drawing Site dimensions to be checked This drawing is copyright			
JOB HOUSING DEVELOPMENT			
Title FORMER SITE OF GWYLFA GARAGE BLAENAU FFESTINIOG			
REF. B.4/21	DRAWING 07 PROPOSED ELEVATIONS	BR	
SCALE 1:50			
DRAWN GLA			
DATE DEC 21			
<b>GERAINT LEWIS ASSOCIATES</b>			
ARCHITECTURAL DESIGNERS, PLANNING CONSULTANTS BUILDING SURVEYORS & PROJECT MANAGERS			
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PLANNING COMMITTEE	DATE: 14/07/2025
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

**Number: 5**

**Application Number:** C24/0804/03/DT

**Date Registered:** 29/10/24

**Application Type:** Householder

**Community:** Ffestiniog

**Ward:** Bowydd and Rhiw

**Proposal:** Proposed siting of a twin lodge as an annex with decking.

**Location:** Glan Dwyryd Pencefn, Tanygrisiau, Blaenau Ffestiniog, Gwynedd, LL41 4BW

**Summary of the**

**Recommendation:** TO APPROVE WITH CONDITIONS

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## 1. Description:

- 1.1 This is an application to site a chalet in the form of a twin lodge for use as an associated annex to the main property, and to install decking and a ramp measuring approximately 0.5m in height at its highest point, to surround the southern and western elevations of the proposed chalet. The decking and ramp will be constructed from treated timber.
- 1.2 It is noted that the application form states that it is intended to site a chalet in the form of a twin lodge on the site, and the agent has confirmed that the exact chalet has not yet been chosen. This type of accommodation falls under the definition of a caravan within Part III of the Caravan Sites Act 1968 (amended 15/11/2019), subject to appropriate sizes. It is proposed to site the chalet within the curtilage of the property, with its use being ancillary to the use of the main property, and therefore this element of the application does not require planning permission. To this end, the assessment of this application is solely for the installation of the decking and ramp.
- 1.3 The proposed development is located outside any development boundary, is within a Landscape of Outstanding Historic Interest area and within 500m of a scheduled Monument. It is served by the A496 class I road.
- 1.4 This application is submitted to the Planning Committee as a member of the Planning Department's staff has submitted observations on the application.

## 2. Relevant Policies:

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

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

PS1: The Welsh Language and Culture

PCYFF 2: Development criteria

PCYFF 3: Design and place shaping

PS 19: Conserving and where appropriate enhancing the natural environment

PS 20: Preserving and where appropriate enhancing heritage assets

TRA 2: Parking standards

TRA 4: Managing transport impacts

AMG 5: Local Biodiversity Conservation

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## 2.4 National Policies:

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 12 - February 2024)

## 3. Relevant Planning History:

3.1 C15/0635/03/LL - Erection of two storey extension - Approved with Conditions 28-10-2015

## 4. Consultations:

Community/Town Council: The Town Council has discussed the above application and has decided to raise an objection. The Council has received letters of objection from the site's neighbours, and also believes that the site is located outside the development boundaries. The plan is not in keeping with the area, and the Council is concerned that it could open the door to several other applications in the area.

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

CADW: Not received.

Welsh Water: We advise that the proposed development site is in close proximity to a 1.5 inch public watermain, with the approximate position being marked on the attached Statutory Public Sewer Record. Having reviewed the application, it appears that no new operational development would be situated within the protection zone of the public watermain measured 3 metres either side of the centreline.

Notwithstanding this, we would advise of the need to accurately locate the asset on site as our record plans are a general guidance only and should not be relied upon in the event of excavations or other works made in the vicinity of the asset. We would need to carry out the survey work and would suggest that the developer contact our colleagues at [PlanandProtect@dwrcymru.com](mailto:PlanandProtect@dwrcymru.com) for a quotation.

We enclose our Conditions for Development near Watermains and advise that the developer must contact Dwr Cymru Welsh Water before any development commences on site. Should the proposed development be located within the protection zone of the public watermain, there would be a requirement to divert the public watermain under Section 185 of the Water Industry Act 1991.

Our response is based on the information provided by your

PLANNING COMMITTEE	DATE: 14/07/2025
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

Public Protection Unit:

Observations 17/04/25

Having assessed the attached additional information regarding the septic tank, provided by Don Westeley, the Public Protection Service is of the opinion that the septic tank is insufficient for the proposed development. As Mr Westley's calculations show, it does not appear that the existing septic tank is sufficient for the addition of a 2-bedroom lodge.

We suggest that you consult the Building Regulation Service regarding this matter.

Comments 22/01/25

It is essential to ensure that the size of the septic tank is sufficient to comply with building regulations and to perform in the long-term.

According to the British Water's Flows and Loads code of practice, the following figures are used: "For a single house with up to and including a minimum population (P) of 5 people should be calculated. For each additional bedroom in a property, you should calculate for 1 additional person". For example, a house with 4 bedrooms requires a system for 6 people. Multiple houses are sized individually and are then added together.

The details in the application are insufficient to assess whether the tank is sufficient. The applicant must ensure that the existing system is in a good condition and is sufficient to deal with any possible increase in flow and loads as a result of the development. I request that the applicant provides a report showing that the calculations have been made to ensure that the existing tank is sufficient to deal with any increase. The report must show that any stone ditch is suitable for the increase in use and that percolation is sufficient.

The applicant should provide details that the unit complies with Building Control requirements and Natural Resources Wales' rules.

Guidelines are available at:

- British Water's Flows and Loads 4: This essential document provides detailed regulations and standards  
<https://www.septictank.co.uk/british-water-flows-and-loads.pdf>
- General Binding Rules:  
These are UK-specific rules that ensure that septic tanks are of the

PLANNING COMMITTEE	DATE: 14/07/2025
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correct size and environmentally safe. You are advised to obtain guidance from Building Control and Natural Resources Wales.

**Public Consultation:**

A notice was posted at the site and nearby residents were notified. The advertisement period ended on 29/11/24 and correspondence was received objecting on the following grounds:

- Objection to the annex based on it being a new house in the countryside, its design, size, noise impact, overlooking neighbouring land, insufficient cesspit and septic tank with incorrect details, reduction in light, incongruous in the area, light pollution
- Changing the chalet from two bedrooms to one bedroom will make no difference to the cesspit and its impact on amenities.
- Undulating ground levels will lead to additional height
- Untruths in the supplementary documents and plans
- Impact on neighbours' privacy
- The applicant has installed floodlights, objection to more lights being added
- Sets a precedent for such developments
- The applicant is unlikely to follow the mitigation plans in the green infrastructure statement
- Housing the elderly family member will lead to their isolation
- The extension to Glandwryd dwelling has not been completed in accordance with the plans

Correspondence was received supporting / providing observations on the grounds of:

- The family member's existing home is not suitable for them, the chalet would enable the family to provide them with care.
- A shortage of care packages currently available to the family member, and the chalet would enable the applicant to provide care there.

## **5. Assessment of the material planning considerations:**

### **The principle of the development**

- 5.1 As noted above, the proposal involves the siting of a chalet in the form of a double unit for ancillary use to the main property, and therefore this element does not require planning permission. A letter of justification for the chalet was received from an occupational therapist for the ancillary use of the chalet as supplementary to Glan Dwyrd to provide care for a family member, and the LPA is satisfied with the submitted evidence. If circumstances meant that the chalet / proposed use fell outside the definition noted in Part III of the Caravan Sites Act 1968 (amended 15/11/2019), or was used separately to the ancillary use by the main property (e.g. for holiday accommodation or a stand-alone dwelling), planning permission would be required and this situation would be dealt with at that time.

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- 5.2 However, the decking that would surround the proposed chalet would not be the subject of the application if it were not for the chalet, and therefore the plans for the chalet are included within this application, and as the decking is higher than 30cm, planning permission is required, and the proposal is assessed below.

### Visual amenities

- 5.3 The proposal entails the erection of decking and a ramp to provide accessible access to the proposed chalet, a building of substantial size and height on the western outskirts of an industrial estate. In terms of scale and size, the development is commensurate to the chalet which it surrounds. Two sets of French doors lead out to a section of the decking, where it will be possible to stand on the decking which faces to the south, where there is no dwelling directly in front of it. However, the dwelling of Tyn-y-cefn Bach is to the south-west of the site, but the row of small trees mitigates the visual impact of the decking to the dwelling of Tyn-y-cefn Bach. The development also uses timber, which is a suitable material given its surroundings. The development is also in accordance with criterion 7 of policy PCYFF3 as the development delivers an inclusive design by ensuring environments that enable access for all and provides full provision for people with disabilities. It is considered that the proposal is acceptable in the context of Policy PCYFF3 of the LDP.
- 5.4 The site is located within a Landscape of Outstanding Historic Interest and in terms of its location and size it is considered that its impact would be local and that it would not have a wider impact on the historic landscape. Cadw was consulted as the site location is within 500m of a scheduled monument but no response was received. Due to its distance from the nearby monument, and given the nature and size of the development, it is considered that the proposal is acceptable in terms of Policy PS 20 of the LDP.

### General and residential amenities

- 5.5 Several objections were received from the site's neighbours based on the siting of the chalet on the site. However, only the decking requires planning permission, and as already noted, such a chalet can be sited on the site's curtilage for ancillary uses to the main dwelling without permission, and therefore only the impact of the decking on the neighbouring amenities can be assessed here.
- 5.6 It is not considered that the decking would have a significant detrimental impact on the amenities of nearby residents. It would be located on the side of the chalet facing the curtilage of the property that is the subject of this application. The closest dwelling is approximately 15m away from the proposed decking, and it is noted that an objection has been received on the grounds of installing additional lighting on the site. It is acknowledged that light can lead to a nuisance for neighbouring residents, and to this end it is considered that it is appropriate to set a condition to agree upon any external lighting on the decking. To this end, it is not considered that it would have a significant detrimental impact on the amenities of these residents, as the application is considered in accordance with the requirements of policy PCYFF 2.
- 5.7 It is noted that objections have been received about the suitability of the property's existing sewerage system. Consultation has taken place with the Public Protection unit, and it was stated "Having assessed the attached additional information regarding the septic tank, provided by Don Westley, the Public Protection Service is of the opinion that the septic tank is insufficient for the proposed development. As Mr Westley's calculations show, it does not appear that the existing septic tank is sufficient for the addition of a 2-bedroom lodge."
- 5.8 This response was sent on to the application agent and amended plans were submitted for a one-bedroom chalet. It is noted that the LPA has no control over the number of bedrooms in the

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chalet, or any potential problem from the sewerage system. It is considered that the application's agent has considered the observations made by the public and Public Protection, and that a one-bedroom chalet is sufficient for their needs as supplementary accommodation to the main property.

### **Transport and access matters**

- 5.9 The Transportation Unit was consulted and had no objection to the proposal. The proposal is therefore considered to be in accordance with policy TRA 2 and TRA 4 of the LDP.

### **Biodiversity matters**

- 5.10 On 07 February 2024, the Welsh Government published an update to Chapter 6 of Planning Policy Wales (PPW), which deals with green infrastructure, biodiversity net gain, the protection afforded to Sites of Special Scientific Interest and trees and woodlands. A green infrastructure statement was received as a part of the application, the design and access statement demonstrates a commitment to the protection of biodiversity and the intention to improve the site for biodiversity by creating a wildlife pool and planting of a bund with wildflowers. The green infrastructure statement notes the intention to plant a hedge to the east of the site and wildflowers to the south of the site, and therefore it is considered that it is appropriate to set conditions in relation to these biodiversity improvements, and that it complies with the requirements of Policy AMG 5 of the LDP and the principles of PPW.

### **Language Matters**

- 5.11 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 further reiterated in para. 3.28 of Planning Policy Wales (Edition 11, 2021), and Technical Advice Note 20. The Supplementary Planning Guidance (SPG) 'Maintaining and Creating Distinctive and Sustainable Communities' (adopted July 2019), provides further guidance on how it is expected for Welsh language considerations to be incorporated in each relevant development.
- 5.12 It is noted that there are some specific types of developments where it will be required for the proposal to submit a Welsh Language Statement or a Welsh Language Impact Assessment. The thresholds in terms of when it is expected to submit a Statement/Report have been highlighted in Policy PS1 of the Joint LDP, along with Diagram 5 of the SPG. In terms of the type of developments in question, the following is noted: The proposal does not reach the thresholds for submitting 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.
- 5.13 The proposal entails the construction of decking and a ramp to provide accessible access to the proposed chalet on the site. It is not considered that the proposed developments are likely to have a detrimental impact on the Language as a result of the proposal as it is an additional and comparatively small resource within the curtilage of the existing property to provide supplementary accommodation for a member of the main property's family, and it is therefore considered that it complies with the requirements of policy PS1 in this respect.

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## **Public consultation**

5.14 Objections were received objecting to the application, which have been summarised in the consultation table in part 4 of the report. It is considered that these matters have been addressed in full in the report.

5.15 It is noted that the planning system cannot control matters that are not subject to planning permission, and that any inconsistency or non-compliance with existing planning permission on the site is also beyond the scope of this planning permission and would be a matter for the Planning Enforcement Unit to investigate.

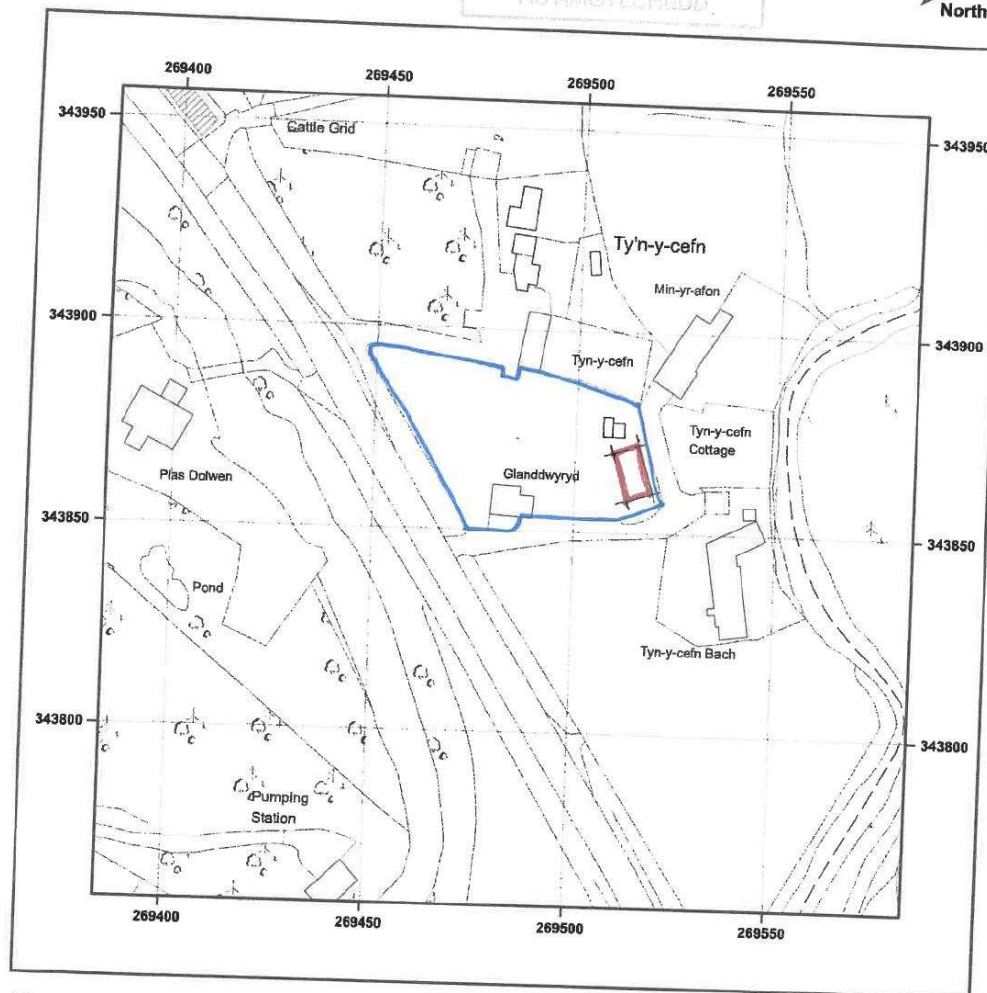
## **6. Conclusions:**

6.1 Given all the relevant matters, including the observations received, it is not considered that the proposal is contrary to the local and national policies and guidelines noted in the assessment, nor are there any material planning considerations that state otherwise.

## **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 plans
3. Agreement on any external lights
4. Green Infrastructure Statement Condition

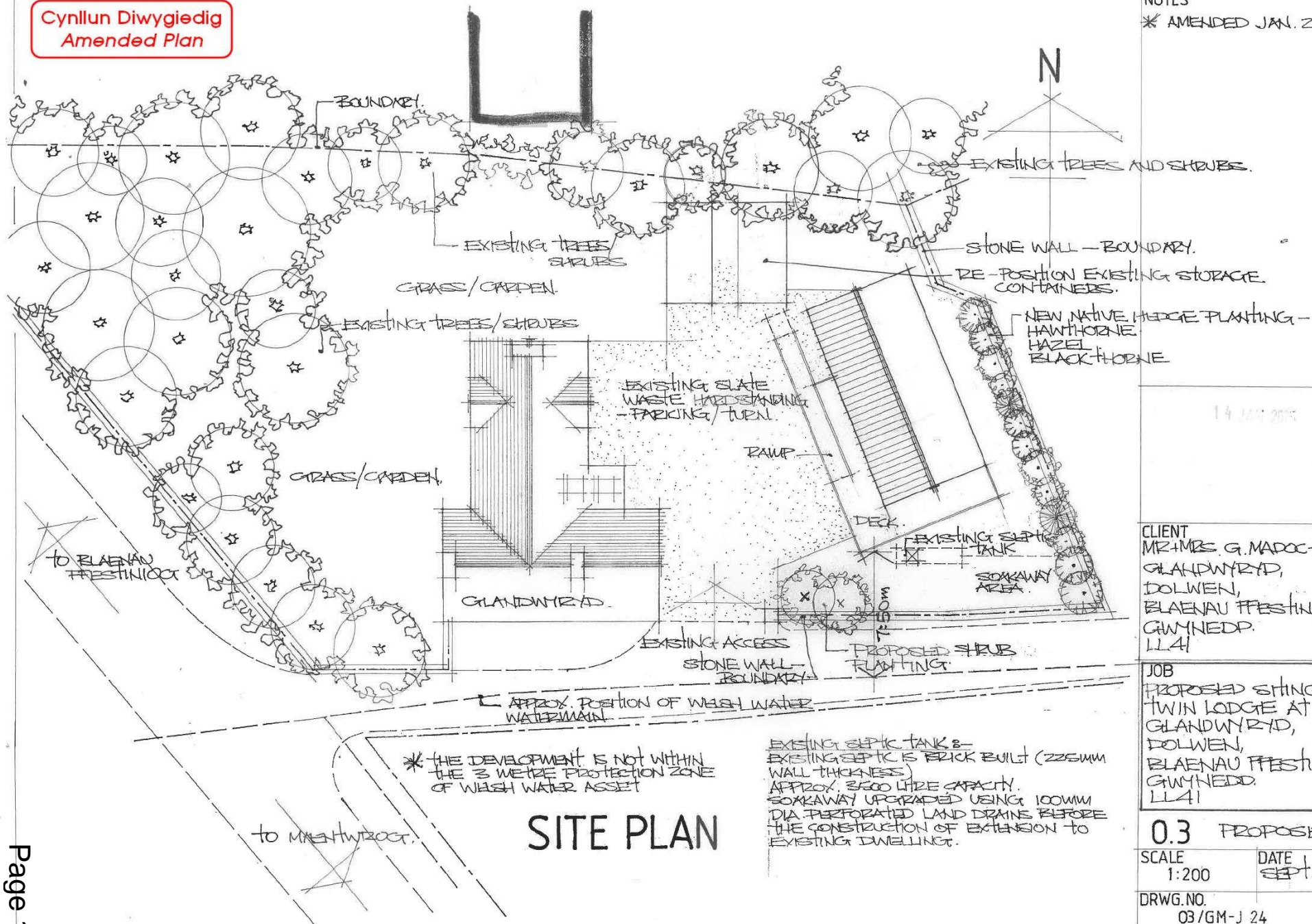


© Crown copyright and database rights 2024 OS AC0000848283. Public rights of way shown on this map have been taken from Local Authority definitive maps. The representation on this map of any other road, track or path is no evidence of the existence of a right of way.

0 12.5 25 37.5 50 m  
Scale 1:1250 - 1cm = 12.5m - A4 Size

GLANDDWYRD, BLAENAU FFESTINIOG, LL41 4BW  
supplied by: [www.ukmapcentre.com](http://www.ukmapcentre.com)  
product info: [www.ukmapcentre.com/location-plans-1250-scale](http://www.ukmapcentre.com/location-plans-1250-scale)  
serial No: 294507  
centre Coordinates: 269484, 343857  
production Date: 18/09/2024

Cynllun Diwygiedig  
Amended Plan



# SITE PLAN

NOTES  
\* AMENDED JAN. 2025.

14 JAN 2025

CLIENT  
MR & MRS. G. MADOC-JONES,  
GLANDWYRDD,  
DOLWEN,  
BLAENAU FFESTINIOTT,  
GWYNEDD.  
LL41

JOB  
PROPOSED SITING OF  
TWIN LODGE AT  
GLANDWYRDD,  
DOLWEN,  
BLAENAU FFESTINIOTT,  
GWYNEDD.  
LL41

0.3 PROPOSED

SCALE  
1:200

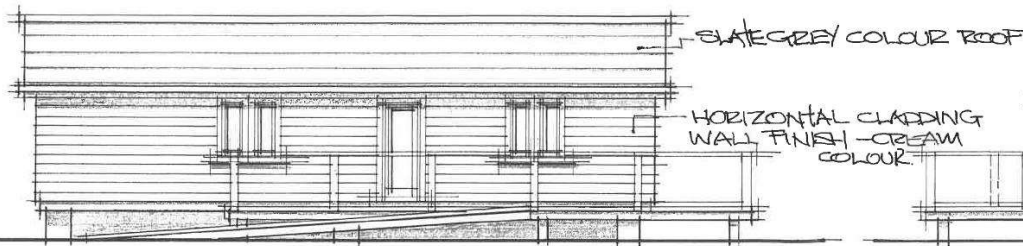
DATE  
SEPT 2024

DRWG. NO.  
03/GM-J 24

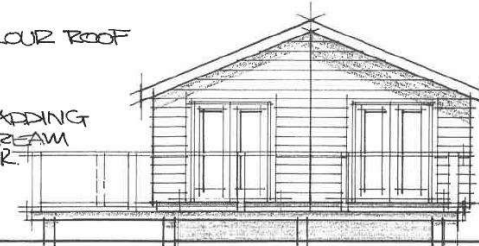
# NOTES

\* AMENDED MAY 2025.  
ENLARGE DISABLED  
BATHROOM.  
ADD STUDY

LODGE NOW ONE  
BEDROOM.

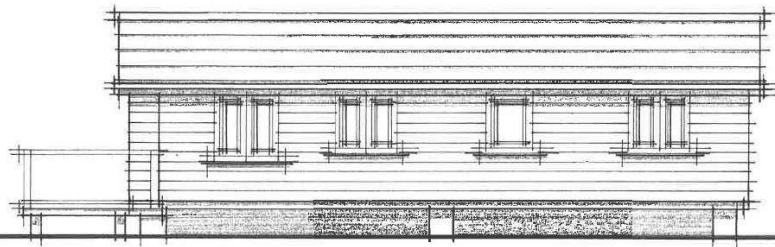


WEST

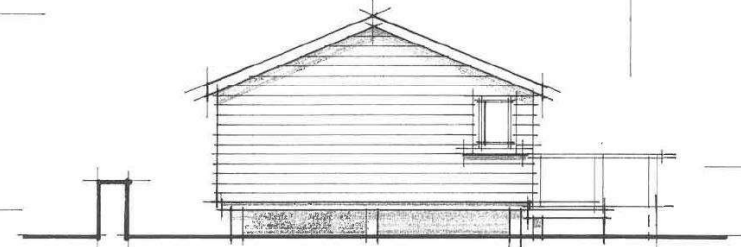


SOUTH

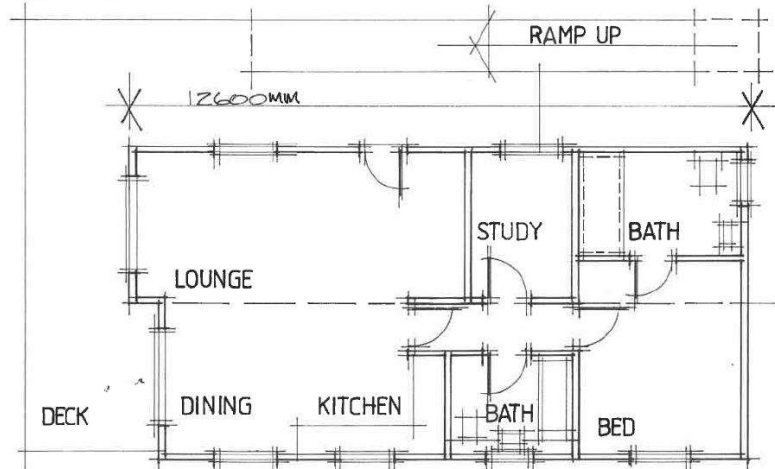
DARK GREY PLASTIC WINDOWS  
AND DOORS.



EAST

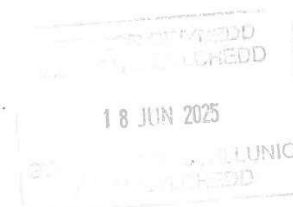


NORTH



PLAN

**Cynllun Diwygiedig  
Amended Plan**



CLIENT  
MR+MRS G. MADOC-JONES  
GLANDWYRD,  
DOLWEN,  
BLAENAU FFESTINIOG,  
GWYNEDD.  
LL41

JOB  
PROPOSED SITING OF  
TWIN LODGE AT  
GLANDWYRD,  
DOLWEN,  
BLAENAU FFESTINIOG,  
GWYNEDD  
LL41

**0.2 PROPOSED**

SCALE  
1:100

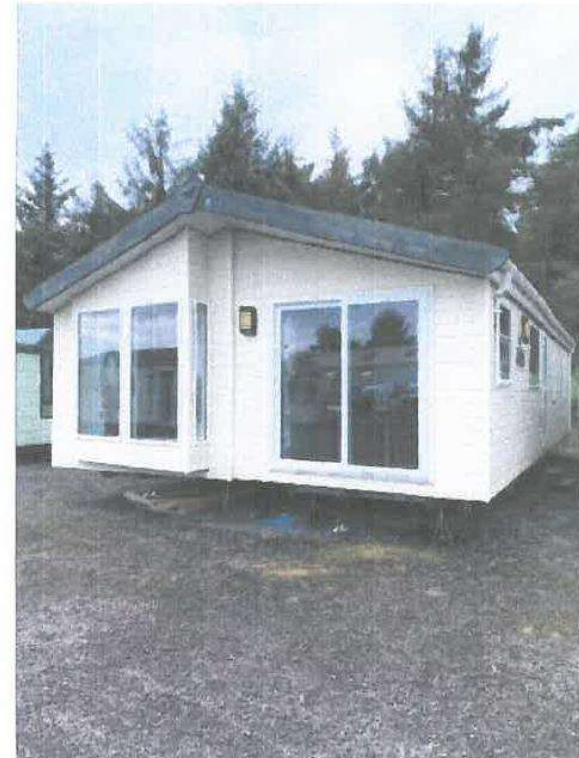
DATE  
SEP. 2024

DRWG. NO  
02/GM-J 24

## GLANDWYRYD, DOLWEN, BLAENAU FFESTINIOG.



GYNODDWR  
ADRAMADG  
24 SEP 2024  
GWASGARTH  
AC AMGYLCHAF



TYPE AND COLOUR OF UNIT - EXAMPLE.







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**Number: 6**

**Application Number:** C25/0008/39/LL

**Date Registered:** 09/01/25

**Application Type:** Full

**Community:** Llanengan

**Ward:** Abersoch with Llanengan

**Proposal:** Increase number of caravans to a total of 15 touring units, construction of toilet/shower block, landscaping and associated work.

**Location:** Berth Ddu Caravan Park, Bwlchtocyn, Pwllheli, Gwynedd, LL53 7BY

**Summary of the Recommendation:** TO REFUSE

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## **1. Description:**

- 1.1 This full application relates to extending the existing caravan site into an adjacent agricultural field, as well as the construction of a new toilet and shower block, landscaping and associated works. The proposal is to increase the existing site from 7 plots to a total of 15 touring caravan plots and undertake soft landscaping improvements by reinforcing and filling gaps in the cloddiau.
- 1.2 The site is located outside any development boundary as shown in the Gwynedd and Anglesey Joint Local Development Plan (LDP) Inset Maps; therefore, the site is considered as open countryside. The Berth Ddu property itself stands to the south of the application site and there are dispersed residential houses within the local area. The site is also within the Llŷn Area of Outstanding Natural Beauty and within the Llŷn and Enlli Landscape of Outstanding Historic Interest. The site is served by a single lane, rural unclassified road. The land in question is graded as class 2 land, i.e. good quality agricultural land.
- 1.3 Having investigated the site's planning history, it does not appear that any Planning permission exists for the caravans. During the site inspection we found that a 'Caravan and Motorhome Club' certified location sign was on display there, however, having made enquiries with the exempt Club, confirmation was received on 23/01/25 that the site is no longer a member of the Club due to a change in ownership. Therefore, in reality, this is not an application to extend an existing site; instead, it is an application for a new touring caravan site (15 caravans). Subsequent contact was then made with the Caravan and Motorhome Club to check whether there had been any changes to the situation and confirmation was received on 09/06/25 that there had been no changes since January and that the site no longer had an exemption certificate.
- 1.4 The application is submitted to the Committee as this is an application for developments on a site which is 0.5 hectares or more in size

## **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**  
PS 1: The Welsh Language and Culture  
TRA 2: Parking standards  
TRA 4: Managing transport impacts

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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 14: The visitor economy

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

PS 19: Conserve and where appropriate enhance the natural environment

AMG 1: Areas of Outstanding Natural Beauty Management Plans

AMG 5: Local biodiversity conservation

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

Supplementary Planning Guidance (SPG): Tourist Facilities and Accommodation

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

## 2.4 **National Policies:**

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 12 - February 2024)

Technical Advice Note (TAN) 13: Tourism

Technical Advice Note (TAN) 18: Transportation

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

3.1 No recent relevant planning history.

## 4. **Consultations:**

Community/Town Council: Not received.

Re-consultation:

Thank you for the below, but it is interesting to read that observations are needed within 14 days after amended plans are received, particularly as the 'first' application was not received - when was that

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one sent...?

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

Public Protection Unit: Observations 22.1.25

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

1. Health and Safety at Work etc Act 1974
2. The Caravan Sites and Control of Development Act 1960
3. Model Standards 1983 -Touring Caravans / Tents. The development must comply fully with the licence conditions [www.gwynedd.llyw.cymru/caravanlicence](http://www.gwynedd.llyw.cymru/caravanlicence)
4. Application to amend a site Licence following planning approval. We wish that this information is stated on the planning permission should this application be successful: 'Following any planning application that is granted in relation to a caravan or tent site under the 1960 & 1936 Acts, it will be necessary for the applicant to apply to amend the site licence and submit a detailed 1:500 scale plan of the site to the Licensing Service. To discuss further, contact the Licensing Enforcement Officer, Pollution Control and Licensing Service, Gwynedd Council on 01766 771000 or [licensing@gwynedd.llyw.cymru](mailto:licensing@gwynedd.llyw.cymru)'.
5. Boundaries – Hedges. The location of the caravan demonstrates that its location will be too close to a boundary / hedge. This proposed location of the caravan does not meet licence conditions as it creates a risk of fire spreading. Licence conditions recommend that caravans are located 3 meters away from any boundary / hedge.
6. North Wales Fire & Rescue Service. We trust that a consultation will be made with North Wales Fire and Rescue Service on matters that are not part of the licence conditions (Model Standards 1983).

### **Re-consultation Response 10/02/25**

Following the amended Site Plan dated 03-02-2025 this Licensing Service has no further observations.

Application to amend the Site Licence following planning approval. Following any planning application that is granted in relation to a caravan or tent site under the 1960 & 1936 Acts, it will be necessary for the applicant to apply to amend the site licence and submit a detailed 1:500 scale plan of the site to the Licensing Service. To discuss further, contact the Licensing Enforcement Officer, Pollution Control and Licensing Service, Cyngor Gwynedd on 01766 771000 or

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[licensing@gwynedd.llyw.cymru](mailto:licensing@gwynedd.llyw.cymru)

AONB Unit:

Berth Ddu caravan site is located in the Sarn Bach area and in the Area of Outstanding Natural Beauty (AONB). The land is visible from some nearby public vistas but it is not very prominent in the landscape. It is noted that an amended site plan has been received.

Currently the site operates via a caravan club licence for 5 units. The application is for the creation of a site for 15 units and a toilet / shower block on two agricultural fields. We note the proposal to plant more trees and create a new hedge on the eastern boundary which would, in time, contribute towards biodiversity and screen the site.

Viewpoints are provided on touring caravans in the AONB in policy TP9 of the Management Plan, which notes: Resist new caravan developments and extensions to existing sites in prominent locations in the landscape or coast of the AONB and promote landscaping of existing sites.

On the whole, there is now a substantial number of touring caravans in the community of Sarn Bach / Bwlchtocyn, which puts pressures on the local environment and services. It would be useful to undertake a survey to obtain detailed information about the number of caravans and to consider the ability of the area to cope with more units.

Biodiversity Unit:

#### **Comments 27/02/25**

The proposed plans show the planting of a new hedge, but the aerial imagery shows that a hedge already exists. I recommend fields Managed as traditional hay meadows, which appear to be the case in the aerial image I recommend that Yellow rattle seed is sown together with wildflower mix in on ground that is disturb due to installation of the toilet block and septic tank.

#### **Response to the re-consultation 04/06/25**

Photographs from the site show that a length and clawdd has been removed at the entrance and a bund of earth is now in its place. In the original plan it shows the earth bund with proposed tree & shrub planting on it, in the amended plan (received 6th May 2025) the tree planting has been omitted. I recommend that this bund is planted with trees.

Also photographs from the site show that a new gravel track at the entrance is already there.

I can see from the aerial photographs that the fields are managed as a wild flower meadow and I am pleased by this and to ensure that

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this continues I would like a plan showing these fields to be managed as wild flower meadow (see map below on which I have circled the wild flower meadow fields). These fields must not be ploughed or sprayed with weedkiller. The fields should be cut for hay at the end of the summer.

I have no objection once the changes I have recommended have been made.

Natural Resources Wales:

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 04/06/2025.

We have no objection to the proposed development as submitted and provide the following advice.

### **Landscape**

The development is situated within the Llŷn National Landscape / Area of Outstanding Natural Beauty. We note that there is no information regarding landscape assessments with the application and therefore, we are assuming that your Authority has screened the application and concluded that any impacts on landscape are unlikely, and the proposal is in line with Planning Policy Wales. If you require further advice, then please reconsult us.

### **Protected Species**

No ecological information has been submitted in support of this application. We recommend you seek the advice of your Authority's ecologist about the requirement for further information to be submitted in support of the application, and to scope the need for bespoke surveys, where required.

### **Foul Drainage**

The application form indicates the proposals will be connected to the mains sewer. We consider this would be appropriate for this development. The connection must be discussed with the sewerage network undertaker. If the proposal changes so another means of foul drainage is proposed, please re-consult with Natural Resources Wales.

**Other Matters** The advice in this letter relates to matters which are included on our consultation topics list. We do not rule out the potential for the proposed development to affect other environmental interests that are not included on this list. they We advise the applicant that, in addition to planning permission, it is their responsibility to ensure secure all other permits/consents/licences relevant to their

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development. Please refer to our website for further details.

Dŵr Cymru:

#### Response to the second consultation 21/05/25

Firstly, with respect to the submitted application form and accompanying plans, we acknowledge that the development proposes to discharge foul and surface water flows to a public sewer and soakaway respectively.

#### Foul Water

The proposed development site is located in the catchment of a public sewerage system which drains to Abersoch Wastewater Treatment Works (WwTW). We have considered the impact of foul flows generated by the proposed development and concluded it is unlikely that sufficient capacity exists to accommodate the development within the immediate public sewerage system without causing detriment to the existing services we provide to our customers, or in regard to the protection of the environment.

Having reviewed the revised Proposed Site Plan, we note it is proposed to re-direct surface water drains from existing buildings from public sewer to new soakaway crate system. However, additional information is required in order to assess whether this would sufficiently offset the new foul flows from the development. Therefore, if minded to grant planning permission, we would request that the condition outlined below is included within any planning consent.

#### Surface Water

Turning to surface water drainage, as of 7th January 2019, this proposed development may be subject to Schedule 3 of the Flood and Water Management Act 2010. In the event this proposed development amounts to a total impermeable area of 100sqm or more, approval of Sustainable Drainage Systems (SuDS) features will be required in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. In this instance, we offer no objection to proposals for disposal of surface water flows into a soakaway, in principle, subject to consultation and agreement with the regulatory body or riparian owner of this system.

#### Asset Protection

The site is crossed by a public pressurised main with the approximate position(s) being marked on the attached statutory public watermain record. In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. Having regard to the revised

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Proposed Site Plan, we note that no alterations to the means of enclosure above and within the protection zone of the public watermain when measured 4 metres either side of the centreline is proposed. Please note, the distance specified for this protection zone is indicative and based on industry standard guidelines. However, the depth of the asset will need to be verified on site which may infer a greater protection zone. For completeness, we recommend the developer refer to their title deeds to confirm if there are any covenants or restrictions associated with the asset(s) crossing the proposed development site.

Notwithstanding this, given the protection zone is located within the site boundary, it is still recommended that the developer contact our Plan and Protect team (PlanandProtect@dwrcymru.com) to carry out a survey to verify the location of the asset(s) and establish their relationship to the proposed development.

### Conclusion

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

### Condition

The toilet/shower block hereby approved shall not be brought into beneficial use until a surface water removal strategy delivering sufficient compensation for the foul flows from the proposed development site, is submitted to and approved in writing by the Local Planning Authority in consultation with Dwr Cymru Welsh Water. Thereafter the approved surface water removal strategy will be implemented in accordance with the approved details and written confirmation of this must be received by the Local Planning Authority prior to the beneficial use of the toilet/shower block.

Reason: To prevent hydraulic overloading of the public sewerage system and pollution of the water environment.

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

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

Standard Advisory Notes are also included in the response.

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Fire Service: In connection with your consultation dated 3 February 2025, regarding application C25/0008/39/LL.

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

Public Consultation: A notice was posted on the site and nearby residents were notified. The advertisement period has expired and one item of correspondence was received from the Caernarfonshire Branch of YDCW/CPRW, objecting on the following grounds:

- The site is not well screened.
- The additional hedges will not do much to reduce the harm to the visual quality of the landscape.
- The site is in an open space within the AONB.
- Concern about the site access which is located along a narrow lane.
- A substantial number of caravans within 500m of the site - an excess already and not enough capacity.
- Concern that there will be caravans on the site for the entire season.
- Lack of details in the application about the hard floors and no mention of the play area on plans although it is included in the Design and Access Statement.

## 5. Assessment of the material planning considerations:

### The principle of the development and visual amenities

- 5.1 As there is no planning history for the caravan site, it appears that historically this has been operating as a site with an exemption certificate. Operating as a site of this type will allow up to 5 touring units, therefore it is believed that the two additional units (total of 7 units) are unauthorised and no evidence has been submitted to prove otherwise.
- 5.2 As this is a site for touring caravans, the application has to be considered primarily under the requirements of policy TWR 5 of the LDP which sets out a series of criteria to approve such developments.
- 5.3 Criterion 1 in policy TWR 5 states that any new touring caravan developments should be of a high quality in terms of design, layout and appearance, and well screened by existing landscape features and / or where the units can be readily assimilated into the landscape in a way which does not significantly harm the visual quality of the landscape.
- 5.4 As explained above, as there is no permission for the 7 existing units, this is considered as an application for a new touring caravan site (15 units). As seen from the plans, it is proposed to install 7 units on the historic exemption site and extending to the adjacent green field with 8 caravans.

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- 5.5 It is stated in the application that trees and extensive hedges conceal the site from every vista. However, from inspecting the site, it is considered that the quality of landscaping on the boundary cloddiau of the site on the whole. Although there are more mature hedges on the northern boundary, the rest of the boundaries are made up of sporadic landscaping. One width of a field separates the site from the county road and relatively bare cloddiau on the eastern boundaries, therefore the site will be prominent from the public road that runs past the property. It is noted that a public footpath is located relatively closely, a field-width of the west of the site also, where view of the caravans is likely. Due to the level nature of the site, it is likely that the views will be restricted but will be prominent from the adjacent road and from higher lands in Bwlchtocyn and from some areas along the area's public footpaths.
- 5.6 It is acknowledged that it is intended to reinforce the site screening by improving and adding landscaping to existing cloddiau, with various native trees. The comments of the Area of Outstanding Natural Beauty (AONB) unit note: "The proposal to plant more trees and create a new hedge on the eastern boundary would, in time, contribute to the site's biodiversity and screening." It is possible enough that the existing cloddiau would screen the lowest parts of the units but due to the height of the touring caravans, it is believed that they would be visible in the broader landscape. By expanding the surface area of the site and increase the number of units from the 5 previous exempt units to a total of 15 units, certainly the site would be prominent in the landscape. The amenity block and ancillary relics that come as a result of caravan site use, such as parking vehicles, play equipment, etc., highlights the presence of the site and is therefore unlikely to contribute positively to the AONB landscape. The village of Bwlchtocyn is in a high area and is prominent where there is high density of historic touring and static caravan sites. There is concern that approving another touring site in the area would harm the visual amenities of the area which is known for its outstanding natural beauty.
- 5.7 Considering the elevated and open location of the site, there is no assurance that the landscaping would establish itself and it is emphasised that it would take many years to adequately screen the site, if at all. A reliance on landscaping to create a sufficient screen includes an element of risk and there is doubt as to whether it would be possible to ensure adequate screening in the short-term. Criterion 1 is clear in the fact that it is requested that sites in non-intrusive sites have been well concealed by the existing features of the landscape and / or in a place where the touring units can be easily assimilated into the landscape. In this case, the site is not well concealed by the existing features of the landscape, and there is no assurance that the mitigation measures to improve the screening would establish or succeed to a degree to conceal and assimilate the units effectively into the landscape. Therefore, the proposal does not meet the requirements of criterion 1 of policy TWR 5 of the LDP.
- 5.8 Policy AMG 1 notes that proposals that are within or affect the setting/views into or out of the AONB, will need to give consideration to the AONB Management Plan. The observations of the AONB unit note "Viewpoints are provided on touring caravans in the AONB in policy TP9 of the Management Plan, which notes: Resist new caravan developments and extensions to existing sites in prominent locations in the landscape or coast of the AONB and promote landscaping of existing sites... There is now a substantial number of touring caravans in the community of Sarn Bach / Bwlchtocyn, which puts pressures on the local environment and services."
- 5.9 It is noted in paragraph 6.3.81 of the explanation of policy TWR 5: *"There are areas that are under extreme pressure in a number of communities located on the coast, including large parts of the Areas of Outstanding Natural Beauty. The Council will need strong evidence that proposals for*

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*more accommodation units in such areas will not add to problems for services, and will not harm the natural character or resources of these areas."*

The Local Planning Authority has a duty to protect the interests of the AONB. Strong evidence was not submitted to prove that the proposal would not add to servicing problems and we have not been convinced that establishing a new touring caravan site in such a sensitive site makes a positive contribution to the vistas and visual amenities of the landscape in this case.

- 5.10 The second criteria of Policy TWR 5 asks to avoid excessive areas of hard standing. In this case, no hard standings are shown for the caravans. There will be a concrete path / ramp for low level access to the toilet/shower facilities; it is believed that this element will be acceptable and will meet the second criterion of Policy TWR 5.
- 5.11 The third criterion requires assurance that the site would only accommodate touring units - this can be controlled with a suitable planning condition, should the decision be made to approve the application. There is concern that the site would go from operating as an unnoticed exempt small site into a more formal site with a tendency in the vicinity to site touring caravans every season.
- 5.12 The fourth criterion requires assurance that any ancillary facilities should be located in an existing building if possible, or should this not be possible, that they are commensurate to the scale of the development. The existing small facilities block in the corner of the second field will be demolished and replaced with a larger-scale new, modern toilet/shower facility block which would measure approximately 12.73m x 3.75m with disabled facilities. The roof will be covered with slate-effect sheets which will be in keeping with other building roofs and the colour of the walls have not been detailed. The existing block would not be of a sufficient size for the number of units and therefore it is believed that the size of the block is equivalent to the scale of the development and satisfies the fourth criteria of criterion TWR 5.
- 5.13 Fifth, the policy requests that the site is near the main roads network and that adequate access can be provided without excessively disrupting the landscape features - the highway matters are discussed below.
- 5.14 The sixth criterion asks to ensure that occupancy is restricted to holiday use only - this can be secured via an appropriate planning condition.
- 5.15 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.
- 5.16 Although the proposal meets some of the criteria of policy TWR 5 of the LDP, it is considered that the proposal fails on the main criterion which requires that the development is in a non-intrusive location which is already well concealed.

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

- 5.17 Apart from the Berth Ddu dwelling, which is a part of the site, the nearest houses are a field or two away from the application site. Although the proposal extends to an adjacent field, beyond the existing established site, it is not considered that the site of 8 additional caravans would have a substantially different impact on the nearest houses to what is currently experienced. Therefore, it is not considered that the proposal would cause obvious significant harm to the amenities of the local neighbourhood and the proposal is considered to be acceptable in terms of Policy PCYFF 2 of the LDP.

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### **Transport and access matters**

5.18 It is proposed to use the existing access to the caravan park to serve the development. It is noted that the access track to the caravan park has already been resurfaced with fine slate waste and work to widen the access has been completed. Widening the access has improved visibility to the road, which is considered satisfactory. The site plan shows parking spaces adjacent to the caravans, with more room for more vehicles if needed. Observations were received from the Transportation Unit which assesses the proposal in terms of the safety of the access and parking, noting no objection. On these grounds, it is accepted that the proposal satisfies the requirements of policies TRA 2 and TRA 4 of the LDP.

5.19 It is noted however that criterion 5 of policy TWR 5 requires that touring sites are close to the main roads network and that an adequate access can be provided without substantially disrupting the features and character of the landscape, with Supplementary Planning Guidance - Tourism Facilities and Accommodation noting in para 6.3.1

"It is important that new sites are located as near as possible to the main highways network (i.e. class A and B). Unclassified country roads are usually single-track lanes and are considered unsuitable for heavy traffic. No proposal will be supported when the Authority is of the view that it has not been located close to the main highway network."

The nearest classified road (class 3) abuts the village of Sarn Bach approximately 1.37km from the application site. A narrow unclassified rural road with hidden and winding corners serves the Bwlchtocyn area and there is concern about approving more touring sites where there is a high density of caravan sites as they are on a rural road where passing places are scarce. Certainly, in such a location, visitors would use their own transport to transport a caravan to the site and on the whole are reliant on private transport to travel from day-to-day, as it is not possible to rely on regular public transport here. It can be argued that the Bwlchtocyn area, in particular in the holiday season, has reached a saturation point where no more towing vehicle traffic should be encouraged on the road, which is mainly single-lane. It was noted during the site visit that substantial adaptation work has been done to the access, work that would not require permission, and the work had not been completed at the time. There is concern that the modifications to the access would change the character of the boundaries and the landscaping of the access clawdd is not shown on the amended plan, which is a concern. The introduction of any structures on the access should be avoided and it should be retained as rural in nature to be in keeping with the local area. Due to the nature of the road and its distance from a classified road and the adaptations to the access, it is not believed that the proposal meets criterion 5 of policy TWR 5 of the LDP.

### **Biodiversity matters**

5.20 Paragraph 6.2.12 of Planning Policy Wales (Edition 12, 2024) notes that "A green infrastructure statement should be submitted with all planning applications. This statement will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal."

5.21 A Green Infrastructure Statement was not submitted as a part of the application but biodiversity enhancements are proposed through landscaping, which includes planting hedges and trees, as well as the installation of a bat box and a bird nesting box on the gable ends of the facilities block. Following observations from the Biodiversity department, amended plans were received, offering to create an area of wildflower meadow.

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- 5.22 A proposal was shown to plant trees on the clawdd near the access in the original plans, but the latest amended site plan does not include planting. It is noted that the Biodiversity Officer considers that the clawdd should be planted with trees, and it is agreed with the comments that this would enhance biodiversity and offer a screen to conceal the proposal. Should the decision be made to approve the application, it would be possible to manage this by means of relevant planning conditions. It is considered that the proposal satisfies the requirements of policy PS19, AMG 5 and Planning Policy Wales (Edition 12, 2024).

### **Linguistic matters**

- 5.23 It is noted that there are some specific types of developments where the proposal will be required to submit a Welsh Language Statement or a Welsh Language Impact Assessment. The thresholds when it is expected to submit a Statement/Report have been highlighted in Policy PS1 of the JLDP as well as Diagram 5 of the SPG Maintaining and Creating Distinctive and Sustainable Communities (SPG). The development in question does not meet any of the thresholds in Policy PS 1 of the LDP.
- 5.24 Excluding the developments which meet the thresholds for submitting a Statement / Assessment on the Impact of the Welsh Language noted in Policy PS1, guidance is provided in terms of the types of relevant applications where consideration needs to be given to the Welsh language in Appendix 5 (The Screening Process) of the SPG (part Ch to Dd). The guidance included within Appendix 5 notes that every retail, commercial or industrial development where there is no need to submit a Welsh Language Impact Statement / Assessment should show how consideration has been given to the language.
- 5.25 In this case, a Welsh Language Statement was provided to support the proposal. The applicant notes that the site will only generally be used for holiday use during the 6-month summer period, that the proposal will make a direct and indirect contribution to the rural economy as visitors spend in local pubs, restaurants and shops. The development will involve an initial investment of between £60,000 and £70,000 and contractors and providers should benefit from this. It is anticipated that the development would need one full-time worker to run the caravan site. The site will retain its original Welsh name of Berth Ddu and it is intended for all the site's signage to be bilingual. Some consideration has been given to the Welsh language in line with the principles of the LDP's PS1 policy.

### **Drainage Matters**

- 5.26 Observations were received from Welsh Water on concerns regarding the development. The proposed development intends to discharge foul water and surface water into a public sewer and a new plastic crate soakaway. The development is located within the catchment area of the sewerage system which drains to the Abersoch Water Waste Treatment Work. Welsh Water state that it is unlikely that there will be adequate existing capacity to accommodate the development within the direct public sewerage system without causing harm to services provided to their customers and relating to safeguarding the environment. It is also intended to redirect surface water from the existing buildings from the public sewer into a new crate soakaway system, Welsh Water note that additional information is needed to assess whether this would adequately counterbalance the new foul water produced by the development, therefore, Welsh Water requests that a condition as noted in the above comments are included with any planning permission.

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## Other matters

- 5.27 According to the current Welsh Government maps, the land is known as registered land 2, i.e., good quality agricultural land. Paragraph 3.58 of Planning Policy Wales (PPW) states that *"agricultural land of grade 3a, as well as classes 1 and 2, in the Agricultural Land Classification (ALC)16 is deemed as the best and most versatile, and should be conserved as a finite resource for the future."*

No evidence has been submitted to justify the loss of quality 2 land as part of the application and therefore it is considered contrary to criterion 6 of policy PCYFF 6, which requests that the best agricultural land is safeguarded, as well as part 3.58 of Planning Policy Wales.

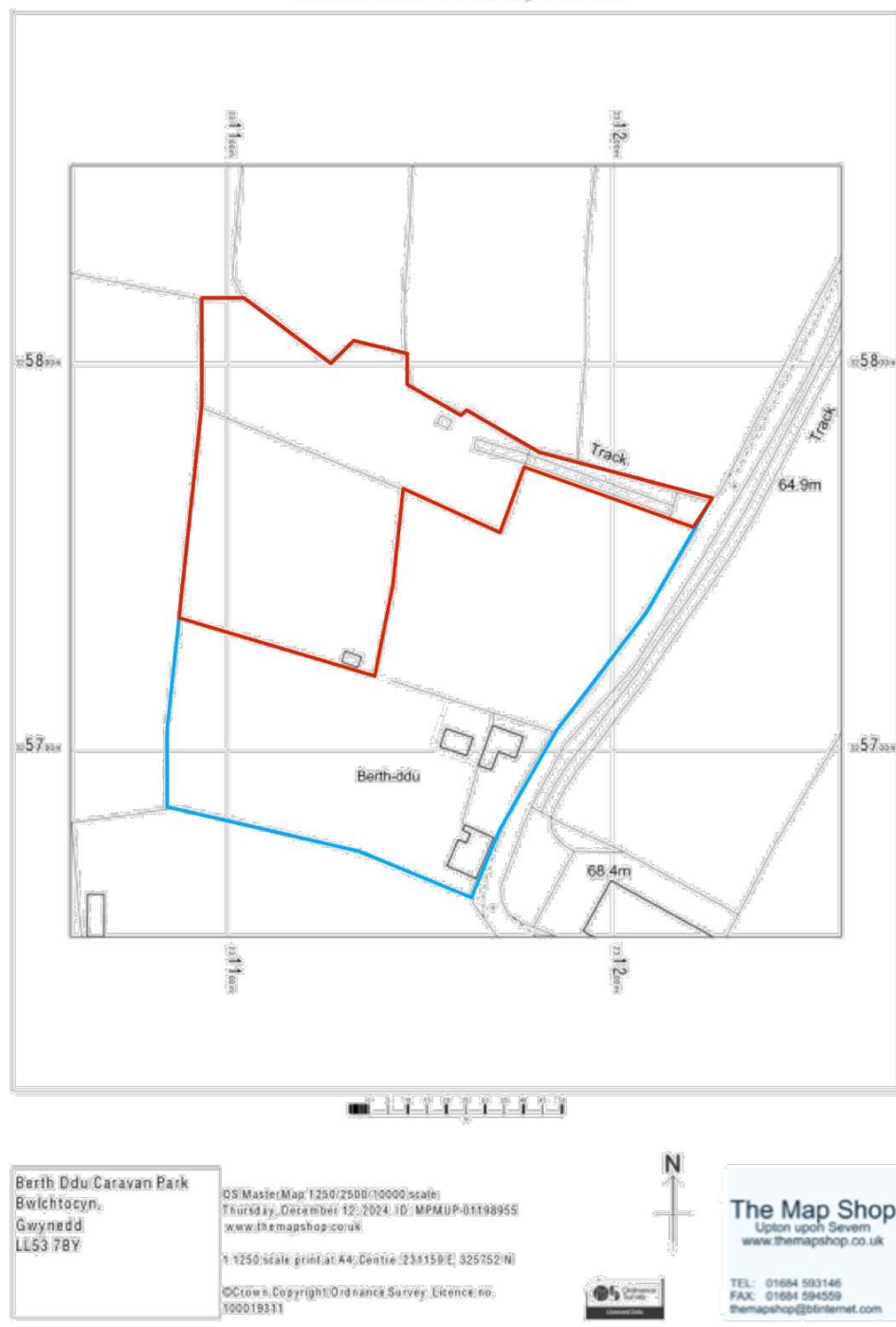
## 6. Conclusions:

- 6.1 Having weighed up the proposals against the above policy, we conclude that the proposal is contrary to the basic principle of Policy TWR 5, which asks that any touring caravan site development is located in non-intrusive locations which are well concealed by the existing features of the landscape and where they will not cause harm to the visual quality of the landscape, which is within the AONB designation. It is also concerned that the site is not close to the main roads network and for intensifying traffic on unsuitable rural roads which are already under pressure. Although some elements of the proposal are acceptable, it does not outweigh the fact that the proposal fails on the main principle of policy TWR 5. Therefore, there is no option but to recommend refusing the application for the reasons noted below.

## 7. Recommendation:

- 7.1 To refuse the application - reasons:

1. It is not considered that the proposed units easily assimilate to the landscape and it is not considered as an unobtrusive location that is well-concealed by the existing features of the landscape, so that the development will be harmful to the visual quality of the landscape. The proposal would not add to the maintenance, enhancement or restoration of the recognised character of the Llŷn Area of Outstanding Natural Beauty. There is also concern about creating a new caravan site a considerable distance from the main roads network along a busy rural road where there is a high density of holiday sites and the impact of the associated development work on the features and character of the landscape. Therefore, it is considered that the proposal is contrary to the relevant requirements of Policies TWR 5 and AMG 1 of the Gwynedd and Anglesey Joint Local Development Plan and Supplementary Planning Guidance (SPG): Tourist Facilities and Accommodation.
2. Insufficient evidence has been presented as part of the planning application to demonstrate that full account has been taken to the loss of the best and most versatile agricultural land. The proposal therefore is considered to be contrary to the requirements of criteria 6 of Policy PS 6 of the Anglesey and Gwynedd Joint Local Development Plan 2011-2026 and advice provided in paragraphs 3.58 and 3.59 of Planning Policy Wales.



**Berth Ddu, Bwlchtocyn**  
Location plan

**Ty - Newydd**

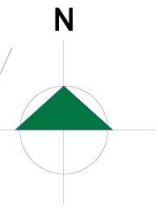
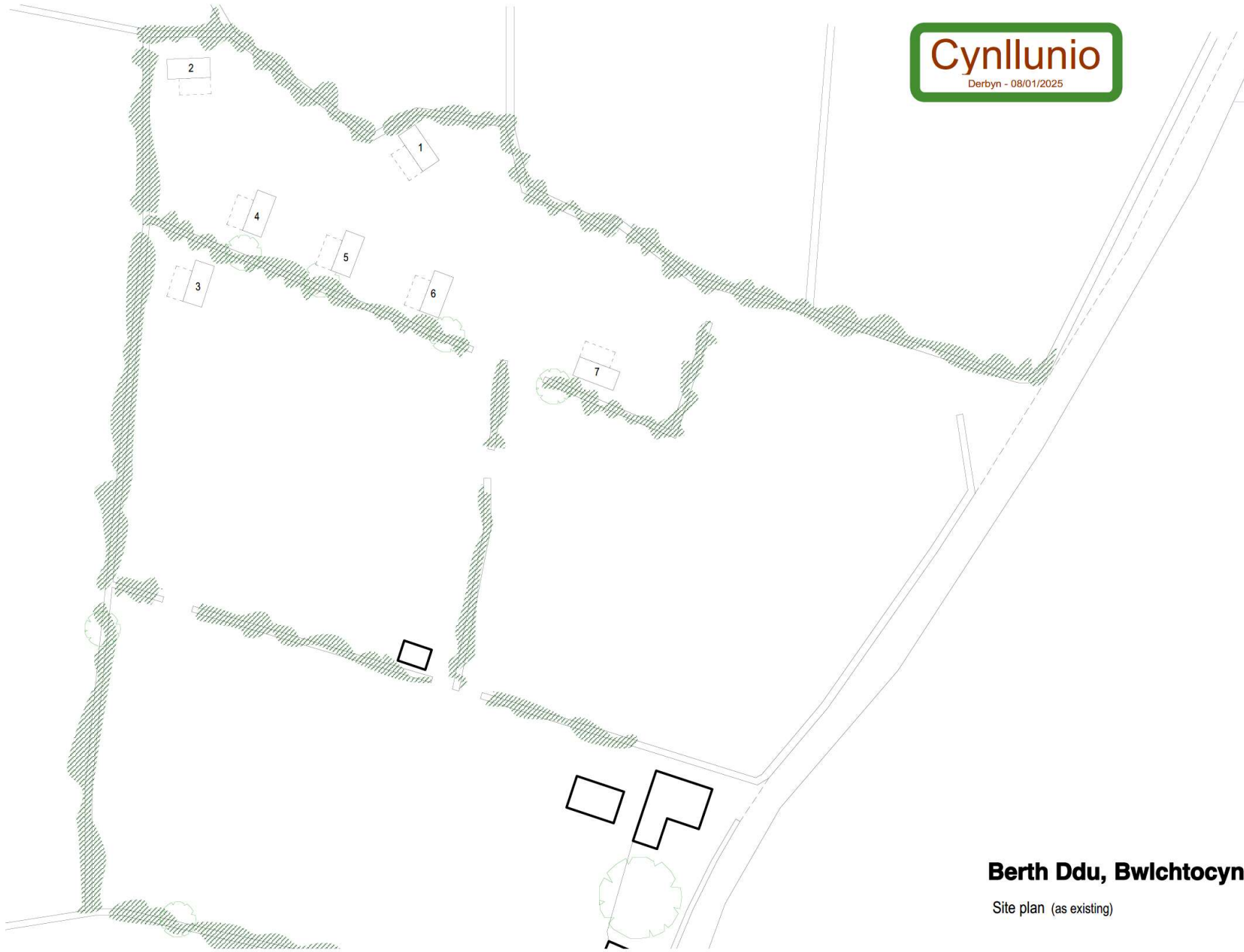
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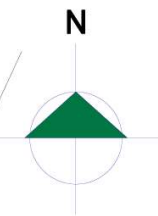
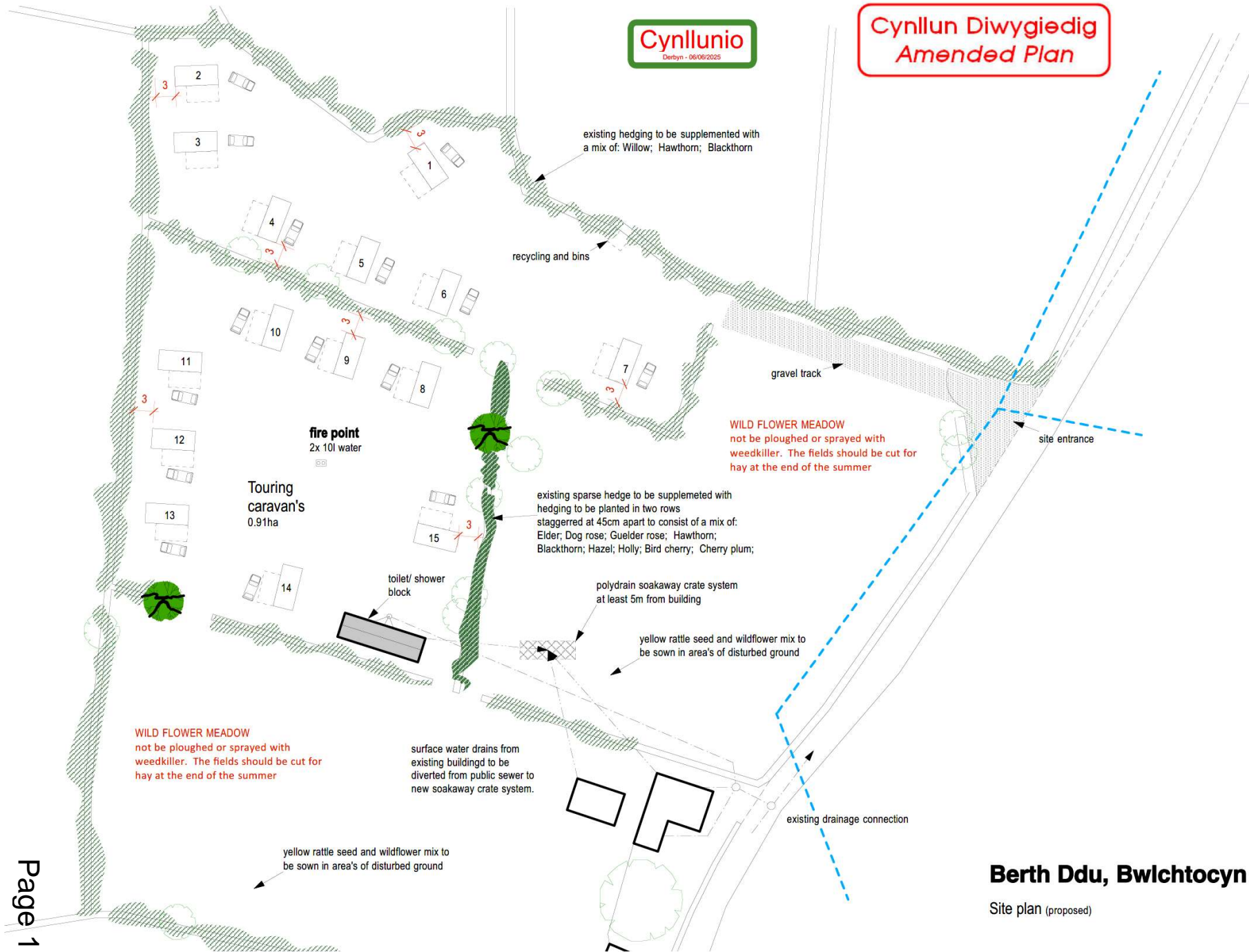
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**Berth Ddu, Bwlchtocyn**  
Site plan (as existing)

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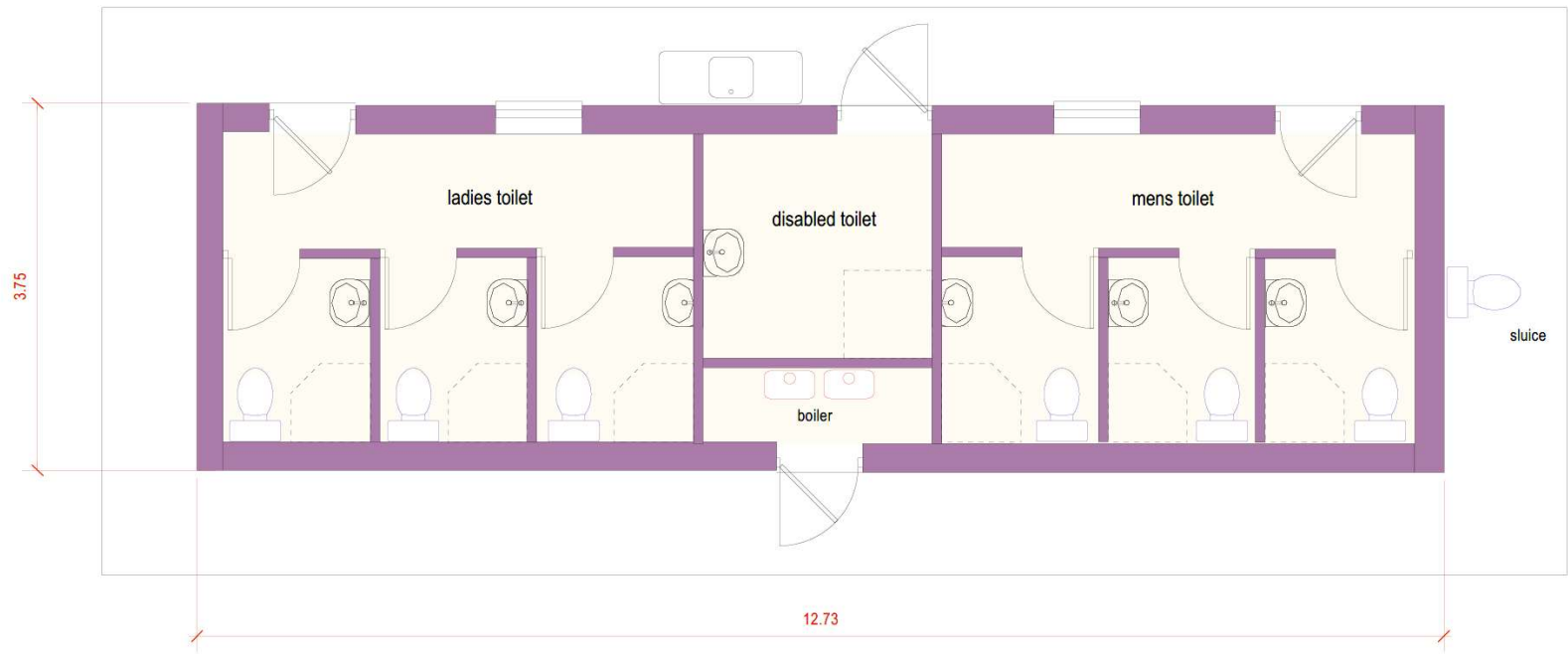
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## Berth Ddu, Bwlchtocyn

Site plan (proposed)



**Berth Ddu, Bwlchtocyn**  
toilet block plan

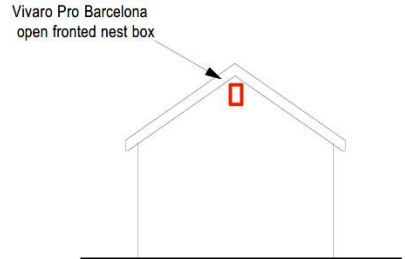
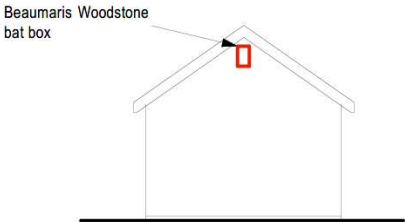
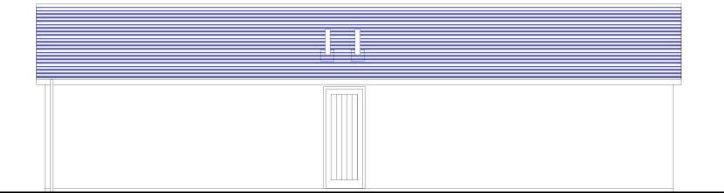
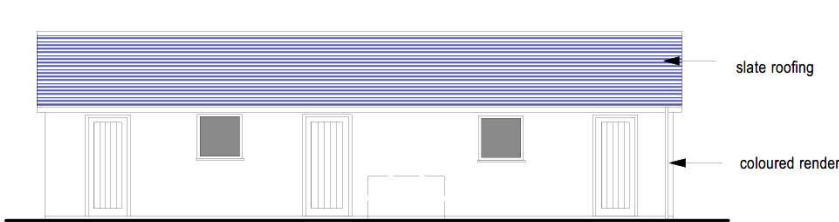
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Berth Ddu, Bwlchtocyn

Toilet block elevations













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**Number: 7**

**Application Number:** C25/0361/30/LL

**Date Registered:** 13/05/25

**Application Type:** Full

**Community:** Aberdaron

**Ward:** Pen draw Llŷn

**Proposal:** Full application to demolish the existing house (C3) and garage and erect a new three-bedroom house (C3) in its place

**Location:** Ael y Bryn, Rhiw, Pwllheli, Gwynedd, LL53 8AG

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

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## 1. Description:

- 1.1 Full application to demolish an existing two-storey house and erect a three-bedroom two-storey house in its place. In addition, it is intended to maintain external alterations, including the removal of the existing single-storey garage and creation of parking spaces.
- 1.2 It is intended to erect the new house completely over the footprint of the existing house but larger in terms of its size, including surface area and height and set back further from the side of the adjacent road compared to the location of the existing construction. Currently, a two-storey house is seen on the site, comprising of a hall, a kitchen, a living room and bathroom on the ground floor and three bedrooms on the first floor. It is of a relatively small size (approximately 78m<sup>2</sup>) and a simple appearance. It is seen that the original building has been extended in the past by erecting an extension in the form of a conservatory on the elevation facing the garden, whilst two extensions extended to the nearby road, one was possibly original with a pitched roof and the other more recent with a flat roof. The roof of the main building comprises of a natural slate finish whilst the walls are a mix of natural stone and render, and the original openings are simple but equate to each other. The new house would be two-storeys with the internal layout as follows:
  - Ground floor - lounge, dining room/kitchen, shower room, hall
  - First floor - three bedrooms, a bathroom.
- 1.3 The building's external finish includes a pitched roof from natural slate with integrated solar panels whilst the walls would be a mix of natural stone and cladding. It is seen that there would be various openings to be included with a light grey finish. It is noted that the collective size of the new building would be 95m<sup>2</sup>.
- 1.4 The site is located outside any existing development boundary and therefore in open countryside. The location of the houses in the local area are dispersed and vary in terms of size, form and finish, including single-storey and two-storey houses. Two separate houses are adjacent to the site. A public unclassified road runs adjacent to the eastern boundary of the site. There is already an entrance into the site which is currently restricted due to a safety fence protecting the site, but it is seen that a parking space and a single-storey flat-roof garage is on a separate part of the site. The level of the land falls from the road towards the furthest garden boundary with agricultural land extending beyond the garden boundaries to the western and northern direction.
- 1.5 The site is situated within the Llŷn Area of Outstanding Natural Beauty and the Llŷn and Enlli Landscape of Outstanding Historic Interest designations. The Seacliffs of Pen Llŷn Special Area of Conservation (SAC) and the Mynydd Penarfynydd Site of Special Scientific Interest designations are approximately 50m away from its closest part from the site to the south-eastern direction whilst there is land designated as the Bryn Tirion Wildlife Site abutting the adjacent public road to the east.
- 1.6 As part of the application, the following information was submitted:
  - Planning Statement
  - Bat survey and initial ecological report (which includes a Green Infrastructure Statement)
  - Survey of protected species
  - Drainage Strategy
  - Property Structural Condition Report
- 1.7 The application is submitted to the Planning Committee for a decision after receiving the observations of the Local Member, who confirmed that he objected to the proposal for the following reasons:

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- Ael y Bryn is a traditional cottage which is a wider part of a cluster of traditional cottages in Mynydd y Rhiw which lies in the centre of the Llŷn AONB
- It is part of the Llŷn Heritage Coast and abuts the Pen Llŷn a'r Sarnau SAC. Cottages should be protected from this type of development.
- The proposed application is contrary to the following policies: AMG1 Applications that negatively impact views in and out of the AONB are refused; AMG3; AMG4; PS19 The Councils will manage developments in order to conserve and, where relevant, enhance the natural environment, the countryside and coastline of the plan area and proposals that will have a substantial detrimental impact are refused.
- The new development is also contrary to the Llŷn AONB Dark Skies.

## **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**

PS 1: The Welsh Language and Culture

PCYFF 1: Development Boundaries

PCYFF 2: Development criteria

PCYFF 3 : Design and place shaping

PCYFF 4: Design and landscaping

PS 5: Sustainable development

AMG 1: Areas of Outstanding Natural Beauty Management Plans

AMG 5: Local Biodiversity Conservation

PS 1: The Welsh Language and Culture

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TRA 2: Parking standards

TRA 4: Managing transport impacts

TAI 13: Replacement Dwellings

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

Also relevant in this case are the following:

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

## 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 6: Planning for sustainable rural communities

## 3. Relevant Planning History:

3.1 34/70/62 - Construction of a conservatory, a bedroom and a toilet - Approved 27/04/70

3.2 34/70/62A - Construction of a garage - Approved 20/01/71

## 4. Consultations:

Community/Town Council: Not received

Transportation Unit: I refer to the above application and I confirm that the transportation unit does not have any objection. The applicant should consult with the Streetworks Manager regarding any work near the highway.

Welsh Water: The proposal intends to connect the site's sewerage and surface water systems to the public sewerage system and sustainable drainage system. A connection to the public sewerage system is acceptable. Standard advice is given regarding issues of suds and general drainage.

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- Biodiversity Unit: The ecological reports have been created to a good standard. This development would avoid significant impact on biodiversity. Biodiversity improvements must be included and shown on the plans.
- Public Protection: Point 3.1 of Ael y Bryn, Rhiw Planning Statement by Caulmert Limited Document Reference: 5289-CAU-XX XX-RP-T-0300.A0.C1 April 25 states that - Air Source Heat Pump and solar panels have also been included in the design to increase the properties sustainability credentials. A noise assessment has not been included in the application and I have attached the advice note on the Department's requirements when submitting such information, without this information, we are unable to make observations or present recommendations.
- AONB Unit: Ael y Bryn is located in a rural area in Y Rhiw and within the AONB. A public road runs behind the house, there are trees and hedges in front of it.
- It is a historic stone house with a slate roof and some more recent additions. It is noted from the report that its condition is poor, but it is structurally sound. Traditional buildings such as Ael y Bryn contribute towards the character of the AONB. Polisi HP2 in the AONB's Management Plan notes the following: Protect and maintain the historical features including archaeological remains and structures and historical buildings and their setting.
- If it decided to demolish and erect the new house in question, windows of a more traditional appearance and size are suggested at the front elevation to suit the area and restrict light outflow.
- Natural Resources Wales: We do not oppose the proposed development as submitted and we provide the following standard advice regarding matters such as Protected Sites; Protected Species; and Designated Landscape.
- As the competent authority under the Habitat and Species Protection Regulations 2017 (as amended), it is your Authority that will undertake the Likely Significant Impacts test for the proposed development. Should you conclude that the proposal is likely to have a significant impact on the Special Area of Conservation, either in isolation or in conjunction with other plans or projects, a proper assessment of the project's implications for that site must be carried out taking into account its conservation objectives.
- Public Consultation: A notice was posted on the site and nearby residents were notified. The advertisement period has expired, and one letter / item of correspondence was received objecting on the following grounds:

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- the modern design of the new development which would suit a new estate of urban housing perhaps but completely unsuitable on the outskirts of a rural village such as Y Rhiw.
- Ael y Bryn is one of the few traditional houses which has retained some character and I believe, with some alterations, it would make a comfortable home without causing any disruption to the surrounding area.

## 5. Assessment of the material planning considerations:

### The principle of the development

- 5.1 It is a requirement that planning applications are determined based on the attributes of the specific scheme in question and in accordance with the adopted development plan, unless other material planning considerations state otherwise. The Anglesey and Gwynedd Joint Local Development Plan (LDP) is the adopted 'Development Plan' in this case.
- 5.2 The site is located in open countryside in a comparatively remote location in the area of Rhiw with other residential houses scattered within the local area. Policy PCYFF1 of the LDP states that outside the development boundaries, proposals will be refused unless they are in accordance with specific policies in the LDP or national planning policies or that the proposal shows that its location in the countryside is essential, while criteria 1 of policy PCYFF 2 notes that the proposal should demonstrate its compliance with all the relevant policies in the plan.
- 5.3 Policy TAI 13 allows proposals to rebuild a house if it conforms to the following criteria, where appropriate:

*1. Outside development boundaries or identified clusters, the present dwelling has a lawful residential use;*

Although it is assumed that the existing building has not been used for residential purposes for some time, there are doors and windows in place to protect the property and the site itself is protected with a security fence which, as a result, protects the building and the site. As a result, the Local Planning Authority does not have a sufficient reason to conclude that the use rights as a dwelling have come to an end.

*2. The building is not a listed building;*

The house is not listed.

*3. The existing dwelling is of no particular architectural and/or historic and/or visual merit, for which it should be conserved;*

This is a building of its period which conveys a simple building which was a local characteristic during the last century. Although it is not considered that there is a unique or completely special architectural value to the dwelling, it stands discreetly within the site. However, it is not believed that it is of sufficient value to consider retaining it as it is.

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*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;*

Information/evidence was received as part of the application to justify the demolition. It is seen that it does not meet the current standards in terms of energy efficiency and so on, and repairing the current building would be problematic, costly and impractical to satisfy such requirements

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

Not applicable

*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 house would be completely over the footprint of the existing house.

*7. Outside the development boundaries, the setting and design of the total new development should be of a similar size and scale and should not create a visual impact significantly greater than the existing dwelling, in order 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;*

The proposed house would be larger than the existing one, but it is noted that the existing house is relatively small and restricted in terms of its form and internal arrangement. The proposed house has been designed with a ridge roof that is higher than the ridge of the existing building but would be lower than the highest part of the existing chimney. It is believed that there would be a minor visual impact as a result of the proposal, whether it is within the site and nearby area and areas further away. It is acknowledged that the proposal was larger than the existing property in terms of height and floor area (95.1m<sup>2</sup> compared to the existing 78m<sup>2</sup>), but as a comparison with standard measurements for affordable housing, it is seen that it would be lower than 110m<sup>2</sup> as suggested for a three-bedroom two-storey affordable house. Given all the relevant planning matters and having conducted a full assessment, it is not considered that the proposal leads to an unacceptable visual impact compared with the existing building and therefore complies with this criterion.

*8. In areas at risk of flooding and outside the Coastal Change Management Area: i. A flood consequence assessment has been undertaken for the development, and satisfactory risk mitigation measures has been identified; ii. The dwelling will incorporate flood mitigation and resiliency measures in accordance with Community and Local Government (CLG) publication 'Improving the flood performance of new buildings; flood resilient construction'; iii. The building must be appropriately designed to withstand and be resilient to hydrostatic pressure resulting from a breach/overtopping of the tidal defences; iv. A flood warning and evacuation plan has been prepared for the property and will be displayed on the site.*

The site is not on land at risk of flooding.

*9. Exceptionally, when a house is suitable to live in, or a house had people living in it recently is destroyed by accident, planning consent for a new, replacement house can be given. Evidence must be provided regarding the status and previous condition of the building and the cause and scale of the damage.*

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Not applicable.

- 5.4 Given all the criteria for policy TAI 13, it is considered that the proposal is acceptable and therefore in accordance with the requirements of the criteria of policy TAI 13.

### Visual amenities

- 5.5 Generally, policies PCYFF 2 and PCYFF 3 of the Joint Local Development Plan approve proposals for new developments provided that they do not have a detrimental impact on health, safety or the amenities of the occupiers of local properties or on the area in general. In addition, developments are required to:
- Contribute to, and enhance the character and appearance of the site
  - Respect the site and surroundings in terms of their location in the local landscape
  - Use appropriate materials
- 5.6 Policy PCYFF 3 clearly states that all proposals are expected to exhibit a high-quality design that gives full consideration to its context in the natural, historic and built environment. Additionally, developments should add to and enhance the character and appearance of the site in terms of setting, appearance, scale, mass and elevation treatment. They should also respect the context of the site and its place in the local landscape.
- 5.7 The existing property is a two-storey house standing discreetly and insignificantly in the landscape. Its condition is poor, and it does not contribute positively to the visual amenities of the nearby area. The proposed property, due to its layout, scale, height and mass, would appear to be larger within the site. Although it would be larger, the proposed development would be better in terms of its architecture and therefore it would be visually better than the existing property. The development's design has responded to the existing form and restrictions of the site, which makes the building sit comfortably within the landscape, and it would not significantly increase the visibility of the property against the horizon compared with the existing building.
- 5.8 Each application must be considered on its own merits and each site individually and in this case, it is believed that the proposal has succeeded to improve the character and appearance of the site.
- 5.9 The AONB Officer stated that the existing house is in a rural area in Y Rhiw and within the AONB and traditional buildings such as Ael y Bryn contribute to the character of the AONB. It continues to note that the decision is made to demolish and erect the new house in question, windows of a more traditional appearance and size are suggested at the front elevation to suit the area and restrict light outflow. Despite the concerns, there was no complete objection to the proposal in terms of its impact on the AONB designation. Certainly, there would be change on the site between the current and the proposed, but it is not believed that this change would be widely harmful and certainly would not be completely unfamiliar in terms of the form and design of the building within the context of the local area. Therefore, despite the concerns, it is not believed that they are so significant that it results in a completely harmful impact and it is therefore in accordance with the relevant requirements of policy AMG 1.
- 5.10 In addition to the AONB, the site is also within the Llŷn and Enlli Landscape of Outstanding Historic Interest designation. However, it is not believed that it would have a wider impact on the historic landscape. Therefore, it is considered that the proposal is acceptable in terms of Policy AT1 of the LDP.
- 5.11 Therefore, in this case, it is considered that the design of the proposal in terms of form, layout, scale and mass is acceptable in terms of its site context and integrates within the context of the nearby area. The proposal is therefore acceptable in terms of the relevant requirements of policies

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PCYFF 2 and PCYFF 3, criterion 7 policy TAI 13 and criterion 13 of policy PS 5 of the Anglesey and Gwynedd Joint Local Development Plan, 2017.

### **General and residential amenities**

- 5.12 The property is located close to other residential dwellings. Open agricultural fields extend beyond the rear boundary of the site and are therefore a consideration regarding the impact of the adjacent housing only is provided. Despite the increase in the size of the proposed building compared with the existing building, it is not believed that there would be a prominent impact on the nearby houses' residential amenities as a result of the distances between them and the presence of a public road. It can be seen that the Public Protection Unit's observation referred to matters relating to the proposed heat pump and as is normal with such features, conditions are imposed to ensure that the unit's noise levels do not impact residential amenities to an unacceptable degree and that it operates in accordance with current standards. It is therefore not considered that it would be unacceptable based on the relevant requirements of policy PCYFF 2.
- 5.13 Therefore, in terms of this element, it is not believed that this development would disrupt the amenities of nearby residential properties to a significantly unacceptable degree. Therefore, having considered the impact in its entirety and having assessed the relevant considerations in full, it is not believed that the proposal would be entirely unacceptable nor, therefore, contrary to the relevant requirements of policy PCYFF 2.

### **Transport and access matters**

- 5.14 No concerns were highlighted regarding the impact of the new development on matters relating to access and movements on the nearby highway and the application is not objected by the highways unit. As usual, it is suggested to include standard notes to ensure that an application for an appropriate licence to maintain the work, as well as notes to protect the interests of the highway and therefore it is considered that the proposal is acceptable in terms of the relevant requirements of Policies TRA 2 and TRA 4.

### **Biodiversity matters**

- 5.15 It can be seen that ecological assessments have been conducted on the site and reports have been created with the results of the findings. It was noted that the building was not used by bats. A response was received to the consultation from the Biodiversity Unit noting that the assessments had been conducted to a good standard. It is seen that further ecological improvements have been proposed as a result of an observation from the Biodiversity Unit and it is believed that it would be reasonable to reiterate an appropriate condition to ensure that the development is conducted in accordance with the recommendations from the report presented, as well as the Green Infrastructure Statement which also recommends biodiversity improvements and therefore it is believed that compliance can be ensured with the relevant requirements of Policy AMG 5 and advice within TAN 5, as well as a letter from the Climate Change Minister relating to an update to chapter 6 of Planning Policy Wales in relation to green infrastructure and the step-wise approach.
- 5.16 NRW notes in their response to the consultation *"As the competent authority under the Habitat and Species Protection Regulations 2017 (as amended), it is your Authority that will undertake the Likely Significant Impacts test for the proposed development. Should you conclude that the proposal is likely to have a significant impact on the Special Area of Conservation, either in isolation or in conjunction with other plans or projects, a proper assessment of the project's implications for that site must be carried out taking into account its conservation objectives."*

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- 5.17 In this case, it is intended to exchange a current house for a new house on an already developed site. The location of the site is outside the SAC designation and is unlikely, due to distances, the nature of the proposal and form and layout of nearby developed sites to lead to a direct impact on this designation subject to following pollution prevention guidelines and advice noted by NRW. Cynfor Gwynedd as the competent authority under the Habitats Regulations has considered the proposal in relation to the SAC and has concluded that the development would be unlikely to have an impact on the SAC itself. It is therefore accepted that the proposal is acceptable based on the requirements of policies AMG 5 and P18 as well as relevant legislation.

### **Housing Matters**

- 5.18 Information was received to confirm that residential use established within use class C3 (Dwelling houses used as a sole residence or main residence) is the status of the current property, and this would also be the proposed use. Consequently, it is not believed that there is change in the use of the property and no impact on the housing stock locally.

### **Drainage Matters**

- 5.19 A Drainage Strategy has been presented as part of the application to outline the drainage plan for surface water from the site, and to this end, the proposal complies with the requirements of paragraph 7.6 of Technical Advice Note 15: Development, Flooding and Coastal Erosion.

### **Language Matters**

- 5.20 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 further reiterated in para. 3.28 of Planning Policy Wales (Edition 11, 2021), and Technical Advice Note 20. The Supplementary Planning Guidance (SPG) 'Maintaining and Creating Distinctive and Sustainable Communities' (adopted July 2019), provides further guidance on how it is expected for Welsh language considerations to be incorporated in each relevant development.
- 5.21 It is noted that there are some specific types of development where it will be required for the proposal to submit a Welsh Language Statement or a Welsh Language Impact Assessment. The thresholds in terms of when it is expected to submit a Statement/Report have been highlighted in Policy PS1 of the Joint LDP, along with Diagram 5 of the SPG. In terms of the type of developments in question, the following is noted: The proposal does not reach the thresholds for submitting 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.
- 5.22 The proposal submitted is to erect a new house to replace the existing house within an established residential site. It is not considered that the proposed developments are likely to have a detrimental impact on the Language as a result of the proposal as the intention is to exchange one house for a new house and therefore it is considered that it complies with the requirements of policy PS1 in that respect.

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## Response to the public consultation

- 5.23 It is acknowledged that an objection has been received to this proposal and we consider that all relevant planning matters have been duly addressed as part of the above assessment. A decision is made based on a full consideration of all the material planning considerations and all the comments received during the public consultation and that no one was let down when considering this application.

### Relevant Planning History:

- 5.24 It is believed that it is reasonable here to refer to the previous planning history of this property, as well as a decision made to an appeal in the area against the Council's decision to refuse an application to redevelop a residential property.
- 5.25 It is seen from details of historical application 34/70/62 that erecting a conservatory on the front of this property was approved and as is prominent from the pictures, it is seen that it has been implemented. The form and location of this addition has undermined the general character of the building and, although this does not justify unacceptable developments, it is not believed that the general or native character of the building is fully protected. It is also noted from the details of this historical application that there was a proposal to erect a flat-roof two-storey extension to the rear of the property, near the public road. Should this have been implemented (and there would be a right to do that due to the implementation of the application by erecting the conservatory), another significant change to the building would have been maintained, which would certainly have a significant impact on its character.
- 5.26 The appeal decision made by the Planning Inspectorate is also relevant to approve the redevelopment of a residential property in the area of Y Rhiw contrary to the Council's decision to refuse. This is a development which included modern elements in a prominent location, certainly more prominent than the location of the current application. Here are parts of what the Inspector said at the time: *"The current building has a very restricted architectural quality, if that, and as such, it cannot be considered that it makes any positive contribution to the character of the area in terms of historical interest and landscape...it created significant harm to the landscape that it has been located. Therefore, I do not see any overriding value in attempting to retain the current dwelling in its current form, or even in attempting to reproduce the style of the property and extensions of a similar design. On this basis, the development proposed would not harm the character and appearance of the area substantially, and it would take advantage of the opportunity to improve the appearance of the host building and the site of the appeal significantly...the proposal would not be too excessive in public vistas, and it would not lead to a substantial loss of views. The proposal would represent an improvement in the general appearance of the site of the appeal, which is currently substantially degraded by the existing dwelling. Despite its unique design locally, and the fact that the extensions proposed would appear to be significant and present an additional sum of new construction work, the points above lead to the conclusion that the plan would not harm the landscape. Therefore, I believe that the development would not harm the character and appearance of the host dwelling or nearby area, or have a detrimental impact on views into, out of and across the Llŷn AONB. As such, it would not conflict with Policies PCYFF3, PCYFF4, PS19 and AMG 1 of the LDP or PPW."*
- 5.27 It is believed that this decision to an extent sets a precedent on what is acceptable in terms of new developments within an area such as Y Rhiw. Despite the location within the AONB, this in itself is not a reason for refusing developments which would present new or modern elements to houses in an area. It is not believed that what is intended through the current application present a

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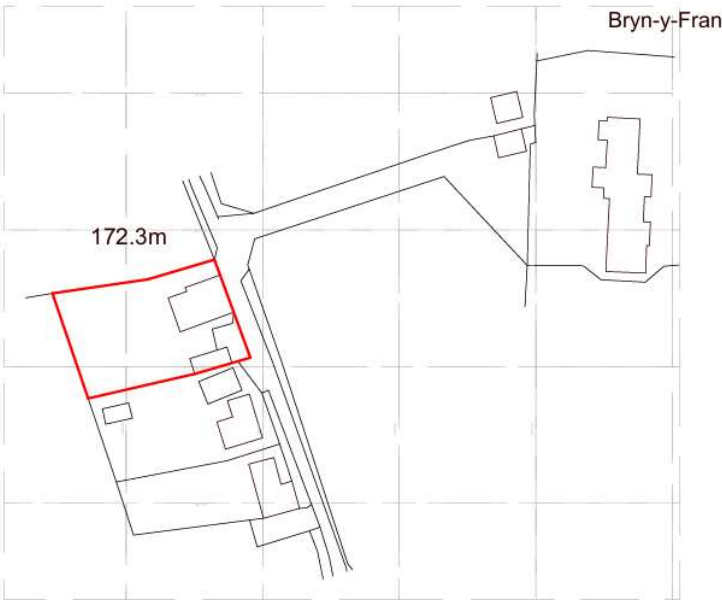
completely modern and unfamiliar design to the area, as it includes many familiar characteristics to what is currently on the site and in general in the area. This planning history is relevant as it shows what was accepted in the past as an acceptable development.

## **6. Conclusions:**

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

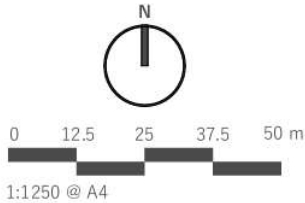
## **7. Recommendation:**

- 7.1 To delegate powers to the Senior Planning Manager to approve the application, subject to the following conditions:
1. Time
  2. Compliance with plans
  3. Agree on materials, including roof slates
  4. Ecological matters, including maintaining the development in accordance with the improvements as noted in the Green Infrastructure Statement
  5. Agree on a Building Management Plan
  6. Landscaping
  7. Highways Matters
  8. Drainage matters
  9. Condition to manage noise associated with the heat pump



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REV:	DESCRIPTION:	DATE:	BY: CHK:
P1	INITIAL ISSUE	17/02/2023	CO GJ



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PROJECT:  
AEL Y BRYN, RHIW

CLIENT:  
GRWP CYNEFIN

DRAWING TITLE:  
LOCATION PLAN

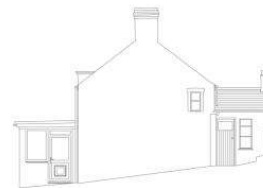
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PLANNING	S3
DRAWING No:	PROJECT No:
AYB-SAL-01-ZZ-DR-A-0001	P1195
SCALE:	REVISION:
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SCALE: 1:100



**EXISTING EAST ELEVATION**  
SCALE: 1:100



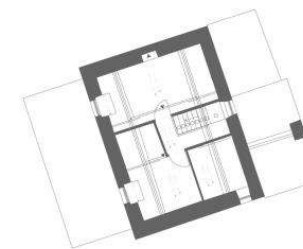
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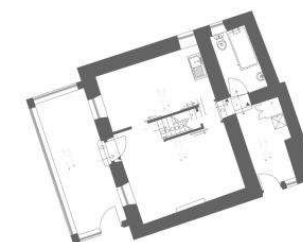
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**EXISTING SITE SURVEY**  
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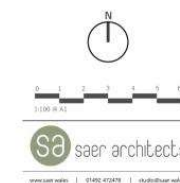


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**EXISTING GROUND FLOOR PLAN**  
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PROJECT  
AEL Y BRYN, RHW

CLIENT  
GRWP CYNEFIN

DRAWING FILE  
EXISTING SITE PLAN AND ELEVATIONS

DRAWING SCALE	DATE
PLANNING	S3

DRAWING NO.	PROJECT NO.
AYB-SAL-01-ZZ-DR-A-0002	P1195

SCALE	REVISION
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PROPOSED - NORTH ELEVATION  
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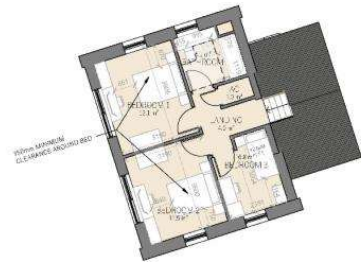
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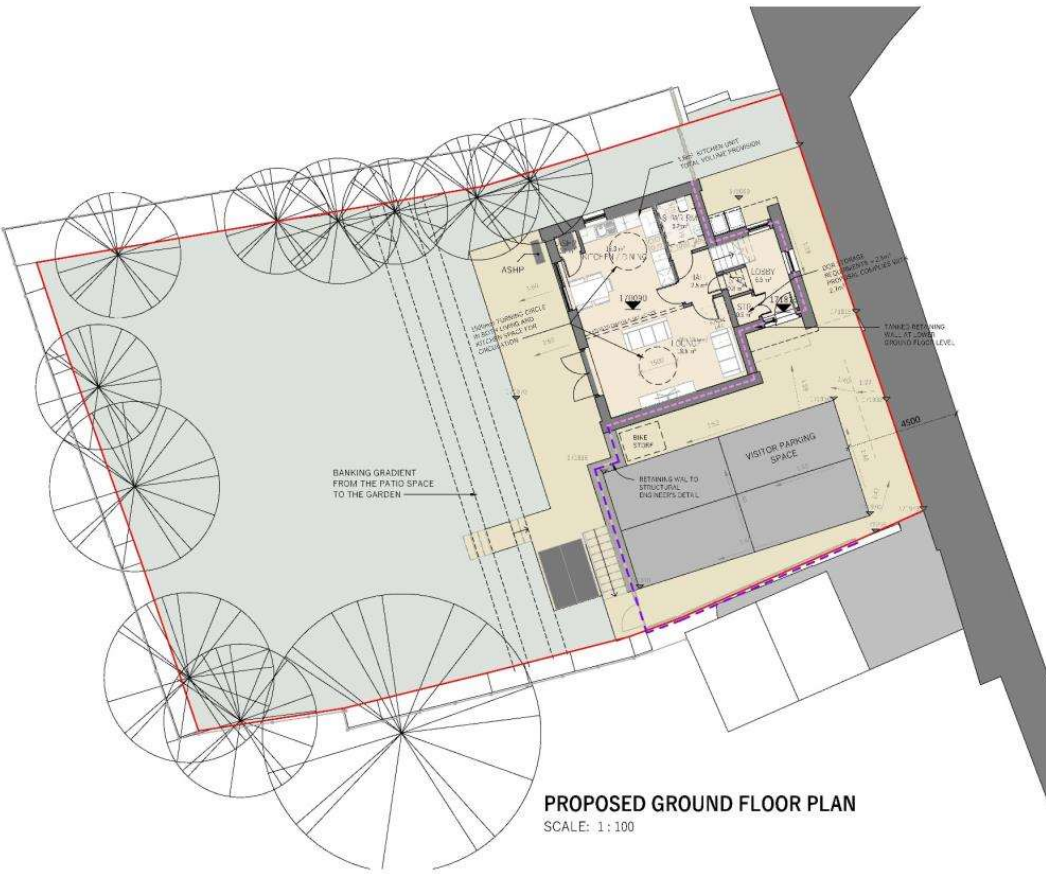
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PROPOSED - EAST ELEVATION  
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PROPOSED FIRST FLOOR PLAN  
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PROPOSED GROUND FLOOR PLAN  
SCALE: 1:100

REVISION		REVISION	
NO.	DESCRIPTION	DATE	BY
01	ISSUED FOR PERMIT	13/05/2025	SA
02	CHANGES TO PROPOSED BUILDING	13/05/2025	SA
03	AMEND CAR PARK SPACES	13/05/2025	SA
04	STRENGTHEN FLOORING	13/05/2025	SA

GFA (SQ. FT) (G.F.)	
FLOOR	AREA
GROUND FLOOR	50.0 sq ft
FIRST FLOOR	50.0 sq ft
TOTAL	100.0 sq ft

STORAGE	
Room	Area
01 - GROUND FLOOR	50.0 sq ft
02 - FIRST FLOOR	50.0 sq ft
03 - HALF BATHS	50.0 sq ft
04 - STORE	50.0 sq ft

MATERIAL SCHEDULE	
STONE TO BE USED	
CLADDING	
SLAB	

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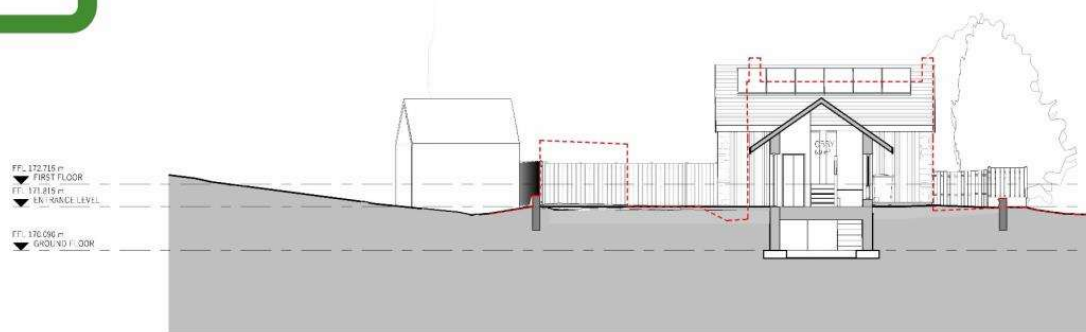
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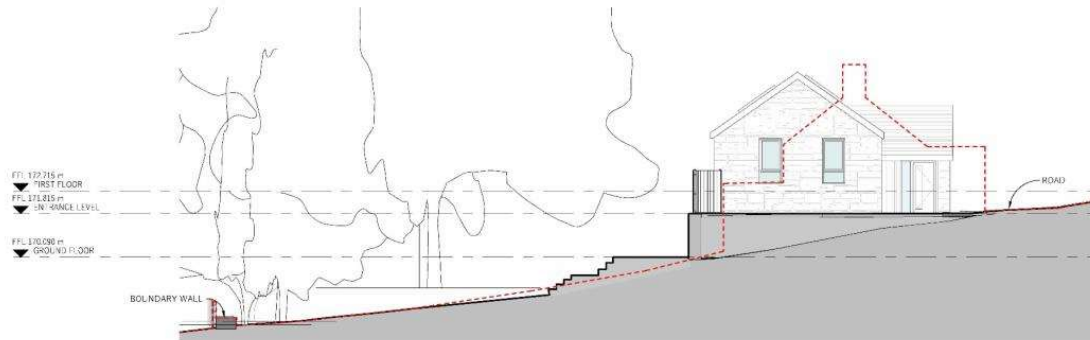
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PROJECT	
AEL Y BRYN, RHW	
CLIENT	
GRWP CYNEFIN	
DRAWING TITLE	
PROPOSED BUILDING PLANS AND ELEVATIONS	
DRAWING NO.	
AYB SAL 01 Z2 DR A 0004	
PROJECT NO.	
P1195	
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**SECTION 1**  
SCALE: 1:100



**SECTION 2**  
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**SECTION 3**  
SCALE: 1:100

REVISION	DESCRIPTION	DATE	BY	CHKD
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02	REVISION 2	13/05/2025	SA	SA
03	REVISION 3	13/05/2025	SA	SA
04	REVISION 4	13/05/2025	SA	SA
05	REVISION 5	13/05/2025	SA	SA

<p>PROJECT: AEL Y BRYN, RHIW</p>	
<p>CLIENT: GRWP CYNEFIN</p>	
<p>DATE: 13/05/2025</p>	
<p>SITE SECTIONS</p>	
<p>DATE: 13/05/2025</p>	<p>SCALE: 1:100</p>
<p>BY: SA</p>	<p>CHKD: SA</p>
<p>PROJECT: P1195</p>	<p>REVISION: PS</p>









PLANNING COMMITTEE	DATE: 14/07/2025
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

**Number: 8**

**Application Number:** C25/0204/41/LL

**Date Registered:** 19/03/25

**Application Type:** Full

**Community:** Llanystumdwy

**Ward:** Llanystumdwy

**Proposal:** To construct five affordable homes, including work to form internal access road, hard and soft landscaping and associated drainage provisions on land near Maes Llwyd, Llanystumdwy.

**Location:** Land near Maes Llwyd, Llanystumdwy, LL52 0SQ

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

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## 1. Description:

- 1.1 This is a full application for the erection of five houses, creation of a new vehicular access, parking provision and associated work on land near Maes Llwyd, Llanystumdwy. The proposed houses would be detached and comprise of one two-bedroom dormer, three three-bedroom dormers and one three-bedroom dormer with a garage that can be adapted to a four-bedroom dwelling. The houses would have slate roofs and a mix of light render and stone and timber cladding finishes. It is proposed to extend the Maes Llwyd estate service road to gain access to the site with the estate road running to the front of the proposed dwellings.
- 1.2 The site is located to the south of existing allotments, that would be retained, and the gardens would back on to the A497 Class 1 Llanystumdwy bypass. The application site is located outside, but abutting, the Llanystumdwy development boundary, and adjacent to an estate of bungalows known as Maes Llwyd, to the east of the site. The 'Cyrion' dwelling lies to the north-west of the site. The nearest of the proposed dwellings would be approximately 20m to the south of the Grade II listed building of Tafarn y Plu, approximately 25m to the south of the Grade II listed building of Y Tabernacl and approximately 15m from the Llanystumdwy Conservation Area. The site has no landscape designations assigned to it.
- 1.3 The application is submitted to the Planning Committee as it is an application for five or more houses.
- 1.4 A Planning Support Statement, Housing Needs Survey, Language Impact Assessment, Preliminary Ecological Report, Tree Report, Reptile Survey, Geotechnical Ground Permeability and Contamination Investigation Report, Drainage Strategy, Landscaping Plans, Drawings of the access and the access road were submitted with the application, along with a Red Book 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 in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.
- 2.2 The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the 7 well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

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

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 2: Development criteria  
 PCYFF 3: Design and place shaping  
 PCYFF 4: Design and landscaping

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PCYFF 5: Carbon Management  
 PCYFF 6: Water conservation  
 PS 17: Settlement strategy  
 TAI 4: Housing in Local, Rural and Coastal Villages  
 TAI 15: Affordable Housing Threshold and Distribution  
 TAI 16: Exception sites  
 PS 18: Affordable housing  
 PS 19: Conserve and where appropriate enhance the natural environment  
 AMG 5: Local biodiversity conservation  
 PS 20: Preserving and where appropriate enhancing heritage assets  
 Supplementary Planning Guidance: Affordable Housing (April 2019)  
 Supplementary Planning Guidance: Maintaining and Creating Distinctive and Sustainable Communities (July 2019)  
 Supplementary Planning Guidance: Housing Developments and Educational Provision (November 2009).

#### 2.4 **National Policies:**

Planning Policy Wales (Edition 12, February 2024)  
 Future Wales: The National Plan 2040  
 Technical Advice Note (TAN) 2: Planning and Affordable Housing (2006)  
 Technical Advice Notes (TAN) 6: Planning for Sustainable Rural Communities. Planning for sustainable rural communities (2010)  
 Technical Advice Note (TAN) 12: Design  
 Technical Advice Note (TAN) 18: Transport (2007)  
 Technical Advice Notes (TAN) 20: Planning and the Welsh Language (2017)

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

C20/0824/41/LL - Application for change of use of agricultural land to allotments and community garden - approved with conditions 24-12-2020

#### 4. **Consultations:**

Llanystumdwy Community Council Support.

Highways Unit: No response

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Housing  
Strategic Unit:

1.	<p><b>Gwybodaeth am angen:</b></p> <p>Gwelir isod am ddata angen diwygiedig yr ardal:</p> <p>Nifer o ymgeiswyr ar Gofrestr Tai Cyffredin am eiddo cymdeithasol: 68</p> <table><tr><th>Nifer stafell wely</th><th>Angen fel %</th></tr><tr><td>1 gwely / bed</td><td>26%</td></tr><tr><td>2 gwely / bed</td><td>41%</td></tr><tr><td>3 gwely / bed</td><td>22%</td></tr><tr><td>4 gwely / bed</td><td>9%</td></tr><tr><td>5 gwely / bed</td><td>2%</td></tr></table> <p>Nifer o ymgeiswyr ar Gofrestr Tai Teg am eiddo canolraddol: 19</p> <table><tr><th>Nifer stafell gwely</th><th>Angen fel %</th><th>rhent</th><th>prynu</th></tr><tr><td>1 gwely / bed</td><td>0%</td><td>0%</td><td>0%</td></tr><tr><td>2 gwely / bed</td><td>53%</td><td>16%</td><td>37%</td></tr><tr><td>3 gwely / bed</td><td>37%</td><td>0%</td><td>37%</td></tr><tr><td>4+ gwely / bed</td><td>11%</td><td>5%</td><td>5%</td></tr></table>	Nifer stafell wely	Angen fel %	1 gwely / bed	26%	2 gwely / bed	41%	3 gwely / bed	22%	4 gwely / bed	9%	5 gwely / bed	2%	Nifer stafell gwely	Angen fel %	rhent	prynu	1 gwely / bed	0%	0%	0%	2 gwely / bed	53%	16%	37%	3 gwely / bed	37%	0%	37%	4+ gwely / bed	11%	5%	5%	<p><b>Ffynhonnell y data:</b></p> <p>Tai Teg</p> <p>Cofrestr Tai Cyffredin Cyngor Gwynedd</p>
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2.	<p><b>Addasrwydd y Cynllun:</b></p> <p>Ar sail y wybodaeth uchod ymddengys bod y Cynllun yn :-</p> <p><b>Cyfarch</b></p> <p>angen yn yr ardal</p>																																	
3.	<p>Mae'r cynlluniau hyn yn cyfrannu yn uniongyrchol at nod Cynllun Gweithredu Tai Cyngor Gwynedd i ddarparu mwy o dai i gwrdd â'r galw uchel presennol sydd yn bodoli yn y sir.</p>																																	

Biodiversity Unit:

I am pleased to see that the notation on the proposed plans state that boundaries between gardens will be permeable to hedgehogs. The plans also include suitable notation concerning lighting and bats. Allotments are a good habitat for biodiversity especially arable weeds, reptiles and invertebrates.

The applicant has provided the following ecological reports & surveys:

- Land at Maes Lwyd, Llanystumdwy Proposed Housing Development Preliminary Ecological Assessment Report 23rd November 2023 (Cambrian Ecology)
- Land at Maes Lwyd, Llanystumdwy Proposed Housing Development Preliminary Ecological Assessment & Reptile Survey Report 21st October 2024 (Cambrian Ecology)
- BS: 5837/2012. Tree Impact Assessment for Housing estate, land at Maes Lwyd, Llanystumdwy. L O'Connor 23/09/2024

I can confirm that the ecology and tree reports have been produced to a good standard and surveys have been undertaken appropriately.

I am pleased to see that a reptile survey was undertaken and no reptiles were recorded and the report concludes that the site does not contain a significant reptile population, however recommends that

The survey found the INNS - Montbretia (*Crocasmia x crocosmiiflora*).

I recommend after amended plans are provided the following conditions:

1. The eradication of Montbretia (*Crocasmia x crocosmiiflora*) before construction commences.
2. Before any vegetation clearance including shrubs and brambles that an ecologist is present to oversee works and a report of this is provided to the LPA.

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3. The recommendations in the ecology reports (Cambrian Ecology) are followed.

**Water and Environment  
Unit (Drainage):**

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

**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.

Firstly, with respect to the submitted application form and accompanying Proposed Drainage Layout and Strategy, we acknowledge that the development proposes to discharge foul and surface water flows to a public sewer and soakaway respectively.

The proposed development site is located in the catchment of a public sewerage system which drains to Llanystumdwy Wastewater Treatment Works (WwTW). We have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the public sewerage system. Please note that the applicant has not obtained approval under Section 104 of the Water Industry Act 1991 for the formal adoption of drainage. The drainage proposal will be subject to Welsh Minister design and Sewers for Adoption (7th Edition) standards. It is a mandatory requirement for the applicant to obtain Section 104 approval for the laying of adoptable drainage. Should the proposal alter as a result of the Section 104 process, the applicant will be responsible for notifying the Local Planning Authority.

Turning to surface water drainage, as of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. In this instance, we offer no objection to proposals for disposal of surface water flows into a soakaway, in principle, subject to consultation and agreement with the regulatory body or riparian owner of this system.

**ASSET PROTECTION**

In addition, this site is crossed by a public sewer with the approximate

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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.

On the strict understanding that buildings, structures, trees or SuDS features are proposed within the protection zone of the public sewer measured 3 metres either side of the centreline we offer no objection in principle. Please note, the distance specified for this protection zone is indicative and based on industry standard guidelines. However, the depth of the asset will need to be verified on site which may infer a greater protection zone. For completeness, we recommend the developer refer to their title deeds to confirm if there are any covenants or restrictions associated with the asset crossing the proposed development site. The proposed development is also crossed by a distribution watermain, the approximate position being shown on the attached plan. Dŵr Cymru Welsh Water as Statutory Undertaker has statutory powers to access our apparatus at all times. We enclose our Conditions for Development near Watermain(s). It may be possible for this watermain to be diverted under Section 185 of the Water Industry Act 1991, the cost of which will be re-charged to the developer. The developer must consult Dŵr Cymru Welsh Water before any development commences on site.

It is also recommended that the developer contact our Plan and Protect team (PlanandProtect@Dŵrcymru.com) to carry out a survey to verify the location of the assets and establish their relationship to the proposed development.

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

Language Unit:	Sufficient evidence has been received to support the conclusion. General beneficial impact.
Fire Service:	The Fire Authority has no observations regarding the access for Fire vehicles and water supply.

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Education  
Department:

		Niferoedd (Medi 2024)									Rhagamcanion Niferoedd <u>D-BL6</u> (Cyfrifiad Medi 2024)		
Enw Ysgol	Capasiti D-BL6	M	D	1	2	3	4	5	6	Cyfanswm D-BL6	Medi 2025	Medi 2026	Medi 2027
Llanystumdwy	47 (6 M)	2	1	4	5	4	5	1	3	23	23 (+1M)	23 (+3M)	21 (+2M)

		Niferoedd (Medi 2024)								Rhagamcanion Niferoedd  (Cyfrifiad Medi 2024)		
Enw Ysgol	Capasiti	7	8	9	10	11	12	13	Cyfanswm	Medi 2025	Medi 2026	Medi 2027
Eifionydd	704	74	89	62	82	69	0	0	376	375	357	367

Public  
Protection  
Unit:

Due to the proximity of the site to residential dwellings, for the benefit of nearby residents, we recommend the following conditions/information:

#### Construction Noise

During clearance/demolition/construction no work (including vehicle and plant movements, deliveries, loading and unloading) shall take place outside the hours of 08:00 and 18:00 Mondays to Fridays and 08:00 to 13:00 Saturdays. No work shall take place on Sundays and Bank Holidays

A Construction Management Plan shall be submitted to provide information to mitigate the effects of construction, to include noise, vibration and dust mitigation/suppression measures, the storage of plant and materials, and the location of the site compound.

An acoustic fence shall be constructed around the site which are facing residential properties.

#### Noise assessment/Air Source Heat Pumps (ASHP)

A noise assessment and noise mitigation scheme shall be submitted, giving information on protecting the proposed dwellings / gardens / external amenity areas from noise from external noise sources. It will be expected that developments achieve the “good” noise criteria as described by BS8233:2014 unless there are exceptional circumstances why this standard cannot be achieved.

To safeguard the amenity and living conditions of neighbouring occupiers from noise pollution which may result from the development the sound rating level (established in accordance with BS 4142:2014+A1:2019) of any plant, machinery and equipment installed or operated in connection with the development shall be designed so that it achieves a rating level at least 5dB below existing background levels, when measured in accordance with BS 4142:2014+A1:2019. Air Source Heat Pumps will be required to be included as part of the noise assessment.

Details of Air Source Heat Pumps will be required confirming exact locations and manufacturer's product specification, including predicted noise levels for the proposed equipment shall be submitted. The rating level of any noise generated by this equipment shall be at least 5 dB below the background level as determined by BS 2 4142:2014+A1:2019. If this is not achieved, details of noise mitigation measures to meet this standard will also be provided.

If the developer is unsure of the type to be specified, it is possible to specify restrictions on the size of the individual ASHPs and/or a minimum separation distance from other dwellings within the development. This would be led by the noise assessment.

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Trees: No objection.

Public Consultation: A notice was posted near the site and the nearest households were informed. Two correspondences were received objecting on the grounds of:

- Construction work will have an impact on the elderly residents of Maes Llwyd
- Doubt that the estate road can accommodate the construction vehicles
- Worried what would happen if local people do not want the new houses and if they were to go to the open market, and the impact this would have on the language. Believe that a section 106 clause is required on the property
- Question if the need for affordable housing for local people has been proven
- Concern the affordable housing plans will fail and lead to the need to change to social rented housing.
- No need for this development until the houses to the east of Maes Llwyd are occupied
- Feels to the public that this project is only a political act to justify the election manifesto pledge to construct housing.

#### 4. Assessment of the material planning considerations:

##### The principle of the development

- 5.1 Llanystumdwy has been identified as a Local Village under policy TAI 4 of the JLDP. From the plans and information submitted with the application, it appears that this site is located outside but directly near the Llanystumdwy development boundary as noted in the Anglesey and Gwynedd Joint Local Development Plan. Policy PCYFF 1 ('Development Boundaries') states that proposals will be refused outside development boundaries unless they are in line with specific policies in the Plan or national planning policies or that the proposal demonstrates that its location in the countryside is essential.
- 5.2 Policy TAI 16 ('Exception Sites') enables housing developments on sites that are outside, but abut the development boundary, however it must be ensured that the proposal complies effectively with the Policy requirement. The proposal is for 100% intermediate affordable housing in the form of part-ownership. A housing needs survey has been submitted with the application that states there is need for this type of housing in the Llanystumdwy area on the grounds that those who need the affordable housing are being priced out of the market. A development for new housing the other side of Maes Llwyd estate provides four open market units and two affordable social units, a provision which is different to the one proposed here. Additionally, the Strategic Housing Unit has confirmed that this proposal addresses the need for intermediate affordable units locally. Note that the definition of local in this case means people who need affordable housing and who have a 5-year connection to the Local Village of Llanystumdwy or its rural hinterland. Paragraph 8.1.3 of the Affordable Housing SPG provides a definition of the 'surrounding rural area / rural hinterland', namely:

'surrounding rural area', which is a distance of 6km from the site of the application and the extent of any Community Council area bisected by the 6km distance, but excluding properties within the development boundary of any settlement other than the settlement within which the application is located.

It is therefore considered that the local need has been proven for affordable housing, and any permission would be subject to a planning condition to secure the affordable provision.

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- 5.3 In accordance with the remaining requirements of this policy, it will be necessary initially to establish whether the site is suitable for a residential development of this type and scale. It is important to establish to this end that the site forms a logical extension to the settlement. It is also noted that proposals on such a site must be for a small-scale development, which is proportionate to the size of the settlement, unless it can be clearly demonstrated that there is a demonstrable requirement for a larger site. In the case of this application, it is considered that the site is suitable for such a residential development as it offers an extension to an existing housing estate and would comply with the current use of the land next to it, and due to the small nature of the development of five houses. Consequently, it is considered that the application complies with the requirements of policy TAI 16 exception sites along with policy TAI 15 and the SPG for providing affordable homes.
- 5.4 Criterion (3) of policy PCYFF 2 states that the most efficient use of land must be made, including achieving densities of a minimum of 30 housing units per hectare. The density of the proposed development (approximately 20 units per hectare) is significantly lower than the expectation. In terms of this, it is noted that the applicant in section 5.29 of the Planning Statement submitted with the application, has note that 'it is considered that the character and density of the development is generally consistent with direct characteristics within the settlement of Llanystumdwy. Bearing this in mind, the type of proposed housing points to a density that is consistent with a density that is considered acceptable as noted by local and national policies whilst also making the best use of available housing land as advocated by Planning Policy Wales". This is acknowledged and considered to be sufficient justification for the density being proposed and therefore complies with the requirements of the policy.
- 5.5 The Planning Policy Unit has confirmed that the Indicative Supply Level of housing for Llanystumdwy over the Plan period, as noted in Appendix 5 of the Joint Local Development Plan, is 10 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.). In the period from 2011 to 2024, a total of 1 unit was completed in Llanystumdwy. The windfall land bank, i.e., sites with extant planning permission on sites not allocated for housing, in April 2024, was 7 units.
- 5.6 This means there is no capacity within the indicative supply for Llanystumdwy for a development on this scale. The Plan's Monitoring Framework will consider the number of units that are completed annually in order to determine whether the Plan is delivering the housing requirement. The annual monitoring would also enable the Councils to determine what type of sites would be providing houses i.e. designations or windfall sites. The focus will be on the completed units rather than permissions. As well as this, the Monitoring Framework will try to assess if the Plan's Settlement Strategy is being achieved in accordance with Indicator D25. This indicator looks at housing permissions. Policy PS 17 in the Plan states that 25% of the Plan's housing growth will be located within Villages, Clusters and Open Countryside. As the Joint Planning Policy Service came to an end in March 2023 we now only have the 2024 housing survey figures for the Gwynedd Local Planning Area. In light of this, the following figures focus on the situation in the Gwynedd Local Planning Area for the Villages, Clusters and Open Countryside tier in April 2024 (latest figures available): 719 out of a total 984 units have been completed, and 269 are in the land bank (and are likely to be completed). As the settlement will see its expected growth level on the grounds of this proposal together with the units already completed during the Plan's lifetime and what is in the current land bank, justification will be required with the application. The proposal is to provide intermediate affordable housing to close the gap that has been identified for this type of provision within the plan area. A housing needs survey was submitted with the application that states there is need for this type of housing in the Llanystumdwy area on the grounds that those who need the affordable housing are being priced out of the market. There is a development for new housing the other side of Maes Llwyd estate provides four open market units and two affordable social units. Additionally, the Strategic Housing Unit has confirmed that

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this proposal addresses the need for intermediate affordable units locally. It is therefore considered that there is justification for this proposal.

- 5.7 Policy TAI 8 seeks to encourage an appropriate mix of housing within new residential developments. Due to the size of the plot and the number of houses proposed, the variety that can be provided is restricted to an extent. In the Planning Statement of the application, it is noted that there is a mix of:

1x two-bedroom dwelling;  
3x three-bedroom dwellings, and;  
1x three-bedroom dwelling (with a garage)

- 5.8 The planning statement explains that the units will be developed by Tŷ Gwynedd and will then be sold based on an equity model which enables the buyer to purchase the property for an affordable price. The Strategic Housing Unit was consulted, and it noted there are 68 people on the common housing register for social housing in the area, and there are 19 applicants on the Tai Teg register for intermediate housing. The highest demand is for two-bedroom houses and three-bedroom houses are the second most popular. The unit stated that the proposed plan appeared to address the need in the area and noted that these plans make a direct contribution to the aim of Cyngor Gwynedd's Housing Action Plan to provide more housing to meet the existing high demand that exists in the county. It is considered that fair logic and evidence has been submitted for the proposed mix and that the density is inclusive and matches the residential character of the area. Note that the valuation was carried out by a Chartered Surveyor by using the RICS Red Book methodology. It must be accepted that the basis to the valuation is acceptable. An open market price of £285,000 is given for the two-bedroom house, £320,000 for the three-bedroom houses and £330,000 for the three-bedroom house with a garage.
- 5.9 From 20 October 2022, the Town and Country Planning (Use Classes) Order 1987 (the UCO) has been amended in order to create new use classes for 'Dwellings, used as sole or main residences' (Class C3), 'Dwellings not used as sole or main residences' (Class C5) and 'Short-term Lets' (Class C6). Related changes have also been made to the Town and Country Planning (General Permitted Development) Order 1995 (the GPDO) which allows for the unrestricted change between the new classes of use (C3, C5 and C6).
- 5.10 On 1 September 2024, an Article 4 Direction came into force for the Gwynedd Planning Authority area. The Article 4 Direction has revoked some of the permitted development rights between the above use classes. Even though the Article 4 Direction ensures control over the proposed use, consideration should be given to the appropriateness of imposing a planning condition, though the permitted development rights are also removed. It is noted that imposing such a condition is appropriate as this proposal has been assessed against the expected growth level for Llanystumdwy to prepare C3 residential units to meet the needs of the local community in accordance with Policy TAI 8.
- 5.11 Therefore, the proposal as submitted seems to respond to local demand for the type of houses needed. In doing so, it is considered that the proposal is acceptable in terms of compliance with the requirements of Policy TAI 8. Therefore, developing houses on the site is acceptable in principle, but it is required for the proposal to comply with other relevant policies as well.

### **Visual amenities**

- 5.12 As referred to above, the site is located adjacent to an estate of bungalows. The proposed houses would be finished with white render, stone and timber cladding and a slate roof. Considering the layout, design, scale, materials and appearance of the proposed houses, they would not create incongruous structures in the streetscape or have a detrimental impact on the visual amenities of

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the area. It is believed that the proposal complies with the requirements of Policy PCYFF 3 of the LDP.

- 5.13 The site is within 25m of two grade II registered buildings and the Llanystumdwy Conservation Area. The houses are surrounded by stone houses and as the appearance of the proposed houses would include elements of stonework and its main link with the Maes Llwyd estate which are pebble-dashed, it is not considered likely that the proposed development would have a significant detrimental impact on the listed buildings or on the Llanystumdwy Conservation Area, and it is therefore believed that the development is in line with policies AT1 and PS 20 of the LDP.

### **General and residential amenities**

- 5.14 The proposal involves erecting five houses, as well as associated developments on open land. Therefore, and unavoidably, there will be some impact on the general and residential amenities of the vicinity from having more houses in the area. Due to the site's setting in an empty field, between the A497, public house and various dwellings, the impact of the proposal on residents would be limited to a vast extent due to the nature of the proposed development in light of extending the residential area of Maes Llwyd. It is likely that the development would have some impact on the occupants of Maes Llwyd estate due to the increase in traffic, however, it is not considered that five new dwellings would have a significant detrimental impact on the amenities of those residents. The properties of Cyrion, Hen Erddi, Gerddi Singrig and Capel Bach are located to the north and west of the site, but it is not considered that their amenities will be affected to a significant degree due to the distance between them and the proposed development. As these will be dormer houses, it is not considered that the development would be intrusive for the bungalows to the east either as there would be no significant difference in their height. As a result of the above, it is not considered that the proposal would have a substantial detrimental impact on the amenities of the local neighbourhood, and it is considered that the proposal is acceptable in relation to criterion 7 of Policy PCYFF 2 of the LDP.

### **Transport and access matters**

- 5.15 The intention is to extend the unclassified road of Maes Llwyd to the west to provide an access from the existing estate and an estate road that would run along the houses that are subject to this application. There is already an access off the class 3 road through Llanystumdwy. Objections were received from the public on grounds of the suitability of the road through the Maes Llwyd estate for traffic during the construction work. It is intended to impose a condition to limit the construction working hours and agree on a construction management plan for the proposed development and it is likely to reduce the impacts on the residents of Maes Llwyd.
- 5.16 Two parking spaces would be available within the curtilage of every house, with a garage provided for one house. The number of parking spaces is suitable to the size of the houses.
- 5.17 To date, no response has been received from the highways unit. However, as the proposal provides parking spaces and access will be gained through an existing estate road and it would also be possible to secure traffic management measures during the construction work; it is not considered that the proposal is likely to have a detrimental impact on road safety and it therefore complies with the requirements of policies TRA 2 and 4 of the LDP.

### **Biodiversity Matters**

- 5.18 A landscaping plan was submitted with the application which identified biodiversity enhancements. A Reptile Survey was submitted noting there was no evidence of reptiles being present on the site and a Preliminary Ecological Report. It is believed that the tree report and preliminary ecological report was produced to a good standard. They also note that they were pleased to see that the boundaries between the property would be permeable for hedgehogs and that the plans demonstrate suitable elements regarding lighting and bats. It is noted that the

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Biodiversity Unit is of the opinion that no fencing should be erected through the hedge on the southern boundary of the dwelling's gardens, and confirmation has been received that no fencing will be erected in this location. The Biodiversity Unit suggested that a fence should be installed within the gardens of the houses between the dwellings and the hedge in order to protect it, but this is not considered reasonable as it would reduce the size of the proposed dwellings. An adequate green infrastructure statement was submitted which proposed an improvement of two bat tubes and two bird nesting boxes on every new dwelling along with the planting of indigenous plants. Due to the above along with appropriate conditions it is considered that the application complies with the requirements of policy AMG 5 of the LDP along with chapter 6 of PPW in relation to a step-wise approach.

### **Linguistic matters**

- 5.19 Criterion (2) of Policy PS 1 states that a Welsh Language Impact Assessment will 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 development is defined in Diagram 7 of the Supplementary Planning Guidance 'Maintaining and Creating Distinctive and Sustainable Communities' as five or more units in a Local Village such as Llanystumdwy. A Welsh Language Impact Assessment was submitted to support the proposal, and the Language Unit has confirmed that sufficient evidence has come to hand to support the conclusion that the development would likely have a generally beneficial impact on the area, and it is considered that the application complies with the requirements of PS 1 of the LDP along with the SPG.

### **Educational Matters**

- 5.20 The relevant policy within the context of educational contributions for residential developments is Policy ISA1 of the LDP. Given the information in the SPG 'Educational Development' (that remains relevant) and Policy ISA 1 (Infrastructure Provision), two primary aged pupils would derive from this proposal. The information that has been provided by the Education Department confirms there is sufficient space in Ysgol Gynradd Llanystumdwy and Ysgol Eifionydd for this proposal. Therefore, it is considered that the proposal complies with the requirements of Policy ISA 1 and the SPG.

## **6. Conclusions:**

- 6.1 Having weighed up the proposal against the relevant policies and given full consideration to the responses to the consultation, we conclude that the proposal in essence complies with the requirements of the policies discussed above. No other material Planning matter outweighs these policy considerations.

## **7. Recommendation:**

7.1

### **Conditions**

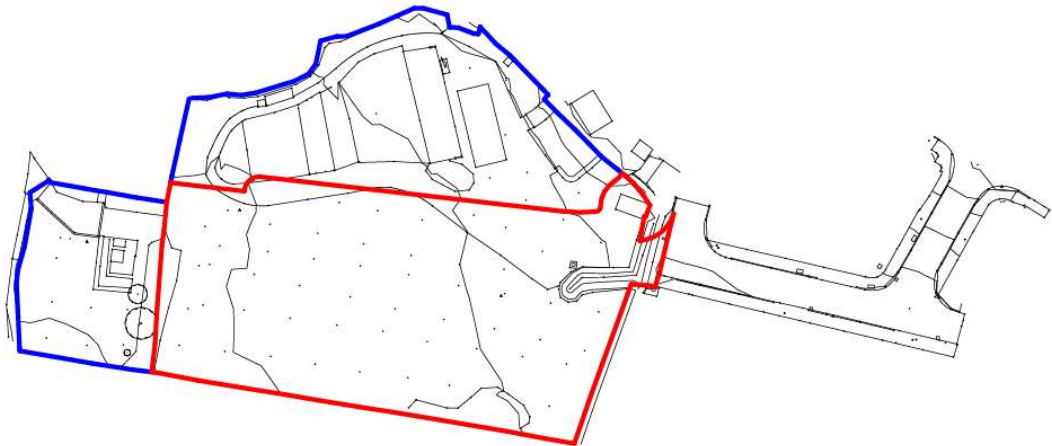
1. Five years.
2. In accordance with the plans.
3. Slate
4. Removal of permitted development rights
5. Affordable Matters
6. C3 use only
7. Agree on a Development and the Environment Management Plan
8. Welsh name for the housing estate and houses.
9. Biodiversity matters
10. Public Protection Matters

PLANNING COMMITTEE	DATE: 14/07/2025
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

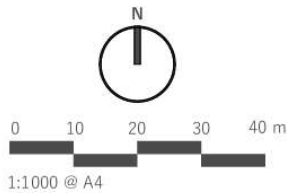
Notes  
Suds  
Welsh Water

# LOCATION PLAN

SCALE: 1 : 1000



PRINTED:	07/01/2025 12:38:01
REV. DESCRIPTION:	DATE BY CHK.
P1 PLANNING SET	07/01/2025 ME SD



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PROJECT:  
MAES LLWYD,  
LLANYSTUMDWY  
CLIENT:  
CYNGOR GWYNEDD

DRAWING TITLE:  
LOCATION PLAN

PURPOSE OF ISSUE: PLANNING	STATUS: S3
DRAWING No: MLL-SAL-01-ZZ-DR-A-0001	PROJECT No: P1280
SCALE: 1 : 1000@A4	REVISION: P1

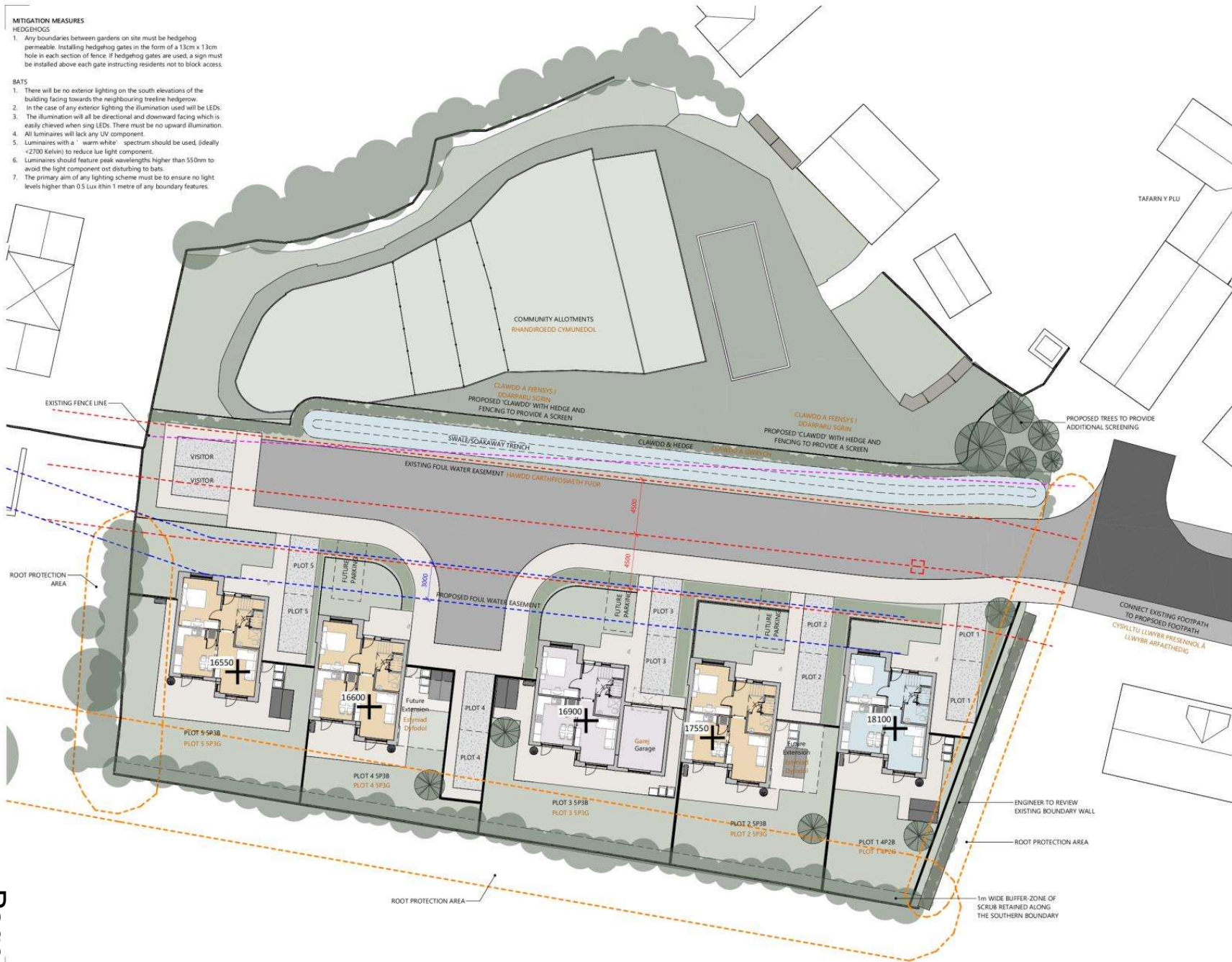


# MITIGATION MEASURES HEDGEHOGS

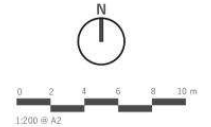
- Any boundaries between gardens on site must be hedgehog permeable. Installing hedgehog gates in the form of a 13cm x 13cm hole in each section of fence. If hedgehog gates are used, a sign must be installed above each gate instructing residents not to block access.

## BATS

- There will be no exterior lighting on the south elevations of the building facing towards the neighbouring treeline hedgehog.
- In the case of any exterior lighting the illumination used will be LEDs.
- The illumination will all be directional and downward facing which is easily chased when using LEDs. There must be no upward illumination.
- All luminaires will lack any UV component.
- Luminaires with a 'warm white' spectrum should be used, (ideally <2700 kelvin) to reduce blue light component.
- Luminaires should feature peak wavelengths higher than 550nm to avoid the light component disturbing bats.
- The primary aim of any lighting scheme must be to ensure no light levels higher than 0.5 Lux than 1 metre of any boundary features.



REV	DESCRIPTION	DATE	BY	CHK
P1	UPDATES FOLLOWING CLIENT COMMENTS	25/04/2024	ME	SD
P2	ISSUED FOR CLIENT COMMENTS	21/05/2024	ME	GU
P3	UPDATES FOLLOWING CLIENT COMMENTS	29/05/2024	ME	SD
P4	UPDATES FOLLOWING HIGHWAYS COMMENTS	09/06/2024	ME	SD
P5	DRAFT CAD	12/06/2024	ME	SD
P6	EXISTING ALLOTMENT FENCE SHOWN	14/06/2024	ME	SD
P7	SITE PLAN UPDATED	29/06/2024	ME	SD
P8	UPDATES FOLLOWING CLIENT COMMENTS	19/09/2024	ME	GU
P9	UPDATES FOLLOWING TREE SURVEY	23/10/2024	ME	SD
P10	PLANNING SET	23/10/2024	ME	SD
P11	ADDITIONAL TREES ADDED FOLLOWING CLIENT COMMENTS	01/11/2024	ME	SD
P12	TREES REMOVED TO CLUT DRAINAGE	22/11/2024	ME	SD
P13	WPA REQUESTED	25/11/2024	ME	SD
P14	PLANNING SET	01/01/2025	ME	SD



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PROJECT:  
MAES LLWYD,  
LLANYSTUMDWY  
CLIENT:  
CYNGOR GWYNEDD

DRAWING TITLE:  
PROPOSED SITE PLAN /  
CYNLLUN SAFLE  
ARFAETHEDIG

DRAWING STATUS: PLANNING	STATUS: S3
DRAWING NO: MLL-SAL-01-ZZ-DR-A-0003	PROJECT NO: P1280
SCALE: 1:200@A2	REVISION: P14

[illegible]

# MAES LLWYD, LLANYSTUMDWY

Llanystumdwy, Criccieth, North Wales LL52 6SH

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Pembrokeshire  
SA61 1QQ  
info@stديوowens.co.uk  
+44 (0)1534 544000 (North Wales)  
+44 (0)1437 224008 (Pembrokeshire)

## DRAWING NOTES

1. Drawing is property of Stديو Owens Limited
2. All references to material and construction are subject to change without notice and modification.
3. Do not scale from this drawing.
4. Site layout shown is approximate only.
5. All dimensions are in metres unless otherwise stated.
6. The Landscape Architect is not responsible for any discrepancies and/or misinterpretation.
7. All fields are subject to prior planning to change.
8. Utilise a 4.0m supply of water to the 1000mm depth of the water table. The water table is shown in the adjacent section to the right. The water table is shown in the adjacent section to the right.
9. The water table is shown in the adjacent section to the right. The water table is shown in the adjacent section to the right.
10. The water table is shown in the adjacent section to the right. The water table is shown in the adjacent section to the right.
11. The water table is shown in the adjacent section to the right. The water table is shown in the adjacent section to the right.
12. The water table is shown in the adjacent section to the right. The water table is shown in the adjacent section to the right.
13. The water table is shown in the adjacent section to the right. The water table is shown in the adjacent section to the right.
14. The water table is shown in the adjacent section to the right. The water table is shown in the adjacent section to the right.

## KEY

	Existing tree (indicated by a circle with a cross)		Proposed path
	Existing vegetation		Proposed medium grass
	Existing building (indicated by a rectangle with a cross)		Proposed bridge
			Proposed tree

REF	DETAIL	REMARKS / TREE LOCATION	DATE
REF 01 <td>1:1000<td>REMARKS / TREE LOCATION<td>01/11</td></td></td>	1:1000 <td>REMARKS / TREE LOCATION<td>01/11</td></td>	REMARKS / TREE LOCATION <td>01/11</td>	01/11
REF 02 <td>1:1000<td>REMARKS / TREE LOCATION<td>02/11</td></td></td>	1:1000 <td>REMARKS / TREE LOCATION<td>02/11</td></td>	REMARKS / TREE LOCATION <td>02/11</td>	02/11
REF 03 <td>1:1000<td>REMARKS / TREE LOCATION<td>03/11</td></td></td>	1:1000 <td>REMARKS / TREE LOCATION<td>03/11</td></td>	REMARKS / TREE LOCATION <td>03/11</td>	03/11

Stديو Owens Landscape Architecture

STATUS

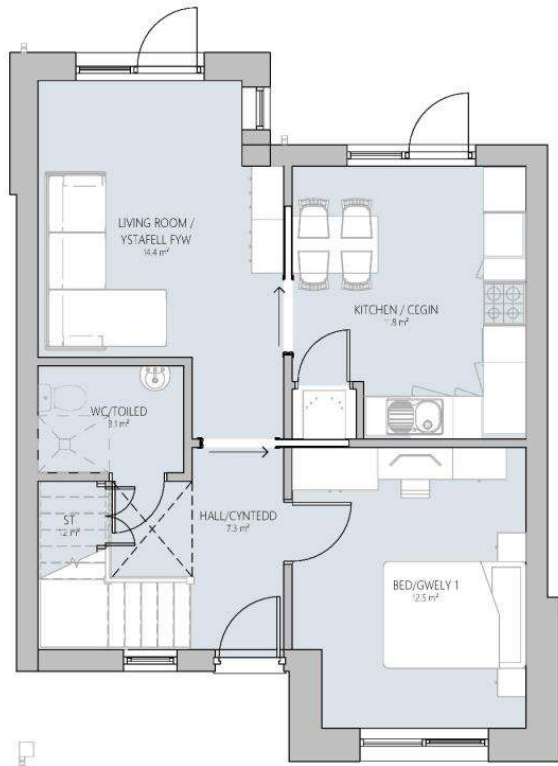
PLANNING

TITLE

SOFT LANDSCAPE DESIGN

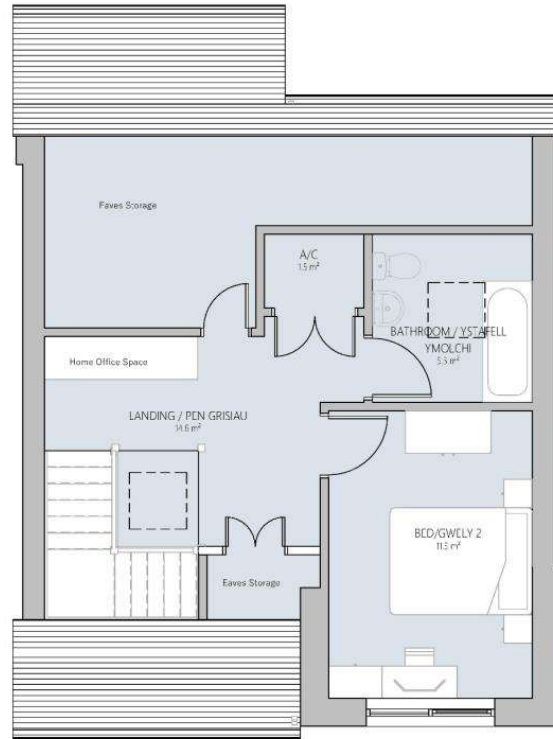
DATE / REF	REVISION
780-STO-00-00-DR-L-0002	P03

SCALE	OWNER	APPROVED	DATE
1:150@A1	GLO	GLO	27/10/24



4P2B GROUND FLOOR

SCALE: 1:50



4P2B FIRST FLOOR

SCALE: 1:50

4P2B REQ AREA: 83m <sup>2</sup>		
FF	32.2m <sup>2</sup>	
GF	53m <sup>2</sup>	
TOTAL	85m <sup>2</sup>	

REVISIONS				
NO	DESCRIPTION	DATE	BY	CHEK
P1	UPDATER SET	20/08/2024	MR	SD
P2	UPDATER TO INTERIOR LAYOUT	20/08/2024	MR	SD
P3	PLANNING SET	20/08/2024	MR	SD
P4	PLANNING SET	20/08/2024	MR	SD

PROPOSED MATERIALS	
	OFF WHITE RENDER
	NATURAL STONE CLADDING OR PAINTALISED SYSTEM SUCH AS TIFR
	TIMBER CLADDING
	DORMER DARK GREY CLADDING METAL / CEMENT BOARD
	TIL F OR SLATF ROOF



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PROJECT:  
MAES LLWYD,  
LLANYSTUMDWY  
CLIENT:  
CYNGOR GWYNEDD

DRAWING TITLE:  
4P2B DORMER BUNGALOW  
PLANS AND ELEVATIONS

DRAWING STATUS	STATUS
PLANNING	S3
DRAWING No:	PROJECT No:
MLL-SAL-02-ZZ-DR-A-0100	P1280
SCALE	REVISION
As indicated @ A2	P4



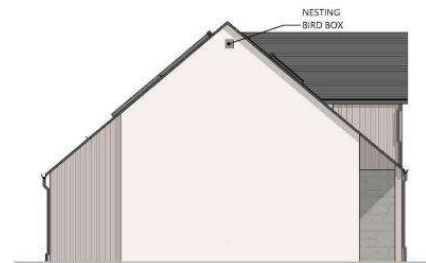
4P2B FRONT ELEVATION

SCALE: 1:100



4P2B REAR ELEVATION

SCALE: 1:100



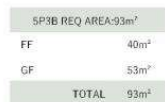
4P2B SIDE ELEVATION

SCALE: 1:100



4P2B SIDE ELEVATION

SCALE: 1:100



**5P3B FIRST FLOOR**  
SCALE: 1:50



**5P3B FRONT ELEVATION GARAGE**  
SCALE: 1 : 100



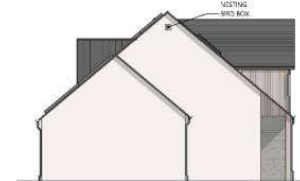
**5P3B REAR ELEVATION**  
SCALE: 1 : 100



7P3B ADAPTED FRONT ELEVATION  
SCALE: 1:100



**5P3B SIDE ELEVATION**  
SCALE: 1:100



**5P3B SIDE ELEVATION**  
SCALE: 1 : 100



**CP3B GROUND FLOOR GARAGE**  
SCALE: 1:50



**ADAPTED 7P4B GROUND FLOOR**  
SCALE: 1:50

PROJECT		START/END DT	
ID	DESCRIPTION	DATE	END
P1	UPDATES TO GET	04/08/2024	N/E
P2	UPDATES TO INTERNAL CRYPTO	10/08/2024	N/E
P3	PLANNING SET	23/12/2024	N/E
P4	PLANNING SET	07/01/2025	N/E

PROPORTION 6:1:1:1:1:1

OFF WHITE RENDER

RANDOM STONE CLADDING  
OR FALSIFIED SYSTEM SUCH  
AS TITAN

TIMBER CLADDING

DORMER OVER GREY CLADDING  
METAL/CEMENT BOARD

TILE OR SLATE ROOF

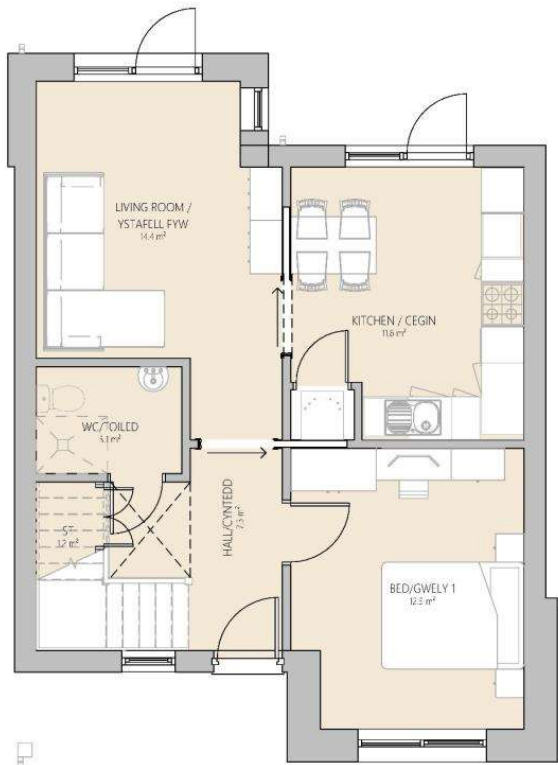


THESE RESULTS HAVE IMPLICATIONS FOR STRATEGIC DECISION-MAKING IN THE MANAGEMENT OF THE FIRM'S FINANCIAL POLICY. THE RESULTS OF THIS STUDY INDICATE THAT THE FIRM'S FINANCIAL POLICY IS AFFECTED BY THE FIRM'S SIZE, AGE, AND LEVERAGE. THE FIRM'S FINANCIAL POLICY IS ALSO AFFECTED BY THE FIRM'S INDUSTRY AND THE FIRM'S LOCATION. THE FIRM'S FINANCIAL POLICY IS ALSO AFFECTED BY THE FIRM'S FINANCIAL PERFORMANCE.

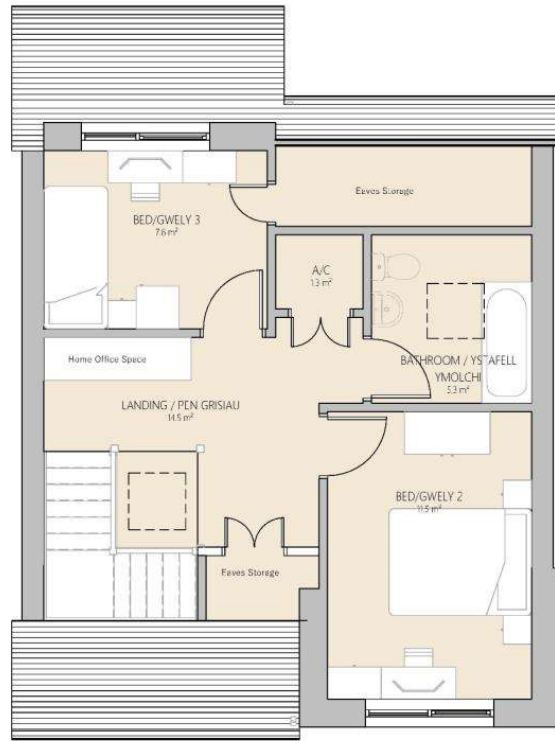
MAES LLWYD  
LLANYSTUMDW  
CYNGOR GWYNED

5P3B DORMER GARAGE  
BUNGALOW PLANS AND  
ELEVATION

CRASHING S.A.'S PLANNING	STATUS
CRASHING No. MLL SAL 02 ZZ DR A 0102	PROJECT P12
SCALE As indicated@A1	REVISION



5P3B GROUND FLOOR  
SCALE: 1:50

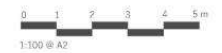


5P3B FIRST FLOOR  
SCALE: 1:50

5P3B REQ AREA:93m²	
FF	40m²
GF	53m²
TOTAL	93m²

REVISIONS		DATE		BY	CHK
NO	DESCRIPTION	DATE	BY	CHK	
P1	UPDATES SET	20/08/2024	MR	SD	
P2	UPDATES TO INTERIOR LAYOUT	20/08/2024	MR	SD	
P3	PLANNING SET	20/08/2024	MR	SD	
P4	PLANNING SET	20/08/2024	MR	SD	

PROPOSED MATERIALS	
	OFF WHITE RENDER
	NATURAL STONE CLADDING OR PANALISED SYSTEM SUCH AS TIER
	TIMBER CLADDING
	DORMER DARK GREY CLADDING METAL/CEMENT BOARD
	TILE OR SLATE ROOF



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PROJECT:  
MAES LLWYD,  
LLANYSTUMDWY  
CLIENT:  
CYNGOR GWYNEDD

DRAWING TITLE:  
5P3B DORMER BUNGALOW  
PLANS AND ELEVATIONS

DRAWING STATUS	STATUS
PLANNING	S3
DRAWING No: MLL-SAL-02-ZZ-DR-A-0101	PROJECT No: P1280
SCALE: As indicated@A2	REVISION: P4



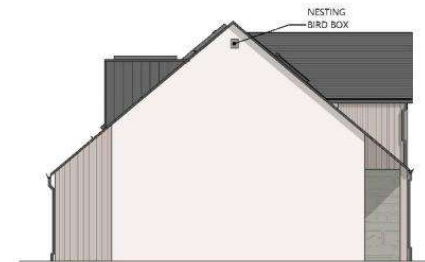
5P3B FRONT ELEVATION  
SCALE: 1:100



5P3B REAR ELEVATION  
SCALE: 1:100



5P3B SIDE ELEVATION  
SCALE: 1:100



5P3B SIDE ELEVATION  
SCALE: 1:100

PRINTED:		01/03/2025 12:48:08	
REV.	DESCRIPTION	DATE	BY / CHK
P1	ISSUED FOR CLIENT COMMENTS	21/05/2024	ME / GJ
P2	UPDATED FOLLOWING CLIENT COMMENTS	26/05/2024	ME / SD
P3	UPDATES FOLLOWING TREE SURVEY 03/10/2024	04/10/2024	ME / SD
P4	PLANNING SET	21/10/2024	ME / SD
P5	FEES REMOVED TO SUIT DRAWING	22/11/2024	ME / SD
P6	PLANNING SET	05/01/2025	ME / SD





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PROJECT:  
**MAES LLWYD,  
 LLANYSTUMDWY**

CLIENT:  
**CYNGOR GWYNEDD**

DRAWING TITLE:  
**PROPOSED SITE 3D / 3D  
 ARFAETHEDIG**

DRAWING STATUS: PLANNING	STATUS: S3
DRAWING NO: MLL-SAL-01-ZZ-DR-A-0007	PROJECT NO: P1280
SCALE: @A2	REVISION: P6



