



Complete Agenda

Democratic Service
Swyddfa'r Cyngor
CAERNARFON
Gwynedd
LL55 1SH

Meeting

PLANNING COMMITTEE

Date and Time

1.00 pm, MONDAY, 20TH OCTOBER, 2025

NOTE

This meeting will be webcast

https://gwynedd.public-i.tv/core/l/en_GB/portal/home

Location

**Hybrid - Siambr Dafydd Orwig, Council Offices, Caernarfon LL55 1SH
and Virtually via Zoom**

N.B.

To be preceded by a site visit in relation to application number C24/0937/16/LL Zip World, Chwarel Penrhyn, Bethesda

Committee members to meet at Chwarel Penrhyn, Bethesda at 10:30am

Contact Point

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(DISTRIBUTED 10/10/25)

www.gwynedd.llyw.cymru

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

AGENDA

1. APOLOGIES

To accept any apologies for absence.

2. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

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

3. URGENT ITEMS

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

4. MINUTES

6 - 11

The Chairman shall propose that the minutes of the previous meeting of this committee, held on, 29th September 2025, be signed as a true record.

5. PLANNING APPLICATIONS

To submit the report of the Head of Environment Department.

5.1 APPLICATION NO C23/0338/38/LL LAND ADJACENT TO LON PIN, LLANBEDROG, PWLLHELI, LL53 7PH 12 - 42

Full application for the installation of a 4.99MW solar photovoltaic (PV) farm with associated works including creation of a new vehicular access and access tracks, fencing, landscaping, install two containerised transformer stations to gather and export electricity created from the site and installation of underground cabling.

LOCAL MEMBER: Councillor Angela Russell

[Link to relevant background documents](#)

5.2 APPLICATION NO C24/0937/16/LL ZIP WORLD, CHWAREL PENRHYN, BETHESDA, BANGOR, GWYNEDD, LL57 4YG 43 - 64

Development of a new adventure tourism ride by way of a 'Swing' to include the erection of a swing platform structure, ramp and landing structure, associated cables and anchor structures together with associated works.

LOCAL MEMBER: Councillor Beca Roberts

[Link to relevant background documents](#)

PLANNING COMMITTEE 29 September 2025

Attendance:

Chair: Councillor Elwyn Edwards

Councillors: Delyth Lloyd Griffiths, Louise Hughes, Elin Hywel, Berwyn Parry Jones, Gareth T Jones, Anne Lloyd Jones, Cai Larsen, Edgar Owen, Gareth Coj Parry, Gareth A Roberts, John Pughe Roberts and Gruffydd Williams

Others invited - Local Member: Councillor Richard Glyn Roberts

Officers: Iwan Evans (Head of Legal Services - Monitoring Officer), Gwawr Hughes (Planning Manager), Elan Mared Lloyd (Planning Officer), Dafydd Jones (Solicitor) and Lowri Haf Evans (Democracy Services Officer).

1. APOLOGIES

Apologies were received from Councillor Huw Rowlands

2. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

- a) The following members declared that they were local members in relation to the items noted:
- Councillor Richard Glyn, (who was not a member of this Planning Committee), in item 5.1 (C25/0361/30/LL) on the agenda.

3. URGENT ITEMS

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

4. MINUTES

The Chair signed the minutes of the previous meeting of this committee, held on 8 September 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 C25/0503/14/DT

STRADE, 65 CAE GWYN, CAERNARFON, GWYNEDD

Demolition of existing conservatory and erection of new extension to the rear.

- a) The Planning Officer highlighted that this was a householder application to demolish an existing conservatory and erect a new extension to the rear. It was explained that it was proposed to finish the extension with timber cladding, with high windows installed on the side elevations of the extension and bifold doors and large windows on the rear elevation of the property.

It was noted that the property was a detached house in an estate of other detached houses and within the Caernarfon development boundary. The property is not located within any special land designations and the application was submitted to the Committee as the applicant was an Elected Member of the Council.

It was reported that no objection had been received during the public consultation and that Welsh Water proposed advice and guidance to the applicant by letter.

In terms of design and residential amenity matters, it was not considered that the proposal would harm the existing appearance of the site, neither would it excessively impact the area's visual amenities in general. The building was considered standard in appearance, in terms of visual amenities therefore, it was believed that the proposal complied with the requirements of criteria 1 and 2 of policy PCYFF 3. In design terms, it was considered that there would be no impact on neighbouring amenities as this was a single-storey extension, and the rear windows and doors would not have a worse impact on private amenities compared with the existing conservatory.

Attention was drawn to the proposed biodiversity improvements such as installing bird and bat boxes. It was noted that should the application be granted, it would be possible to set a condition to ensure that they were completed before the use of the proposed extension would commence.

It was considered that the proposal complied with planning guidelines and policies. The officers' recommendation was to approve the application with conditions.

- b) It was proposed and seconded to approve the application - the application was brought before the Committee as the applicant was an Elected Member.

In response to a question on Householders' Permitted Development Rights and that those rights permitted extending by up to 4m and why then was the application submitted to the committee, it was noted that the extension measured 4.8 metres and therefore needed to be submitted to the committee for a decision.

RESOLVED: To approve with conditions

- 1. Five years to commence the work**
- 2. In accordance with plans**
- 3. In accordance with the green infrastructure statement**

Information Note: Welsh Water

5.2 APPLICATION NUMBER C25/0202/40/LL

LAND AT Y FFÔR, PWLLHELI

Change of use application for the letting of 12 Holiday Cabins on land at Y Ffôr, Pwllheli

Attention was drawn to the late observations form.

- a) The Planning Manager highlighted that it was an application to develop a new holiday accommodation in the form of 12 permanent holiday cabins and associated parking, drainage and landscaping. The wooden cabins would be timber clad and stained in a conservation colour and each would include bedrooms, a bathroom, living room and kitchen-diner.

It was reported that the units would be placed in the corner of an agricultural field in open countryside. Although there is no special landscape designation to the application area, it does have the appearance and character of an undeveloped rural landscape with several residential properties, not in the applicant's ownership, located near the site.

It was noted that it was intended to provide a private clean and foul water drainage system for the proposal however the developer had not submitted the results of any porosity/percolation tests in relation to the private sewerage system. A landscaping plan was submitted with the application showing a proposal to plant a vast number of trees along the south-western and south-eastern boundary of the site, as well as reinforce the current hedge along the county road; however, details of that plan were not received with the application.

It was highlighted that Policy TWR 3 was the relevant policy in this application as the cabins would be there permanently. It was noted that the first part of the policy referred directly to an intensification of new developments. It was reiterated, in order to define 'intensification', attention was drawn to the explanation in 6.3.69 of policy TWR 3 which referred to the 'Anglesey, Gwynedd and Eryri National Park Landscape Sensitivity and Capacity Study' 2014. Within each Landscape Character Area the landscape's character is assessed to ascertain the capacity of the local landscape for further developments of holiday chalets or caravans.

It was reiterated that this specific development fell under the Landscape Character Area G10 (Canol Llŷn) and the study noted, "Outside the AONBs there may be very limited capacity for developments typically comprising of small scale to very small scale, sensitively sited and well planned developments that should relate well to the existing built environment / urban ground cover". It was noted that the Study defined very small developments as those of up to 10 units and small developments as those between 10 and 25 units." Although the site in question fell within the definition of a small development, it was not considered that this site was one that related well to the built environment or urban ground cover, and on this basis, it was not considered that there was capacity for the proposal on this rural site.

Attention was drawn to the second criterion which referred to the design, layout and appearance of the proposed development stating that it was of high quality, and that new developments should be located in unobtrusive locations. An unobtrusive location was described as being a location which was well screened by existing landscape features or where the units could be readily assimilated into the landscape in a way which did not significantly harm the visual quality of the landscape. It is considered that this proposal is located in the lower corner of the field in a location that is visible to the public from the highway. It was acknowledged that a Visual Landscape Impact Assessment had been submitted, however the officers noted that the proposal was not acceptable in terms of visual

effect and was therefore contrary to the second criterion, in addition to policy PCYFF 3 of the LDP in terms of visual amenity.

It was reported that the site was located within a rural area, and an area that had no commercial activity with the exception of occasional agricultural machinery on the fields and light traffic on the road. It was noted there was a historical static caravan site over 500 metres to the south-west and residential properties scattered here and there, with two of them approximately 150 metres to the south-east and south of the site. A house named Bodlas (nearest house) was located near the road, with an access to the road. It was considered that the site's activities, with an increase in traffic going to the site along the quiet road, would disrupt the tranquillity of the area and the character and attractive appearance of the local rural area. The activities that were characteristic of people on their holidays were different to the activities of residential properties and could include periods of high noise at times during the night, as well as regular vehicular movements. It was considered that this could cause a significant detrimental impact on the amenities of nearby residents and the proposal was therefore contrary to Policy PCYFF 2 of the Local Development Plan.

Observations were received from Heneb on the application which stated that an archaeological survey should be conducted before determining the application. Reference was made to the initial information that had been received but Heneb confirmed that the information was not sufficient to determine how the proposal was likely to affect any archaeology on the site. On this basis, the proposal was contrary to the requirements of policy AT4 of the LDP.

It was also noted that the proposal included providing a new Sewage Treatment System for dealing with the development's foul water waste. Reference was made to observations from Natural Resources Wales and the Public Protection Unit which confirmed that insufficient information had been submitted to guarantee that this approach to dealing with foul water waste was acceptable and was contrary to the requirements of policy ISA 1 which ensured adequate infrastructure provision.

It was expressed that a Linguistic Statement had been submitted since the report was published, and it was confirmed that it was possible to set planning conditions to ensure that the business incorporated a Welsh name and that Welsh/bilingual signage was used, had the proposal been acceptable in principle. Having received the Language Statement, the proposal was no longer contrary to the requirement of Policy PS1 of the LDP and the reason for refusal relating to a Linguistic Statement would be removed from the report.

It was considered that the proposal was contrary to the requirements of criteria 1.i and ii of policy TWR 3 and Policy PCYFF 3 and Supplementary Planning Guidance: Holiday Accommodation on grounds of visual impact, policy PCYFF 2 on grounds of impact on the amenities of local residents, policy ISA 1 on grounds of insufficient information to ensure adequate infrastructure provision to deal with foul water waste and policy AT4 on grounds of insufficient archaeological information. The officers recommended that the application be refused.

- b) Taking advantage of the right to speak, the applicant's agent noted the following points:
- That the applicant and his family were a local farming family from Wales.
 - That the application was for diversification and was needed to sustain the enterprise, to avoid division in a local farming family, to provide employment for the applicant's children and to prevent workers from moving away from farming and from the area.

- That Percolation Tests and a Geophysical Survey had been carried out - due to the availability of contractors, these had been carried out during the last fortnight. The findings highlighted that no prehistoric, settlement, cultural or burial-related remains were found.
 - A Welsh Language Statement had been submitted and it was confirmed that Welsh signage would be used throughout the site.
 - This was a small scale application for 12 Timber Holiday Cabins in a 'conservation' colour which blended with the environment in a location that had been extensively landscaped.
 - There were no objections from the Highways Department or in terms of Ecology.
 - In relation to the observations made, that there would be no Reception or supervision on the site, it was noted that visitors would book ahead and access would be managed by ANPR and CCTV. Should a reception be required, one of the cabins could be used for this purpose - this could be included as a condition.
 - That the Planning Officers reached a conclusion that the application could not be supported due to its impact on the landscape and on nearby residents. However, the Assessment of Visual Impact on the Landscape had concluded there would be "no material intrusion into its distinctive patterns of lowland coastal farmland and cultural character. The magnitude of change is negligible, and the overall effect is neutral at both Year 1 and Year 10".
 - That all trees and hedges on the existing boundary would be retained and that additional areas of trees would be planted.
 - In relation to this application, that another proposal for 35 units from a local resident had been approved last November at Allt Fawr, Pwllheli. This proposal in Ffôr was for 12 units only and complied with policy.
 - This was a unique case by a Welsh farming family seeking to diversify and create employment for the next generation avoiding having to separate families and the local workforce.
 - It would contribute to the local economy, support other local attractions, pubs, restaurants and shops.
 - Asked the Committee to consider the advantages this proposal would offer and that any standout elements could be dealt with by imposing conditions.
 - They would appreciate the Committee's support of the application.
- c) Taking advantage of the right to speak, the Local Member made the following observations
- That he agreed with the officers' reasons for refusal.
 - That there was considerable objection locally to the application.
 - The Community Council had unanimously objected to the application on grounds of overdeveloping the area.
 - The proposal would have an impact on similar business operations in this field - several holiday lets in the area were unable to reach the letting threshold and were required to pay the Council's tax premium.
- d) It was proposed and seconded to refuse the application.

An amendment was proposed and seconded to visit the site.

In response to the proposal of a site visit, the officer noted that the reasons for refusal related to the lack of information, not just visual matters.

A vote was taken on the proposal to carry out a site visit.

The proposal fell.

**RESOLVED: To Refuse
Reasons**

1. The site of the cabins and associated works, due to their number, location, design, setting and appearance in the landscape, and increase in the hard surface plots, would result in a prominent and intrusive feature in open countryside and would have a detrimental impact on the landscape and visual amenities of the rural area as well as leading to an excess of permanent sites in the local area. The proposal is therefore contrary to criteria 1.i and ii. of policy TWR 3 and policy PCYFF 3, of the Anglesey and Gwynedd Joint Local Development Plan (July 2017) and Supplementary Planning Guidance: Holiday Accommodation.
2. The scale of the proposal would create excessive movement along the county road together with an increase in activities, causing noise and disturbance to the detriment of the amenities of local residents. Therefore, the proposal is considered to be contrary to policy PCYFF 2 of the Anglesey and Gwynedd Joint Local Development Plan (July 2017).
3. There is insufficient information in the form of details of the location and size of the drainage area as well as the results of percolation tests in connection with the proposed Sewerage Treatment System. The proposal is, therefore, contrary to the policy requirements of ISA 1 of the Anglesey and Gwynedd Joint Local Development Plan (July 2017) which ensures adequate infrastructure provision.
4. Insufficient information including a geophysical survey has been submitted as part of the application, and therefore no conclusion can be drawn about the proposal's compliance with policy AT4 of the Anglesey and Gwynedd Joint Local Development Plan (July 2017) which safeguards undesignated archaeological sites and their setting.

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

CHAIR

PLANNING COMMITTEE	DATE: 20/10/2025
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Number: 1

Application Number: C23/0338/38/LL

Date Registered: 22/12/23

Application Type: Full

Community:

Ward: Llanbedrog and Mynytho

Proposal: A full application to install solar panels (PV) to create a 4.99MW solar farm with associated developments, including the creation of a new vehicular access and access tracks, building a fence, landscaping, installing two transformer stations to gather and distribute electricity produced and installing underground cables

Location: Land near Lôn Pin, Llanbedrog, Pwllheli LL53 7PH

Summary of the Recommendation: TO REFUSE

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1 Description:

- 1.1 This is a full application to install photovoltaic solar panels on existing agricultural land for a period of 25 years to create a 4.99MW solar farm. The proposed development would also include supplementary work in the form of creating a new vehicular access and access tracks, building a fence, landscaping, installing two transformer stations to gather and distribute electricity produced, installing underground cables and landscaping work.
- 1.2 The application site measures approximately 13.15 hectares (32.4 acres), and it includes agricultural grazing land assessed as 98% of grade 2 land (very good-quality agricultural land) and 2% of grade 3b land (moderate land to produce crops or high to produce hay) in accordance with the relevant requirements. It is located within a varied land form and landscape, which includes a mixture of smooth and rolling slopes. The presence of established hedges is seen bordering the area's fields with scattered mature trees growing on and near the site. The closest part of the site varies in terms of distance from the development boundary of the village of Llanbedrog in the nearest places between approximately 689m to the north-west, 623m to the north-east and 709m to the north. The site is located in open countryside within landscape that could be mainly described as rolling in terms of its form. Generally, within the local area, a mixture is seen in terms of the use of buildings and lands, including farms, residential houses, holiday cottages, leisure sites (caravans and camping) and a shooting range. A public footpath borders the application site to the north/north-eastern direction, whilst there is another public footpath a field's width away from the site to the west/north-western direction. A Class 3 public road known as Lôn Pin is located to the south-east/west/north-western direction.
- 1.3 The site is located within the Western Llŷn Special Landscape Area and the Llŷn and Enlli Landscape of Outstanding Historic Interest. The nearest boundary to the Llŷn AONB is approximately 1km away from the nearest part of the site of the proposed development. Listed monuments are scattered within the local area, all within 2.5km of the site. In addition, there are many Listed Buildings within 2.5km of the site, including Wern Fawr to the north. The following wildlife sites are located nearby or relatively close to the site:
- Coed Caerhos - bordering to the north/east
 - Castell Grug-Henllys Uchaf - partly bordering to the south
 - Wern Fawr - partly bordering to the north
 - Coed Penarwel - approximately 122m to the south-east
 - Henllys Ganol - approximately 212m to the west
- 1.4 The proposal involves installing solar panels to create a solar farm that would create 4.99MW of electricity for the National Grid. The application includes the following elements:
- Rows of PV panels on a north-eastern, south-facing axis. The panels would be approximately 3m at their highest point with a gap of between 3m and 6m between the rows depending on the formation of the land. The angle of the panels themselves will be on a 30-35° gradient.
 - 2 sub-stations which would measure 3m x 6m and 3m high.
 - 1 building for distribution to the network which would measure 6m x 4m and 3m high
 - A security fence measuring 2m high around the whole site
 - CCTV on 2.5m poles in different locations around the site

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- Vehicular access and access tracks

1.5 The following documents have been submitted as part of the application:

- Planning Statement
- Ecological Assessment
- Agricultural Land Quality Assessment
- Archaeology and Heritage Assessment
- Transport Statement
- Welsh Language Impact Assessment and Statement
- Community Involvement Statement
- Landscape and Visual Impact Assessment
- Impact Assessment on Trees
- Biodiversity Management Plan
- Glare Assessment
- Design and Access Statement
- Glint and Glare Report
- Environmental Construction Management Plan
- Construction Transport Management Plan
- Decommissioning and Land Reclamation Plan
- Landscaping Plan
- Green Infrastructure Statement

1.6 Scottish Power's existing electricity sub-station is located approximately 300m to the west from the nearest part of the application site. An underground connection will be made with this station to distribute the electricity produced on the site to the local grid network.

1.7 In response to responses received to the application's original consultation, additional and/or amended information was received and the relevant parties were re-consulted fully. Specifically, amended and additional details were received, as well as the vehicular access and the access tracks; detailed plans of the frames to hold the solar panels themselves; Green Infrastructure Statement; Linguistic Statement; and responses to observations received by the Archaeological Service, Natural Resources Wales, Woodland Trust, Community Council and the Land Drainage Unit regarding SUDS matters.

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

1.9 The proposal is screened under C25/0704/38/SC.

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.

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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

PS 2: Infrastructure and developer contributions

ISA 1: Infrastructure provision

PS 4: Sustainable transport, development and accessibility

TRA 4: Managing transport impacts

PS 5: Sustainable development

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

PCYFF 1: Development boundaries

PCYFF 2: Development criteria

PCYFF 3: Design and place shaping

PCYFF 4: Design and landscaping

PS 7: Renewable technology

ADN 2: PV Solar Energy

PS 19: Conserving and where appropriate enhancing the natural environment

AMG 1: Areas of Outstanding Natural Beauty Management Plans

AMG 5: Special landscape areas

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

AMG 5: Local Biodiversity Conservation

AMG 6: Protection sites of local or regional significance

PS 20: Protecting and where appropriate enhancing heritage assets

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

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

Also, the following is relevant to this case:

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) 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

TAN 24: The historical environment

3. Relevant Planning History:

3.1 It appears that there is no recent planning history in relation to the site.

3.2 A pre-application enquiry was submitted under reference Y21/0938 where the principle of such developments was discussed and what would be expected in terms of assessments and information to be presented as part of any formal Planning application.

4. Consultations:

Community/Town Council:

Llanbedrog Community Council has received a significant number of letters expressing concerns from local residents who objected to this application. Llanbedrog Community Council members discussed the application at a meeting last week and they have voted against the planning application at that meeting. Llanbedrog Community Council has several reasons for objecting to the application. Those reasons have been noted below:

1. Firstly, concern was expressed from several members regarding the

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quality of the application.

2. Concern was also expressed regarding the location and the fact that the solar farm would be constructed on good agricultural land. It was noted that this land has been used for years for farming and keeping good dairy cattle. As a result, the Community Council was very concerned about the impact of the plan on local farmers.

3. Further concern was expressed about the impact of the plan on the views of the area.

4. Furthermore, an important footpath from Llanbedrog to Nefyn goes through one field. The footpath is not seen on the map. But it has been included in the body of the application.

5. Concern was also expressed about the lack of consideration for helicopters that would fly above the location of the solar farm. It was noted that the Air Ambulance's landing spot was very close to the location in question.

6. The Community Council also noted that it was important to take a stance against such a plan from setting a dangerous precedent for the future.

7. This type of plan would not bring significant economic benefit to the area.

8. The exact location of the proposed application that the planning department has on the website is incorrect and the boundary should be extended to Lôn Pin, therefore makes the application site twice its size.

9. The planning department's map does not show the location of a brick building that would need to be constructed (as part of the plan) to connect the power from the site to the national grid.

These failures make this application invalid and therefore it should be thrown out.

Transportation Unit:

I refer to the above application and I confirm that the transportation unit does not have any objection. A request is made to include a series of conditions / standard notes should the application be approved.

Natural Resources Wales:

We continue to have concerns with the application as submitted. However, we are satisfied that these concerns can be overcome if there is a condition regarding the prevention of pollution associated with any planning permission given and the document noted below has been included in the plans and the approved documents on the

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decision notice:

- Detailed Soft Landscape Proposal, Drwg Number edp2777_d025a, by EDP (Detailed Landscape Plan).

Designated Landscape

Our landscape planning advice relates to the potential impacts of the development on the character of the landscape and the visual amenity of the Llŷn National Landscape / Area of Outstanding Natural Beauty (AONB) and its location, and whether the proposals would protect and improve the natural beauty in accordance with the statutory purpose of the designation. The site is located approximately 1km from the AONB boundary at its nearest point and is within the AONB location, where the duty to give attention to the purposes of the AONB designation applies. We have reviewed the following additional information presented in response to our previous advice dated 31 January 2024, namely a Detailed Soft Landscape Proposal. The Detailed Landscaping Plan is based on the Outline Landscape Strategy prepared by EDP, previously submitted and referred to in our previous advice. The Detailed Landscaping Plan addresses the request for a detailed landscaping plan, as requested in our previous advice. If your Authority intends to approve the application, we ask for the Detailed Landscaping Plan to be added to the list of approved plans/drawings.

Protected Species

We note that the explanatory letter dated 7 March 2025 notes: "The proposed development will not disrupt any trees with the potential of bats.". Therefore, we have no comments to make on the application as submitted in relation to bats. We recommend that you discuss the need to ensure further avoidance measures with your internal ecological adviser.

Pollution Prevention

We have reviewed the Construction Environmental Management Plan (CEMP). There is a watercourse to the south-eastern boundary of the site and a watercourse approximately 110 metres from the western/south-western boundary of the proposed site. Given how close the two watercourses are, we would advise that a water management plan should be put in place to correctly address run off and the pollution risks. We are satisfied that the CEMP fully addresses waste management and removal, but limited information has been provided in relation to how the project will reduce the risk

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of pollution. We advise that more information is presented by imposing a pollution prevention condition on any Planning permission.

Welsh Water:

Having reviewed the proposal, it does not appear that any connections are required with the local sewerage network for foul or surface water as part of the development. For this reason, Welsh Water has no observation to make regarding the application.

Public Protection Unit:

A noise assessment will be submitted showing compliance with the following noise level.

Noise outputs from the implementation of the solar farm will not be higher than: -

i) a level that corresponds to curve NR 30 between 0700 and 2200 and curve NR 20 at all, when it is assessed with open windows within any noise-sensitive annexes or buildings;

ii) 50 dB(A) Leq(1hour) from measuring it within the external amenity space or any noise-sensitive annexes or buildings.

Usually, they are expected to conduct a noise assessment, but it is not believed that there is reason to object, and mitigation measures could be built into the plan. Conditions can be imposed on any decision on the application.

Fire Service:

Access for fire vehicles: No observations.

Water supply: Any water supply should be in accordance with the Approved Document B Section 16.

Land Drainage Unit:

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

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

Due to the size and nature of the development, it is likely that an application will need to be provided to the SDS Approval Body for

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approval before construction work commences. No drainage plan has been submitted and until an application is made to the SAB there is no assurance that the site plan would enable compliance with the full suite of national SuDS standards. Early consultation with the SAB is recommended.

Biodiversity Unit:

The applicant has provided an ecological report. The survey was undertaken to a good standard, however the grasslands and hedges were surveyed on the 10th March 2023, which is before the spring and summer when many plants grow and flower, it is likely that many plant species were missed. A new access would be created and tracks across the four fields. I notice that the survey covers 4 fields and that the lease of the solar energy company covers 4 fields, two of which will have the solar arrays and I recommend that the other two fields provided biodiversity enhancement by managing them to suit breeding skylark and as traditional hay meadows. I therefore recommend that a biodiversity enhancement plan is provided show which fields will be managed as traditional meadow and a timetable of management operations. Reptile survey was not carried out and as the site is short grassland it is currently unlikely to support reptiles. The soft landscaping plan dated 21 March 2024 shows that the area of the solar arrays will be seeded with an agricultural mix, and for other parts a wildflower mix or the original grassland retained. I recommend that the original grasslands for the whole sites are retained. Where cabling is to be installed then turves of the trenches must be replaced with the soil. This development will result the following ecological and biodiversity impacts: 1. Loss of grassland habitat (solar arrays, trackways, hard standing areas, electrical connections). Although this grassland does not qualify as a section 7 habitat, it is likely it has a moderate biodiversity value and maybe a suitable habitat for grassland fungi. 2. Loss of part of hedge and mature trees. 3. Loss of part of clawdd. Cloddiau are a habitat of local biodiversity priority and part of the character of the local landscape. The ecological report has not provided an estimate for the area of grassland lost or the length of hedge/clawdd. These impacts have not been mitigated and I recommend suitable management with grazing levels and periods to enhance biodiversity and allow wildflowers to grow.

Trees Unit:

A visit was made to the site on 22/09/2025 and it is agreed with the Woodland Trust's comments dated 07/02/2024 that damage to the veteran trees lining the existing access track (as identified on the Ancient Tree Inventory (ATI)) **must be avoided**. This aligns with the stepwise approach detailed in PPW12.

Having reviewed the updated plans, it appears that a new access

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track will be created rather than undertaking any alteration, widening, resurfacing, or other engineering operations to the existing track, which could have had a detrimental impact on veteran trees. The new track will cross improved agricultural land and will therefore avoid such impact.

Should planning permission be granted, a condition should be imposed to ensure that no construction or operational traffic associated with the development utilises the track to the north of the site. This is to prevent harm to the veteran trees identified on the ATI, in accordance with the stepwise approach set out in PPW12 to ensure the protection of irreplaceable habitats.

Scottish Power:

I have reviewed the proposals and provide comments for SP Energy Networks who operate and manage the electricity network up to 132kV on behalf of the licenced network operator, SP Manweb, for the area including the application site.

In general, SP Energy Networks has no objection to the proposed development subject to required measures to protect SP Manweb network assets and ensure safe working around the affected network. The applicant should be advised to contact the SP Energy Networks regarding any connection enquiries and the consent should be subject to a planning condition. In the event of the application being approved, the applicant must be made aware of the need to work safely around these assets.

Language Unit:

The risk/impact on the language identified by the applicant: Barely any impact.

Language Unit's brief opinion: The Policy Unit has confirmed the need for a Language Statement. It was encouraging to see that the developer intends to use a Welsh name for the site and bilingual signs (contact details and warning signs). We would like to refer the applicant to the website of the Welsh Language Commissioner and the Welsh Offer, in order to assist them to create a Language Plan and identify the development in terms of promoting the Welsh language.

CADW:

This additional information comprises; formal drawings to a recognised metric scale (including access track details, formal drawings of the panel frames, a Landscaping Plan. Green Infrastructure Statement and addition information with respect to specific points of consultation. This additional information does not affect our advice given previously; that the proposed development

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will have no significant adverse impact or have an unacceptably damaging effect upon the settings of the above scheduled monuments.

Archaeological Service:

A report on the archaeological trial trenching completed at the site has been produced. We have reviewed the report and monitored the preceding fieldwork as regional curators, and confirm that the work has been undertaken in accordance with the CIfA professional standards for such work.

In accordance with national and local planning policy, it is recommended that, should planning consent be granted, the Local Planning Authority should require the completion of a staged programme of archaeological work.

Rights of Way Unit:

I refer to the above application. Public Rights of Way (Footpaths) number 8 and 10 in the community of Llanbedrog are affected by this proposal. The applicant will need to ensure that the public footpaths remain open and available for users before and after this development, as well as ensuring public safety measurements. Additionally, there will be a need to ensure that there is no damage to the surface of the path.

In terms of temporarily closing the public footpath, namely Llanbedrog footpath number 8, the applicant is asked to contact Cyngor Gwynedd's Public Footpath Team.

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Public Consultation:

Notices were posted in many scattered locations near the site, a notice was posted in the press and nearby residents were informed. The advertisement period has expired, and several letters/correspondences were received as well as a petition, objecting on the following grounds:

- Unacceptable scale/the impact of glare
- Harmful impact on the landscape designations/harmful impact on visual amenities/harm to sensitive views from high lands within the AONB
- The materials and finishes of features such as an out-of-character sub-station
- Insufficient information/misleading information/lack of thorough assessments/the quality of the information is poor
- The prominence of the type of development on the form and natural appearance of the local landscape/harming the area
- Harmful impact on tourism/local businesses
- Loss of good-quality agricultural land
- Similar applications have been refused
- Detrimental impact on heritage/archaeological assets
- Concern about ecological harm/local biodiversity/impact on protected species
- Harm to ancient and/or protected trees
- Setting a precedent
- Closing a public footpath/harmful impact on pedestrians
- Detrimental impact on residential amenities/health of local residents
- Harmful impact on the local road networks and on movements/public roads are too narrow for the development/harmful to the condition of the roads
- Contrary to the requirements of relevant policies/government guidance
- Detrimental impact on a nearby listed building
- No local benefit
- Unacceptable light/noise
- Unsuitable location
- Environmental Impact
- Concern about decommissioning work/financial responsibility
- Lack of capacity in the network to accept the electricity produced
- Independent assessments required
- Detrimental impact on carbon footprint/environmental harm
- Unsuitable location for such a proposal

As well as the above objections, objections were received that were not material planning objections, which included:

- The site lies within the AONB
- Loss of value would be a resulting impact

A letter / correspondence was received, supporting / giving comments on the application based on:

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- A strong need for a renewable energy source like this
- It is a form of diversification for agriculture that is more attractive than the caravan developments that we have locally

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 It is a requirement to make decisions on planning applications in accordance with the adopted development plan, unless other relevant considerations note otherwise. The Gwynedd and Anglesey Joint Local Development Plan (LDP) is the adopted 'Development Plan'. In terms of general policies, Policy PCYFF 1 states that proposals outside development boundaries will be refused unless they are in accordance with specific policies in the plan or national planning policies or that the proposal shows that its location in the countryside is essential.
- 5.2 In this case, it is said in the Planning Statement that the reason for locating the resource in the proposed place was its proximity to the current grid infrastructure, south-facing topography and its relatively isolated location away from visual recipients. It is noted that the size of the plan is at a scale that complements the landscape where it will be located. Given that the proposal in this case would be to install underground cables over a fairly short distance between the site and the nearby sub-station, it is believed that this is much less harmful to the landscape and the environment in general than running cables for some miles from further sites.
- 5.3 Policy ISA 1 is supportive of proposals regarding water, electricity, gas services etc., to improve the provision, subject to detailed planning considerations. The policy notes that proposals to provide infrastructure or public services, including water supply, sewerage drainage, gas and electricity and other relevant services will be approved, provided they do not pose significant harm to the local environment, public amenities or public safety. It is therefore accepted, from having an appropriate site that is acceptable from an environmental perspective, that there is justification in principle for developing this facility in a rural location like this.
- 5.4 Policy ADN 2 relates specifically to solar PV energy proposals. It is said that proposals for solar PV farms up to 5MW are approved if they can comply with a series of specific criteria mainly relating to the impact on the visual quality of the landscape, as well as the impact on other social and environmental factors:
1. All impacts on the character of the landscape, heritage assets and natural resources have been mitigated sufficiently, ensuring that special features of all landscape, biodiversity and heritage designations of local, national and international importance, including, where appropriate, in their layouts, are protected or improved;
 2. The proposal will not lead to significant harm to safety or sensitive recipients amenities including the impact of glint and glare and it will not have an unacceptable impact on road, railways or aviation safety;
 3. The proposal will not lead to a significant harm on the residential visual amenities of nearby residents;

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4. The proposal will not have an unacceptable cumulative impact in relation to current solar PV farms and those that have approval, and any other prominent features in the landscape;
5. At the end of the facility's operational life, the panels and associated infrastructure will be pulled down in accordance with the land's restoration plan and after-care submitted and agreed by the Local Planning Authority;
6. A Construction Environmental Management Plan (CEMP) is presented to show that any potential negative impacts emerging from the construction and decommissioning period are avoided.

- 5.5 Criterion number 1 of the policy notes that the type, scale and design of the proposed development should be appropriate from the perspective of the site, the location and the impact on the landscape. The Landscape Sensitivity and Capacity Study 2014 assesses the sensitivity and capacity of the landscape to cope with specific types of developments. According to the work that has been undertaken, this application site is located within the G07 West Llŷn Landscape Character Area, with the strategy for the area in relation to solar developments on the land stating *"Characteristically, there is no capacity for a solar PV energy development on a field scale (with the exception of very rare or micro scale developments that should link well with existing dwellings/buildings)"*. This result is based on the fact that the scenic quality and the strong feeling of place proven in this landscape has led to parts of it being designated nationally within the AONB Llŷn and the rest of the areas within the areas designated as West Llŷn SLA. It is noted that a micro development is defined as less than 500KW and/or 1ha. It is important to note that this assessment also highlighted that sensitivity varies locally within the Landscape Character Area, and the evidence available should be considered, as well as visiting every site individually before determining whether the nature of the specific site means that they could cope with the development on a larger or smaller scale than what is recommended in the Study. It must also be noted that the Study is Strategic from the landscape of the area, providing a snapshot of these areas. It is not prescriptive on individual site levels. It notes that area sensitivity varies and, therefore, a general evaluation across areas is conducted.
- 5.6 The applicant has submitted a Landscape and Visual Impact Assessment (LVIA) for the proposal. The landscape within the site and around it, particularly the mature vegetation that is associated with the hedgerows and the field boundaries, as well as the nearby woods, assists in integrating the development partly with the surrounding landscape. The LVIA concludes, due to the development's low nature, existing vegetation and the landscape's rolling form, that the impact of the proposal would be small on the character of the landscape on the local area. There would be no significant harmful impact on the AONB or any views into or out of the protected area. The LVIA also refers to mitigation measures in the form of additional landscaping, including filling gaps in the hedges and existing walls.
- 5.7 It is acknowledged that the land that would include the solar panel site is already comparatively hidden from the outside of the site, and it would be possible to ensure reinforcement to the screening to hide it even more efficiently through planning conditions. It is also acknowledged that it would be likely to be partly visible from some directions along the public road and nearby public footpaths, and the additional landscaping will take time to mature. It is noted that the development has an approximately 25-year operational period, and therefore it is possible that most of this period will have passed by the time that the landscaping has matured to an acceptable level. In addition, it must be acknowledged that the site is located within a Special Landscape Area, and although there are nearby houses, the site

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does not connect well with existing buildings or annexes, and the proposal is beyond what is defined as a micro development. The proposal falls into the 'medium' definition in terms of the energy produced (up to 5MW) or 'large' in terms of size (10-20ha) according to the Study. It is therefore considered that the area is sensitive, and the development is significantly larger than what the Study defines as a micro development. To this end, it is not considered that a proposal of this size is acceptable within this land designation and therefore it is contrary to the requirements of criterion 1 of policy ADN 2, as well as a Landscape Sensitivity and Capacity Study 2014.

- 5.8 In terms of the second criterion, it is seen that a Glint and Glare Report has been submitted with the application which assesses the impact of the proposal in terms of these considerations. No evidence has been submitted to contradict this and therefore it is not believed that there would be a significant impact because of these considerations.
- 5.9 A residential property known as Wern Newydd to the southern direction of the site is on land higher than the application site and it would directly overlook the site. Although it is acknowledged that distances between this property and the application site varies between approximately 265m and 398m, due to its elevated location, the panels would be a prominent and permanent feature from looking to the north of this residential site. Criterion 3 notes *"The proposal will not lead to significant harm to the residential visual amenities of nearby neighbours"* and although there is no definition of what would be a 'significant' impact, it is believed that the size of the intended site and the permanent attendance of panels mean that the impact is significant in the case of Wern Newydd residents. Consequently, the proposal is contrary to the requirements of criterion 3 of the policy.
- 5.10 There are no other existing solar farms within the local area and therefore there is no concern in terms of any cumulative impact, it is therefore not considered that the proposal is contrary to criterion 4.
- 5.11 It is customary when considering these types of applications to impose a standard condition to ensure that the panels and associated infrastructure is removed from the site and that the land is restored to its original condition in accordance with criterion 5.
- 5.12 A Construction Environmental Management Plan is submitted with the application which appears standard but relevant to the development and the site. It is believed that criterion 6 is met.
- 5.13 Based on the above, although it is considered that the principle of the proposal is acceptable from the perspective of policies relating to renewable technology namely PS 7 and ADN 2, it fails based on its impact on the character of the landscape and the residential visual amenities of nearby residents.

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Visual amenities

- 5.14 Policy PCYFF 3 promotes a high-quality design by ensuring that proposals comply with a series of criteria aimed at protecting the recognised features and character of the local landscape and environment. This proposal would mean creating resources for associated equipment and these would be comparatively small. There is also an intention to install a security fence, as well as poles for CCTV. Reference was made to paragraphs 5.4-5.6 above which assesses the proposal on the character of the landscape, and based on that assessment, it is not considered that the proposal, due to its size and location, adds or improves the character of the site and therefore, it is considered that the proposal was contrary to the requirements of policies PCYFF 3 and 4 and AMG 2.
- 5.15 A concern has been highlighted by objectors in terms of the impact of the proposal on views into and out of the AONB. The nearest boundary of the AONB is approximately 1km away from the site application to the south-eastern direction. It is believed that this distance, as well as the nature of the landscape and permanent barriers restrict, if not completely prohibit, prominent views into and out of the AONB. It is not believed that the proposal is unacceptable based on any detrimental impact on the AONB and therefore is acceptable in terms of the requirements of policy AMG 1. As there is a local impact mainly because of the proposal, it is not believed that there would be a prominent impact on the wide Llŷn and Enlli Landscape of Outstanding Historic Interest designations and therefore it is not considered that the proposal is contrary to the requirements of policy AT1.

General and residential amenities

- 5.16 Criterion 7 of policy PCYFF 2 of the Development Plan relates to protecting the amenities of the local neighbourhood. This criterion states that proposals are refused if they have a significant detrimental impact on the health, safety or amenities of local property occupiers.
- 5.17 In this case, additional documents (listed in the description of the application) have been submitted as part of the application and the information included in the documents states that the development will not cause any nuisance or unsuitable glare as a result of sunshine, and the proposal will not cause a significant harmful visual impact. Correspondence has been received from nearby houses mainly objecting on the grounds of the impact on the landscape and the views from the property. Reference was made to paragraphs 5.7 above, which assesses the impact of the proposal on the amenities of nearby residents that includes glint and glare. In accordance with this assessment, therefore, it is not considered that the proposal is likely to have an impact in terms of glint and glare. It is noted that paragraph 5.8 above confirms that the proposal is likely to have a significant visual impact from one specific property due to the size and location of the site compared with the residential property located on an elevated site, the requirements of policy PCYFF 2 do not refer to this impact and therefore it is not considered that the proposal is contrary to the specific requirements of this policy.

Transport and access matters

- 5.18 Policy TRA 4 of the Development Plan relates to managing transport impacts.

In this case, there is a proposal to create a new vehicular access and access tracks within the site. Clearly during the site's development period, there will be an increase in movements associated with that in terms of deliveries and workers. Although this

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cannot be confirmed clearly, a similar impact would be expected during the decommissioning period in terms of the nature and number of movements.

- 5.19 It is acknowledged that the local road network is comparatively narrow and without controls, movements associated with such a development could cause difficulties for road users occasionally. It is therefore seen that consideration has been given to this impact and appropriate steps have been proposed to mitigate the biggest difficulties. For example, it is proposed that many materials are sent to the site stored in containers which results in fewer movements. Deliveries will be timetabled to avoid multiple deliveries arriving at the same time. As usual, it is believed that management of these matters is possible to be achieved through including a condition to agree final details and, in doing, ensure that the development satisfies the relevant requirements of policy TRA 4. The Transportation Unit's observations were received, which confirms that there were no objections to the proposal and therefore it is not believed that the proposal is unacceptable based on the relevant requirements of policies TRA 2 and TRA 4.

Archaeological Matters

- 5.20 An initial response to the application was received by the archaeological adviser declaring that the proposed development, based on the details submitted, would likely have an impact on archaeological matters and, as a result, there are implications to that. It was noted that the information was insufficient to form an opinion on the application as submitted.
- 5.21 Later, a further report was submitted as a result of additional inspections of the site, including the work of opening ditches. This information has been assessed, and it is noted that the work undertaken on the site had also been monitored at the time by Heneb officers. Confirmation was given that the work had been undertaken in accordance with relevant professional standards for this type of work, although it is anticipated that there was one element to be completed for this part. It is noted that further work can be undertaken to comply with the mitigation programme that will be undertaken. However, based on a full assessment of all the information and in accordance with the requirements of local and national policies, it is recommended should approval be given, that the Local Planning Authority must ensure a programme of final archaeological work, including standard conditions.
- 5.22 Given the guidance provided above by the archaeological adviser, it is believed, should the proposal be acceptable, that it would be possible to ensure an appropriate work programme for archaeology, and in doing so, ensure that the proposal complies with the relevant requirements of policies PS 20 and AT 4.
- 5.23 Policy PS 20 also protects and safeguards heritage assets, including listed buildings and registered historical landscapes. In addition, the Historic Environment (Wales) Act declares that Local Planning Authorities shall have special regard to the desirability of preserving/safeguarding the setting of a listed building. The Wern Fawr grade II* listed building is located approximately 230m to the north from the part nearest to the application site whilst several listed buildings are further and scattered but within 2.5km to the site. There is no historical listed monument within

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or adjacent to the site, but it is seen that there has been a record of monuments within 2.5km to the site.

- 5.24 It is believed that there is sufficient distance between the site and local historical assets so that it would not have a direct and prominent impact on them. It is seen that the Wern Fawr building is the nearest listed building but, given the distance between the site and the building, as well as the presence of many mature trees and established hedges, it is not considered that the proposal is likely to cause significant harm to the setting of listed buildings and other historical assets and it is therefore considered that the proposal complies with the requirements of policy PS20.

Biodiversity matters

- 5.25 Some objections have been received which raises concern about the impact of the development on biodiversity and protected species in the area. It is also noted that the Biodiversity Unit refers to additional needs that would need to be considered for the development of the site. It is believed, should the proposal have been acceptable, that it is possible to ensure appropriate management and mitigation measures for the site and its surroundings which would protect the interests of biodiversity features.
- 5.26 Concern has also been raised about the impact of the proposed development on ancient trees within the local area. The allegation that ancient trees are being affected has been made without being based on robust or scientific data and to identify trees as being ancient, rigorous criteria must be followed. However, the trees officer undertook an assessment of the proposal through a formal assessment of the amended information submitted, as well as conducting a site visit to consider the impact on nearby trees. It was confirmed, should the proposal use an existing walkway, that there would be concern about the impact on ancient trees but, as it is a proposal to create a new access road through agricultural fields away from the trees, there would be no concern as a result.
- 5.27 A Green Infrastructure Statement was submitted with the application, as well as an ecological assessment by a qualified company. Given that it is possible to implement the recommendations and the mitigation measures as noted in these documents through suitable conditions to protect the interests of species and habitats, it is considered that the plan could meet the objectives of policies PS 19 and AMG 5 which aim to protect the identified biodiversity features, as well as chapter 6 of Planning Policy Wales, which relates to green infrastructure and the step-wise approach.

Operational period

- 5.28 The application seeks an operational period of 25 years for the development, which is a normal and reasonable period for such developments. Given that the period is not significant, it is considered that a 25-year development period would be acceptable.

Community benefit

- 5.29 The developer has considered possibilities that would include community contributions and local ownership, providing community benefits. It is said that funding models are considered to support owning a community project of this scale.

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It is acknowledged that any such steps must be feasible to be adopted, otherwise a commercial financial solution would be required to ensure the implementation of the plan. Should the application be acceptable, it is believed reasonable to impose a condition to agree on this matter further as it is reasonable to expect that a plan of this type, size and in a location like this, contributes to the local community.

Other matters

- 5.30 The site includes agricultural grazing land that has already been assessed as 98% of grade 2 land (very good-quality agricultural land) and 2% of grade 3b land (moderate land to produce crops or high to produce hay). 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"*

while paragraph 3.59 states

"When considering the search sequence and in development plan policies and development management decisions considerable weight should be given to protecting such land from development, because of its special importance. Land in grades 1, 2 and 3a should only be developed if there is an overriding need for the development, and either previously developed land or land in lower agricultural grades is unavailable, or available lower grade land has an environmental value recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations. If land in grades 1, 2 and 3a does need to be developed, and there is a choice between sites of different grades, development should be directed to land of the lowest grade."

- 5.31 The information submitted as part of the application states that the proposal would not lead to the complete loss of the agricultural land, as it is possible to continue using the land for agricultural use, despite the solar panels. It is acknowledged that the development would have an impact on the type of agricultural use made of the land, should the proposal be approved, but it must also be acknowledged that installing solar panels is a temporary development (albeit for a 25-year period) and should the proposal be acceptable, a planning condition would be imposed to restore the land once the operational period would come to an end. Therefore, in this respect, it is not considered that the proposal is completely contrary to the requirements of criterion 6 of policy PS6 or the Advice given in Planning Policy Wales, specifically therefore, paragraphs 3.58 and 3.59 in this case.

Linguistic matters

- 5.32 Excluding the developments that meet the thresholds for submitting a Welsh Language Impact Statement/Assessment noted in Policy PS1, guidance is provided in terms of the type of relevant applications where consideration should be given to the Welsh language in Appendix 5 (The Screening Procedure) of the Supplementary Planning Guidance (SPG) 'Maintaining and Creating Distinctive and Sustainable Communities'. The guidance contained states that every retail, commercial or

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industrial development that are not required to submit a Welsh Language Impact Statement / Assessment should show how consideration has been given to the language. Although it is not completely essential in this case based on the scale of the proposal, a Linguistic Statement was submitted noting the consideration that had been given to the Welsh language when drawing up the plan and noted several aspects how the plan would promote the language, these include:

- A Welsh name for the development;
- Ensuring bilingual signs within the site

- 5.33 It is believed, should the application be acceptable, that a condition could be imposed to agree on a Welsh name and the use of Welsh on signs, and in doing so, ensure that the development would contribute towards the language's visual presence in accordance with the requirements of policy PS 1.

Response to the public consultation

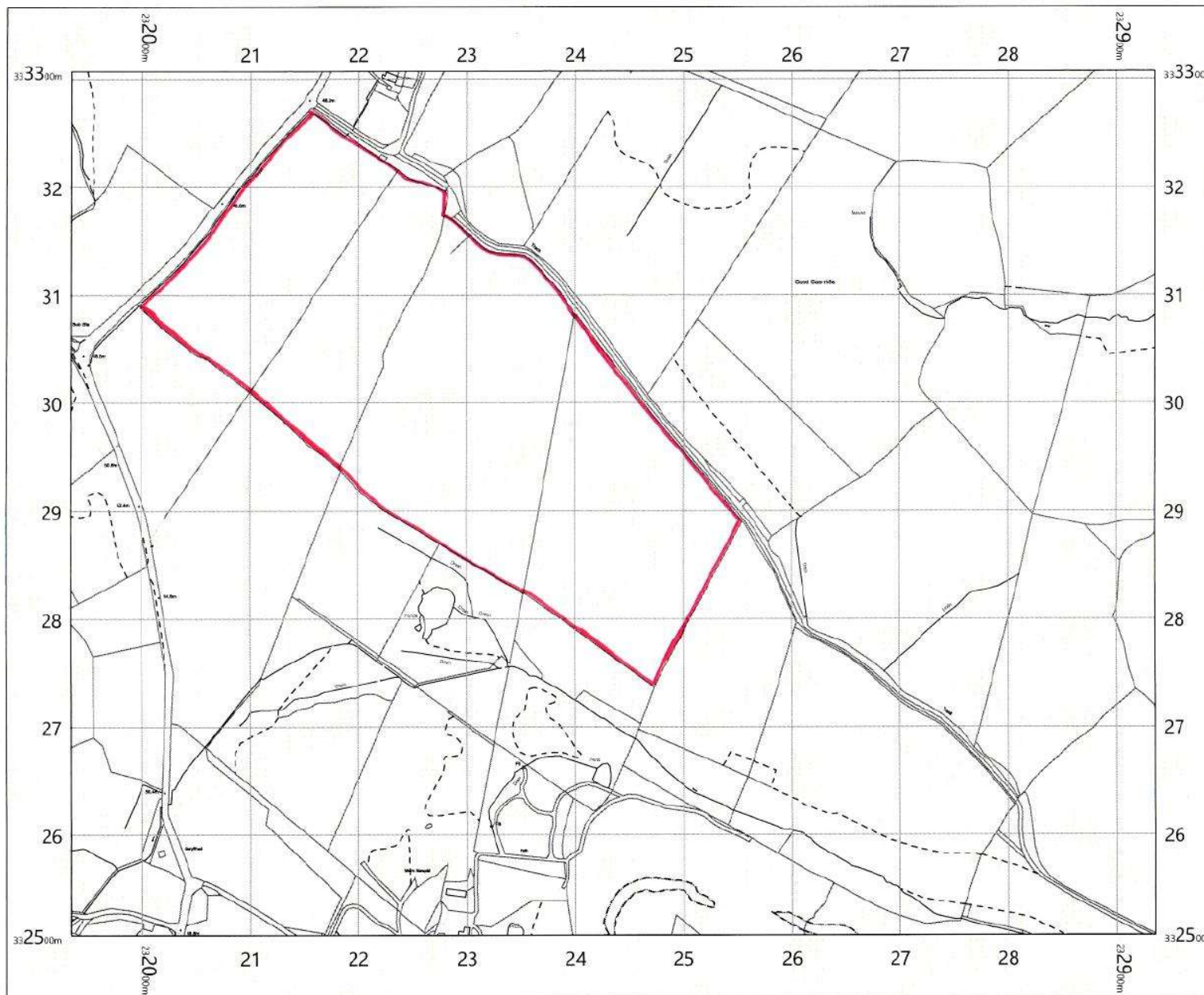
- 5.34 It is acknowledged that several objections have been received to this proposal, and it is considered that all relevant planning matters have been given appropriate consideration as part of the above assessment. The recommendation is made based on a full assessment of all relevant planning considerations, including all the observations and objections received during the public consultation, and nobody was wronged in any way when considering this application.

6. Conclusions:

- 6.1 As a result of the assessment above, it is not considered that the proposal is completely acceptable based on full compliance with the requirements of relevant policies as noted above. Specifically, it is considered that the impacts noted and discussed in the assessment above conflict with the policy although the general principle of this proposal is supported provided it complies with other adopted policies. It is therefore considered that the proposal is acceptable based on the size and location of the proposal within an Area of Special Landscape and its visual impact on the character of the landscape, and harm to the residential visual amenities of nearby residents.

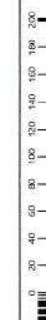
7. Recommendation:

- 7.1 To delegate powers to the Senior Planning Manager to refuse:
- 7.2 The proposal is unacceptable given the requirements of criterion 1 and criterion 3 of policy ADN 2, as well as the requirements of policies PCYFF 3 and 4 and AMG 2 of the Anglesey and Gwynedd Joint Local Development Plan (2017) and a Landscape Sensitivity and Capacity Study 2014 as a result of the size and location of the proposal within an Area of Special Landscape and its visual impact on the character of the landscape, and that it has a significant harm on the residential visual amenities of nearby residents, specifically the Wern Newydd property.



Lon Pin Site

Lease Area



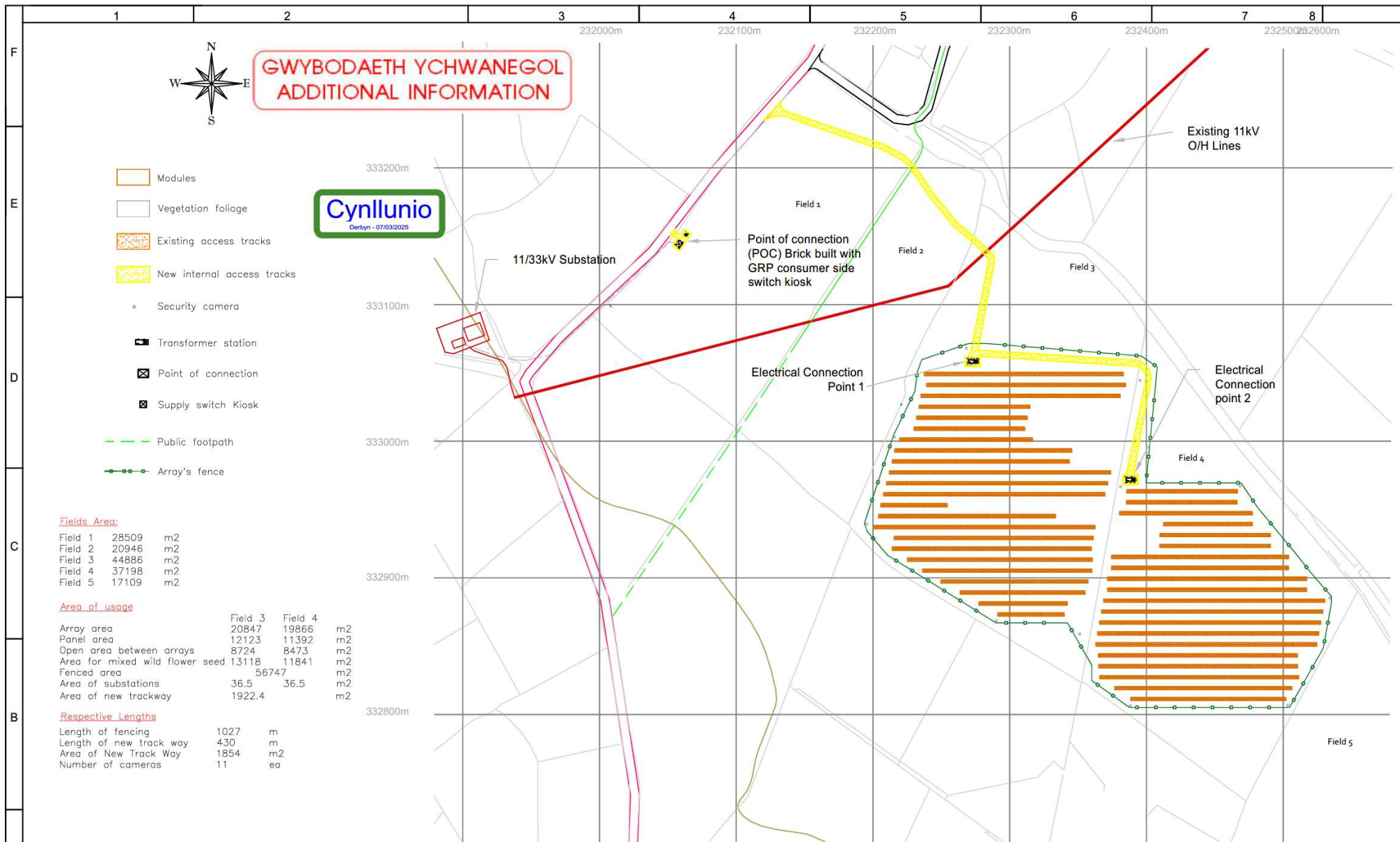
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MAIL BOXES ETC.



				09	22/03/24	SE	Panel layout and areas modified, access track revised
				08	13/12/23	SE	POC location adjusted and GRP Switch Kiosk added
				07	13/08/23	SE	Access route and POC modified in line with Arb report
				06	27/03/23	SE	Adjusted for archaeological exclusion zones
				05	10/03/23	SE	Utility scale panel size and quantity updates
				04	28/02/23	SE	Updated following meeting with SPEN
				03	25/10/22	SE	General updates
				02	21/05/20	SE	DNO Substation moved closer to boundary line
10	16/04/24	SE	Updates following Archeologically investigation	Rev	Date	By	Description



SJ1 Renewables Ltd
Do not scale from drawing
All dimensions in meters

Site Name: Lon Pin		Type of System Photovoltaic	Project Stage Planning	
Drawing Title: General arrangement drawing		Total output 4.996 MW	Connection 11kV	
Revision: R10	Scale: 1:2500	Drawing Status: Proposal	Date: 03/05/2020	Pagesize: A3
Drawn By: SE	Checked By: NE	Sheet: 1 of 1	Drawing No: E00105-00-000	

GWYBODAETH YCHWANEGOL ADDITIONAL INFORMATION

Cynllunio
Derbyn - 07/03/2025

Tree Maintenance and Management During 5 Year Establishment Period

Investigate following planting, the tree should be monitored throughout the 5 year period at least between May and September each year and 20mm trees 20 general column measures can be taken. Subsequent watering will be undertaken as necessary to the degree of tree and showing signs of drought to ensure the establishment and contribution of all planted trees over year 5 onwards. If the tree at any time has been damaged by an irrigation pipe, this should be used as the primary method of watering. The irrigation pipe should be the same as the one used for the tree. The tree should be monitored and watering should be continued until the tree is established. The tree should be monitored and watering should be continued until the tree is established. The tree should be monitored and watering should be continued until the tree is established.

At times, any trees and garden plants to prevent animal damage. There should be checked regularly to ensure they remain in place and any missing elements replaced. If the tree is in place, it should be checked regularly to ensure they remain in place and any missing elements replaced. If the tree is in place, it should be checked regularly to ensure they remain in place and any missing elements replaced.

A formal assessment of young tree health and development should be carried out annually by a qualified person who will also identify any problems and advise on the best way to manage them. The assessment should be carried out annually by a qualified person who will also identify any problems and advise on the best way to manage them. The assessment should be carried out annually by a qualified person who will also identify any problems and advise on the best way to manage them.

The root collar should be checked regularly to ensure they remain in place and any missing elements replaced. If the tree is in place, it should be checked regularly to ensure they remain in place and any missing elements replaced. If the tree is in place, it should be checked regularly to ensure they remain in place and any missing elements replaced.

Formative pruning should be carried out in accordance with BS5836 as required throughout the 5 year establishment period. For further guidance on tree maintenance during establishment refer to BS5836:2012 Section 3.1.



Tree Detail

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- Red Boundary
- Existing Tree to be Retained
- Existing Unplanted Area Reserved
- Proposed Tree Planting
- Proposed Native Hedger
- Proposed Native Understorey Planting
- Conesville Sedge-Lang Tern Grass
- Wildflower Meadow (Meadow)
- Wildflower Meadow (Meadow)
- Wildflower Meadow (Meadow)
- Proposed Tree Access
- Proposed Fencing
- Overhead Fencing
- Power Station
- Proposed Solar Array
- Designated Site

Planting Details:

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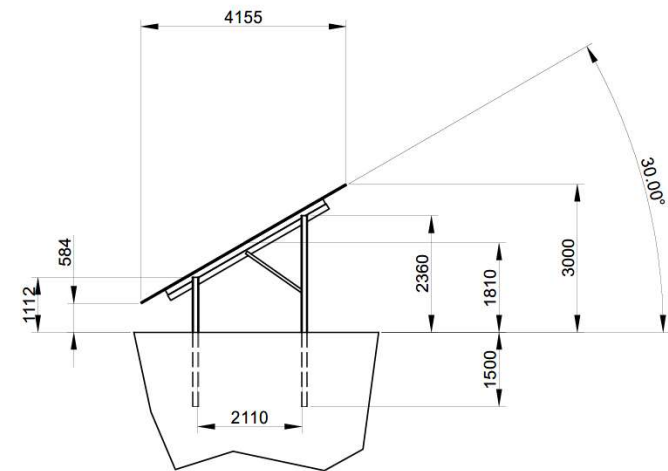
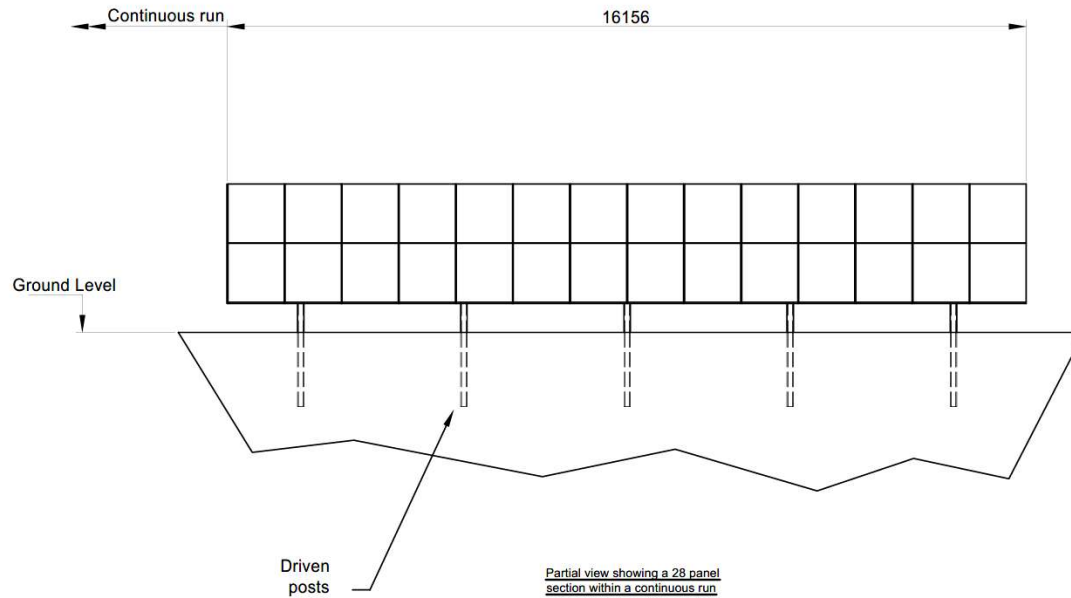
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Scale 0 5000mm

Rev	Date	By	Description
02	22/03/24	SE	Update to information and re-scaled



Do not scale from drawing
All dimensions in Millimeters

Material	Steel
Finish	Hot Dip Galv
Projection	

Site Name:
Lon Pin

Drawing Title:
Mounting system diagram of showing a single bay

Revision:	R02
Drawn By:	SE

Scale:	1:100
Checked By:	NE

Type of System
Photovoltaic

Total output
4.996 MW

Drawing Status:	Proposal
Sheet:	1 of 1

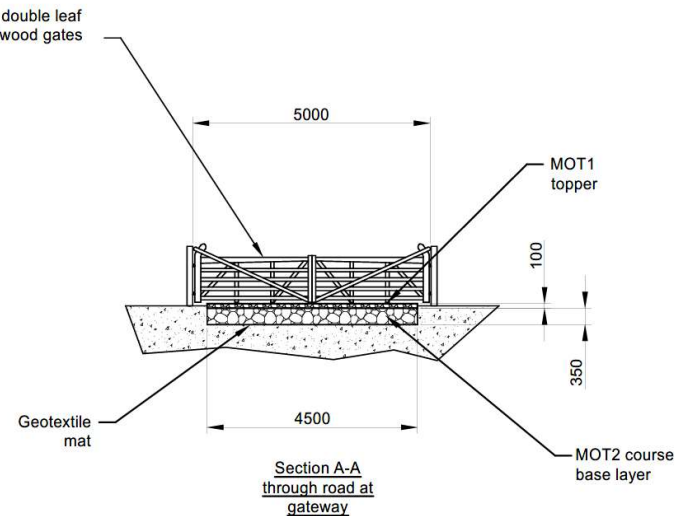
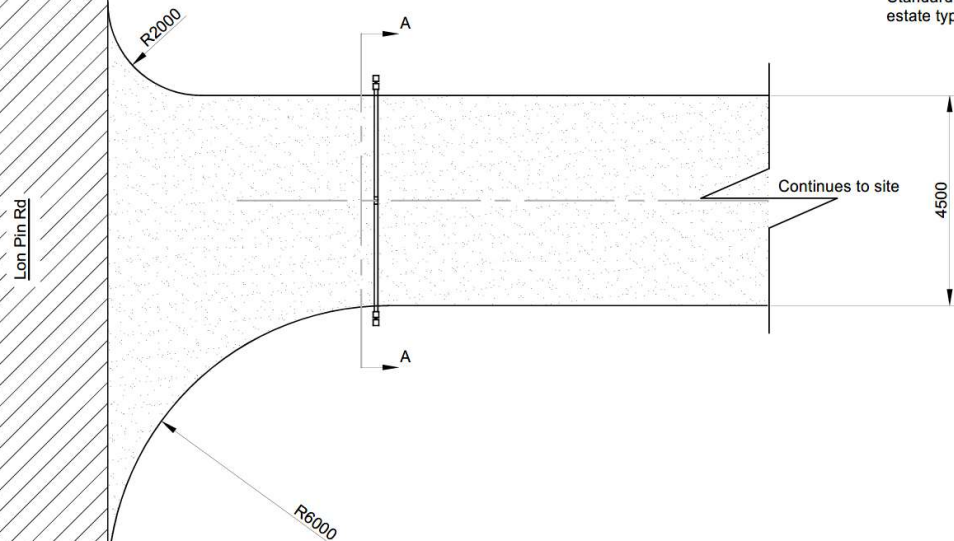
Project Stage
Planning

Connection
11kV

Date:	30/03/2023
Pagesize:	A3
Drawing No:	E00105-07-001



GWYBODAETH YCHWANEGOL
ADDITIONAL INFORMATION



View of site
access point

- Notes -
Remove all top soil to expose subsoil and any clay inclusions
Lay woven geotextile matting
MOT2 course layer to be compacted in layers to required depth
MOT1 topping to be compacted in layers



Rev	Date	By	Description
02	16/04/24	SE	Gate added



Do not scale from drawing All dimensions in Millimeters		Site Name: Lon Pin		Type of System Photovoltaic	Project Stage Planning	
		Drawing Title: Access trackway entry to side and Cross section		Total output 4.996 MW	Connection 11kV	
Material See above	Finish Compacted	Revision: R02	Scale: 1:100	Drawing Status: Proposal	Date: 27/03/2024	Pagesize: A3
Projection		Drawn By: SE	Checked By: NE	Sheet: 1 of 1	Drawing No: E00105-05-001	











PLANNING COMMITTEE	DATE: 20/10/2025
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Number: 2

Application Number: C24/0937/16/LL

Registration Date: 22/09/25

Application Type: Full

Community: Llandygai

Ward: Tregarth and Mynydd Llandygai

Proposal: Development of a new adventure tourism ride by way of a 'Swing' to include the erection of a platform structure, a ramp and landing structure, associated cables and anchor structures together with associated works

Location: Zip World, Penrhyn Quarry, Bethesda, Bangor, Gwynedd, LL574YG

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

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1 Description:

- 1.1 This is a full application for the creation of an additional activity on the *Zip World* site in Penrhyn Quarry, Bethesda. It is intended to establish a new ride in the form of a giant swing (6 seater) with the work to include erecting a platform structure, a ramp and landing structure, associated cables and anchor structures.
- 1.2 The application site includes a parcel of land within Penrhyn Quarry, to the south west of the existing Zip World site, extending across the quarry lake towards the south east towards the gallery on a higher level on the southern side of the quarry pit. The proposed development includes four main elements:
 - The lowest anchor point (northern), the ramp, the landing area and the cart;
 - The swing and platform;
 - The highest anchor point (southern);
 - The above would be connected by way of two tensioned cables, traversing the quarry between both anchorage points. These would be fixed in place by pairs of upright steel columns on concrete pad footings.
- 1.3 The site is partially located within the Slate Landscape of North West Wales World Heritage Site and the Dyffryn Ogwen Landscape of Outstanding Historic Interest with the monuments of Penrhyn Quarry (quarry hospital, underground levels and relict areas) nearby.
- 1.4 The following information was submitted in support of the application:
 - Planning Statement
 - Heritage Impact Assessment;
 - Economic Impact Assessment;
 - Landscape and Visual Assessment;
 - Setting Assessment;
 - Noise Impact Assessment;
 - Ecological Appraisal Evaluation;
 - Habitat Enhancement
 - Drainage Strategy;
 - Interim Travel Plan
 - Construction Methodology Statement; and
 - Environmental Construction Management Plan

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 Unitary Development Plan.
- 2.2 The Well-being of Future Generations (Wales) Act 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven well-being goals within the Act. This

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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. (Composite Version including Matters Arising Changes, January 2017)

PCYFF 2 : Development criteria

PCYFF 3 : Design and Place Shaping

TWR 1: Visitor Attractions and Facilities

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

PS 1: The Welsh Language and Culture

PS 14: The Visitor Economy

PS 19: Conserving and where appropriate Enhancing the Natural Environment

PS 20: Protecting and where appropriate Enhancing Heritage Assets

2.4 National Policies:

Planning Policy Wales – (Edition 12, 2024)

Technical Advice Note 5: Planning and Nature Conservation

Technical Advice Note 11: Noise

Technical Advice Note 12: Design

Technical Advice Note 13: Tourism

Technical Advice Note 24: The historic environment

3. Relevant Planning History:

The site has an extensive planning history, although it does not relate to this specific development.

4. Consultations:

It is noted that there have been several consultations following the receipt of amended information during the consideration of the application - the latest observations received from the consultants are summarised below:

Town Council: No response received

Transportation Unit: No objection

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Cadw:

Advice

This response is based on the advice provided by Cadw's Senior Historic Environment Planning Officer.

We have significant concerns, 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.

Assessment

A revised Historic Impact Assessment has been submitted in support of this application. This clearly identifies the adverse impact of the proposed development on the settings of the scheduled monument and the World Heritage Site and provides the following proposed measures that will be implemented to offset these impacts: -

- Removal of detracting structures: including the removal of existing storage containers and redundant timber-clad shed, which are in close proximity to the lower anchorage point. This would help to remove 'visual clutter' from the immediate area.
- Dedicated viewing area around the lower anchorage point: including a dedicated heritage viewing area positioned to take advantage of views of the quarry pit and benched galleries. The area will be accessible to all visitors, including non-participants. It would offer a unique visual experience of the quarry for those who are unable to or do not wish to partake in the organised activities on offer.
- Dedicated viewing area near the Princess May headframe: positioned to provide unobstructed sightlines to the Princess May water-balance headframe and benched quarry galleries beyond. The area will be accessible to all visitors, including non-participants, and will be clearly demarcated from operational areas. A guided visit to the viewing area will also be included in the route for participants from the 'kit-up tent' to both the swing and the 'Little Top' zipline. The visit will be accompanied with commentary on the Princess May and its historical significance, delivered by the Zip World staff.
- Heritage interpretation panels: to be provided in the heritage viewing areas. A detailed scheme of interpretation to be developed and agreed with the Local Planning Authority (LPA) and Cadw and agreed by way of a condition, prior to installation.
- Vegetation management around the Princess May headframe: in particular tackling the vegetation which screens views towards the structure and has the potential to cause damage to the structure if not managed. A method statement and management plan can be conditioned prior to any clearance work.

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- Soft landscaping screening to existing sewage treatment: to mitigate detrimental views of the sewage treatment plant from publicly accessible areas looking towards the Princess May headframe. This is expected to be low-level landscape screening to mitigate the visual impact of the sewage treatment facility as far as possible, using materials and a design which is sympathetic to the quarry environment
- Commission a specialist report (with recommendations) on the condition of the Princess May headframe and provide a copy of the report to the asset owner.
- Team training programme.

The methodology of the Historic Impact Assessment meets the ICOMOS guidance, and we are satisfied that the implementation of the above measures would offset the identified adverse impacts of the proposed development. Consequently, Cadw do not object to the positive determination of this application subject to conditions requiring that all the above measures are implemented before the first commercial operation of the ride, except for the requirement for the specialist report on the condition of the Princess May headframe which can be completed six months after the first commercial operation of the ride.

If required Cadw can assist in the preparation of suitably worded conditions to ensure that these measures are fully and appropriately implemented.

Natural Resources Wales:

Satisfied that concerns regarding the application can be overcome by the inclusion of a planning condition on any permission granted to ensure that a Method Statement is submitted, based on the principles outlined in the Preliminary Ecological Appraisal to safeguard the features of nearby protected sites

Gwynedd Archaeological Planning Service:

No response received

Biodiversity Unit:

No objection - the Biodiversity Improvement Plan is reasonable and shows a Net Gain for Biodiversity in line with Planning Policy Wales.

Dŵr Cymru/Welsh Water

Observations for the applicant

Public Protection:

As this is the first of its type, it is very difficult to assess whether the swing will have a noise impact on the area. If the Authority approves the application, the Service would recommend that conditions are imposed on any permission in relation to the operational hours and the noise threshold as outlined in the noise report to ensure that local residents are not affected by noise.

We have concern about noise from customers screaming while they

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are on the Swing, and how this can be managed.

Land Drainage Unit:	No observations to submit.
National Park Officer:	No response received
Public Consultation:	<p>A notice was posted on site and in the press, and neighbours were informed. The response below was received to the public consultation process:</p> <p><i>"The proposed giant swing will be designed to create a 'terror' and 'thrill' experience for those who ride, leading to inevitable loud, anti-social screaming, to be suffered by the residents of Rhes Jams and the nearby community on a daily basis.</i></p> <p><i>If the proposed plan is approved, we ask Cyngor Gwynedd to discuss the above matter with Zip World to ensure that the company takes appropriate steps to mitigate our concerns."</i></p>

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 An Economic Impact Assessment from a specialist company was submitted, which noted that the plan would:
- Secure jobs in the construction industry and throughout the supply chain.
 - Facilitate 20 all-year round operational FTE jobs with living wage and above.
 - Create additional GVA of at least £5 million over 10 years, relating to the direct jobs.
 - Support further indirect jobs in the tourism and hospitality sectors – supporting further wages and economic activity in the regional economy.
 - Commit Zip World to £1.9m of investment in North Wales.
 - The Benefit Cost Ratio for the Swing is high (over 4) which means the project is high value for money, contributing significant economic benefits to the local area.
- 5.2 Policy PS 14 of the Local Development Plan supports proposals to develop a local year-round thriving tourism industry. Policy TWR 1 reflects this by supporting proposals for new visitor attractions or facilities, or to improve and extend the standard of existing facilities. TWR 1 requires proposals to conform with criteria relating to the use of a suitable previously used site, the use of a site closely related to other existing buildings and the development of an activity which is restricted to a specific location. Given the use of the surrounding site as a popular tourist destination, and the post-industrial nature of the location and the economic benefit likely to derive from the development, it is believed that this development would enhance and extend the range of facilities available for visitors in a way that is consistent with the principles of these policies.

Visual amenities

- 5.3 The site is located within the catchment of the quarry's activities that includes the *Zip World* attraction with a variety of structures located around the proposed structure. Any view of the structure itself would be seen from within this context with its backdrop of an industrial nature. The proposed structure is of a practical and functional design, that in itself reflects the industrial nature of the site

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with steel columns suspending wires and equipment that resembles some of the adjacent quarry's construction.

5.4 A Landscape Visual Impact Statement prepared by heritage experts was submitted with the application, and the conclusions are summarised below:

- A total of six possible viewpoints were noted in relation to the proposals, and these include four viewpoints in close proximity and two viewpoints at a distance. It is considered that each of the six viewpoints is of high significance in the context of the nearby World Heritage site and the Registered Monuments.
- Four close viewpoints and two distant viewpoints were analysed for their impact on heritage assets within those viewpoints.
- The analysis shows that three of the nearby viewpoints would see a 'slight change' as a result of the proposals and that one close viewpoint would experience a 'moderate change'. For one of the distant viewpoints the proposals represent a 'negligible' change and for another distant viewpoint the proposals represent a 'moderate' change.
- It was found that the overall impact on the World Heritage Site from six viewpoints represented a 'negligible to slight' impact, and in one case a 'small beneficial impact'.

5.5 The above conclusions are acknowledged, and following a site visit by officers, it is accepted that they do reflect the likely visual impact of the proposed development. Ultimately, it is not believed that the structure would be prominent in the landscape and that it would not be detrimental to local visual amenities, and it is therefore considered that the application is acceptable under Policies PCYFF2 and PCYFF3 as they relate to protecting the area's overall visual amenities.

General and residential amenities

5.6 A Noise Assessment was submitted with the application which noted that a baseline noise survey was undertaken in two locations that represented the closest dwellings to the site, and a noise model of the proposed ride was developed. The noise model's results were used to provide a comparative assessment against the existing noise levels. The predicted noise levels of the swing ride were far below the overall residual noise levels of 10 dB or higher, suggesting that the noise would not be noticeable under normal conditions and that there would be no detrimental noise impact. Additionally, the consultants undertook a BS 4142 assessment, and these results show that the predicted Specific Sound Levels are far below the Background Sound Levels and only note a 'low' impact.

5.7 As this is the first ride of its kind in the UK, there are no details regarding the machinery and equipment to be installed, however, based on the findings of the baseline noise survey and relevant guidelines, the consultants recommended that suitable noise limits should be imposed through a planning condition in order to protect residential amenities.

5.8 The Public Protection Service largely accepted the conclusions of the report in relation to the noise deriving directly from the new machinery, although they expressed some concern regarding the lack of attention given to the noise from customers screaming while using the swing. This was supported by the concerns presented by a local resident. This is considered to be an extremely difficult aspect to predict and control, although it could be assured, by means of a suitable condition, that a process is in place to consider any complaints from members of the public during the operational period, to ensure that specific steps are taken to mitigate any problems if there is evidence of significant harm.

5.9 Ultimately, in the context of all the other activities within the Zip World site and the adjacent operational quarry, it is considered that the impact of this specific development on the area's overall noise levels would be minimal. It is therefore deemed that the proposal conforms to the requirements of Policy PCYFF2 of the LDP as it relates to the protection of the amenities of private properties from noise pollution.

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Heritage Matters

- 5.10 Following extensive discussion regarding heritage matters, including detailed discussions with Cadw following their observations on the first version of the Heritage Impact Assessment, an amended assessment was submitted, which included mitigation measures such as:
- The removal of two existing storage units and one timber shed which currently has a detrimental impact on the location
 - Create a viewing platform with an interpretation panel at the lowest anchorage point, focused on the old pit and terraced galleries
 - Create a specific viewing area with an interpretation panel focused on the Princess May headframe
 - Removal of the self-seeded vegetation surrounding the Princess May to improve its visibility within areas which are available to the public, including the new viewing area
 - Create low level screening for the existing sewage treatment area to mitigate the current impact
 - Measures are also proposed to reduce any possible long-term detrimental impact as far as possible, including submitting and agreeing detailed elements of the development (e.g. interpretation panels), improving staff training and an agreed programme of site maintenance. A heritage improvement plan will be adopted and will be subject of a five-yearly review in consultation with Cadw and the World Heritage Site Steering Group.
- 5.11 The Heritage Impact Assessment notes that the proposals include 'embedded mitigation' measures and 'additional mitigation' measures to ensure that any residual detrimental impacts are reduced to acceptable levels that are not of concern in relation to the World Heritage Site and Registered Monuments on the site. The Assessment concludes that the beneficial/positive impacts represented by the proposals and the 'additional mitigation measures' balance out the adverse/negative heritage impacts with a net result of overall neutral impact. It is considered that the proposed changes could contribute towards conserving and safeguarding Penrhyn Quarry's assets and features and their contribution to the Outstanding Universal Value of the World Heritage site for future generations.
- 5.12 Cadw's comments in relation to the Heritage Impact Assessment confirms that their concerns regarding the impact on the World Heritage Site and the monuments would be reduced provided mitigation measures are taken. Cadw do not object to the positive determination of the proposal subject to conditions requiring that all the mitigation measures included in the Assessment are implemented before the first commercial operation of the ride, except for the requirement for the specialist report on the condition of the Princess May which can be completed six months after the first commercial operation of the ride. On this basis, it is considered that the proposal on the whole will meet the requirements of policies PS 20 and AT 1 of the LDP as they relate to the protection of the area's heritage assets.

Biodiversity Matters

- 5.13 An Initial Ecological Assessment was submitted with the application, which concluded that the impact of the proposed work on the habitats and protected species on the site would be minimal. The report details the recommendations to mitigate the impacts on wildlife, including the chough. Following the Biodiversity Unit's original observations, a Habitat Enhancement Plan was received, which is deemed to be acceptable as a way of mitigating the detrimental impacts on biodiversity and securing appropriate improvements. With the inclusion of suitable conditions as part of the planning permission, it is believed that the development can meet the requirements of PS 19 in the LDP in relation to conserving and where appropriate, enhancing the natural environment.

Language Matters

- 5.14 Excluding the developments that meet the thresholds for submitting a Welsh Language Impact Statement/Assessment noted in Policy PS1, guidance is provided in terms of the type of relevant applications where consideration should be given to the Welsh language in Appendix 5 (The

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

5.15 Due to the size of the development, it was not required to submit a Welsh Language Statement nor a Welsh Language Impact Assessment with this application, however, the Planning Statement submitted with the application explains the consideration given to the language as part of the plan, including the following points:

- A commitment by the applicant to support the Welsh language and ensure that the language is visible as part of the development.
- All the internal signage in public areas within the site to be bilingual, including those that are part of the proposed heritage interpretation plan.
- The proposal would provide additional employment opportunities in the local area. 82% of Zip World's employees are local and live near their workplace, and 65% are Welsh speakers. It is expected that the employment opportunities (20 additional FTE posts) offered by the proposal will be locally sourced.
- The development would raise awareness of the Welsh language and culture by staff greeting visitors and Welsh-speaking visitors would be able to speak Welsh during their visit.

5.16 Given the above, it is believed that the development is consistent with the requirements of Policy PS 1 and the relevant Planning Guidance.

6. Conclusions:

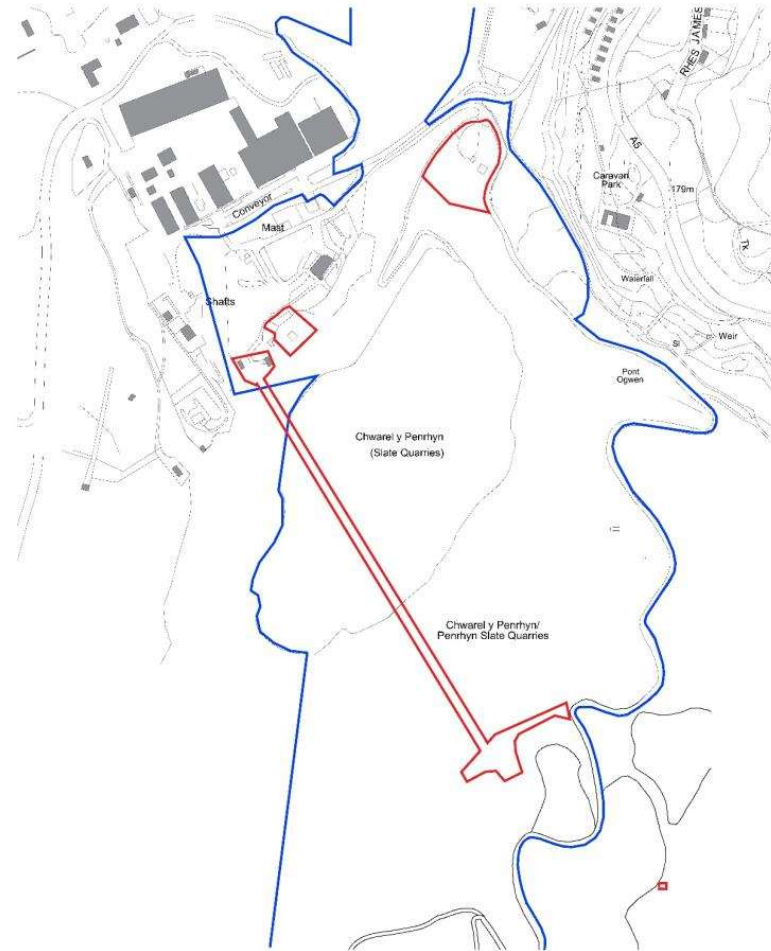
6.1 Having considered the above assessment, it is believed that this proposal is acceptable based on its principle, scale, visual amenities, residential amenities and heritage assets, and in compliance with relevant local and national planning policies and guidance relating to tourism promotion.

7. Recommendation:

To approve subject to the receipt of positive observations from Cadw and the following conditions:

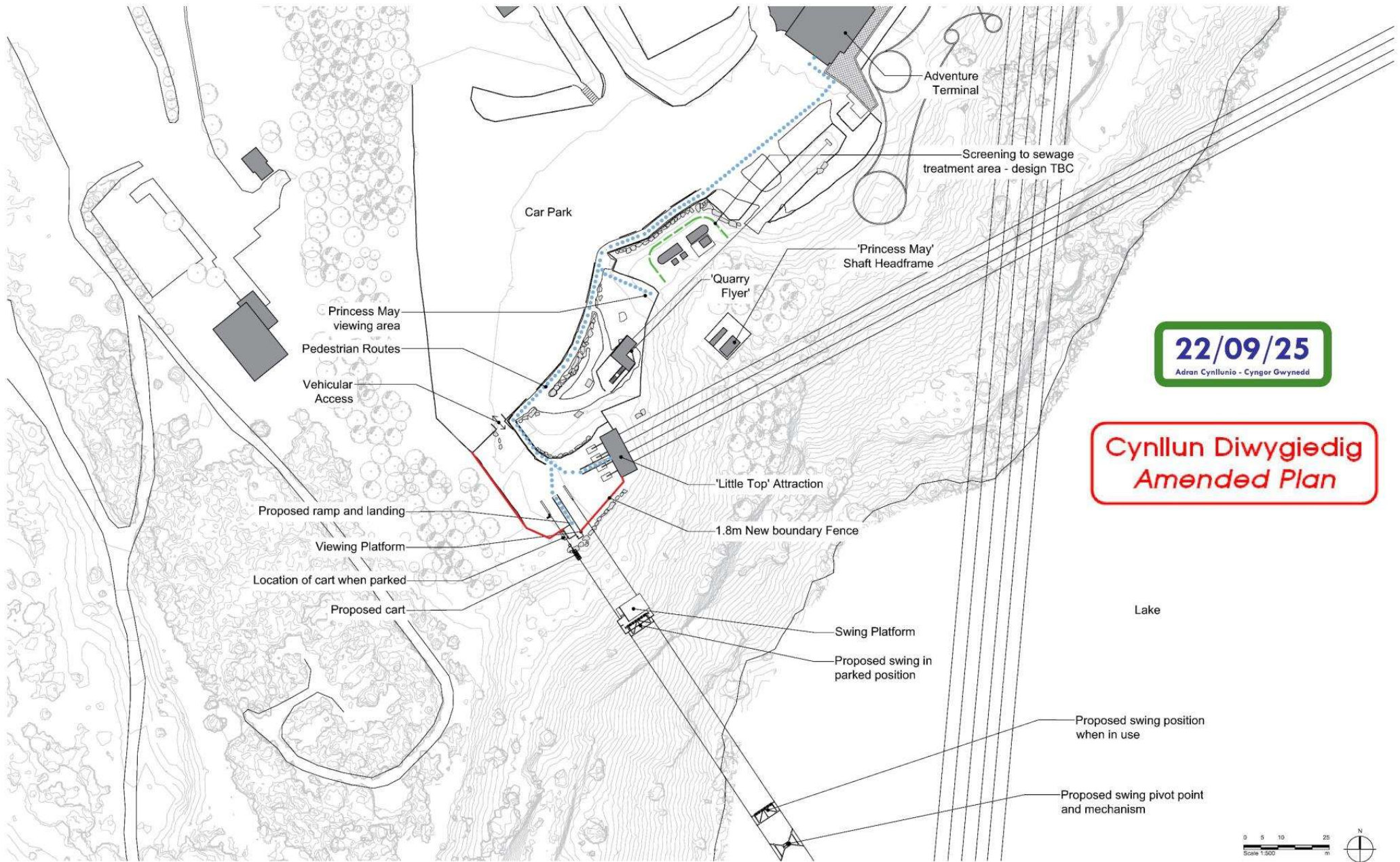
1. 5 years
2. Comply with the approved plans
3. Comply with the Construction Transport Management Plan
4. Comply with the Initial Ecological and Habitat Enhancement Assessment
5. Submit and agree a Heritage Management Plan
6. Submit an Environmental Method Statement
7. Submit and agree a Site Management Plan to include a mechanism to deal with complaints.
8. Welsh / bilingual signs
9. Cadw conditions

Note - Natural Resources Wales, Dŵr Cymru.



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[illegible]



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Drawing Status
F Feasibility
S Sketch Design
P Planning
B Building Control
D Developed Design
M Measurement
T Tender
C Construction
R Record

Rev	Date	Des	Auth	Revision

Rev	Date	Des	Auth	Revision
4	22-09-25	AMN	EXJ	Updated to show treatment plant screening
3	18-09-25	AMN	EXJ	Updated following Client comments
2	20-11-24	AVD	EXJ	Proposed Fence Boundary Added
1	21-10-24	AVD	EXJ	Revised updates
0	18-10-24	GSG	EXJ	Final Issue

Donald Insall Associates
Chartered Architects and Historic Building Consultants

Zip World, Penrhyn Quarry

Site Plan
As Proposed



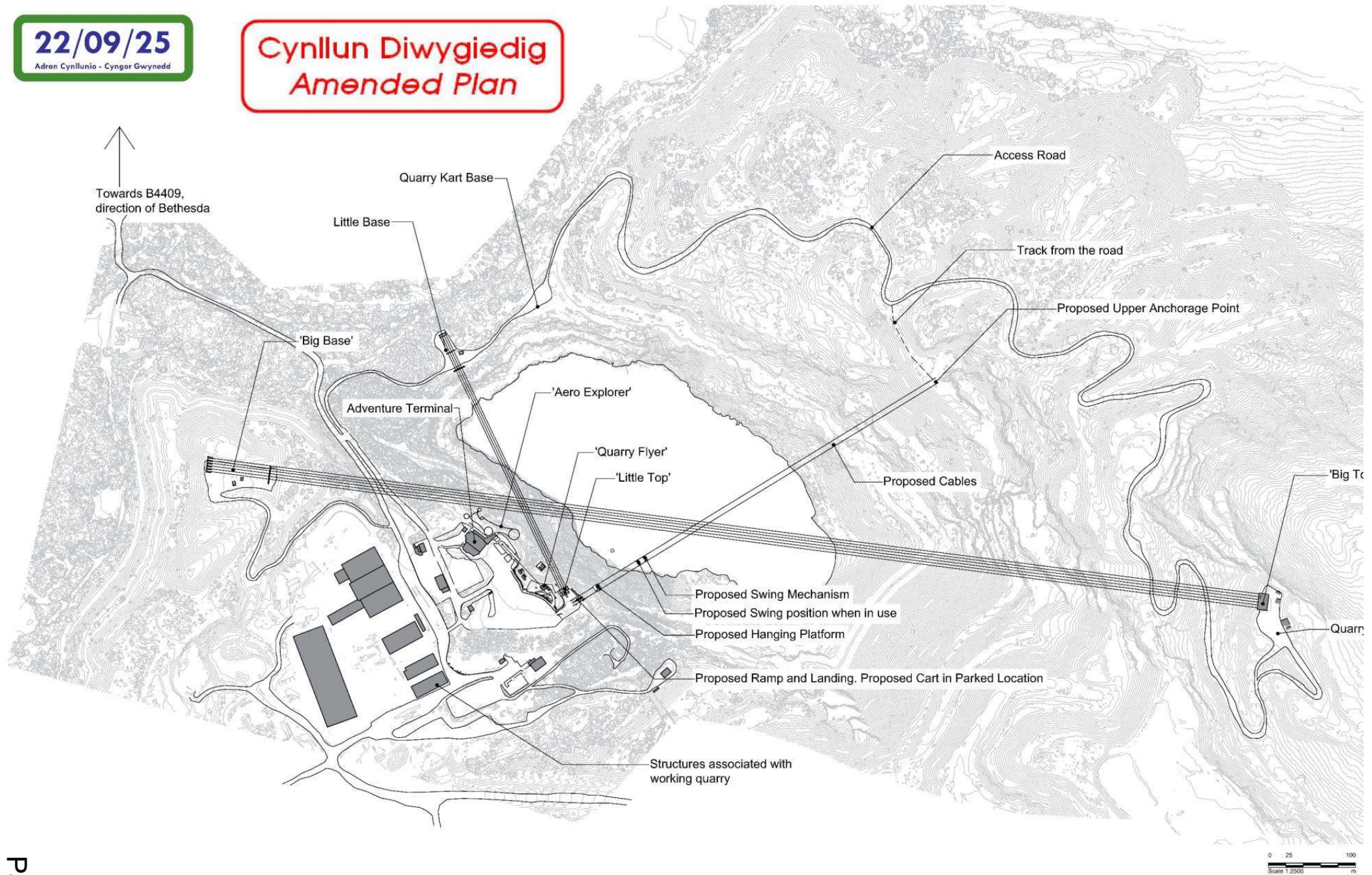
Project	ZIP.01	No	2002
Scale (A1)	1: 500	Sheet	3P
Revision			4

Y Secors, Pool Lane
Conwy LL32 8PZ
(+44) 01492 592 378
conwy@insall-architects.co.uk

22/09/25

Adran Cynllunio - Cyngor Gwynedd

Cynllun Diwygiedig Amended Plan



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3. For 'as built' (Construction) drawings all dimensions are to be checked on site by the contractor, scaling is for Local Authority purposes only.
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Drawing Status:
F: Feasibility
S: Sketch Design
P: Planning
B: Building Control
D: Developed Design
M: Measurement
T: Tender
C: Construction
R: Roster

Rev	Date	Drawn	Auth	Revision

Rev	Date	Drawn	Auth	Revision
4	18-09-25	AMN	EXJ	Updated following Client comments
3	11-11-24	GGG	EXJ	Updates for planning
2	04-11-24	AVD	EXJ	Amendments to Upper Anchor Point
1	21-10-24	AVD	EXJ	Revised Updates
0	16-10-24	GGG	EXJ	Final Issue

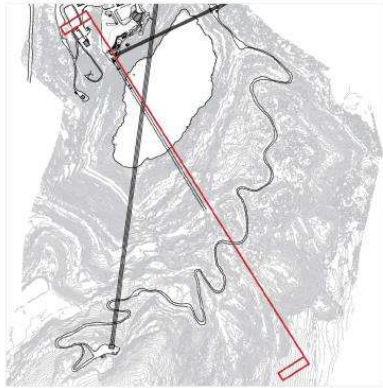
Donald Insall Associates
Chartered Architects and Historic Building Consultants

Zip World, Penrhyn Quarry

Site Plan
As Proposed

Project	No
Scale (A1)	ZIP.01
Status	3P
Scale	1: 2500

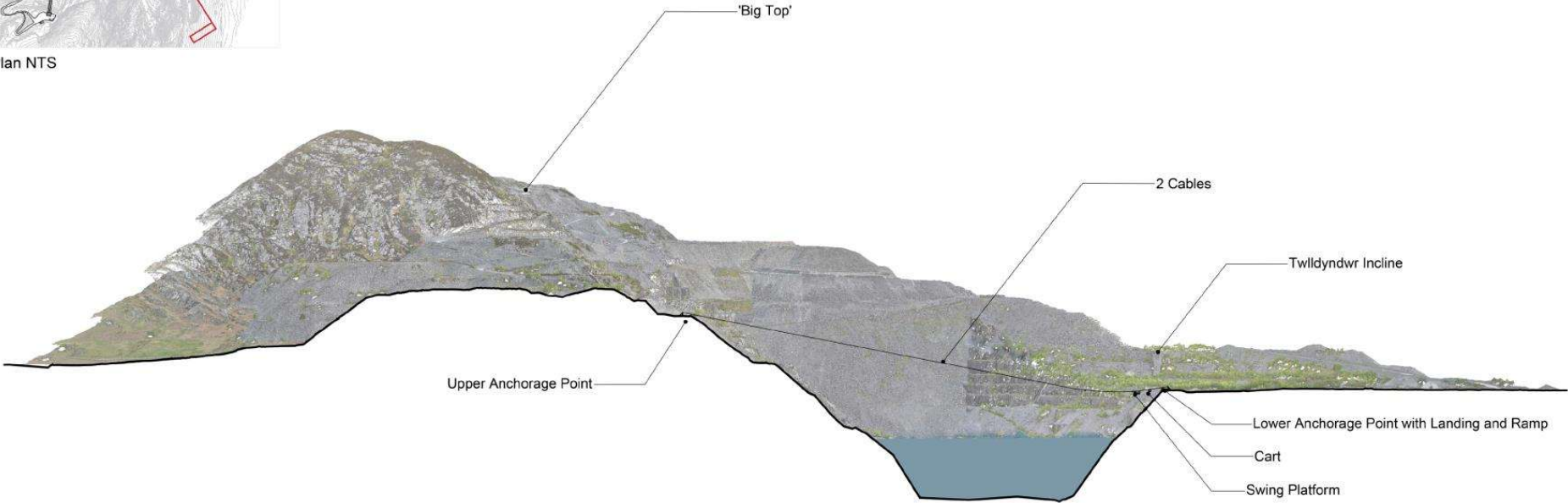
Y B
C
(+44
conwy@insall



Key Plan NTS

NOTES

29/11/24
ADRAN CYNLLUNIO - CYNGOR GWYNEDD



Notes

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Drawing Status				
F	Feasibility			
S	Sketch Design			
P	Planning			
B	Building Control			
M	Measurement			
T	Tender			
C	Construction			
R	Record			
Rev	Date	Drawn	Auth	Revision

Rev	Date	Drawn	Auth	Revision
1	12-11-24	GSS	EXJ	Updates for planning
0	30-10-24	GSS	EXJ	Final Issue

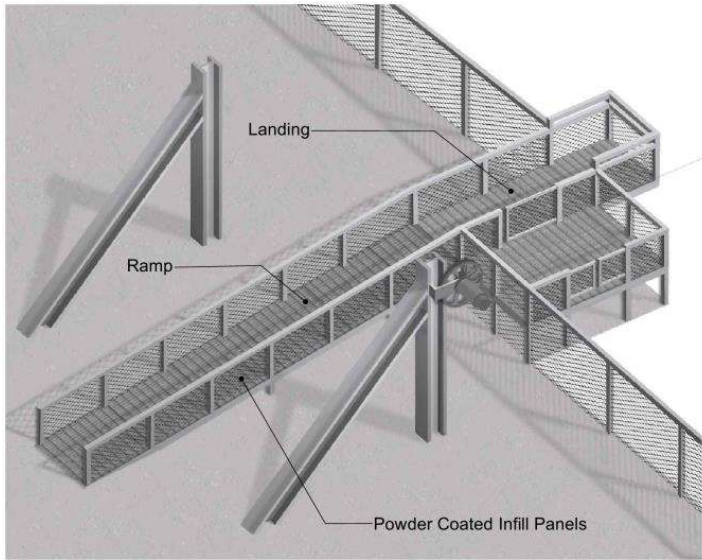
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Conwy LL32 9PZ
(+44) 01492 592 370
conwy@insall-architects.co.uk

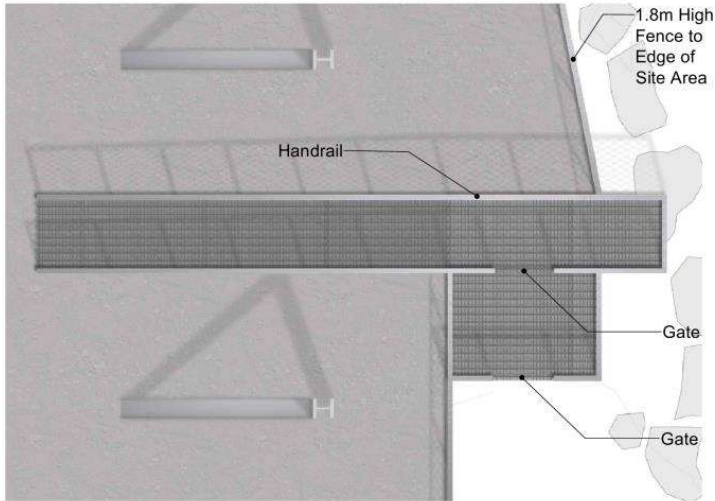
Zip World, Penrhyn Quarry

Long Section
As Proposed

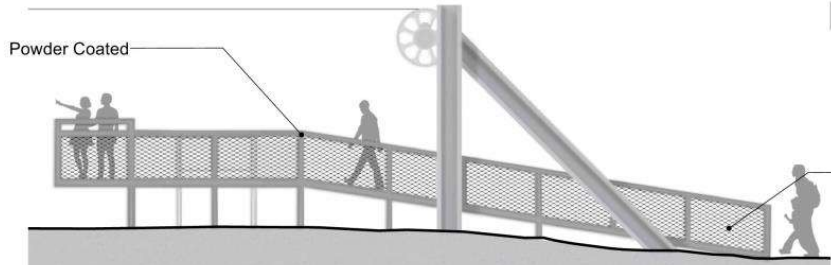
Project	ZIP-01	No	2101
Scale (A1)	1:2500	Status	3P
		Revision	1



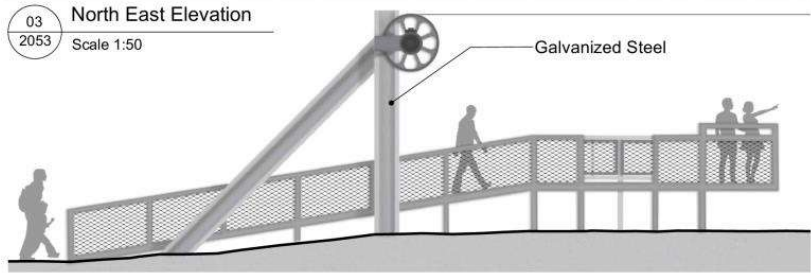
01 3D Isometric
2053 Scale 1:50



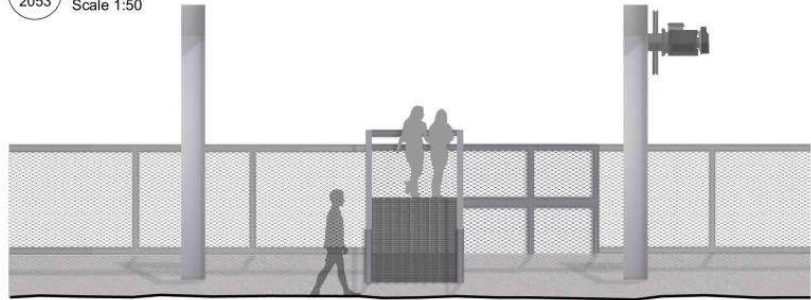
02 Plan
2053 Scale 1:50



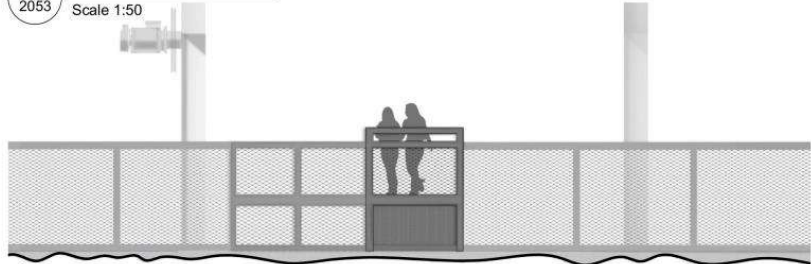
03 North East Elevation
2053 Scale 1:50



04 South West Elevation
2053 Scale 1:50



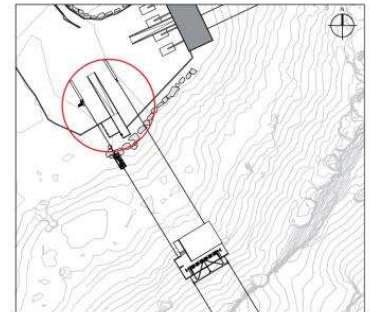
05 North West Elevation
2053 Scale 1:50



06 South East Elevation
2053 Scale 1:50

NOTES

29/11/24
ADRAN CYNLLUNIO - CYNGOR GWYNEDD



Key Plan NTS

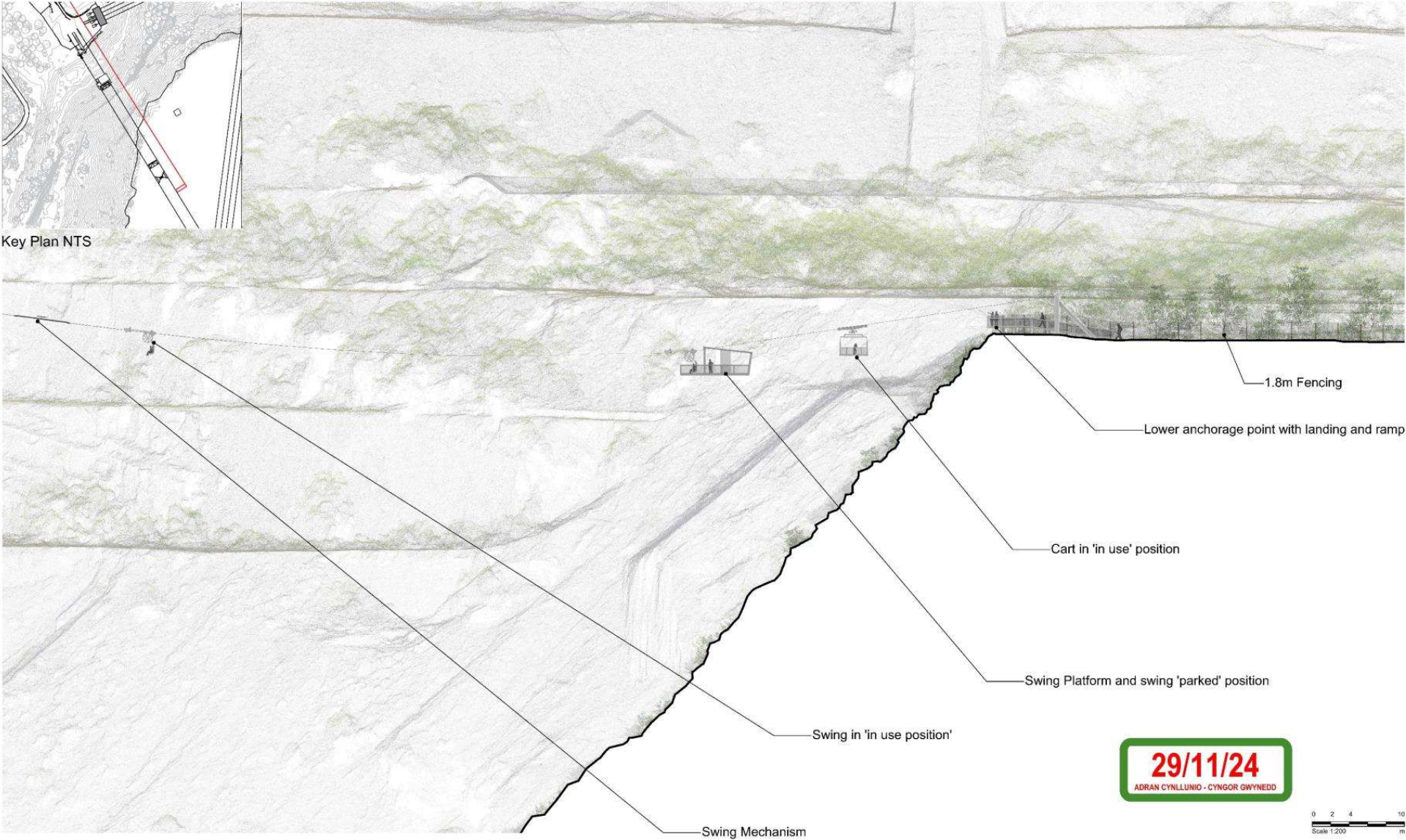
Notes:
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Drawing Status:
F Feasibility
S Sketch Design
P Planning
B Building Control
D Developed Design
M Measurement
T Tender
C Construction
R Record

Rev	Date	Des	Auth	Revision

Rev	Date	Des	Auth	Revision
3	11-11-24	GSB	EKJ	Updates for planning
2	31-10-24	AVD	EKJ	Revisions added to base drawings
1	22-10-24	GSB	EKJ	Updated following client comments
0	04-10-24	GSB	EKJ	First Issue

Donald Insall Associates Chartered Architects and Historic Building Consultants		Y Bwrs, Pool Lane Conwy LL32 8PZ (+44) 01492 592 378 conwy@insall-architects.co.uk	
Zip World, Penrhyn Quarry			
Ramp As Proposed	Project ZIP.01	No 2053	
	Scale (A1): 1: 50	Status 3P	Revision 3



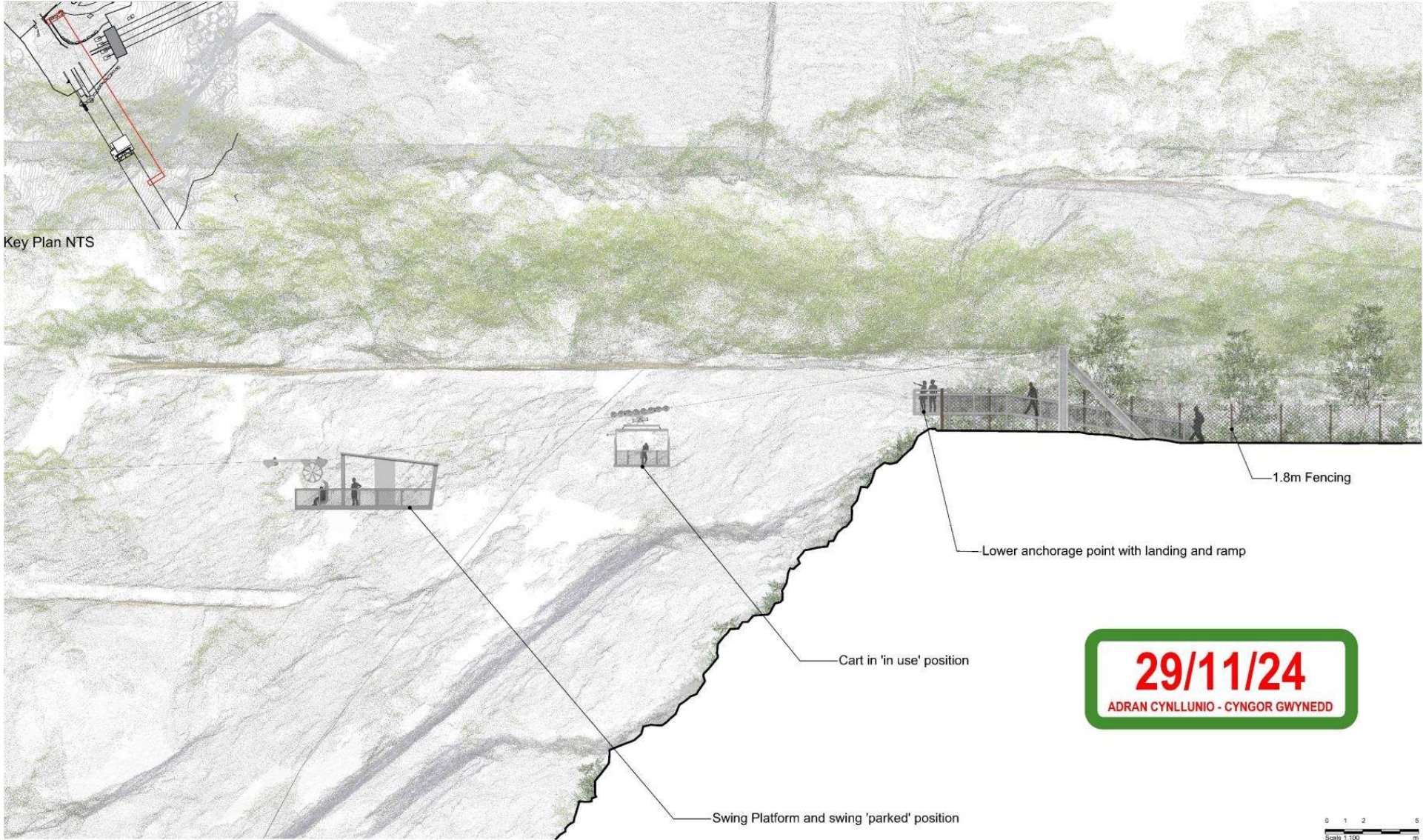
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Drawing Status
F Feasibility
S Sketch Design
P Planning
B Building Control
D Developed Design
M Measurement
T Tender
C Construction
R Record

Rev	Date	Des	Auth	Revision

Rev	Date	Des	Auth	Revision
5	20-11-24	AVD	EXJ	Rendered Updates
2	13-11-24	GSG	EXJ	Updates for planning
1	01-11-24	AVD	EXJ	Rendered Adaptations
0	30-10-24	GSG	EXJ	Final Issue

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Zip World, Penrhyn Quarry		Project: ZIP.01 No: 2102	
Short Section 1:200 As Proposed		Scale (A1): 1:200	Revision: 3P 3



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Drawing Status
F Feasibility
S Sketch Design
P Planning
B Building Control
D Developed Design
M Measurement
T Tender
C Construction
R Record

Rev	Date	Des	Auth	Revision

Rev	Date	Des	Auth	Revision

Rev	Date	Des	Auth	Revision

Rev	Date	Des	Auth	Revision

Rev	Date	Des	Auth	Revision

Rev	Date	Des	Auth	Revision

Rev	Date	Des	Auth	Revision

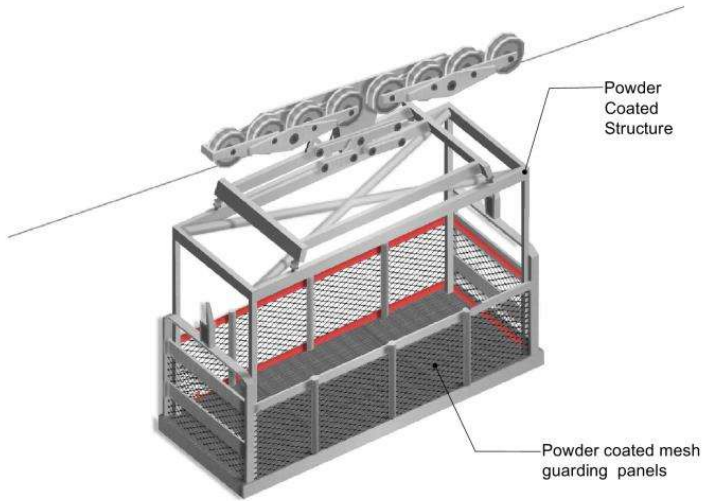
Rev	Date	Des	Auth	Revision

Rev	Date	Des	Auth	Revision

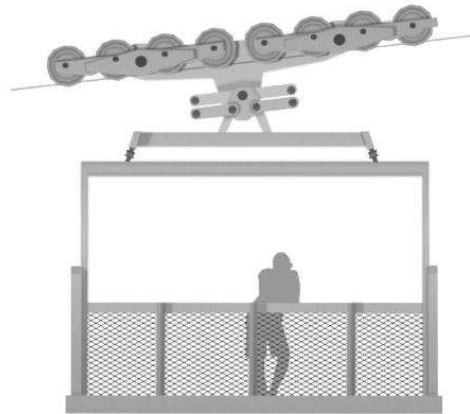
Rev	Date	Des	Auth	Revision

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Zip World, Penrhyn Quarry		Project No: ZIP.01 2103	
Short Section 1:100 As Proposed		Scale (A1) Station Revision: 1: 100 3P 3	

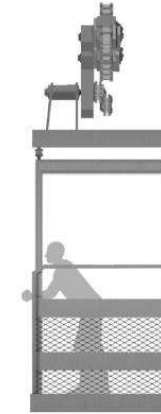
29/11/24
ADRAN CYNLLUNIO - CYNGOR GWYNEDD



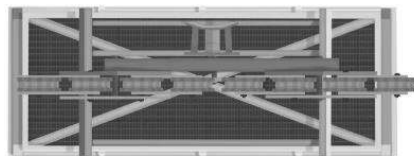
01 3D Isometric
2054 Scale 1:20



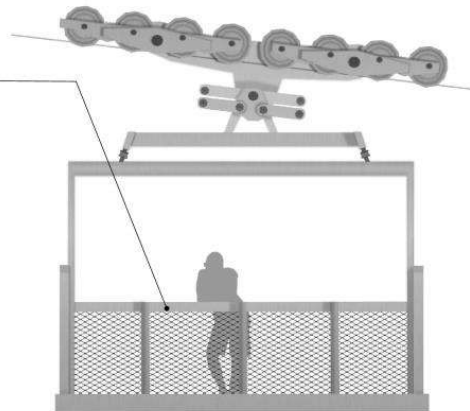
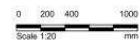
03 North East Elevation
2054 Scale 1:20



05 North West Elevation
2054 Scale 1:20



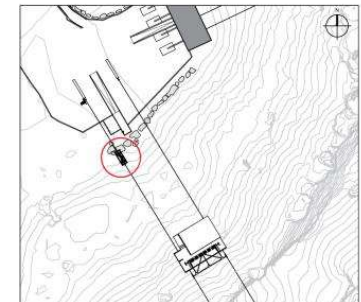
02 Plan
2054 Scale 1:20



04 South West Elevation
2054 Scale 1:20



06 South East Elevation
2054 Scale 1:20



Key Plan NTS

Notes

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3. Drawing 12) (Colouration) – Drawing 14) All dimensions are to be checked on site by the contractor, scaling is for Local Authority purposes only.
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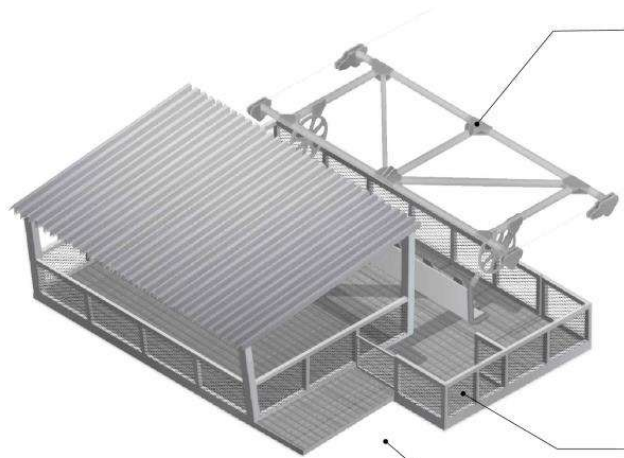
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Chartered Architects and Historic Building Consultants

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Zip World, Penrhyn Quarry

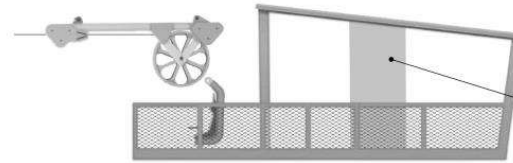
Cart
As Proposed

Project	No	
ZIP.01	2054	
Scale (A1)	Status	Revision
1:20	3P	3



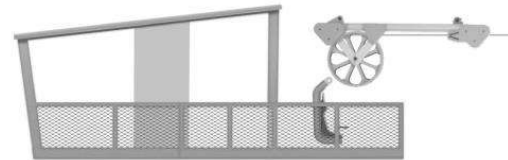
Movable Swing Structure

03
2055
North East Elevation
Scale 1:50



Central Pod for
Employees'
Shelter - finish
TBC

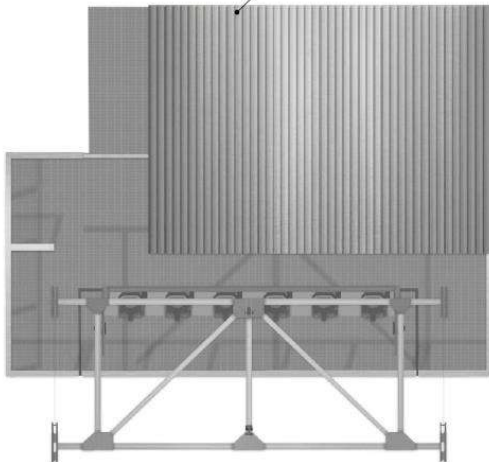
Cart Position
Powder
Coated Mesh
Infill Panels



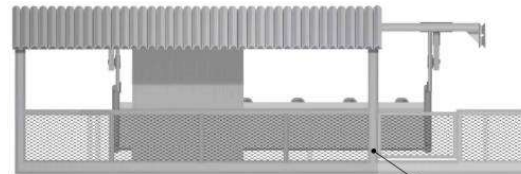
04
2055
South West Elevation
Scale 1:50

01
2055
3D Isometric
Scale 1:50

Corrugated Steel Roof



05
2055
North West Elevation
Scale 1:50



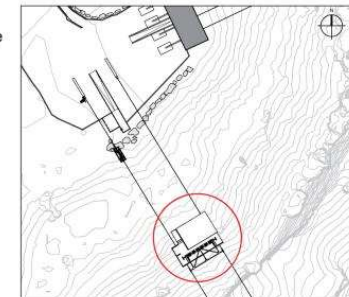
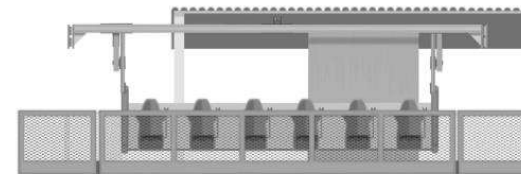
Powder Coated Structure

02
2055
Plan
Scale 1:50

0 0.5 1 2.5
Scale 1:50
m



06
2055
South East Elevation
Scale 1:50



Key Plan 1:500

NOTES

29/11/24
ADRAN CYNLLUNIO - CYNGOR GWYNEDD

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Drawing Status
F Feasibility
S Sketch Design
P Planning
B Building Control
D Developed Design
M Measurement
T Tender
C Construction
R Record

Rev	Date	Des	Auth	Revision
1	31-10-24	AVD	EXJ	Revised to latest drawings
2	22-10-24	QSG	EXJ	Updated following client comments
3	04-10-24	QSG	EXJ	Final Issue

Rev	Date	Des	Auth	Revision
1	31-10-24	AVD	EXJ	Revised to latest drawings
2	22-10-24	QSG	EXJ	Updated following client comments
3	04-10-24	QSG	EXJ	Final Issue

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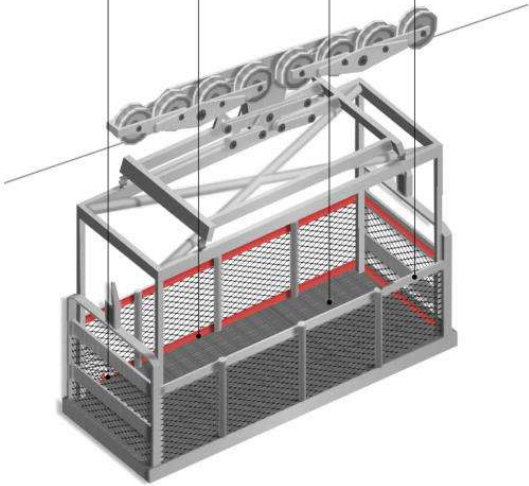
Y Beca, Pool Lane
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conwy@insall-architects.co.uk

Zip World, Penrhyn Quarry

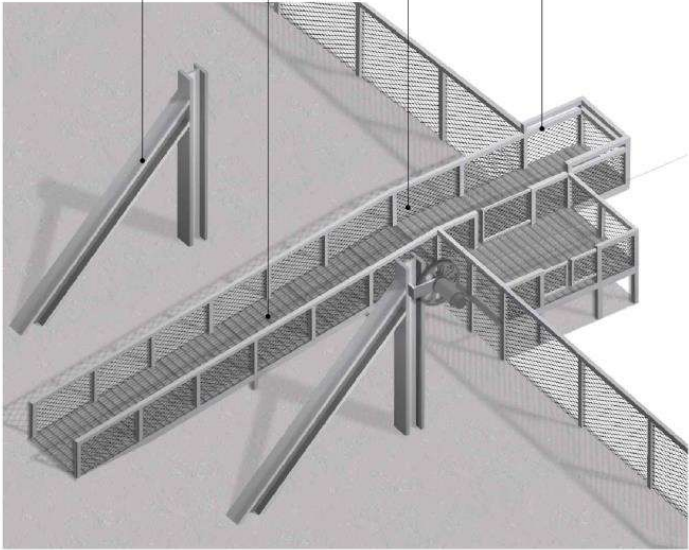
Swing Platform
As Proposed

Project
Scale (A1)
ZIP.01
1:50

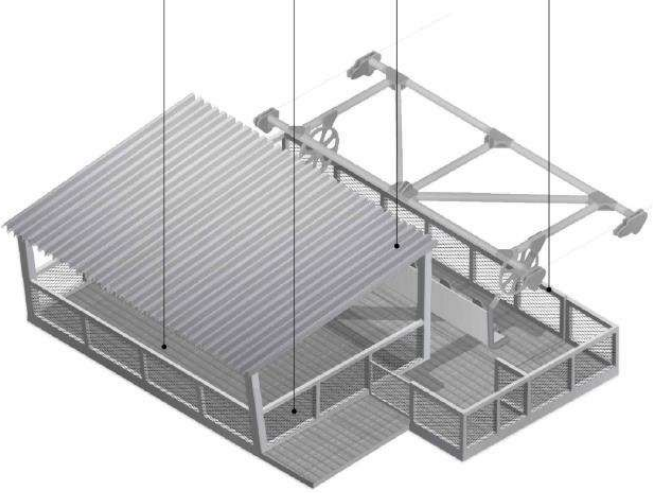
No
Status
2055
3P
Revision
2



01
2605
Cart
Scale 1:20



02
2605
Ramp
Scale 1:50



03
2605
Swing Platform
Scale 1:50

Notes

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Drawing Status

F Feasibility

S Sketch Design

P Planning

B Building Control

D Developed Design

M Measurement

T Tender

C Construction

R Record

Rev	Date	Des	Auth	Revision
0	16-10-24	GSD	EXI	First Issue

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Chartered Architects and Historic Building Consultants

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(+44) 01492 552 378
conwy@insall-architects.co.uk

Zip World, Penrhyn Quarry

Materials Palette
As Proposed

Project	No
ZIP.01	2605
Scale (A1)	Status
1:50 & 20	3P
Revision	0

Photomontage

