



Complete Agenda

Democratic Service
Swyddfa'r Cyngor
CAERNARFON
Gwynedd
LL55 1SH

Meeting

PLANNING COMMITTEE

Date and Time

1.00 pm, MONDAY, 17TH NOVEMBER, 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**

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(DISTRIBUTED 07/11/25)

PLANNING COMMITTEE

MEMBERSHIP (15)

Plaid Cymru (10)

Councillors

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

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

Independent (4)

Councillors

Louise Hughes
John Pughe Roberts

Anne Lloyd-Jones
Gruffydd Williams

Lib/Lab (1)

Councillor Gareth Coj Parry

PROCEDURE FOR SPEAKING ON PLANNING APPLICATIONS IN THE PLANNING COMMITTEE

The Council has decided that third parties have the right to speak on planning applications at the Planning Committee. This leaflet outlines the normal operational arrangements for speaking at the committee.

1.	Report of the Planning Service on the planning application including a recommendation.	
2.	If an application has been received from a 3 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 - 13

The Chairman shall propose that the minutes of the previous meeting of this committee, held on, 20th October 2025, be signed as a true record.

5. PLANNING APPLICATIONS

To submit the report of the Head of Environment Department.

5.1. APPLICATION NO C24/1125/34/AC CEFN GRAIANOG, 14 - 38 LLANLLYFNI, CAERNARFON, GWYNEDD, LL54 6SY

Application under Section 73 for variation of condition 2 of planning permission reference C20/1064/22/AC to allow for 4-year extension for the completion of minerals operations and restoration.

LOCAL MEMBER: Councillor Dafydd Davies

[Link to relevant background documents](#)

5.2. APPLICATION NO C24/1126/34/AC CEFN GRAIANOG, 39 - 63 LLANLLYFNI, CAERNARFON, GWYNEDD, LL54 6SY

Application under Section 73 for variation of condition 2 of planning permission reference C20/1065/22/AC to allow for 4-year extension for the completion of minerals operations and restoration.

LOCAL MEMBER: Councillor Dafydd Davies

[Link to relevant background documents](#)

**5.3 APPLICATION NO C25/0554/18/LL NATIONAL GRID CO PLC, 64 - 79
LLANDDEINIOLEN, CAERNARFON, GWYNEDD, LL55 3AN**

Installation of underground electricity cable in association with Pentir BESS energy storage scheme (LPA reference: C24/0532/25/LL)

LOCAL MEMBERS: Councillor Menna Baines and Councillor Elwyn Jones

[Link to relevant background documents](#)

**5.4 APPLICATION NO C25/0418/30/LL LAND OPPOSITE DEUNANT, 80 - 116
ABERDARON, PWLLHELI, LL53 8BP**

Full application for the Erection of 8. No. Affordable Dwellings (exception site) and Associated Development to include creation of vehicular access, estate road, landscaping and sustainable surface water drainage area.

LOCAL MEMBER: Councillor Gareth Williams

[Link to relevant background documents](#)

PLANNING COMMITTEE 20 October 2025

Present: Chair: Councillor Elwyn Edwards
Vice-chair: Councillor Huw Rowlands

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 Members: Councillor Angela Russell and Councillor Beca Roberts

Officers: Iwan Evans (Head of Legal Services - Monitoring Officer), Dafydd Williams (Head of Environment), Gwawr Hughes (Planning Manager), Glyn Llewelyn (Senior Planning Officer), Dafydd Jones (Solicitor) and Lowri Haf Evans (Democracy Services Officer).

1. APOLOGIES

Apologies were received from Councillor John Pughe

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 Angela Russell, (who was not a member of this Planning Committee), in item 5.1 (C23/0338/38/LL) on the agenda.
 - Councillor Beca Roberts (who was not a member of this Planning Committee), in item 5.2 (C24/0937/16/LL) on the agenda.
- b) Iwan Evans (Head of Legal Services - Monitoring Officer) stated that he should declare an interest in item 5.2 (C24/0937/16/LL) on the agenda as he had been involved in the project in the Ambition Board. Although it was not an application from the Corporate Joint Committee, he considered that it would be inappropriate for him to be advising the Committee on this matter. He withdrew from the meeting during the discussion.

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 accepted the minutes of the previous meeting of this committee held on 29 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 C23/0338/38/LL LAND ADJACENT TO LÔN PIN, LLANBEDROG, LL53 7PH

A full application for the installation of 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 export electricity generated and installation of underground cables.

Attention was drawn to the late observations form.

- a) The Senior Planning Officer highlighted that the proposed development site was open agricultural land comprising natural hedges along its boundaries and scattered mature trees on and near the site. It was outside any existing development boundary with access obtained from an unclassified public road known as Lôn Pin while a series of public paths crossed adjacent lands; and the site was within the West Llŷn Special Landscape Area and the Llŷn and Enlli Landscape of Outstanding Historic Interest designations with the nearest boundary of the Llŷn AONB approximately 1km away from the nearest part of the site of the proposed development.

Attention was drawn to the response to observations received on the original consultation of the application, highlighting that there was additional and revised information which included information regarding the vehicular access and access tracks, additional information in the form of detailed plans of the frames to hold the solar panels themselves; Green Infrastructure Statement; Language Statement; and responses to comments received from the Archaeological Service, Natural Resources Wales, Coed Cadw, the Community Council and Land Drainage Unit in relation to SUDS matters had been considered.

It was reported that the application was being submitted to the Committee as the area of the proposed development was larger than what could be considered by officers under the delegated procedure.

In accordance with the requirements of the Town and Country Planning (Development Control Procedure) (Wales) Order 2012 (as amended), it was explained that the development was 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 and the developer had advertised the proposal to the public and the statutory consultees before submitting a formal planning application.

It was reported that the proposal had raised considerable concerns locally and it was acknowledged that several letters opposing the proposal had also been received.

It was explained that the principle of this type of development was supported and that adopted policies were supportive of such proposals as long as they fully met all relevant criteria. It was further noted that a pre-application enquiry discussion took place with the applicant with advice given regarding such a development. Attention was drawn to the technical reports submitted by eligible companies regarding aspects of the proposal and likely impact in terms of considerations, visual impact, brightness effects, transport management, etc. Full attention and assessment had been given to the content of all reports and information submitted but as it could not be ensured that the proposal would not cause significant harm to the residential amenities of neighbouring residents, the proposal was not acceptable.

The officers considered that the proposal was unacceptable and failed to fully meet the requirements of the relevant policies and as a result, recommended that the application be refused.

- b) Taking advantage of the right to speak, the applicant noted the following observations:
- That the officer's report did not highlight the proposal's benefits.
 - That it was proposed to install the solar panels on two fields outside Llanbedrog.
 - The site had been carefully chosen to minimise the visual impact.
 - Those who would be affected would be offered help to screen around their dwelling to minimise the impact.
 - Farming will be more sustainable – agricultural land use would continue.
 - The proposal was to offer ecological improvements by strengthening hedges and planting wildflowers in the meadow.
 - That an amount of money had been offered to the local community along with possibilities that would include community contributions and local ownership providing community benefits.
 - The proposal would provide electricity for 1800 homes - Llanbedrog would be net zero.
 - The scheme would provide employment locally – two full-time jobs and the opportunity to set up a community enterprise if there was interest.
 - There was no reference to the Gwynedd Local Area Energy Scheme in the report and the benefits of this proposal's contribution to that scheme.
 - It was understood that change was not easy, but that solar energy was beneficial and cheap.
 - The report did not place enough weight on the proposal's compliance with relevant policies but placed too much weight on the visual impact.
- c) Taking advantage of the right to speak, the Local Member made the following comments:
- That the title of the development as a solar 'farm' was misleading. This was not a traditional farm to rear livestock, preserve land, grow produce and encourage wildlife.
 - That the farmland was high-quality land – the best agricultural land in Llanbedrog.
 - The site was in a wonderful location.
 - Public footpaths abutted the application site.
 - That it touched the AONB – an area of beauty – the proposal was neither beautiful nor natural.
 - That many people locally opposed the application.
 - That Wern Fawr Farm had several listed buildings.
 - A relatively narrow and uncontrolled local road network would cause problems particularly when the main A499 road was closed due to flooding
 - The site was not one of the best for the sun – it was unlikely to generate much electricity.
 - A fence and poles for CCTV would be installed around the site.
 - The Local Member thanked the officers and called on the committee to refuse the application.
- ch) It was proposed and seconded to refuse the application
- d) During the ensuing discussion, the following observations were made by Members:
- That the use of solar panels on open ground was unacceptable.

- That this area of the Llŷn Peninsula was one of beauty.
- Grade 2 listed buildings were close to the site.
- That the land was good agricultural land.
- Although it was stated that the site would generate electricity for 1800 homes, this would not be possible all the time – another source of backup electricity would be required – this statement was therefore misleading.

RESOLVED: TO REFUSE THE APPLICATION

Reason:

The proposal was 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 a Special Landscape Area 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.

5.2 APPLICATION NUMBER C24/0937/16/LL ZIP WORLD, CHWAREL PENRHYN, BETHESDA, BANGOR, LL57 4YG

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.

Attention was drawn to the late observations form which referred to comments from Llandygai Community Council along with a letter from the Chair of the Wales Slate Partnership Board. It was noted that a further objection from a member of the public had been received over the weekend, but that it did not raise any new issue.

Some of the Committee Members had visited the site on 20-10-25.

- a) The Planning Manager highlighted that it was a full application for the creation of an additional activity at the Zip World site at Penrhyn Quarry, Bethesda. The proposal was to establish a new ride in the form of a large swing with 6 seats with the works including the erection of a platform structure, a ramp and landing structure, cables connected to anchor structures.

It was explained that the application site included a piece of land within the Penrhyn Quarry area, to the south-west of the existing Zip World site, extending across the quarry lake towards a gallery at a higher level on the south side of the quarry pit. The proposed development would consist of four main elements:

- The lowest anchor point, ramp, landing area and cart;
- The swing and platform;
- The highest anchorage point;
- Connection via 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.

The site was partially located within the North West Wales Slate Landscape World Heritage Site along with the Dyffryn Ogwen Landscape of Outstanding Historic Landscape with the Penrhyn Quarry scheduled monuments nearby. It was noted that the starting point of the ride and the main Zip-World centre, including the car park, were located outside the World Heritage site designation.

Reference was made to the Policy PS 14 of the Local Development Plan (LDP) which 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. It was highlighted that policy 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 was deemed that this development would enhance and extend the range of facilities available for visitors in a way consistent with the principles of these policies.

It was reported that the proposal site was located within the catchment area of the quarry's activities which include the existing Zip World attraction with a variety of buildings and structures located around the proposed structure. It was conveyed that any view of the structure itself would be seen within this context with a backdrop of an industrial nature. It was considered that the proposed structure was of a practical and functional design reflecting the industrial nature of the site with the steel columns that would support the wires and equipment resembling some of the quarry's adjacent construction.

A Landscape and Visual Assessment prepared by heritage experts was submitted with the application in which the overall impact on the World Heritage Site from six views was found to be 'negligible to minor harm' and in one case a 'minor beneficial effect'. These conclusions were acknowledged, and it was considered that the proposal would not be prominent in the landscape and would not have a detrimental visual effect locally.

Reference was made to a noise assessment that had been submitted as part of the application, and it was reported that the Public Protection Service accepted the conclusions relating to noise arising directly from the machinery associated with the proposal but noted concern about the lack of attention paid to the potential noise of customers using the swing. This was also reiterated as a concern by a local resident. In response, it was noted that this was a very difficult aspect to predict and manage, but that it could be assured, by means of an appropriate condition, that a process was in place to consider any complaints made by members of the public during the operational period and to ensure that specific action was taken to mitigate any problems, if there was evidence of significant harm. It was therefore considered that, in the context of all other activity taking place within the Zip World site and the nearby operational Quarry, the proposal would not have a significant adverse impact on local residents in terms of noise.

It was noted that there had been considerable discussion between the applicant and his agent and Cadw regarding heritage issues, and that a more recent version of the Heritage Impact Assessment contained mitigation measures which concluded that the beneficial/positive impacts represented by the proposals together with the additional mitigation measures, balanced against the adverse/negative impacts with a net result of an overall neutral impact.

It was noted that Cadw's comments on the Heritage Impact Assessment confirmed that their concerns about the impact on the World Heritage Site and the monuments would be reduced provided that all mitigation measures mentioned in the Assessment (which include the removal of existing structures from the site, the provision of purpose-built viewing areas accessible to non-swing participants offering a unique visual experience of the quarry and the Princess May, guided visits for swing participants including commentary, interpretive panels, vegetation management around the Princess May, provision of soft landscaping around the existing sewage treatment system, and a team training programme) would be implemented prior to the ride's first commercial operation, with the requirement for the expert report on the condition of the Princess May to be completed six months after the ride's first commercial operation. On that basis, the proposal was considered to generally meet the requirements of policies PS 20 and AT 1 in the LDP.

It was explained that the planning statement submitted as part of the application included consideration of the Language, and a commitment to support the Welsh Language by ensuring that it was visible as part of the development by installing bilingual signage, offering additional employment opportunities based on 20 full-time equivalent jobs to be met locally. It was noted that there would be a planning condition to ensure the use of bilingual signage, along with a note to promote the use of Welsh for businesses.

In the context of biodiversity matters, it was highlighted that the Biodiversity Unit was satisfied with the Ecological Surveys and improvements and therefore that the proposal complied with the requirements of policy PS19 and Planning Policy Wales. It was reiterated that the Transport Unit had no objection to the proposal.

The proposal was considered to be acceptable. Officers recommended that the application be approved subject to imposing planning conditions.

- b) Taking advantage of the right to speak, the applicant's agent noted the following points:
- That the application was one for an exciting new adventure development for Zip World visitors to experience excitement and an adrenaline rush.
 - The site was adjacent to a World Heritage Site.
 - This was the first development/additional attraction since the establishment of Zip World at Penrhyn Quarry in 2001.
 - That Zip World has been in contact with the Steering Group since 2023 about the proposal and that extensive discussions had taken place. The Steering Group had been able to contribute to the form, look and design of the initiative.
 - Mitigation Measures had been agreed with Cadw, who now supported the application.
 - Zip World made a significant contribution to the local economy – created a number of jobs.
 - That safety on the site was of a high standard.
 - A means of promoting heritage.
- c) Taking advantage of the right to speak, the Local Member made the following observations:
- She did not believe that the committee was in a position to make any decision because the documents submitted were not accurate or up-to-date.
 - Reference was made to the "Economic Impact Assessment", and specifically sections 3.6 and 3.7, highlighting clear references to the ambition to develop an "eBus network," and to the connection between the proposed Swing attraction and

the eBus system. These references directly contradicted Zip World's public commitment made at a local community engagement meeting on 17 June 2025, – to eliminate the eBus element following strong local opposition. As a result, the Economic Impact Assessment, as well as the Temporary Travel Plan were based on a version of the plan that no longer existed. Zip World continued to use the eBus network to justify key claims about sustainability, carbon reduction, and the economic benefit of the enterprise and that this therefore undermined the validity of the evidence presented; the costs and carbon figures, and the broader economic assessments all depended on assumptions that were now incorrect.

- There was a promise of 20 full-time equivalent jobs, but this figure was also linked to the Economic Impact Assessment which covered the eBus network. How many jobs were therefore pledged, given that the eBus network was no longer part of the plan?
- There were no details as to what type of jobs these would be, or a guarantee that they would be permanent, and given that over 85% of Zip World's current workforce at Penrhyn Quarry and Llechwedd are on zero hours contracts, it was difficult to accept this figure.
- The Economic Impact Assessment also uses company-wide data to justify a single attraction. Use of the headline figure of £690 million in economic value of the entire Zip World operation across Wales – it was not specific to the Swing and should not be used to support this application.
- The report did not reflect the proposal under consideration. It was incomplete, inconsistent, and potentially misleading.
- The committee was urged to defer a decision until accurate and up-to-date documents were submitted - including an Economic Impact Assessment and a revised Transport Plan that accurately described the current plan. Upon receipt of this, Committee members could assess the impacts appropriately and fairly.
- It was suggested that it would be sensible for the committee, during a period of deferment, to look at Section 106 contributions – and how they could apply to major developments of this kind. If a project such as onshore wind of a similar financial scale was expected to make a community contribution, then it would be reasonable to ask why this type of development should be treated differently.
- That the social benefit of Zip World was a weak claim – there was no stability, and the money did not stay within the local economy.

- d) In response to the comments, the Planning Manager noted that written confirmation had been received stating that the eBus no longer formed part of the application and the rest of the information submitted was accurate.

- dd) The application was proposed and seconded

An amendment was proposed and seconded to defer so that further discussions could take place with the agent and more up-to-date and current information could be presented to the Committee.

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

- e) During the ensuing discussion, the following observations were made by Members:
- That there was a need to clear and tidy up around the historic 'Princess May' Water Tank before the swing was operational

- If the eBus no longer formed part of the application, was it possible to contribute to local buses and/or the local community to improve transport provision?
 - That the application complied with local and national policies.
 - That the ride was a natural addition to the site which was currently wasteland.
 - It would offer employment locally.
 - This was a 6-seater swing – it was not excessive – it was reasonably small for such a large site.
 - That Zip World brings people to Wales – an area dependent on tourism.
 - The company had high safety standards.
-
- That the figures were incorrect – it would be unreasonable to allow this without the correct figures.
 - Zip World was an extractive company – they are not a local company.
 - As the eBus did not form part of the application, local transport misses out.
 - Insufficient parking spaces for the extra visitors.
 - That more information was needed - incorrect information had been submitted and therefore the committee was urged to defer the matter.

RESOLVED: To approve subject to the receipt of positive observations from CADW and to 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.

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

CHAIR

PLANNING COMMITTEE	DATE: 17/11/2025
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Number: 1

Application Number: C24/1125/34/AC

Date Registered: 20/12/24

Application Type: Variation of Condition

Community: Clynnog

Ward: Clynnog

Proposal: Application under Section 73 for variation of condition 2 of planning permission reference C20/1064/22/AC to allow for 4-year extension for the completion of minerals operations and restoration.

Location: Cefn Graianog, Llanllyfni, Caernarfon, Gwynedd, LL54 6SY

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

PLANNING COMMITTEE	DATE: 17/11/2025
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

1 Description:

- 1.1 This is an application under Section 73 of the Planning Act 1990 to vary condition 2 of planning permission reference C20/1064/22/AC to allow for a 4-year extension for the completion of mineral operations and restoration at Cefn Graianog.
- 1.2 Silt lagoons are an integral component of sand and gravel processing where the mineral is washed and processed to sort out varying grades of sand and gravel into product sizes. This is an application to amend condition 2 on an existing planning permission, C20/1064/22/AC so as to extend the lifespan of the three ancillary silting lagoons and associated works for an additional 4 years to provide an additional 26,145m³ of settling capacity for silt derived as a by-product from the processing of sand and gravel.
- 1.3 The site is located on the western flank of the processing and stockpiling area adjacent to the original lagoons and approximately 530m southeast of the Llyn AONB. The area comprises of land previously worked for mineral extraction between the 1960's and 1980's under specific, time-limited permissions and GDO notifications.
- 1.4 The lagoons have been constructed by excavating material from restored land to form the batter slopes with any surplus overburdens and soils stored for restoration or the construction of bunds for containment purposes. The lagoons measure between 140m to 160m in length and 4-5m in depth incorporating 10m wide access strips for ease of maintenance. The design has also taken account of ground topography which slopes at a gentle gradient to the north of the plant site. Lagoons 1 & 2 generally run along contour lines with the third, most southerly lagoon, requiring outer bunding to support sufficient water for silting purposes.
- 1.5 The proposed development therefore does not fall within the description and criteria set out in Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2017. However, the development does fall within the description of development set out in Paragraph 2 to Schedule 2 of the Regulations (quarries, open cast mining and peat extraction) & paragraph 13 (any change to or extension of development where that development is already authorised, executed or in the process of being executed, and the change or extension may have significant adverse effects on the environment). Having screened and assessed the proposal in accordance with the development criteria under Schedule 3, it is considered that the likely impact of the development on the environment is insufficient to justify the submission of an environmental impact assessment with the planning application.

2. Relevant policies:

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

PLANNING COMMITTEE	DATE: 17/11/2025
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2.3 Anglesey and Gwynedd Joint Local Development Plan 2011-2026, adopted 31 July 2017

- Strategic Policy PS 1: Welsh Language and Culture
- Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
- Strategic Policy PS 5: Sustainable Development
- Strategic Policy PS 13: Providing Opportunity for a Flourishing Economy
- Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
- Strategic Policy PS 22: Minerals
- AT 4: Protection of Non-Designated Archaeological Sites and Their Setting
- AMG 1: Areas of Outstanding Natural Beauty Management Plans
- AMG 3: Protecting and Enhancing Features and Qualities that are distinctive to the Local Landscape Character
- AMG 5: Local Biodiversity Conservation
- PCYFF 2: Development Criteria
- PCYFF 6: Water Conservation
- MWYN 3: Mineral Developments
- MWYN 5: Buffer Zones Around Mineral Sites
- MWYN 9: Restoration and Aftercare
- Supplementary Planning Guidance – Maintaining and Creating Distinctive and Sustainable Communities 2019

2.4 National Policies:

- Planning Policy Wales (PPW Edition 12, 2024)
- Future Wales – The National Plan 2040.
- Technical Advice Note (TAN) 5: Nature conservation and planning
- Technical Advice Note 10: Tree preservation order
- Technical Advice Note 11: Noise
- Technical Advice Note 12: Design
- Technical Advice Note 18: Transport
- Technical Advice Note 20: Planning and Welsh language
- Technical Advice Note 23: Economic development
- Technical Advice Note 24: The historic environment
- Mineral Technical Advice Note 1 (MTAN): Aggregates

3. Relevant Planning History:

- Associated Section 73 applications reference and C24/1126/34/AC currently undetermined.
- C24/1124/34/AC ‘Application under Section 73 for variation of condition 1 of planning permission reference C20/1063/22/AC (proposed eastern extension for the extraction for the extraction of sand and gravel and progressive restoration) to allow for 4-year extension for the completion of minerals operations and restoration.’ – Granted permission on 08/09/2025.
- C20/1065/22/AC ‘Application under Section 73 of the Town and Country Planning Act to vary condition 1 on planning permission C10D/0487/34/MW to extend the life of quarrying and associated processing operations for a further four years to allow for the completion of mineral working with a further year for the completion of restoration’ – Granted permission on 15/04/2021.
- C20/1064/22/AC ‘Application under Section 73 of the Town and Country Planning Act to vary condition 2 on planning permission C15/0299/34/MW (construction of 3 ancillary silting lagoons and associated works to provide the necessary capacity to enable the ongoing working of mineral and the provision of a closed system for the control of quarry water on site) to allow a four-year extension for the use of the lagoons in connection with the minerals operations and a further year for the completion of restoration.’ – Granted permission on 15/04/2021.

PLANNING COMMITTEE	DATE: 17/11/2025
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

- C20/1063/22/AC ‘Application under Section 73 of the Town and Country Planning Act to vary condition 1 on planning permission C16/0816/34/MW (proposed eastern extension for the extraction of sand and gravel and progressive restoration) to allow a four-year extension for the completion of minerals operations and a further year for the completion of restoration.’ – Granted permission on 15/04/2021.
- C16/0816/34/MW ‘Proposed eastern extension of the extraction of sand and gravel and progressive restoration’ - Granted subject to conditions on the 18th of November 2016.
- C15/0299/34/MW Granted subject to conditions on 22nd June 2015 – Construction of 3 ancillary silting lagoons and sociated works to provide the necessary capacity to enable the ongoing working of mineral and the provision of a closed system for the control of quarry water on site.
- C10/0487/34/MW - Application submitted with an Environmental Impact Assessment. Planning permission granted subject to conditions on 23rd August 2011 to vary conditions on an existing planning permission to extend the life of the quarrying operations up until 31 December 2020 and variation of a scheme of working under conditions 1&2 of planning permission 2/14/12G and C00D/0487/34/MW.
- The site has a long history of sand and gravel extraction dating back to the earliest known planning permission granted in May 1958, with documented evidence of the workings supplying material for several large-scale civil engineering contracts in the area including the Dinorwig Power Station, Stwlan Dam and several local road improvement contracts. The following permissions are specific to the application area. In recent years, the site has been operational under planning permission 2/14/16G granted on the 1st of March 1996, which includes both the Cefn Graianog processing area and the extractive operations at Graianog Farm. A further permission, C00D/0005/34/MW granted under in May 2000 to vary conditions 1 & 2 of this consent to alter the sequence of extractive operations. This variation enabled the operation to blend various mineral types within the working face to meet production/sales requirements and to rationalise the sequence of progressive restoration.

4. Consultations:

Community Council:

Comments received on 22/02/2025:

Following on from the Clynnog Fawr Community Council meeting held on Tuesday night 18/02/2025 where this planning application was discussed there was no objection.

Transportation Unit:

No comments submitted.

Public Rights of Way Unit

Comments received on 26/06/2025:

I refer to the above-mentioned application. Public Rights of Way (Footpath) numbers 42 and 42a in the Community of Clynnog is affected by this proposal (See above plan). The applicant must ensure that the public right of way remains open and available to users, during and after this development and consider public safety at all times.

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Natural Resources Wales:

Comments received on 16/01/2025:

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

Protected Sites

From the information provided, NRW consider that the proposals may affect the Corsydd Eifionydd Special Area of Conservation (SAC), Cors Gyfelog Site of Special Scientific Interest (SSSI), and Cors Gyfelog National Nature Reserve (NNR). Our advice is on the basis that no works are proposed within the SSSI/SAC. However, we have identified potential pollution impact pathways to features of this site. This pathway may not result in an adverse effect if the developer adheres to pollution prevention guidelines. No assessment of likely significant effect under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 has been undertaken by your authority or it has not been forwarded to NRW for consideration. Should you conclude that the proposed development is likely to have a significant effect on the European site, we look forward to being re-consulted. In the absence of this assessment, NRW cannot offer assurances that the proposals would not result in an adverse effect upon the SAC.

Protected Species

The Biodiversity Assessment (Kedd Limited, Report Ref – KD.CFN.ER.001, December 2024), stated that the extended operational period would not have any significant impact upon European Protected Species. We recommend that you consult your ecologist on any possible enhancement opportunities and landscaping proposal.

National Landscape

The development is situated adjacent to the Llŷn AONB. We note that there is no information regarding landscape assessments with the application and therefore, we are assuming that your Authority has screened the application and concluded that any impacts on landscape are unlikely, and the proposal is in line with Planning Policy Wales (PPW 12) Planning policy Wales GOV.WALES. If you require further advice, then please reconsult us.

Other Matters

Our comments above only relate specifically to matters included on our checklist, Development Planning Advisory Service: Consultation Topics (September 2018), which is published on our website. We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests. We advise the applicant that, in addition

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to planning permission, it is their responsibility to ensure secure all other permits/consents/licences relevant to their development. Please refer to our website for further details.

Advice for the Developer

Environmental Management: The applicants must minimise discolouration to the watercourse from the construction and operational works. Silty water should be treated, either through the use of settlement lagoons, or tanks, or discharged across a grassed area. For work in river channels the use of coffer dams is recommended, to keep river water out of the working area. River crossings must be kept free from mud or dust deposits. Oil and chemical storage must be kept away from the watercourse, on an impervious base, within a bund, and secured. Absorbents or a suitable spill kit must be kept on site for use in the event of an emergency. NRW should be notified immediately of such an occurrence. The mixing, use and washing of machinery and shuttering of wet concrete and cement must be carefully controlled to minimise the risk of any material entering the watercourse. The applicant is advised to follow the guidance within Guidance for Pollution Prevention 5 "Works and maintenance in or near water": <http://www.netregs.org.uk/media/1415/gpp-5-works-and-maintenance-in-or-near-water.pdf> If you have any queries on the above, please do not hesitate to contact us.

FCMRU:

Comments received on 14/01/2025:

Thank you for the consultation below. The unit has no comments to offer in terms of land drainage, local flood risk or coastal erosion.

Dŵr Cymru:

No comments submitted.

Public Protection Unit:

No comments submitted.

Biodiversity Unit:

Comments received on 13/03/2025:

I have no objection regarding the extension of time for mineral operations and restoration. However, I would like to raise two important ecological issues regarding this site:

1. The restoration of the site must provide habitats of biodiversity value such as pools and shallow scrapes and features such as hibernaculum for reptiles. Areas of grassland can be managed as wildflower meadows and be grazed over the winter months. I recommend that the restoration scheme for the site include a long-

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term management plan that covers monitoring, grazing management, hay cutting etc.

2. I visited Graianog in May 2024 and saw a pair of ring plovers within the quarry area that was actively being restored. I would like to ensure that the management of the site is undertaken in a sensitive way to nesting birds, in particular ringed plover.

AONB

Comments received on 21/07/25:

Cefn Graianog sand and gravel work is a fairly significant industrial estate near in the Area of Outstanding Natural Beauty (AONB). There is Cors Gyfelog nearby which has been designated as a SSSI and Special Conservation Area.

The work has been running for years now and time limits were placed on the planning rights in 2020 in order to control the period and restore the site.

It is noted that there is no intention to extend the site itself and therefore the development would not further disrupt the landscape. Completing the work and restoring the site at the end of the period in question will improve the environmental condition of the site.

Heneb:

No comments submitted.

North and Mid Wales Trunk Roads Agency:

Comments received on 10/01/2025:

I refer to your consultation of 24/12/2024 regarding the above planning application and advise that the Welsh Government as highway authority for the A487 trunk road does not issue a direction in respect of this application.

Public Consultations:

A notice was placed in the press, notices were placed in several locations close to the site and nearby residents were informed. The advertising period has expired and received no comments from the public.

5. Assessment of the material planning considerations

Principle of development

5.1 Planning Policy Wales Edition 12 (PPW) integrates the Welsh Government's planning policies for minerals development which were previously set out in Minerals Planning Policy Wales

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(2001). In accordance with the requirement of PPW 12, Gwynedd Council as the Mineral Planning Authority has a duty to ensure that mineral resources are exploited in a sustainable way so that they can make an appropriate contribution to the area's construction materials requirements. The key principles noted in the section 5.14 (Minerals) of the PPW are;

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

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

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

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

5.4 The proposal will supplement the infrastructure required for the continuation of sand and gravel extraction at Cefn Graianog which will ensure that the Mineral Planning Authority can fulfil its apportionment obligations of supplying minerals for the North Wales sub-region. There are few permitted reserves of sand and gravel in North West Wales and this proposal will secure that sufficient infrastructure is in place to secure the continued supply of sand and gravel for the local building economy. This will reduce the need to import materials from outside Gwynedd, thereby minimising costs and carbon emissions.

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- 5.5 With respect to the need for the development, the proposal therefore does not constitute an extension to the authority's landbank of sand and gravel reserves, with regard to current national policy and guidance contained in MTAN1 (Wales) Aggregates and the Regional Technical Statement. The purpose of the application is retaining infrastructure at a facility that is ancillary to mining operations. The development is already subject to full restoration proposals and conditions attached to the parent permission and in this regard, the development conforms with policies MWYN 3 & MWYN 9 of JLDP. Furthermore, it is not considered that the proposal to continue mineral operations at Cefn Graianog will compromise the safeguarding obligations for potential waste sites under policy GWA 1.
- 5.6 In addition to the principle of the need for the development, the essential planning issues in this case are addressed below elsewhere in this report.

Visual amenities and landscape

- 5.7 Policies PCYFF 3, PCYFF 4, MWYN 3 and MWYN 9 of the JLDP are all relevant policies to consider in terms of visual and landscape impact. The potential significance of any landscape and visual impacts are determined by a combination of the magnitude of changes and sensitivity of the landscape setting to change.
- 5.8 This application is specifically for the prolongment of the development and does not include any extension or physical alterations to the already approved working area.
- 5.9 This development when originally granted, extended the footprint of the existing workings by providing additional capacity to deal with 26,000m³ of silt arisings from the mineral washing processes. The existing operational site including the processing area, lagoons and that which remains at the working face and transport corridor measures approximately 29 hectares and the development in combination with the parent permission for the winning and working of sand and gravel has the potential for cumulative impacts on views into and out of the Llyn AONB. However, the magnitude of change is not considered significant in the context of the impact with the greater part of the Graianog workings and such impacts may be tempered to a degree by a limited period of working (4 additional years) and the phased scheme of extraction and restoration at the working face which is nearing completion. Also, restoration to mixed grazing and nature conservation is proposed in the parent permission, C15/0299/34/MW (C20/1064/22/AC) as well as the restoration concept for the existing lagoons and processing site under C10/0487/34/MW (C20/1065/22/AC).
- 5.10 The nature of the proposal to extend the lifespan of the operations would undoubtedly prolong the visual impacts in the medium-term but given its overall context in an established mineral working it is not considered that it would not result in any great levels of visual impact.
- 5.11 The working of sand and gravel is relatively dynamic when compared with hard rock quarrying as reserves are commonly found under agricultural land and may be worked relatively quickly by means of an excavator. Consequently, the Mineral Planning Authority requires progressive restoration to offset the loss of amenity and productive land to mitigate for the impacts of such working. To date worked out sites have been effectively reinstated to their original use, mainly agriculture, and now blend in with the surrounding landscape. An existing scheme of progressive working and restoration has previously been approved and ensures that the proposal complies with the requirement of policy MWYN 9 of the JLDP.

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- 5.12 The landscape and visual impact assessment submitted as part of the development proposals for the parent permission includes an appraisal of the development including a selection of viewpoints and photomontages taken from vantage points from within landscape character areas within and around the site. The assessment makes an evaluation of the surrounding landscape in terms of the AONB, Eryri National Park as well as local impact. The 'Nantlle' Landscape of Outstanding Historic Interest is located approximately 1000m northeast of the existing quarry and it is not considered that the proposal will impact on the nature and historic fabric of this landscape designation or the cultural significance of the slate quarrying areas.
- 5.13 The AONB Manager confirmed that there is effective restoration work on the site in recent years which reduces the impact on the landscape. Given that there is a limited period of additional time involved with the settlement lagoons, there are no concerns regarding the impact on the AONB.
- 5.14 Within the overall context of the existing Quarry site, the identified landscape and visual changes have a limited level of effect and the extension of the timescale for the operation of the water management system would not result in any great levels of visual impact. Therefore, with the retention of existing conditions it is considered that the application complies with policies PCYFF 3, PCYFF 4, MWYN 3 and MWYN 9 of the JLDP.

General and residential amenities

- 5.15 The proposal for additional lagoon capacity by its nature is similar to the type of infrastructure that has been operational on the site for many years, and which has been the subject of environmental controls through planning conditions, or via Environmental Permits.
- 5.16 Policy MWYN 3 of the JLDP states that extensions to existing mineral sites will be acceptable subject to no unacceptable harm to the amenity or health of residents in terms of visual impact, levels of dust, noise, vibration, and light as a result of the operation itself or the resulting traffic movements.
- 5.17 MTAN 1 Wales; Aggregates and policy MWYN 5 of the JLDP recognises that there is often a conflict between mineral workings and other land uses and has established the principle of buffer zones around permitted and allocated mineral extraction sites. The objective of a buffer zone is to protect land uses that are most sensitive to the impact of mineral operations by establishing a separation distance. MTAN1 recommends a minimum distance of 100 metres for sand and gravel operations.
- 5.18 There are no sensitive properties located within a 100m buffer zone of this development and it will be subject to the same working conditions as present, including the control of noise, dust & working hours. The loading of the feed hopper and conveyor remains the most intrusive noise source at the working face as plant machinery operates in an elevated position to the surrounding ground level. White noise alarms are fitted to plant machinery to minimise disturbance.
- 5.19 It is considered therefore that subject to appropriate conditions to control the impacts of noise and dust and working hours the proposal will not have a detrimental impact on the amenities of the area and therefore conforms to policy PCYFF 2, MWYN 3 & MWYN 5 of the Gwynedd and Môn Joint Local Development Plan 2011 - 2026.

Traffic matters, Public Rights of Way and Common Land

- 5.20 The proposal does not include any alteration to transport movements or existing access arrangements.

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- 5.21 The Local Authority's Public Rights of Way have recommended a condition protecting Public Rights of Way (Footpath) numbers 42 and 42a Clynnog Fawr) to remain open for the duration of the development to be retained.
- 5.22 It is considered that the existing road network is of sufficient standard to deal with the flow of traffic expected from the site and that public rights of way will not be affected subject to an appropriate condition. The development, therefore, is compliant with Policies PS 4 and TRA 4 of the Gwynedd and Môn Joint Local Development Plan 2011 – 2026.

Ecological and biodiversity matters

- 5.23 The original water management system consisted of a water balancing pond and sump, fresh water and surface water catchment lagoon, a series of silt settlement lagoons, pipework, open drains and pumps. However, it had been previously documented that during periods of heavy rainfall, flash flooding could occur where overspill from existing lagoons combining with surface water and surrounding land runoff, thereby having the potential to pollute and impact on important habitats.
- 5.24 The principal purpose of the closed-loop lagoon system is to supplement the existing water management infrastructure to prevent this from occurring. The water management system has been specifically designed to ensure sufficient capacity to manage all quarry waters on site, i.e. as a self-contained system.
- 5.25 This application is specifically for the prolongment of the development and does not include any extension or physical alterations to the already approved working area.
- 5.26 Regardless, the applicant has provided an updated biodiversity assessment support the extension of time applications submitted for the entire quarry. The report considers all of the existing habitats present within the site and assesses whether there has been any change on these habitats since the previous ecological surveys were undertaken and recommends that requirements for implementing reasonable avoidance measures for protecting badgers and reptiles during any field boundary clearance or soil stripping is maintained.
- 5.27 None of these mitigation measures will be required at for this specific application as the works have already been completed.
- 5.28 On 7th February 2024, the Welsh Government published an update to Chapter 6 of Planning Policy Wales (PPW), which deals with green infrastructure, net worth to biodiversity, the protection afforded to Sites of Special Scientific Interest and trees and woodlands. The applicant has provided a Green Infrastructure Statement (GIS) that has followed the stepwise approach in chapter 4. The stepwise approach is a hierarchy of actions used to assess and limit the impact of the development on biodiversity.
- 5.29 Therefore, the proposal conforms to the requirements Strategic Policy PS 19 and Policy AMG 3, AMG 5, MWYN 3 & MWYN 9 of the Gwynedd and Môn Joint Local Development Plan 2011 - 2026.

Habitats Regulation Assessment

- 5.30 As the competent authority under regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended), Cyngor Gwynedd must undertake an HRA assessment, before deciding to give consent for a project which is likely to have a significant effect on designations.

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- 5.31 The development is located closest to the Corsydd Eifionydd SAC designated site and is comprised of 4 component SSSI's that includes Cors Llanllyfni, 1.5km to the north, Cors Gyfelog 1km to the south, Cors y Wlad 2.5km southwest and Cors Grainaog 5km southeast.
- 5.32 Qualifying features of the Corsydd Eifionydd SAC include species of Slender green feather-moss, Marsh fritillary butterfly and habitat of very wet transition mires and bogs identified by an unstable 'quaking' surface.
- 5.33 The conservation objectives of the SAC are;
- Support three features of international importance namely transition mire and quaking bog, marsh fritillary and slender green feather moss.
 - Cors Gyfelog and Cors Graianog should support a diverse range of nutrient poor to moderately nutrient rich fen habitat which often manifest as quaking rafts, particularly over former peat-cuttings.
 - The SAC should support healthy populations of rarer plants such as intermediate bladderwort, bog sedge, royal fern, oblong-leaved sundew together with rare insect populations.
 - Cors Gyfelog and Cors Graianog should support areas of mature wet woodland (willow carr).
 - Wet woodland should cover no more than 30% of Cors Gyfelog and 10% of Cors Graianog. There should be no rhododendron present within either site or the SAC as a whole.
 - The sites should regularly support a viable population of the marsh fritillary butterfly, which contributes towards the larger population of this butterfly in the general area. To ensure this, at least 80% of the Cors y Wlad should be covered by rushy vegetation (rhos pasture). The habitat should be of good quality (tussocky grassland at a height of 10 – 20cm) with an abundance of devil's bit-scabious, the food plant of the butterfly larvae.
 - Cors Llanllyfni and Cors Gyfelog should support a healthy population of the slender green feather-moss. Management shall ensure that the population remains stable and afford it the opportunity to expand.
- 5.34 This application seeks to extend the duration of mineral working and completion of restoration work by 4 additional years. Although this application only applies to a portion of the total mineral extraction area, it should be considered in combination with two other applications seeking to extend the duration of mineral working and associated activities for the rest of the quarry (the whole Cefn Graianog site). Therefore, for the purposes of the HRA regulations, the application(s) constitute a project proposal that is not directly connected with the running of the designated site.
- 5.35 Although there is no alteration to the development area and working method (in each planning application) potential hydrological and airborne pathways for pollution in the event of an accident, spillage or fugitive dust from mineral extraction, processing and associated activities have been identified during the screening process.
- 5.36 Mineral extraction, processing and associated activities will continue in accordance with previously approved application other than for an extended period of time. The quarry and associated works are not within the SAC or a similar habitat that is contiguous with any of the 4 component sites. Therefore, the development will not lead to directly loss of habitat within the SAC. A closed loop lagoon system has been constructed within the quarry and will be retained for the remainder of the development to ensure no pollution enters the SAC and that the hydrology of the bog is not altered. Additionally, the development will be conditioned to adhere to pollution prevention best practice included in Guidance for Pollution Prevention 5 "Works and maintenance in or near water". These measures will include;

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- Treatment of silty water either through the use of settlement lagoons, or tanks, or discharged across a grassed area.
- River crossings must be kept free from mud or dust deposits.
- Oil and chemical storage must be kept away from the watercourse, on an impervious base, within a bund, and secured.
- Absorbents or a suitable spill kit must be kept on site for use in the event of an emergency.
- The mixing, use and washing of machinery and shuttering of wet concrete and cement must be carefully controlled to minimise the risk of any material entering the watercourse.

- 5.37 The extant permissions were previously assessed for likely significant effects under requirements of Regulation 63 of the Conservation of Habitats and Species Regulations 2017 when originally determined. It was considered that the development would not likely have a significant effect on the conservation features of the Corsydd Eifionydd SAC.
- 5.38 NRW have confirmed that subject to the mitigation measures that the assessment undertaken is satisfactory.
- 5.39 Therefore, subject to the retention mitigation measures through pollution prevention techniques and the closed loop hydrological system we can rule out all reasonable scientific doubt that the proposal would not have an adverse effect on the integrity of the Corsydd Eifionydd SAC.

Hydrology and Hydrogeology

- 5.40 Since the submission of the application, Welsh Government have published a revised TAN 15 on the 31st of March 2025. The revised TAN 15 is titled ‘Development, flooding and coastal erosion’ and is accompanied by Circular 002/2025 ‘Guidance on The Town and Country Planning (Flood Risk Area Development) (Notification) (Wales) Direction 2025’ and clarification letter from the Chief Planner of the Welsh Government’s Planning Directorate. Section 1 of the new TAN 15 states “This document replaces Technical Advice Note 14, published in 1998 and Technical Advice Note 15, published in 2004. Development Plans and planning decisions should no longer refer to those documents.”

However, the clarification letter states “...the publication of new guidance may have impacts on the processing of planning applications so there will be a transitional period for the implementation of the TAN. Planning applications which were submitted and registered before the publication of the new TAN will continue to be assessed against the previous version...”

- 5.41 Therefore, official guidance from the Welsh Government is for planning applications submitted and registered prior to the 31st of March 2025 is for assessment of flood risk to be made on the policy content of the 1st edition of TAN 15 published in 2004.
- 5.42 TAN 15 (2004) is supported by Development Advice Maps (DAM) that have been substituted by Flood Map for Planning (FMfP) that were released pending the adoption of the revised TAN 15. A delay in adopting the revised TAN 15 required LPAs to consider both DAM and FMfP given that the later included the most recent and correct data.
- 5.43 A small area at the eastern portion of the application site is situated within a ‘Surface Water and Small Watercourse Flood Zone 2’ on the Flood Map for Planning. There have been no objections or concerns relating to drainage or flood risk in response to consultation with Natural Resources Wales or Lead Local Flood Authority and it is considered therefore that the proposal will not

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have a detrimental impact on the flood risk and complies with PCYFF 6 and the requirements of TAN 15 (2004).

- 5.44 It is considered that the proposed development would not have any detrimental effect on hydrological features and flood risk and complies with the requirements of Strategic Policy PS 19 and Policy AMG 3, AMG 5, PCYFF 2, PCYFF 3, PCYFF 6 and MWYN 3 of the Gwynedd and Môn Joint Local Development Plan 2011 – 2026.

Archaeology and cultural heritage

- 5.45 The impact of the silting lagoons on the settings of scheduled monuments and archaeological interest has previously been considered during the original permission (to grant their construction) and the extension of the period of time for their use and the restoration of the land will not alter this impact. The proposal therefore complies with Policy AMG 3 & PS 20 of the Gwynedd and Môn Joint Local Development Plan 2011 - 2026.

The Welsh language

- 5.46 Language Statement will need to be provided with a proposed "retail, industrial or commercial development which employs more than 50 employees and/or has a floor area of at least 1,000 m sq. or more".
- 5.47 In response to this requirement, the applicant has provided a Welsh Language Statement. Chapter 6 of the statement has assessed the potential effects of the developments on the language and community based on language and population movement; visual elements; quality of life and community infrastructure; employment.
- 5.48 This application will secure the continuation of an existing operation where the existing local workforce. The entire workforce has the ability to speak Welsh and therefore the development is likely to retain Welsh speakers in the local community who will use the language in the workplace.
- 5.49 The Council's Language Unit has no objection to the request for an extension of time from a linguistic point of view.
- 5.50 Based on the nature of the application and evidence to hand, it is not considered likely that the proposal would have a negative impact on the Welsh Language. It is therefore considered that the proposal conforms with policy PS 1 and the guidance contained within the SPG Marinating and creating distinctive and sustainable communities.

The economy

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

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5.53 Therefore, it is considered that the proposal would make a positive impact of the economy of the area and accord with policy PS 13 of the JLDP and TAN 23.

6. Conclusion:

6.1 A proposal for an additional 4-year continued operation of 3 silting lagoons. There is unlikely to be any apparent change in site working conditions or visual impact of the workings and the development will not detract from the positive features in the landscape.

6.2 The continuation of a phased scheme of extraction and restoration will mitigate the impact of the mineral workings on the setting of the National Park, Llyn AONB as well as local Landscape Character Areas in accordance with Policy PS 19, AMG 3, AT 1, MWYN 3 & MWYN 9 of the Gwynedd & Môn Joint Local Development Plan 2011 – 2026.

6.3 There are no overriding planning policy issues sufficient to warrant refusal of planning permission and issues relating to noise, dust & environmental controls are well established on this site. It is considered therefore that subject to appropriate conditions to control the impacts of noise and dust and working hours the proposal will not have a detrimental impact on the amenities of the area and therefore conforms to policy PCYFF 2, MWYN 3 & MWYN 5 of the Gwynedd and Môn Joint Local Development Plan 2011 - 2026.

6.4 The development is acceptable in principle, and it would contribute to the processing of mineral and thus help sustain a landbank of sand and gravel reserves in Gwynedd and conforms to regional and local mineral planning policy requirements. It conforms to regional and local mineral planning policy requirements and complies with the sustainability criteria of Policy PS 22 of the Anglesey and Gwynedd Joint Local Development Plan 2011 – 2026, having regard to current national policy for maintaining a landbank of mineral reserves in accordance with the guidance contained in MTAN1 (Wales) Aggregates and the Regional Technical Statement. In addition, the proposal is likely to make a positive contribution on the economy of the area in accordance with Strategic Policy PS 13 of the Anglesey and Gwynedd Joint Local Development Plan 2011 - 2026.

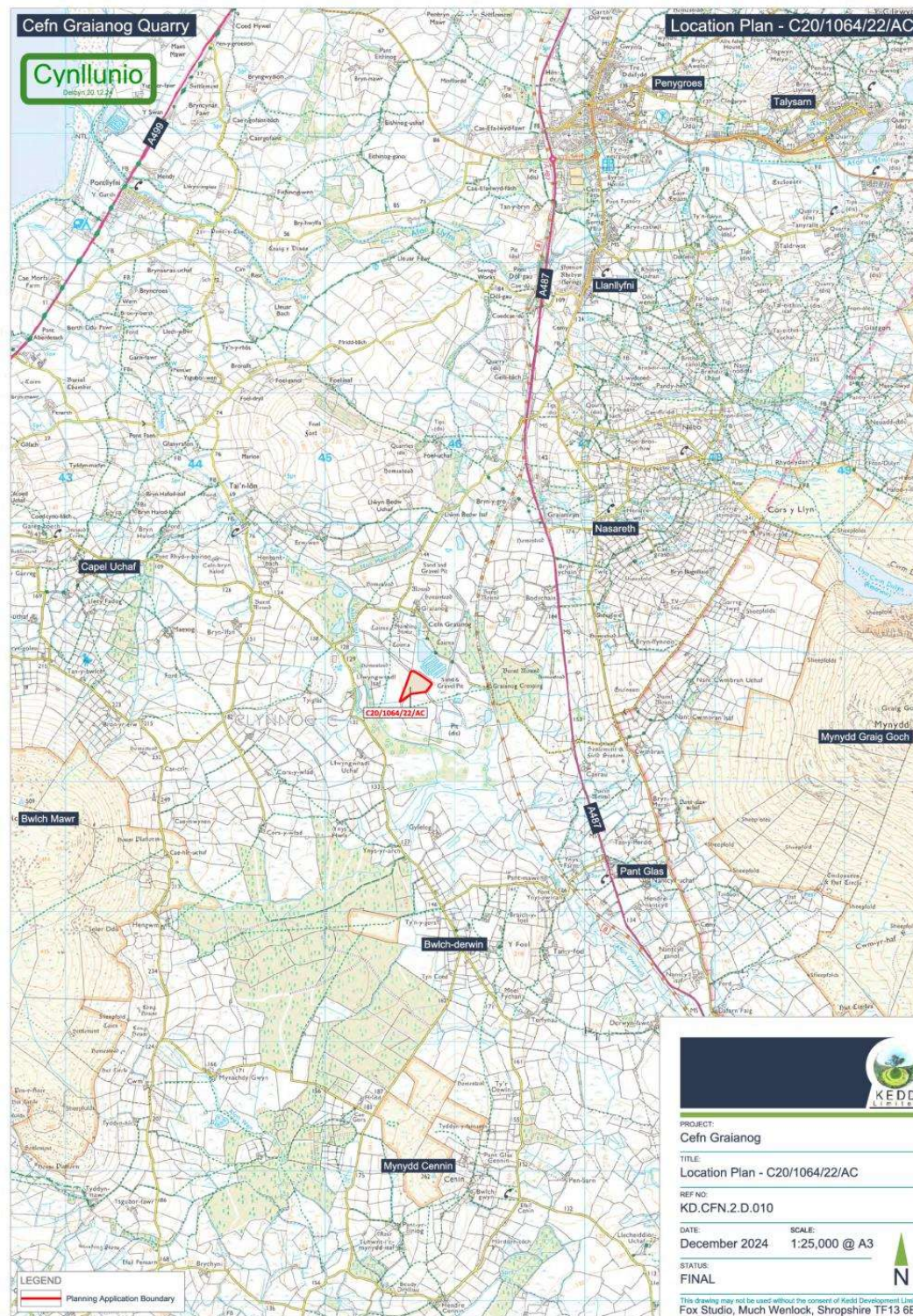
7. Recommendation:

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

- Written notification shall be given to the Mineral Planning Authority at least 14 days before; i. The commencement of restoration works on any part of the land within the permitted area following the cessation of use as an ancillary silting facility for any of the three lagoons indicated on the application plans.
- The permitted use of the site as an ancillary silting lagoon shall cease by 31 December 2028; restoration shall be completed thereafter by 31 December 2029 or upon cessation of operations, whichever is the sooner.
- Permitted Operations & Compliance with the Submitted Details plans.
- Restriction on Permitted Development Rights, buildings, structures, erections, private ways, floodlighting & fences.
- Operating hours.
- Soil Handling & husbandry.
- Safeguarding of public rights of way.
- Noise limitations to match existing, plant and machinery to be fitted with white noise alarms.
- Restoration to mixed agricultural and nature conservation use.

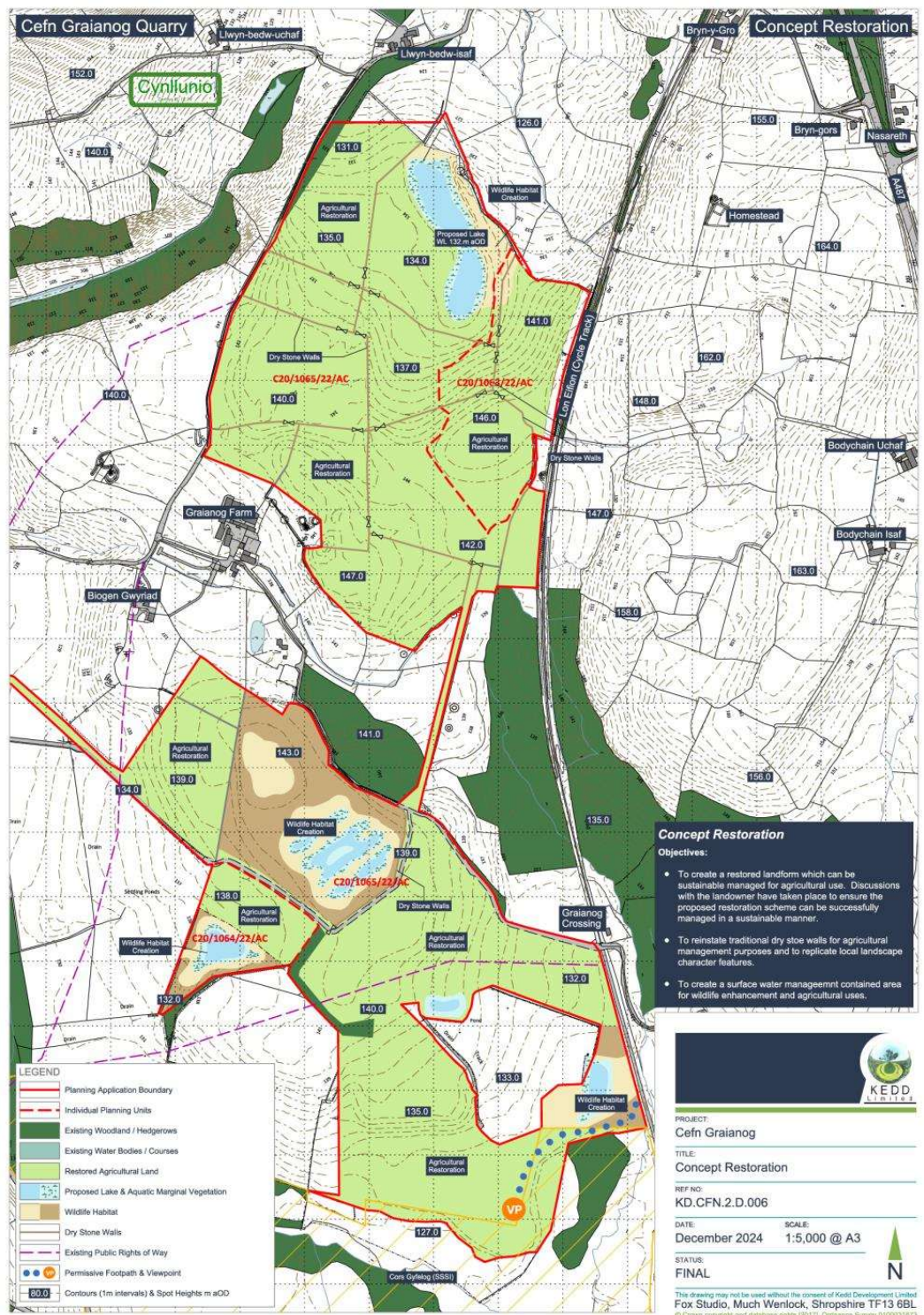
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- No oil, fuel, chemicals to be stored within application site.
- Drainage, measures to prevent the pollution of local watercourses.
- Aftercare measures for agricultural use & biodiversity management.
- Revised restoration scheme in the event of premature mineral extraction.
- Ripping of ground base material to avoid surface compaction and achieve adequate drainage.
- Minimum topsoil and subsoil depths.

















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Number: 2

Application Number: C24/1126/34/AC

Date Registered: 20/12/24

Application Type: Variation of Condition

Community: Clynnog

Ward: Clynnog

Proposal: Application under Section 73 for variation of condition 2 of planning permission reference C20/1065/22/AC to allow for 4-year extension for the completion of minerals operations and restoration.

Location: Cefn Graianog, Llanllyfni, Caernarfon, Gwynedd, LL54 6SY

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

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1 Description:

- 1.1 This is an application under Section 73 of the Planning Act 1990 to vary condition 1 of planning permission reference C20/1065/22/AC to allow for a 4-year extension for the completion of mineral operations and restoration at Cefn Graianog.
- 1.2 This proposal seeks an extension of time up until the 31st of December 2028 for the continuation of minerals operations at Graianog Farm. This will ensure the non-sterilisation of the mineral reserve but also, to complete the restoration of the site in accordance with the permitted scheme of working and to provide ancillary infrastructure in support of proposals to win and work mineral from the quarry. The proposal does not include an extension to the actual footprint of the mineral operation only an extension of time for a further 4 years. Plant activities, processing, dispatch and extraction of mineral will be contained wholly within the boundaries of the existing site and the terms of conditions attached to the current planning permission.
- 1.3 The working methods would be the same as currently employed at the quarry and would utilise the same excavators, conveyors and other mobile plant as existing. The sequence of operations will be subject to the same conditions as existing covering amongst other requirements, hours of operation, noise, ecology, dust, agricultural husbandry and archaeological recording/mitigation in advance of extraction. The proposed scheme of restoration and aftercare to agricultural use will continue as present for the most part, as the sequence of operations progress eastwards into the extension area. In addition, the proposal recognises that there is an opportunity to enhance nature conservation and biodiversity interests, and a scheme of restoration has been configured accordingly.
- 1.4 The proposed development therefore does not fall within the description and criteria set out in Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2017. However, the development does fall within the description of development set out in Paragraph 2 to Schedule 2 of the Regulations (quarries, open cast mining and peat extraction) & paragraph 13 (any change to or extension of development where that development is already authorised, executed or in the process of being executed, and the change or extension may have significant adverse effects on the environment). Having screened and assessed the proposal in accordance with the development criteria under Schedule 3, it is considered that the likely impact of the development on the environment is insufficient to justify the submission of an environmental impact assessment with the planning application.

2. Relevant policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be made in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.
- 2.2 The Well-being of Future Generations (Wales) Act 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.
- 2.3 **Anglesey and Gwynedd Joint Local Development Plan 2011-2026, adopted 31 July 2017**
 - Strategic Policy PS 1: Welsh Language and Culture

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- Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
- Strategic Policy PS 5: Sustainable Development
- Strategic Policy PS 13: Providing Opportunity for a Flourishing Economy
- Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
- Strategic Policy PS 22: Minerals
- AT 4: Protection of Non-Designated Archaeological Sites and Their Setting
- AMG 1: Areas of Outstanding Natural Beauty Management Plans
- AMG 3: Protecting and Enhancing Features and Qualities that are distinctive to the Local Landscape Character
- AMG 5: Local Biodiversity Conservation
- PCYFF 2: Development Criteria
- PCYFF 6: Water Conservation
- MWYN 3: Mineral Developments
- MWYN 5: Buffer Zones Around Mineral Sites
- MWYN 9: Restoration and Aftercare
- Supplementary Planning Guidance – Maintaining and Creating Distinctive and Sustainable Communities 2019

2.4 **National Policies:**

- Planning Policy Wales (PPW Edition 12, 2024)
- Future Wales – The National Plan 2040.
- Technical Advice Note (TAN) 5: Nature conservation and planning
- Technical Advice Note 10: Tree preservation order
- Technical Advice Note 11: Noise
- Technical Advice Note 12: Design
- Technical Advice Note 18: Transport
- Technical Advice Note 20: Planning and Welsh language
- Technical Advice Note 23: Economic development
- Technical Advice Note 24: The historic environment
- Mineral Technical Advice Note 1 (MTAN): Aggregates

3. **Relevant Planning History:**

- Associated Section 73 applications reference C24/1125/34/AC is currently undetermined.
- C24/1124/34/AC ‘Application under Section 73 for variation of condition 1 of planning permission reference C20/1063/22/AC (proposed eastern extension for the extraction for the extraction of sand and gravel and progressive restoration) to allow for 4-year extension for the completion of minerals operations and restoration.’ – Granted permission on 08/09/2025
- C20/1065/22/AC ‘Application under Section 73 of the Town and Country Planning Act to vary condition 1 on planning permission C10D/0487/34/MW to extend the life of quarrying and associated processing operations for a further four years to allow for the completion of mineral working with a further year for the completion of restoration’ – Granted permission on 15/04/2021.
- C20/1064/22/AC ‘Application under Section 73 of the Town and Country Planning Act to vary condition 2 on planning permission C15/0299/34/MW (c construction of 3 ancillary silting lagoons and sociated works to provide the necessary capacity to enable the ongoing working of mineral and the provision of a closed system for the control of quarry water on site) to allow a four-year extension for the use of the lagoons in connection with the minerals operations and a further year for the completion of restoration.’ – Granted permission on 15/04/2021.
- C20/1063/22/AC ‘Application under Section 73 of the Town and Country Planning Act to vary condition 1 on planning permission C16/0816/34/MW (proposed eastern extension for the extrac-

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tion of sand and gravel and progressive restoration) to allow a four-year extension for the completion of minerals operations and a further year for the completion of restoration.’ – Granted permission on 15/04/2021.

- C16/0816/34/MW ‘Proposed eastern extension of the extraction of sand and gravel and progressive restoration’ - Granted subject to conditions on the 18th of November 2016.
- C15/0299/34/MW Granted subject to conditions on 22nd June 2015 – Construction of 3 ancillary silting lagoons and associated works to provide the necessary capacity to enable the ongoing working of mineral and the provision of a closed system for the control of quarry water on site.
- C10/0487/34/MW - Application submitted with an Environmental Impact Assessment. Planning permission granted subject to conditions on 23rd August 2011 to vary conditions on an existing planning permission to extend the life of the quarrying operations up until 31 December 2020 and variation of a scheme of working under conditions 1&2 of planning permission 2/14/12G and C00D/0487/34/MW.
- The site has a long history of sand and gravel extraction dating back to the earliest known planning permission granted in May 1958, with documented evidence of the workings supplying material for several large-scale civil engineering contracts in the area including the Dinorwig Power Station, Stwlan Dam and several local road improvement contracts. The following permissions are specific to the application area. In recent years, the site has been operational under planning permission 2/14/16G granted on the 1st of March 1996, which includes both the Cefn Graianog processing area and the extractive operations at Graianog Farm. A further permission, C00D/0005/34/MW granted under in May 2000 to vary conditions 1 & 2 of this consent to alter the sequence of extractive operations. This variation enabled the operation to blend various mineral types within the working face to meet production/sales requirements and to rationalise the sequence of progressive restoration.

4. Consultations:

Community Council: No comments submitted

Transportation Unit: No comments submitted

Public Rights of Way Unit No comments submitted.

Natural Resources Wales: Comment received on 01/08/2025:

Considering the mitigation measures, we would agree with the conclusion of your "HRA".

“Gan ystyried y mesurau lliniaru, byddem yn cytuno efo casgliad eich “HRA””

Comments received on 16/01/2025:

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

Protected Sites

From the information provided, NRW consider that the proposals may affect the Corsydd Eifionydd Special Area of Conservation (SAC), Cors Gyfelog Site of Special Scientific Interest (SSSI), and

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Cors Gyfelog National Nature Reserve (NNR). Our advice is on the basis that no works are proposed within the SSSI/SAC. However, we have identified potential pollution impact pathways to features of this site. This pathway may not result in an adverse effect if the developer adheres to pollution prevention guidelines. No assessment of likely significant effect under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 has been undertaken by your authority or it has not been forwarded to NRW for consideration. Should you conclude that the proposed development is likely to have a significant effect on the European site, we look forward to being re-consulted. In the absence of this assessment, NRW cannot offer assurances that the proposals would not result in an adverse effect upon the SAC.

Protected Species

The Biodiversity Assessment (Kedd Limited, Report Ref – KD.CFN.ER.001, December 2024), stated that the extended operational period would not have any significant impact upon European Protected Species. We recommend that you consult your ecologist on any possible enhancement opportunities and landscaping proposal.

National Landscape

The development is situated adjacent to the Llŷn AONB. We note that there is no information regarding landscape assessments with the application and therefore, we are assuming that your Authority has screened the application and concluded that any impacts on landscape are unlikely, and the proposal is in line with Planning Policy Wales (PPW 12) Planning policy Wales GOV.WALES. If you require further advice, then please reconsult us.

Other Matters

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

Advice for the Developer

Environmental Management: The applicants must minimise discolouration to the watercourse from the construction and operational works. Silty water should be treated, either through the use of settlement lagoons, or tanks, or discharged across a grassed

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area. For work in river channels the use of coffer dams is recommended, to keep river water out of the working area. River crossings must be kept free from mud or dust deposits. Oil and chemical storage must be kept away from the watercourse, on an impervious base, within a bund, and secured. Absorbents or a suitable spill kit must be kept on site for use in the event of an emergency. NRW should be notified immediately of such an occurrence. The mixing, use and washing of machinery and shuttering of wet concrete and cement must be carefully controlled to minimise the risk of any material entering the watercourse. The applicant is advised to follow the guidance within Guidance for Pollution Prevention 5 "Works and maintenance in or near water": <http://www.netregs.org.uk/media/1415/gpp-5-works-and-maintenance-in-or-near-water.pdf> If you have any queries on the above, please do not hesitate to contact us.

FCMRU:

Comments received on 14/01/2025:

Thank you for the consultation below. The unit has no comments to offer in terms of land drainage, local flood risk or coastal erosion.

Diolch am yr ymgynghoriad isod. Nid oes gan yr uned sylwadau i'w cynnig o ran draenio tir, risg llifogydd lleol nag erydiad arfordirol.

Public Protection Unit:

No comments submitted.

Biodiversity Unit:

Comments received on 13/03/2025:

I have no objection regarding the extension of time for mineral operations and restoration. However, I would like to raise two important ecological issues regarding this site:

1. The restoration of the site must provide habitats of biodiversity value such as pools and shallow scrapes and features such as hibernaculum for reptiles. Areas of grassland can be managed as wildflower meadows and be grazed over the winter months. I recommend that the restoration scheme for the site include a long-term management plan that covers monitoring, grazing management, hay cutting etc.
2. I visited Graianog in May 2024 and saw a pair of ring plovers within the quarry area that was actively being restored. I would like to ensure that the management of the site is undertaken in a sensitive way to nesting birds, in particular ringed plover.

Heneb:

No comments submitted.

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North and Mid Wales Trunk
Roads Agency:

No comments submitted.

AONB:

Comments received on 21/07/2025:

Cefn Graianog sand and gravel work is a fairly significant industry in the Area of Outstanding Natural Beauty (AONB). There is Cors Gyfelog nearby which has been designated as a SSSI and Special Conservation Area.

The work has been running for years now and time limits were placed on the planning rights in 2020 in order to control the period and restore the site.

It is noted that there is no intention to extend the site itself and therefore the development would not further disrupt the landscape. Completing the work and restoring the site at the end of the period in question will improve the environmental condition of the site.

Mae gwaith tywod a graean Cefn Graianog yn ddiwydiant eithaf sylweddol yn yr Ardal o Harddwch Naturiol Eithriadol (AHNE). Mae Cors Gyfelog gerllaw sydd wedi ei dynodi yn SoDdGA ac Ardal Cadwraeth Arbennig.

Mae'r gwaith yn rhedeg ers blynyddoedd bellach a gosodwyd cyfyngiadau amser ar y hawliau cynllunio yn 2020 er rheoli cyfnod ac adfer y safle.

Nodir nad oes bwriad i ymestyn y safle ei hun ac felly ni fyddai'r datblygiad yn amharu ymhellach ar y tirlun. Bydd dod a'r gwaith i ben ac adfer y safle ar ddiwedd y cyfnod dan sylw yn fodd i wella cyflwr amgylcheddol y safle.

Local Authority Language
Unit:

Comments received on 02/07/2025:

We have no comments on this application apart from the below

As this application relates to the continuation of a business that is already active and does not represent any change to the business, sufficient evidence has been received to support the conclusion contained in the Language Assessment.

Nid oes gennym unrhyw sylwadau ar y cais hwn ar wahân i'r isod:

Gan fod y cais hwn yn ymwneud â pharhad busnes sydd eisoes yn weithredol ac nad yw'n cynrychioli unrhyw newid i'r busnes, mae

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digon o dystiolaeth wedi dod i law i gefnogi'r casgliad sydd yn yr Asesiad Iaith.

Public Consultations: A notice was placed in the press, notices were placed in several locations close to the site and nearby residents were informed. The advertising period has expired and received no comments from the public.

5. Assessment of the material planning considerations

Principle of development

- 5.1 Planning Policy Wales Edition 12 (PPW) integrates the Welsh Government's planning policies for minerals development which were previously set out in Minerals Planning Policy Wales (2001). In accordance with the requirement of PPW 12, Gwynedd Council as the Mineral Planning Authority has a duty to ensure that mineral resources are exploited in a sustainable way so that they can make an appropriate contribution to the area's construction materials requirements. The key principles noted in the section 5.14 (Minerals) of the PPW are;
- Provide positively for the safeguarding and working of mineral resources to meet society's needs now and in the future, encouraging the efficient and appropriate use of high-quality materials;
 - Protect environmental and cultural characteristic of places, including those highly cherished for their intrinsic qualities, such as wildlife, landscapes, ancient woodlands and historic features, and to protect human health and safety and general well-being;
 - Reduce the impact of mineral extraction and related operations during the period of working by ensuring that impacts on relevant environmental qualities caused by mineral extraction and transportation, for example air quality and soundscape, are within acceptable limits; and
 - Achieving, without compromise, a high standard of restoration and aftercare so as to avoid dereliction and to bring discernible benefits to communities, heritage and/or wildlife, including beneficial after uses or opportunities for enhancement of biodiversity and the historic environment.
 - Amongst other objectives, Planning Policy Wales recognises that mineral working is different from other forms of development in that extraction can only take place where the mineral is found to occur, and that the development is transitional and cannot be regarded as a permanent land use even though operations may occur over a long period of time.
- 5.2 Gwynedd Council, along with all of the Welsh Authorities have endorsed the Regional Technical Statement (RTS) produced by the North Wales Regional Aggregates Working Party (NWRAP). The statement has been prepared in accordance with the provisions of the Minerals Planning Policy (Wales) and Technical Advice Note (Wales) 1: Aggregates (MTAN1), to set out an overarching objective to ensure a sustainable managed supply of aggregates;
- ".... so that the best balance between environmental, economic and social considerations is struck, while making sure that the environmental and amenity impacts of any necessary extraction are kept to a level that avoids causing demonstrable harm to interest of acknowledged importance".

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- 5.3 The main purpose of the Regional Technical Statement is to set out the strategy for the provision of the aggregates in the North Wales region. The 2021 RTS identified an existing permitted reserve of sand and gravel in Gwynedd of 1.175 million tonnes (an equivalent of 6.7 years landbank) with a shortfall of shortfall and minimum allocation needed to meet required provision of 2.659 million tonnes.
- 5.4 The continuation of sand and gravel extraction at Cefn Graianog will ensure that the Council can fulfil its apportionment obligations in the RTS, of supplying minerals for the North Wales sub-region and maintain a 7-year landbank of sand and gravel. There are few permitted reserves of sand and gravel in North West Wales and this proposal will secure an essential supply of sand and gravel for the local building economy.

Visual amenities and landscape

- 5.5 Policies PCYFF 3, PCYFF 4, MWYN 3 and MWYN 9 of the JLDP are all relevant policies to consider in terms of visual and landscape impact. The potential significance of any landscape and visual impacts are determined by a combination of the magnitude of changes and sensitivity of the landscape setting to change.
- 5.6 This application is specifically for the prolongment of the development and does not include any extension or physical alterations to the already approved working area.
- 5.7 The nature of the proposal to extend the lifespan of the operations would undoubtedly prolong the visual impacts in the medium-term but given its overall context in an established mineral working it is not considered that it would not result in any great levels of visual impact.
- 5.8 The working of sand and gravel is relatively dynamic when compared with hard rock quarrying as reserves are commonly found under agricultural land and may be worked relatively quickly by means of an excavator. Consequently, the Mineral Planning Authority requires progressive restoration to offset the loss of amenity and productive land to mitigate for the impacts of such working. To date worked out sites have been effectively reinstated to their original use, mainly agriculture, and now blend in with the surrounding landscape. An existing scheme of progressive working and restoration has previously been approved and ensures that the proposal complies with the requirement of policy MWYN 9 of the JLDP.
- 5.9 The landscape and visual impact assessment submitted as part of the development proposals for the parent permission includes an appraisal of the development including a selection of viewpoints and photomontages taken from vantage points from within landscape character areas within and around the site. The assessment makes an evaluation of the surrounding landscape in terms of the AONB, Eryri National Park as well as local impact. The 'Nantlle' Landscape of Outstanding Historic Interest is located approximately 1000m northeast of the existing quarry and it is not considered that the proposal will impact on the nature and historic fabric of this landscape designation or the cultural significance of the slate quarrying areas.
- 5.10 The AONB Manager confirmed that there is effective restoration work on the site in recent years which reduces the impact on the landscape. Given that there is a limited period of additional time involved with the settlement lagoons, there are no concerns regarding the impact on the AONB.
- 5.11 Within the overall context of the existing Quarry site, the identified landscape and visual changes have a limited level of effect and the extension of the timescale for the operation of the water management system would not result in any great levels of visual impact. Therefore, with the

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retention of existing conditions it is considered that the application complies with policies PCYFF 3, PCYFF 4, MWYN 3 and MWYN 9 of the JLDP.

General and residential amenities

- 5.12 Policy MWYN 3 of the JLDP states that extensions to existing mineral sites will be acceptable subject to no unacceptable harm to the amenity or health of residents in terms of visual impact, levels of dust, noise, vibration, and light as a result of the operation itself or the resulting traffic movements.
- 5.13 MTAN 1 Wales; Aggregates and policy MWYN 5 of the JLDP recognises that there is often a conflict between mineral workings and other land uses and has established the principle of buffer zones around permitted and allocated mineral extraction sites. The objective of a buffer zone is to protect land uses that are most sensitive to the impact of mineral operations by establishing a separation distance. MTAN1 recommends a minimum distance of 100 metres for sand and gravel operations.
- 5.14 There is one single property located within the 100m buffer zone as prescribed under policy MWYN 5 of the Gwynedd and Môn LDP. However, there are relatively few instances of historic complaints relating to the impacts of noise, dust or working hours received by the mineral planning authority.
- 5.15 The development will be subject to the same working conditions as present, including the control of noise, dust & working hours. The loading of the feed hopper and conveyor remains the most intrusive noise source at the working face as plant machinery operates in an elevated position to the surrounding ground level. White noise alarms are fitted to plant machinery to minimise disturbance.
- 5.16 Given the separation distance and evidence to demonstrate that the site already operates without detriment to amenity under the terms of planning conditions and/or environmental permits it is considered that the proposal complies with policy PCYFF 2, MWYN 3 and MWYN 5 of the JLDP

Traffic matters, Public Rights of Way and Common Land

- 5.17 The proposal does not include any alteration to transport movements or existing access arrangements.
- 5.18 The Local Authority's Public Rights of Way have not provided any comments, however Public Rights of Way (Footpath) numbers 42 and 42a Clynog Fawr) are nearby and it is considered reasonable the condition to ensure that the footpaths are to remain open for the duration of the development included on the parent permission is to be retained.
- 5.19 It is considered that the existing road network is of sufficient standard to deal with the flow of traffic expected from the site and that public rights of way will not be affected subject to an appropriate condition. The development, therefore, is compliant with Policies PS 4 and TRA 4 of the Gwynedd and Môn Joint Local Development Plan 2011 – 2026.

Ecological matters

- 5.20 The ecological assessment and mitigation proposals for the parent permission, C10/0487/34/MW included an Environmental Impact Assessment and subsequent revised restoration details on application C20/1065/22/AC.

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- 5.21 An updated biodiversity assessment has been completed in order to support the extension of time application. The report considers all of the existing habitats present within the site and assesses whether there has been any change on these habitats since the previous ecological surveys were undertaken and recommends that requirements for implementing reasonable avoidance measures for protecting badgers and reptiles during any field boundary clearance or soil stripping is maintained.
- 5.22 Mitigation for reptiles requires a qualified ecologist present during the removal of stone walls in advance of any soil stripping and/or mineral extraction. Any reptiles found by the ecologist are to be captured and immediately relocated to suitable receptor sites outside of the planned extraction area, but within the area of land under the control of the applicant.
- 5.23 On 7th February 2024, the Welsh Government published an update to Chapter 6 of Planning Policy Wales (PPW), which deals with green infrastructure, net worth to biodiversity, the protection afforded to Sites of Special Scientific Interest and trees and woodlands. The applicant has provided a Green Infrastructure Statement (GIS) that has followed the stepwise approach in chapter 4. The stepwise approach is a hierarchy of actions used to assess and limit the impact of the development on biodiversity.
- 5.24 Conditions can be attached to a permission to ensure that recommendations and biodiversity enhancement measures included are achieved.
- 5.25 Therefore, the proposal conforms to the requirements Strategic Policy PS 19 and Policy AMG 3, AMG 5, MWYN 3 & MWYN 9 of the Gwynedd and Môn Joint Local Development Plan 2011 - 2026.

Habitats Regulations Assessment

- 5.26 As the competent authority under regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended), Cyngor Gwynedd must undertake an HRA assessment, before deciding to give consent for a project which is likely to have a significant effect on designations.
- 5.27 The development is located closest to the Corsydd Eifionydd SAC designated site and is comprised of 4 component SSSI's that includes Cors Llanllyfni, 1.5km to the north, Cors Gyfelog 1km to the south, Cors y Wlad 2.5km southwest and Cors Graianog 5km southeast.
- 5.28 Qualifying features of the Corsydd Eifionydd SAC include species of Slender green feather-moss, Marsh fritillary butterfly and habitat of very wet transition mires and bogs identified by an unstable 'quaking' surface.
- 5.29 The conservation objectives of the SAC are;
- Support three features of international importance namely transition mire and quaking bog, marsh fritillary and slender green feather moss.
 - Cors Gyfelog and Cors Graianog should support a diverse range of nutrient poor to moderately nutrient rich fen habitat which often manifest as quaking rafts, particularly over former peat-cuttings.
 - The SAC should support healthy populations of rarer plants such as intermediate bladderwort, bog sedge, royal fern, oblong-leaved sundew together with rare insect populations.
 - Cors Gyfelog and Cors Graianog should support areas of mature wet woodland (willow carr).
 - Wet woodland should cover no more than 30% of Cors Gyfelog and 10% of Cors Graianog. There should be no rhododendron present within either site or the SAC as a whole.

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- The sites should regularly support a viable population of the marsh fritillary butterfly, which contributes towards the larger population of this butterfly in the general area. To ensure this, at least 80% of the Cors y Wlad should be covered by rushy vegetation (rhos pasture). The habitat should be of good quality (tussocky grassland at a height of 10 – 20cm) with an abundance of devil's bit-scabious, the food plant of the butterfly larvae.
 - Cors Llanllyfni and Cors Gyfelog should support a healthy population of the slender green feather-moss. Management shall ensure that the population remains stable and afford it the opportunity to expand.
- 5.30 This application seeks to extend the duration of mineral working and completion of restoration work by 4 additional years. Although this application only applies to a portion of the total mineral extraction area, it should be considered in combination with two other applications seeking to extend the duration of mineral working and associated activities for the rest of the quarry (the whole Cefn Graianog site). Therefore, for the purposes of the HRA regulations, the application(s) constitute a project proposal that is not directly connected with the running of the designated site.
- 5.31 Although there is no alteration to the development area and working method (in each planning application) potential hydrological and airborne pathways for pollution in the event of an accident, spillage or fugitive dust from mineral extraction, processing and associated activities have been identified during the screening process.
- 5.32 Mineral extraction, processing and associated activities will continue in accordance with previously approved application other than for an extended period of time. The quarry and associated works are not within the SAC or a similar habitat that is contiguous with any of the 4 component sites. Therefore, the development will not lead to directly loss of habitat within the SAC. A closed loop lagoon system has been constructed within the quarry and will be retained for the remainder of the development to ensure no pollution enters the SAC and that the hydrology of bog is not altered. Additionally, the development will be conditioned to adhere to pollution prevention best practice included in Guidance for Pollution Prevention 5 "Works and maintenance in or near water". These measures will include;
- Treatment of silty water either through the use of settlement lagoons, or tanks, or discharged across a grassed area.
 - River crossings must be kept free from mud or dust deposits.
 - Oil and chemical storage must be kept away from the watercourse, on an impervious base, within a bund, and secured.
 - Absorbents or a suitable spill kit must be kept on site for use in the event of an emergency.
 - The mixing, use and washing of machinery and shuttering of wet concrete and cement must be carefully controlled to minimise the risk of any material entering the watercourse.
- 5.33 The extant permissions were previously assessed for likely significant effects under requirements of Regulation 63 of the Conservation of Habitats and Species Regulations 2017 when originally determined. It was considered that the development would not likely have a significant effect on the conservation features of the Corsydd Eifionydd SAC.
- 5.34 NRW have confirmed that subject to the mitigation measures that the assessment undertaken is satisfactory.

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- 5.35 Therefore, subject to the retention mitigation measures through pollution prevention techniques and the closed loop hydrological system we can rule out all reasonable scientific doubt that the proposal would not have an adverse effect on the integrity of the Corsydd Eifionydd SAC.

Hydrology and Hydrogeology

- 5.36 Mitigation measures for the protection of watercourses, springs and wetlands have previously been submitted and assessed as required under condition 36 of the parent permission (C16/0816/34/MW).
- 5.37 Since the submission of the application, Welsh Government have published a revised TAN 15 on the 31st of March 2025. The revised TAN 15 is titled 'Development, flooding and coastal erosion' and is accompanied by Circular 002/2025 'Guidance on The Town and Country Planning (Flood Risk Area Development) (Notification) (Wales) Direction 2025' and clarification letter from the Chief Planner of the Welsh Government's Planning Directorate. Section 1 of the new TAN 15 states "This document replaces Technical Advice Note 14, published in 1998 and Technical Advice Note 15, published in 2004. Development Plans and planning decisions should no longer refer to those documents."
- 5.38 However, the clarification letter states "...the publication of new guidance may have impacts on the processing of planning applications so there will be a transitional period for the implementation of the TAN. Planning applications which were submitted and registered before the publication of the new TAN will continue to be assessed against the previous version..."
- 5.39 Therefore, official guidance from the Welsh Government is for planning applications submitted and registered prior to the 31st of March 2025 is for assessment of flood risk to be made on the policy content of the 1st edition of TAN 15 published in 2004.
- 5.40 TAN 15 (2004) is supported by Development Advice Maps (DAM) that have been substituted by Flood Map for Planning (FMfP) that were released pending the adoption of the revised TAN 15. A delay in adopting the revised TAN 15 required LPAs to consider both DAM and FMfP given that the later included the most recent and correct data.
- 5.41 Small portions of the application site is situated within a 'Surface Water and Small Watercourse Flood Zone 2' on the Flood Map for Planning. There have been no objections or concerns relating to drainage or flood risk in response to consultation with Natural Resources Wales or Lead Local Flood Authority and it is considered therefore that the proposal will not have a detrimental impact on the flood risk and complies with PCYFF 6 and the requirements of TAN 15 (2004).
- 5.42 A body of water has occupied the northern face of the quarry workings for many years which comprises of surface water collected from restored and currently active areas. This waterbody will be self-regulating with no outlet and will be retained and extended in accordance with the restoration proposals indicated on the application plans. The current arrangements to provide ancillary operational area to gain access to the mineral reserve do not appear to have impacted on the wetland feature to the north but the diversion of surface water run-off from the proposed extension and the impacts on a stream and wetland area to the north has been assessed previously under the 2016 application.
- 5.43 The plant site, stocking area and lagoons will continue to operate in accordance with an Environmental Permit and utilise the 'closed loop' water management system as approved under planning permission C15/0299/34/MW, and which is currently the subject of a sister application for an extended 4-year timescale.

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- 5.44 It is considered that the proposed development would not have any detrimental effect on hydrological features and flood risk and complies with the requirements of Strategic Policy PS 19 and Policy AMG 3, AMG 5, PCYFF 2, PCYFF 3, PCYFF 6 and MWYN 3 of the Gwynedd and Môn Joint Local Development Plan 2011 – 2026.

Archaeology and cultural heritage

- 5.45 An archaeological survey and assessment were submitted as part of the original application as the area is one that is known to be rich in archaeological remains, with a number of sites having been excavated close to the area of extraction. The programme of archaeological work at Graianog is ongoing and has yielded some interesting results.
- 5.46 The application area contains several archaeological sites recorded on the regional Historic Environment Record and identified as earthworks and stone-built features, possibly as the result of boulder clearance and the remains of huts or field enclosures. However, the trial trenching undertaken as part of the archaeological assessment reveals that although there was evidence of human activity in the form of field clearance, nothing was found to suggest occupation or industrial activity at the site.
- 5.47 A specification for archaeological work required under the parent permission has been formally discharged and there remains a requirement to comply with these details for the remainder of the development.
- 5.48 It is considered that the archaeological assessment provides the scope for further archaeological work and mitigation for the potential archaeological and cultural heritage impacts of the development and complies with the requirements of Policy AT 4 of the Gwynedd and Môn Joint Local Development Plan 2011 – 2026, (protection of non-designated archaeological sites and their setting).

The Welsh language

- 5.49 Criterion 1 (a) of strategic policy PS 1 'The Welsh Language and culture' notes that a Welsh Language Statement will need to be provided with a proposed "retail, industrial or commercial development which employs more than 50 employees and/or has a floor area of at least 1,000 m sq. or more".
- 5.50 In response to this requirement, the applicant has provided a Welsh Language Statement. Chapter 6 of the statement has assessed the potential effects of the developments on the language and community based on language and population movement; visual elements; quality of life and community infrastructure; employment.
- 5.51 This application will secure the continuation of an existing operation where the existing local workforce. The entire workforce has the ability to speak Welsh and therefore the development is likely to retain Welsh speakers in the local community who will use the language in the workplace.
- 5.52 The Council's Language Unit has no objection to the request for an extension of time from a linguistic point of view.
- 5.53 Based on the nature of the application and evidence to hand, it is not considered likely that the proposal would have a negative impact on the Welsh Language. It is therefore considered that the proposal conforms with policy PS 1 and the guidance contained within the SPG Marinating and creating distinctive and sustainable communities.

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The economy

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

6. Conclusion:

- 6.1 A proposal for an additional 4 years to complete the extraction and phased restoration of the quarry and to continue the processing and dispatch of quarry product needs to be assessed against planning policy criteria and the authority has consulted on this application to ascertain the potential impacts of the development. The submission covers the material planning considerations in assessing the impact of the proposed development.
- 6.2 There is unlikely to be any apparent change in site working conditions or visual impact of the workings and the development will not detract from the positive features in the landscape or those elements that contribute to the distinctive character of the National Park, or Llyn Area of Outstanding Natural Beauty. The continuation of a phased scheme of extraction and restoration will mitigate the impact of the mineral workings on the setting of the National Park, Llyn AONB as well as local Landscape Character Areas in accordance with Policy PS 19, AMG 3, AT 1, MWYN 3 & MWYN 9 of the Gwynedd & Môn Joint Local Development Plan 2011 – 2026.
- 6.3 There are no overriding planning policy issues sufficient to warrant refusal of planning permission and issues relating to noise, dust & environmental controls are well established on this site with relatively few instances of complaint forwarded for the attention of the mineral planning authority. It is considered therefore that subject to appropriate conditions to control the impacts of noise and dust and working hours the proposal will not have a detrimental impact on the amenities of the area and therefore conforms to policy PCYFF 2, MWYN 3 & MWYN 5 of the Gwynedd and Môn Joint Local Development Plan 2011 - 2026.
- 6.4 The development is acceptable in principle, and it would contribute to the landbank of sand and gravel reserves in Gwynedd and conforms to regional and local mineral planning policy requirements. It conforms to regional and local mineral planning policy requirements and complies with the sustainability criteria of Policy PS 22 of the Anglesey and Gwynedd Joint Local Development Plan 2011 – 2026, having regard to current national policy for maintaining a landbank of mineral reserves in accordance with the guidance contained in MTAN1 (Wales) Aggregates and the Regional Technical Statement. In addition, the proposal is likely to make a

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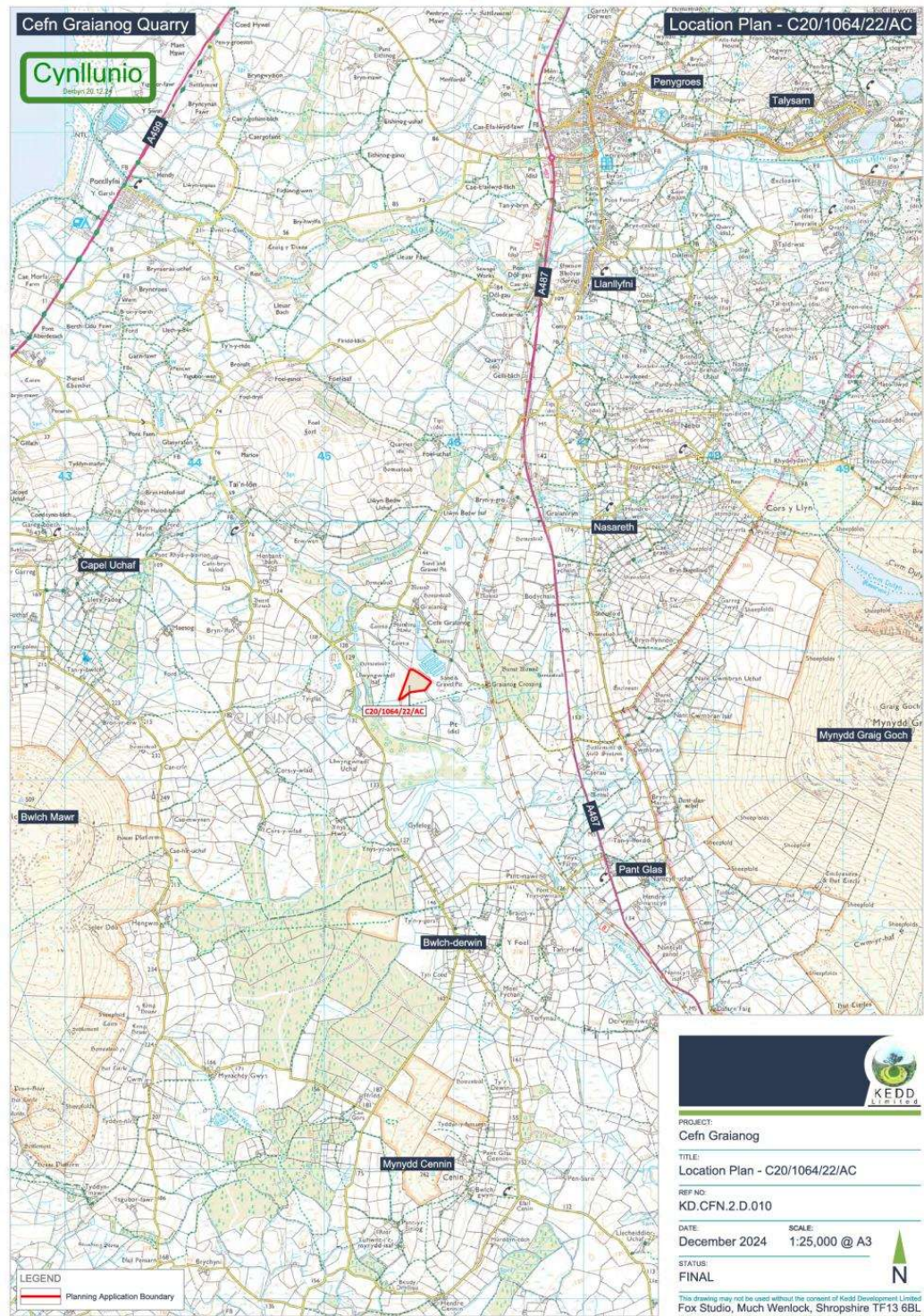
positive contribution on the economy of the area in accordance with Strategic Policy PS 13 of the Anglesey and Gwynedd Joint Local Development Plan 2011 - 2026.

- 6.5 The site is located adjacent to the Corsydd Eifionydd SAC, Cors Gyfelog SSSI and National Nature Reserve. In response to consultation on the tests of likely significant effects on the European designated site, NRW agree with the local planning authority assessment under Regulation 63 of the Habitats Regulations 2017 that the continuation of quarrying operations at Graianog was not considered likely to have a significant effect on the conservation features of the Corsydd Eifionydd SAC. The proposal therefore conforms to the requirements of Strategic Policy PS 19 and Policy AMG 3, AMG 5, PCYFF 6 & MWYN 3 of the Gwynedd and Môn Joint Local Development Plan 2011 - 2026.

7. Recommendation:

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

- Extraction and processing of minerals shall cease by 31 December 2028 by which time all plant and machinery shall have been removed from the site; restoration shall be completed by 30 June 2029.
- Permitted Operations & Compliance with the Submitted Details/Plans.
- Restriction on Permitted Development Rights, buildings, structures, erections, private ways, floodlighting & fences.
- Hours of Working.
- Soil Handling & husbandry
- Drainage, measures to prevent the pollution of local watercourses.
- Annual review of operations.
- Safeguarding of public rights of way.
- Restoration to mixed agricultural and nature conservation use.
- Reinstatement of field boundaries.
- Aftercare measures for agricultural use & biodiversity management.
- Dust controls & noise limitations to match existing, plant machinery at the working face to be fitted with white noise alarms.
- Archaeological mitigation and recording.
- Sheeting of lorries leaving site with stone less than 500mm
- Restriction of vehicle access to existing access arrangements.
- No refuse or waste materials to be imported to site.
- Principal means of transporting raw material from the working face to the processing plant shall be by means of a conveyor unless otherwise agreed.



















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Number: 3

Application Number: C25/0554/18/LL

Date Registered: 31/07/25

Application Type: Full

Community: Llanddeiniolen

Ward: Penisarwaun

Proposal: To install an underground electric cable in relation to the BESS Pentir energy storage facility plan (LPA reference: C24/0532/25/LL)

Location: National Grid Co Plc, Llanddeiniolen, Caernarfon, Gwynedd, LL55 3AN

Summary of the

Recommendation: TO APPROVE WITH CONDITIONS

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1 Description:

- 1.1 This is a full planning application to install a 33kV underground cable between the Pentir electricity sub-station and the Battery Energy Storage System (BESS) facility nearby, approved via planning permission C24/0532/25/LL. The total length of the cable will be approximately 830m with the size of the site forming part of the application being 0.99ha.
- 1.2 The installation period is expected to take a maximum of 10 weeks. It is anticipated that the cable will be installed underground either through surface excavated ditches approximately 1.2m deep and 1.2m wide and backfilled, or through Horizontal Directional Drilling (underground digging between two holes) as required.
- 1.3 The site is in Open Countryside outside any development boundary as defined in the Anglesey and Gwynedd Joint Local Development Plan (LDP). It is within the Dinorwig Landscape of Outstanding Historic Interest with a small part within Zone 3 (Surface water and watercourses) as noted in the Flood Map for Planning that accompanies Technical Advice Note 15: "Development, flooding and coastal erosion".
- 1.4 The nearby woodland to the north, "Coed Tyddyn Forgan", is a recognised "Regional Wildlife Site" and is on the Ancient Woodland Inventory as a "Plantation of Ancient Woodland". The land has been categorised as 3a, 3b and 5 in the Agricultural Land Classification: predictive map for Wales.
- 1.5 The following documents were presented in support of the application:
 - Green Infrastructure and Planning Statement
 - Initial Ecological Evaluation
 - Flood Impact Assessment
 - Cultural Heritage Desktop Assessment
 - Forestry Impact Assessment

A further statement has been presented by the applicant in response to the matters raised by Natural Resources Wales and the Biodiversity Unit.

- 1.6 The development has been screened for an Environmental Impact Assessment under the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017. The proposal does not fall within any development criteria in Schedule 1, but it does fall within the development description under Part 3(a) to Schedule 2, Energy Developments: Facilities relating to the generation of electricity, steam or hot water with a site exceeding 0.5ha in size. Having assessed the likely impact of the proposal on the environment using the selected criteria in Schedule 3 as well as the guidelines in the Welsh Office Circular 11/99, it is considered that the impact of the development on the environment is insufficient to justify submitting an environmental statement with the planning application.

2. Relevant Policies:

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

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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 2011-2026 (LDP) adopted 31 July 2017: -**

ISA 1 - Infrastructure Provision
 PS1 - The Welsh Language and Culture
 PS 5 - Sustainable development
 PS 6 - Alleviating and adapting to the effects of climate change
 PS 7 - Renewable technology
 PS 19 - Conserving and where appropriate enhancing the natural environment
 PS 20 - Preserving and where appropriate enhancing heritage assets
 ISA 1 - Infrastructure and developer contributions
 TRA 4 - Managing transport impacts
 PCYFF 1 - Development boundaries
 PCYFF 2 - Development criteria
 PCYFF 3 - Design and place shaping
 PCYFF 4 - Design and Landscaping
 PCYFF 5 - Carbon management
 ADN 3 - Other renewable and low carbon energy technologies
 AT 1 - Conservation Areas, World Heritage Sites, Parks and Registered Historic Gardens
 AT 4 - Protection of non-designated archaeological sites and their setting
 AMG 5 - Local Biodiversity Conservation

Supplementary Planning Guidance (SPG) 'Maintaining and Creating Unique and Sustainable Communities' (adopted July 2019)

2.4 **National Policies:**

Future Wales: The National Plan 2040
 Planning Policy Wales (Edition 12 - February 2024)

Technical Advice Notes (TAN)

TAN 5: Nature Conservation and Planning.
 TAN 11: Noise
 TAN 12: Design
 TAN 15: Development, Flooding and Coastal Erosion
 TAN 18: Transport.
 TAN 24: The Historic Environment

3. **Relevant Planning History:**

C24/0532/25/LL: Proposed Energy Storage Facility, associated access, landscaping, infrastructure, ancillary equipment, with import and export capacity to grid connection of 57MWac
 - Approved 09/09/24.

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4. Consultations:

Community/Town Council: No response received

Transportation Unit: No objection

Natural Resources Wales: Protected Species

We note that the preliminary ecological report (Pentir battery energy storage system cable path, Pentir, reference: 17000_R01_NB dated 14 July 2025, Tyler Grange) submitted in support of the above application, has noted that the application site maintains potential bat roosting sites in the form of bat boxes located on trees, with potential roosting features in trees.

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

We note that the proposed construction methods are a combination of open-cut and horizontal directional drilling. Table 2.3 of the ecological report notes that bat boxes have been observed on some trees within the woodland block to the east of the application site. The table also states "should the open-cut methodology be used within the woodland to the east (adjacent to the sub-station), there would be a need to conduct further bat surveys as many suitable bat roosting features (including bat boxes) were found on many trees within the woodland block."

Based on the information submitted to date, we cannot advise your authority that the proposal would not be likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural habitat.

Therefore, we advise that an additional survey and any appropriate mitigation measures should be conducted due to the potential for disturbance from either of the described installation methods, prior to determination to inform the decision-making process as detailed above: Otherwise, the applicant may wish to confirm the use of horizontal directional drilling (HDD) within this section of the works (with appropriate locations for the launch and reception pits) which would avoid impacts on trees, and therefore bats.

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Protected Sites

Special Area of Conservation (SAC)

We note the presence of a watercourse on the site, which discharges into the Menai Strait and Conwy Bay Special Area of Conservation, and therefore provides a hydrological pathway to the protected site.

We have concerns that a significant impact from the proposed development on the SAC cannot be ruled out during the construction phase due to the potential silt run-off entering the watercourse particularly in locations where the cable route crosses the watercourse.

To secure appropriate mitigation measures, we advise that the condition set out below should be attached to any planning permission for this development. Provided the development is carried out in accordance with those conditions, we do not consider that it will adversely affect the integrity of the SAC. Therefore, we advise that the following condition is included as part of any permission granted.

Condition 1: No development or phase of development, including site clearance work, shall commence until a site wide Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include the following information:

- Construction methods: details of materials, how waste generated will be managed;
- Details of any work which includes any concrete works in / adjacent watercourses, including impermeable coffer dams and measures to ensure any contaminated water is contained and not discharged into the watercourse;
- Details regarding measures to prevent any silt run-off to watercourses and remedial action if any discolouration of the watercourse occurs;
- Details regarding measures for dewatering any silt contaminated water arising from any works in wet / boggy areas;
- General site management: the details of the construction programme including timetable, details for site clearance; details of site construction drainage, containment areas, appropriately sized buffer zones between storage areas (of spoil waste, oils, fuel, concrete mixing and washing areas) and any watercourse or surface drain;
- Biodiversity Management: details of tree and hedgerow protection, invasive species management, species and habitats protection, avoidance and mitigation measures;
- Soil Management: details of topsoil strip, storage and amelioration for re-use;

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- Traffic management: details of site deliveries, plant on site, wheel wash facilities;
- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- Details of the persons responsible for activities associated with the CEMP and emergency contact details. The contact details should also be provided directly to the Senior Environmental Officer
Euryn.Roberts@naturalresourceswales.gov.uk prior to the commencement of work on site.

The contact details will be retained during the construction phase and then deleted. The details would be added to a spreadsheet used by duty pollution incident officers, and only used if a pollution complaint is received about the site.

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

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

Site of Special Scientific Interest (SSSI)

NRW believe that the proposals may affect the Morfa Harlech SSSI. On condition that the impact pathways referenced above for the SAC are adequately addressed, NRW consider the features of the SSSI will also be adequately safeguarded.

Pollution of Controlled Waters

We note that the cabling route includes crossing watercourses, and there is therefore potential for them to be buried in areas of shallow ground water / areas where the ground water level could come up to be within the invert depth of the cabling. Such conditions could compromise the integrity of the cabling over the lifetime of the development.

We advise that a preliminary decommissioning assessment should be presented to provide details regarding removing the buried cables at the end of the proposed developments' operational lifetime.

Condition 2: No less than 12 months before the expiry of this planning permission, a decommission and restoration plan shall be submitted and approved in writing by the Local Planning Authority. The Decommission and Restoration plan should include:

- Details of the methods for the removal of surface and sub-

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surface elements which are considered necessary.

- Details on how the site will be restored to a condition deemed acceptable.
- The timing of the decommissioning works.
- The measures to be used during decommissioning to minimise environmental impacts of the works (considering both potential disturbance and pollution prevention measures).
- Details of restoration for the areas disturbed by commissioning.

The approved decommission and restoration plan shall be carried out and completed within 12 months of the end of the operational phase of the associated battery energy storage system (BESS) or installed cabling.

Justification: To ensure necessary decommissioning and restoration measures are agreed prior to the expiration of a temporary planning permission, or specific activity at the site and implemented to prevent any long-term environmental impacts as a result of the development.

Our records indicate the presence of a spring and well located to the western side of the application site near the proposed watercourse crossing. It is unclear whether the spring or well are currently being used as water sources, and we advise that you consult with your Environmental Health team regarding this matter.

Lead Local Flood Authority

The Lead Local Flood Authority (as cited in the Flood and Water Management Act 2010), is normally the appropriate body to provide advice on the existing surface water flood risk and the management of surface water drainage from new developments.

Advice on localised flood risk from pluvial, surface water or groundwater should be sought on the relevant Lead Local Flood Authority.

Any work affecting an ordinary watercourse may require an Ordinary Watercourse Consent from Cynfor Gwynedd in their capacity of Lead Local Flood Authority.

Protected Species

We note that the Preliminary Ecological Appraisal (Pentir BESS Cable Route, Pentir, reference: 17000_R01_NB dated 14/07/2025, Tyler Grange) submitted in support of the above application has identified that the application site supports potential roost sites for bats in the form of bat boxes located on trees and potential roost features

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in trees.

Bats and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). Where bats are present and a development proposal is likely to contravene the legal protection they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three tests set out in the Regulations (Please also refer to Paragraph 6.3.7 of Technical Advice Note 5: Nature Conservation and Planning). Please note, for the purposes of providing advice at the planning application stage, our comments are limited to the test relating to “demonstration of no detriment to the maintenance of the favourable conservation status of European protected species”. We note that the proposed construction methods are a combination of open-cut and horizontal directional drilling (HDD). Table 2.3 of the ecological report states that bat boxes were observed on some trees within the woodland block to the east of the application site.

The Table also states “should the open-cut methodology be used within the woodland to the east (adjacent to the substation), further bat surveys would be required as a number of suitable bat roosting features (including bat boxes) were found to be present on a number of trees with the woodland block.”

Based on the information submitted to date, we are unable to advise your Authority that the proposal would not be likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

We therefore advise that additional survey and any appropriate mitigation measures are submitted due to the potential for disturbance from either of the described installation methods, prior to determination to inform the decision-making process as detailed above: Alternatively, the applicant may wish to confirm the use of HDD within this section of the works (with appropriate locations for the launch and reception pits) which would avoid impacts on trees and therefore bats.

Protected Sites

Special Area of Conservation (SAC)

We note the presence of a watercourse on site which discharges into the Menai Strait and Conwy Bay Special Area of Conservation (SAC) and therefore provides a hydrological pathway to the protected site.

We have concerns that harm from the proposed development on the SAC cannot be ruled out during the construction phase through potential silt run off entering the watercourse particularly in locations where the cable route crosses the watercourse.

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To secure appropriate mitigation measures, we advise that the condition set out below should be attached to any planning permission for this development. Provided the development is carried out in accordance with those conditions, we do not consider that it will adversely affect the integrity of the SAC. We therefore advise the following condition is included on any permission granted.

Condition 1: No development or phase of development, including site clearance, shall commence until a site wide Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include the following information:

- Construction methods: details of materials, how waste generated will be managed;
- Details of any works involving any concrete works in/adjacent to watercourses, including impermeable cofferdams and measures to ensure any contaminated water is contained and not discharged to the watercourse;
- Details regarding measures to prevent any silt run-off to watercourses and remedial actions if any discolouration of the watercourse occurs;
- Details regarding measures for dewatering any silt contaminated water arising from any works in wet/boggy areas;
- General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containment areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
- Biodiversity Management: details of tree and hedgerow protection; invasive species management; species and habitats protection, avoidance and mitigation measures.
- Soil Management: details of topsoil strip, storage and amelioration for re-use.
- Traffic Management: details of site deliveries, plant on site, wheel wash facilities.
- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- Details of the persons responsible for activities associated with the CEMP and emergency contact details. The contact details should also be provided directly to the Senior Environment Officer Euryan.Roberts@naturalresourceswales.gov.uk prior to the commencement of work on site. The contact details would be retained during the construction period and then deleted. The details would be added to a spreadsheet used by duty pollution incident officers and only used if a pollution complaint is received about the site.

The CEMP shall be implemented as approved during the site

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preparation and construction phases of the development.

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

Pollution of Controlled Waters

We note that the cabling route includes crossing watercourses and there is therefore potential for them to be buried in areas of shallow groundwater/areas where the groundwater level could raise to be within the invert depth of the cabling. Such conditions could compromise the integrity of the cabling over the lifetime of the development.

We advise that a preliminary decommissioning assessment should be submitted in order to provide details on the removal of the buried cables at the end of the proposed developments operational lifetime.

Condition 2: No less than 12 months before the expiry of this planning permission, a decommissioning and restoration plan shall be submitted and approved in writing by the Local Planning Authority. The Decommissioning and Restoration Plan should include:

- Details of the methods for the removal of surface and sub-surface elements which are considered necessary.
- Details on how the site will be restored to a condition deemed acceptable
- The timing of the decommissioning works
- The measures to be used during decommissioning to minimise environmental impacts of the works (considering both potential disturbance and pollution prevention measures)
- Details of restoration for the areas disturbed by commissioning.

The approved decommissioning and restoration plan shall be carried out and completed within 12 months of the end of the operational phase of the associated BESS or installed cabling.

Justification: To ensure necessary decommissioning and restoration measures are agreed prior to the expiration of a temporary planning permission or specific activity at the site and implemented to prevent any long-term environmental impacts as a result of the development.

Our records indicate the presence of a spring and well located to the western side of the application site near the proposed watercourse crossing. It is unclear whether the spring or well are currently used as water sources and we advise that you consult with your Environmental Health team regarding this matter.

Lead Local Flood Authority

The Lead Local Flood Authority (as cited in the Flood and Water Management Act 2010) is normally the appropriate body

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to provide advice on existing surface water flood risk and the management of surface water drainage from new developments.

Advice on localised flood risk from pluvial, surface water or groundwater should be sought from the relevant Lead Local Flood Authority.

Any works affecting an ordinary watercourse may require an Ordinary Watercourse Consent from Gwynedd Council in their capacity of Lead Local Flood Authority.

Welsh Water:

No observations to offer.

Biodiversity Unit:

An ecological survey report of the site is required, including a reptiles survey and a peat survey (soils).

The route of the cable work includes several habitats of biodiversity value, including:

- Broadleaved woodland
- Purple moor grass pasture and reeds
- Ditch/watercourse

It is likely that the works will lead to losing habitats of biodiversity value and therefore mitigation will be required.

Records show that many bird species have been recorded here and Himalayan Balsam is present. The developer should provide a Himalayan Balsam removal plan.

Trees Unit:

The development will avoid most of the impact on ancient woodland and trees by using non-ditch methods to install cables following all the recommendations provided by the Arboriculture Impact Assessment.

Public Protection Unit:

Construction work can cause noise, vibration and dust issues for the area's residents. Suggest appropriate conditions to manage these impacts.

Water and Environment Unit:

No objection.

Gwynedd Archaeological Planning Service:

Consider that the proposed development could have archaeological implications. Recommend a condition that will insist on a programme of monitoring and archaeological recording during the groundworks.

SP Energy Networks

Request that a Construction Management Plan is submitted and agreed that will include a requirement for the applicant to note how the impacts on the electricity network will be managed and mitigated.

Cadw

No response received.

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Public Consultation: A notice was posted on the site and the advertising period has expired. No observations were received in response to the public consultation.

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 It is a requirement that planning applications are determined in accordance with the adopted development plan unless other material planning considerations state otherwise. The Anglesey and Gwynedd Joint Local Development Plan (LDP) is the adopted 'Development Plan' in this case.
- 5.2 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. In this case, the proposal is located with the intention to connect two sites that are already approved and therefore the rural location is unavoidable. Policy ISA 1 is also supportive of proposals for water, electricity, gas services, etc., to improve the provision, subject to detailed planning considerations. The policy states that it is important that the infrastructure provision for a development site is located and designed in a way that minimises the impact on the natural and built environment, siting this development completely underground, it is considered that the proposal achieves this.
- 5.3 Although the development is not a renewable energy plan in itself, it would form part of the support network that could be used when managing the renewable supply. To this end, it could be considered part of the renewable energy network, and as such policy ADN 3 of the LDP applies. This policy sets a series of criteria for the consideration of proposals for renewable energy technologies, and this scheme will be assessed in the context of those policies below:

1. All impacts have been adequately mitigated.

- 5.4 As noted above, a series of specialist reports were submitted looking at different aspects of the scheme and these will be discussed in turn below:
- An Initial Ecological Evaluation was submitted with the application, and it noted:
- That there would be no impact on national or internationally designated sites.
 - Mitigation measures such as creating an Environmental Construction Management Plan, sensitive lighting and Roots Protection Zones will be sufficient to protect from the risk of pollution.
 - The cable route is designed to avoid any important ecological features with a Horizontal Directional Drilling method being used to avoid habitats of ecological importance.
 - Through sensitive implementation methods, protected species and habitats are avoided.
 - Following the Assessment's recommendations, no matter of environmental significance will arise.

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- 5.5 The Biodiversity Unit noted the need for a bat survey and a peat survey as part of the Environmental Assessment, they also noted the need for proposals for environmental improvements and mitigation and the Himalayan Balsam removal plan. In response, the applicants noted that the Initial Ecological Evaluation presented includes an assessment for bats and, as the site is not stated on the DataMap Cymru "Peatlands in Wales" map, a peat survey is not a requirement. It is also noted that details to create habitats are noted in Table 2.3 of the Ecological Evaluation presented and includes planting mixed scrub and additional hedges, planting of native species and providing bird/bat boxes and a reptile shelter. It is also noted that a Green Infrastructure Statement was presented as part of the application.
- 5.6 In addition an Arboriculture Impact Assessment was submitted and noted implementation methods for different zones of the development, ensuring that there will be no impact on tree roots as the development progresses. This was acceptable by the Trees Unit.
- 5.7 Natural Resources Wales noted a concern regarding lack of information in the application about the potential impact on protected species and a response was received from the applicant to the point raised and it was noted, that by using an underground drilling method in sensitive places, with the launching points located outside the tree roots' protection areas, important features could be avoided. Although a further response by NRW is expected on this matter, it is considered that the confirmation received addresses NRW's concern in terms of impact on protected species, and it is possible to impose a planning condition to ensure further details of the method and the launching points at these locations. In addition, NRW were eager to ensure that an Environmental Construction Management Plan is submitted to ensure that there is no risk of harm to protected sites due to pollution on the site. Also, they were eager to ensure a condition to ensure an appropriate Decommission and Restoration Plan at the end of the plan's lifetime. The applicant is happy to accept such conditions.
- 5.8 Given the information above and accepting that the final development will be completely underground, it is believed, by setting appropriate conditions, that it can be ensured that there will be no significant harm to biodiversity deriving from the development and improvements could be ensured that would equate to a net gain to the biodiversity value of the site. Therefore, it is deemed that the proposal is consistent with Criterion 1 of Policy ADN 3 in terms of its biodiversity impact and is also in keeping with the objectives of policies PS 19 and AMG 5 of the LDP, as well as chapter 6 of the PPW relating to green infrastructure.

2. The proposal would not be harmful to visual amenities

- 5.9 The final development would be completely underground and, from undertaking the proposed mitigation work, it is not believed that any long-term visual impact would derive from the development. It is therefore believed that the proposal meets this criterion, as well as policies PCYFF 2 and PCYFF 4 as they consider visual amenities.

3. There will be no significant unacceptable impacts on nearby sensitive uses

- 5.10 There are four dwellings within approximately 200m from the site and the Public Protection Service noted that the construction work could cause problems due to matters such as dust, vibration and noise and a series of conditions were proposed to ensure that there would be no harmful impact on nearby dwellings. These include submitting a Construction

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Management Plan to agree on measures to mitigate any harmful effects. In addition, SP Energy Networks, the owners of the Pentir sub-station, noted that any Construction Management Plan should include details of how the effects on the electricity network would be managed and mitigated.

- 5.11 Setting appropriate conditions as suggested above, it is believed that the development is acceptable under policy PCYFF 2 of the LDP as it relates to protecting nearby land uses for development sites.

4. There would be no unacceptable impact on water quality

- 5.12 A watercourse crosses the site and it will be vital to prepare and follow appropriate conditions to prevent pollution in accordance with Natural Resources Wales's guidelines. These issues are dealt with to a large extent outside the planning system, but the adoption of a CEMP will be critical to ensuring that the facility is set up in an appropriate manner.

5. Previously used buildings / land should be used

- 5.13 This is a greenfield site and the justification for choosing the site is included in 5.2 above.

6. There would be no unacceptable cumulative impact on the landscape.

- 5.14 Given that the development will not be visible, no cumulative impact would derive from the development.

7. Where appropriate, the equipment is removed from the site at the end of the scheme's life.

- 5.15 On the whole, the equipment installed on the site is of a temporary nature, we believe it would be appropriate to impose a condition to ensure that the site's restoration plan will be agreed before the need for the facility ends.
- 5.16 Given the above assessment, it is deemed that the application meets all the relevant criteria and therefore the proposal is acceptable in terms of principle and complies with the requirements of policy ADN 3 of the LDP.
- 5.17 In addition to the above, Policy ISA 1 of the LDP encourages the approval of proposals for electricity services to improve the local provision. Similarly, policies PCYFF 5, PS 5, PS 6 and PS 7 are supportive of schemes for the development of renewable technologies that contribute to protecting the environment and mitigate climate change and accepting that this proposal forms part of a supporting network that supplements an efficient "green" energy system, it is believed that the scheme meets the objectives of these policies.

Transport and access matters

- 5.18 Once it is operational, there will be no demand for vehicular access to the site and there will be no long-term impacts on highway safety deriving from the development. It is therefore believed that the proposal complies with the requirements of Policies TRA 2 and TRA 4 of the LDP in terms of highway safety and convenience.

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Heritage and Archaeology Matters

- 5.19 There are several Scheduled Ancient Monuments and a Scheduled Historic Garden in the site's vicinity and the application is accompanied by a Cultural Heritage Desktop Assessment assessing the impact of the proposed development on those features. It confirms that the proposed development will not have a detrimental impact on any of the settings of the local designated sites. Therefore, the application is acceptable under policy PS 20 of the LDP in relation to heritage features.
- 5.20 In terms of archaeology, Heneb (Gwynedd Archaeological Planning Service) noted that the Cultural Heritage Desktop Assessment had been prepared in accordance with the relevant professional standards. The report notes that the basic knowledge about the local archaeological resource is lacking. Given the limitations of the existing knowledge and the potential that construction may affect currently unknown archaeology, it is recommended that a precautionary approach be taken, to avoid a detrimental impact on the archaeological resource. A proportionate response to this risk would be to apply a programme of archaeological monitoring during the groundworks, to identify and record any uncovered archaeological evidence. This should include a basic record of the boundaries of ancient fields within the site. As with other archaeological field projects, mitigation may involve specialist conservation and analysis, as well as archiving and reporting processes, depending on the finds made. If a condition is imposed to ensure such supervision, it is considered that the application meets the requirements of policy AT 4 of the LDP relating to the protection of sites of archaeological importance from harm.

Agricultural land

- 5.21 The Welsh Agricultural Land Classification: Predictive Map classifies the proposed site for the facility as a Grade 3b or Grade 5 low-quality land with a small section in Grade 3a. In the long run, no loss of agricultural land would derive from the proposal and therefore the application complies with the requirements of Policy PS 5 of the LDP as it aims to safeguard the "best and most versatile agricultural land".

Flooding Matters

- 5.22 A Flood Risk Assessment was submitted with the application which notes that the development would only be temporary, without any permanent land structures above ground and there will be no changes to the use of the current land. The cable route corridor will not increase the risk of flooding in the nearby area and the impact on flooding would be negligible. Natural Resources Wales and the Lead Local Flood Authority (Water and Environment Unit) were consulted and no objection to the plan was raised. Generally, given that there would be no change in the nature of the land after completing the development, as a result of the expert advice above, it is not anticipated that this development would likely increase the flood risk on the site or the area in general and therefore it is believed that the proposal is acceptable under policy PS6 of the LDP and TAN 15.

Language Matters

- 5.23 In accordance with the Planning (Wales) Act 2015, it is a duty when determining a planning application to consider the Welsh language, where it is relevant to that application. This is reiterated further in para 3.28 of Planning Policy Wales (Edition 12, 2024), along with

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

- 5.24 It is noted that there are some specific types of development where it will be required for the proposal to submit a Welsh Language Statement or a Welsh Language Impact Assessment. The thresholds in terms of when it is expected to submit a Statement/Report have been highlighted in Policy PS1 of the Joint LDP, along with Diagram 5 of the SPG. In terms of the types of developments in question, the following are noted: The proposal does not reach the thresholds for submitting a Welsh Language Statement or a Report on a Welsh Language Impact Assessment. However, Appendix 5 of the SPG notes that every housing, retail, commercial or industrial development where there is no need to submit a Welsh Language Impact Statement/Assessment should show how consideration has been given to the language.
- 5.25 The proposal before you is to install an underground cable between the Pentir sub-station and the Battery Energy Storage System facility. The work period is 10 weeks. It is not considered that the proposal is likely to have a detrimental impact on the Welsh Language and therefore, it is considered that it complies with the requirements of policy PS1 in this context.

6. Conclusions:

- 6.1 It is considered that the proposal is acceptable in principle and would not cause significant harm in terms of its impact on the landscape. It is also not believed that the development would cause any significant harm in terms of the amenities of nearby residents or other local residents. It is therefore considered that the proposal conforms to all the above policies and that the application is acceptable to be approved subject to relevant conditions.

7. Recommendation:

- 7.1 To approve in accordance with the following conditions:
1. Five years.
 2. In accordance with the plans/details submitted with the application.
 3. Compliance with the recommendations of the Initial Ecological Evaluation, Arboriculture Impact Assessment and the Green Infrastructure Statement.
 4. Submission of an Environmental Construction Management Plan to manage impacts on the natural environment.
 5. Submission of a Construction Management Plan to manage amenity matters.
 6. Agree on an Archaeological Work Programme
 7. Submission of the Site's Restoration Plan to restore the site to a condition agreed with the Planning Authority after the development's operational period has ended
 8. Submission of a plan for eradicating Himalayan Balsam from the site
 9. Submission of details for an underground drilling method with launching points located outside the tree roots' protection areas.

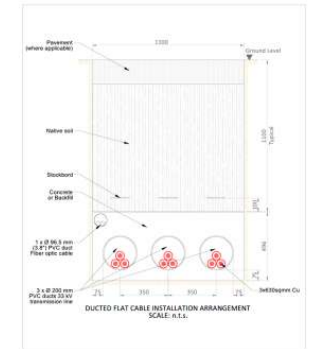
Notes: Natural Resources Wales
Gwynedd Archaeological Planning Service

GBR_Fferm - Pentir BESS_Cable Route Layout_01

Area 9,998 m2 (0.99 hectare)

KEY:
Red Line - Planning Application
Boundary
Green Line - Cable Route

31/07/25
Adran Cynllunio - CyngorGwynedd



GBR_Fferm - Pentir BESS_Cable Route Layout_01			
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PROJECT NAME & ADDRESS: Location: Pentir			
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Number: 4

Application Number: C25/0418/30/LL

Date Registered: 06/06/25

Application Type: Full

Community: Aberdaron

Ward: Pen draw Llŷn

Proposal: Full application to construct 8 affordable dwellings (exception site) with associated developments including creation of vehicular access, estate road, landscaping and a sustainable surface water drainage area.

Location: Tir Gyferbyn / Land Opposite Deunant, Aberdaron, Pwllheli, LL53 8BP

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

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1 Description:

- 1.1 This is a full application for the construction of 8 affordable dwellings on an exception site in the village of Aberdaron with associated developments, including creating a vehicular access, estate road, landscaping and a sustainable surface water drainage area.
- 1.2 For clarity, further details regarding the application as submitted are as follows:
- Creation of a vehicular access with an access road into the site and parking spaces within the site at the front and back of the houses.
 - To erect 8 semi-detached houses with gardens or parking spaces to the front with back gardens and some side gardens.
- 1.3 In terms of the details of the houses which are all affordable dwellings, the following is noted:
- 3 two-bedroom bungalows with an internal floor area of 58m²
 - 4 two-storey, three-bedroom houses with an internal floor area of 93m²
 - 1 two-storey, four-bedroom house with an internal floor area of 114m²
 - They will be externally finished in a combination of render, stone cladding and timber on the walls and a natural slate roof. The current natural 'clawdd' to the front of the site will be relocated to the northern boundary of the site with new hedges to be planted on the remainder of the site's boundaries.
- 1.4 According to information received with the application, the plan intends to provide neutral tenure, and this means that the applicant would provide 100% affordable units with the tenure not specifically noted. The intention of Grŵp Cynefin, as the owner, will be to provide a mix of housing in accordance with the demand as highlighted that would then allow flexibility according to the circumstances of need should this change, e.g. occupiers moving from rented accommodation to a part ownership dwelling. It is claimed that this would be reasonable and suitable by ensuring that Grŵp Cynefin has the flexibility for the exact mix of tenure within the plan by being able to respond to the community's specific needs as it changes to ensure the long-term affordability of the houses.
- 1.5 The site of the proposed development is currently open agricultural land with surrounding boundaries mainly natural hedgerows. There are residential properties adjacent to the site to the north, west and south with varying elevations in terms of design, form and finishes.
- 1.6 The entire site is outside the current development boundary of the village of Aberdaron and is therefore in open countryside. The proposed site's western and southern boundaries touch the existing development boundary as highlighted in the Local Development Plan. The class 3 public road is situated adjacent to the western boundary and what would be the front of the site with access and a right of way into agricultural lands that runs along the land's northern boundary. The site is within the Llŷn AONB and the Llŷn and Ynys Enlli Landscape of Outstanding Historic Interest designations and within a 500m zone from a scheduled monument.
- 1.7 As part of the application, the following information was submitted:
- Design and Access Statement
 - Environmental Construction Management Plan
 - Community Impact and Language Assessment
 - Preliminary Ecological Evaluation
 - Initial Drainage Strategy
 - Porosity Report
 - Initial Ecological Assessment
 - Green Infrastructure Statement

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- Construction Transport Management Plan
- Housing Mix and Affordable Housing Statement
- Landscape Visual Evaluation
- Lighting Report
- Planning Statement
- Statement to Mitigate the Effect on Reptiles
- Transport Statement
- Trees Assessment

2. Relevant Policies:

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

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

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

PS 1: The Welsh Language and Culture

ISA 1: Infrastructure provision.

PS 4: Sustainable transport, development and accessibility.

TRA 2: Parking standards.

TRA 4: Managing transport impacts.

PS 5: Sustainable development.

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

PCYFF 1: Development Boundaries.

PCYFF 2: Development Criteria.

PCYFF 3: Design and place shaping.

PCYFF 4: Design and landscaping.

PS 16: Housing Provision.

PS 17: Settlement strategy.

TAI 5: Local Market Housing.

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TAI 8: An appropriate mix of housing.

PS 18: Affordable housing.

TAI 16: Exception sites.

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

AMG 1: Areas of Outstanding Natural Beauty Management Plans.

AMG 5: Local Biodiversity Conservation.

PS 20: Preserving and where appropriate enhancing heritage assets.

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

Supplementary Planning Guidance (SPG):

SPG: Maintaining and Creating Distinctive and Sustainable Communities.

SPG: Housing Mix.

SPG: Affordable housing.

SPG: Landscape character.

SPG: Planning obligations.

SPG: Building new dwellings in the countryside.

2.4 **National Policies:**

Future Wales: The National Plan 2040.

Planning Policy Wales (Edition 12 - February 2024).

Technical Advice Note (TAN) 2: Planning and affordable housing.

TAN 5: Planning and Nature Conservation.

TAN 6: Planning for sustainable rural communities.

TAN 12: Design.

TAN 18: Transportation.

TAN 20: Planning and the Welsh Language.

TAN 24: The historic environment.

3. **Relevant Planning History:**

- 3.1 Planning application C16/1373/30/LL - Residential development of five affordable dwellings along with a new vehicular access and estate road - The recommendation was to approve subject to

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signing a 106 agreement. It can be seen from the history that the Planning Committee approved the application at the time and an instruction was sent to the legal department to prepare a 106 Agreement. Following this, despite asking the agent/applicant on several occasions, the agreement was not completed by signing it and therefore no planning permission has been released.

4. Consultations:

Community/Town Council: Object on the grounds of an over development, the council feels that eight houses are too much on the site and five would be better.

Transportation Unit:

Impact on the Highway Network

The road that connects the site to the village is narrow, but there are passing places along the road and the entire area is within a 20mph speed zone. The data presented shows that 85% of drivers drive at a speed of 21.1mph or slower. In addition, there is no record of any accidents on this section of road during the last five years. Consequently, we have no significant concerns regarding safety on the current road network.

According to the TRICS analysis submitted by the developer, it is expected that the impact of the development on traffic flow will be very low, and therefore it is unlikely to cause an additional burden on the local roads network.

Access to the Site

The proposed visibility splay of 2.4m x 28m appears to be consistent with the guidelines in TAN18 and the methodology used by SCP. As long as the splay is practical on the site and is kept clear of any obstructions, including vegetation, we are satisfied that the method taken is appropriate.

Parking

The number of parking spaces for every unit is in line with the relevant guidance. Although the layout of the parking spaces for houses 1, 2 and 3 may lead to practical challenges within the estate, these arrangements are not contrary to current standards.

Pedestrian Links with the Village Centre

Currently, there is no formal provision for pedestrians along the road that links the site with the town. However, the developer has offered to mark a 1.2m wide footpath over 280m, that would improve access to existing pedestrians and provide a better link for the residents of the new development.

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Natural Resources Wales: Do not object to the proposed development and standard advice is given regarding matters involving protected species and the AONB designated landscape.

Welsh Water: Public mains cross the site and no building, structure, SuDs facilities or timber resources may be erected within the pipe protection zone.

There is existing capacity to connect a sewer system to the public system and it is suggested to include a condition to agree on the details of a drainage scheme for the site.

Public Protection Unit: Due to the proximity of the site to residential dwellings, for the benefit of nearby residents, we recommend the following conditions based on Construction Noise, Noise Assessment/Air Source Heat Pumps.

Land Drainage Unit: No objection.

SAB application approved on 14/10/2025

Biodiversity Unit: The applicant has submitted an ecological report that has been completed to a good standard, and we agree with the recommendations.

Although the development of the site is not opposed, it is recommended that the element involving a drainage trench is amended and information is requested regarding the relocation of the 'clawdd'.

Biodiversity Matters are discussed further later in the report.

Language Unit: As noted in the Unit's previous observations, as this is a development of affordable housing only, it is likely that it would appeal to Welsh speakers in the area. The Unit appreciates the fact that evidence about the local need has been included (with a reference to the source, i.e. the Housing Mix and Affordable Housing Statement). On page 25 of the Statement, there are statistics from the social housing waiting register, Housing Options Team, which highlights that there is one applicant for the one-bedroom property, one applicant for the two-bedroom property and one applicant for the three-bedroom property.

The Tai Teg statistics highlight that there are no applicants for a 1-

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bedroom property, one applicant for a 2-bedroom property, five applicants for a 3-bedroom property and four applicants for a 4-bedroom property.

Consequently, it is likely that the size of the development addresses the local demand for housing.

In terms of the impact on the Welsh language, the author of the Statement notes (page 38) that similar developments have had a neutral impact on the Welsh language in three cases and has strengthened the Welsh language in another five cases. The author therefore suggests (page 53) "that it is very likely that the vast majority of them can speak Welsh." However, it is suggested (page 54) "However, it is recommended that Grŵp Cynefin needs to monitor the language abilities of the occupants chosen to assist any late immersion should this be required."

Considering the above, and the fact that there are a high % of Welsh speakers in the community, it is agreed that there is sufficient evidence to support the opinion of moderate positive impact.

Fire Service:

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

ScottishPower:

We originally objected to the application due to the potential impact on the nearby electricity line. Following discussions regarding an application to divert the line, confirmation was received that the original objection was being withdrawn, and standard conditions were requested to be attached.

CADW:

Not received

AONB Unit:

The site in question is on the outskirts of the village of Aberdaron and in the Area of Outstanding Natural Beauty (AONB). The AONB has been statutorily designated based on the beauty of the landscape and is protected by national and local policies.

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

The Landscape and Visual Evaluation submitted includes useful information and is of assistance when weighing up the application.

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The site is currently agricultural land and a substantial 'clawdd' creates a boundary between the field and the public road. The site is visible from some locations in the vicinity as the Evaluation report indicates. However, the land is at a lower level than the higher section of the road and other houses surround it, also there is an element of natural landscaping. It is noted that there is also an intention to plant trees/hedgerows that will soften the impact of the development and contribute to biodiversity. The lighting details have been provided, and the scheme includes measures to protect wildlife and the Dark Skies which is important in the AONB. Having considered these factors, it does not appear that the housing development at this site would be intrusive to the wider landscape.

More locally, the development would be prominent from the road if it is proposed to remove the 'clawdd' and create a wide entrance and install a pavement. Adapting the plan to use the existing access and retain the 'clawdd' would be better to reduce views of the site and maintain the character of lôn Deunant.

There are other houses in the site's vicinity, many have been constructed recently, and others are historic. Most are stone houses or with a white painted render with slate roofs. The design and appearance of the proposed new houses appear to be suitable given the built context.

Housing Strategic Unit:

Information about need: The information provided in the planning application by means of the affordable housing statement is consistent with the information regarding the need in the area. (Data Source: Tai Teg, Cyngor Gwynedd's Common Housing Register).

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

The plan has been included within the programme to receive a Social Housing Grant from the Welsh Government. These schemes contribute directly to the aim of the Cyngor Gwynedd's Housing Action Plan to provide more housing to meet with the current high demand that exists in the county.

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Public Consultation:

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

- Any such development should be sustainable, proportionate and considerate to the social, linguistic and environmental character of our community.
- The development would be detrimental to wildlife / Biodiversity / would destroy high-value existing green land
- Harmful to transport mobilisation and road users / increase in number of vehicles on the current narrow road / increase in speed on the road by disposing of a 'clawdd'.
- Detrimental impact on the visual amenities and character of the area both locally and broader.
- Local need not proven.
- Detrimental impact on residential amenities / loss of privacy /overlooking.
- Permission already exists for new affordable housing in Ab-erdaron.
- Loss of natural hedgerows.
- Lighting impact on wildlife.
- Overdevelopment /unsuitable design / poor setting.
- Detrimental to local infrastructure including the sewerage system and water supply.
- Traffic data is misleading as it was collected at quiet times of the year.
- A harmful impact on the Welsh language and the local culture.
- Misleading/incorrect information.
- Lack of consultation with the local community.
- Provision of more housing than projected for the village's growth.
- Weak language mitigation strategy.
- Lack of compliance with adopted policies.
- Location not accessible.
- Total lack of assessment in terms of the development's impact locally.
- Increase in noise and disturbance during construction.
- Several houses for sale in the village and it would be better if these houses were purchased.
- Detrimental impact on designations such as Special Area of Conservation and Site of Special Scientific Interest/lack of impact assessment on these designations and relevant ecology considerations.
- Pressure on the local school

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 Policy PCYFF 1 of the Anglesey and Gwynedd Joint Local Development Plan (LDP) notes that the plan itself identifies development boundaries for a range of settlements within the county and that proposals within development boundaries will be approved in accordance with the

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requirements of other relevant policies in the Plan. It also states that *"outside the development boundaries, proposals will be refused unless they are in accordance with specific policies in this Plan or national planning policies or that the proposal shows that its location in the countryside is essential"*.

5.2 In this case, the proposal has been submitted as an application for development on an exception site and therefore consideration is mainly given to policies PS 17 and TAI 16 in such cases.

5.3 The village of Aberdaron is defined as a rural/coastal village in the LDP with approximately 95 houses and a few facilities within the current development boundaries. According to the latest information received from the Planning Policy Unit, the indicative supply level for housing in Aberdaron over the plan period, is 13 units (including a 10% 'slippage allowance', which means that the method of calculating the figure has taken into account potential unforeseen circumstances which could influence the provision of housing, e.g. land ownership matters, infrastructure restrictions, etc.). Based on the settlement size a development of this scale would mean a growth of 7.6% to the settlement, however, we must bear in mind that recent permission was granted for another exception site for 5 units in the settlement. The two sites together mean a growth of 12.35% which equates to the expected growth level of the settlement.

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

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

5.5 Evidence has been submitted in the form of a Housing Mix and Affordable Housing Statement. This information as well as chapter 5.3 within the Planning Statement is the justification for the need for these eight houses. The information submitted refers to the need highlighted in the Social Housing Register and Tai Teg in Aberdaron and the village of Rhiw, and it is noted that Rhiw is located within 6km east of Aberdaron and has not been included as a designated settlement, including as a cluster, in the LDP and therefore it is not possible to provide any new housing development within the settlement. Table 16 in the document confirms the combined data from the Social Housing Register and Tai Teg for Aberdaron and Rhiw, and having considered the contribution application C24/0011/30/AM that was granted for 5 self-build units would offer to the area.

Tabl 16 – Data Cyfunol o'r Cofrestrau Tai Cymdeithasol a Thai Teg ar gyfer Aberdaron (net) a'r

Rhiw

Maint eiddo	Canran	Nifer
1 ystafell wely	14%	2
2 ystafell wely	21%	3
3 ystafell wely	29%	4
4 ystafell wely	36%	5
	Cyfanswm	14

5.6 Policy TAI 8 promotes proposals that contribute to improving housing balance and meeting needs identified in the whole community. It is therefore necessary to consider if the mix of units and tenure proposed here is suitable to promote a sustainable mixed community. It is therefore important to consider the contents of the 'Housing Mix' SPG when establishing if what is proposed here is suitable, and it is noted that the guidance expects every applicant who submits a planning application for a housing development for Use Class C3 which includes 5 or more housing units to submit a Housing Statement to support the planning application. As noted, a Housing Needs and Affordable Housing Statement has been submitted, and this confirms that the proposal compares well with the need highlighted in the combined register (table 16 above), although it recognises that no 1-bed units are offered at all (as they are more suitable within urban areas), and that the number of 4-bed units is an under-provision (as households that require such accommodation are fairly rare and can therefore lead to under-use), and that 2 and 3 bed units are a small over provision (as they are a common type of house and offer the most flexibility for households both now and in the future).

5.7 The Plan's List of Glossary Terms defines Local Need Affordable housing within or on exception Local Rural/Coastal sites as; "... people in need of an affordable house who have resided within the Village or in the surrounding rural area for a continuous period of 5 years or more, either immediately before submitting the application or in the past..."

Paragraph 8.1.3 of the Affordable Housing SPG provides a definition of the 'surrounding rural area' for applications in the Local, Rural / Coastal Villages namely:

"surrounding rural area', which is a distance of 6km from the site of the application and the extent of any Community Council area bisected by the 6km distance but excluding properties within the development boundary of any settlement other than the settlement within which the application is located."

The information submitted as part of this application confirms that there is a need with a 5 year connection for this development. The proposal will provide a neutral plan in terms of occupancy, which means that it could provide a mix of tenure (social rented housing, intermediate affordable rented housing, part-ownership) to be able to satisfy a wide range of need at the time and enable households to move from rental to part-ownership as their circumstances change. This offers a totally different local affordable provision to what has already been recently approved under permission C24/0011/30/AM. Based on the information submitted as part of the application, the need has been confirmed for the development.

5.8 It is therefore deemed that the application provides sufficient information in terms of justifying the mix and the types of housing provided and how the proposal addresses the needs of the local community. This is reiterated in the response received to the consultation from the Strategic

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Housing Unit by saying that the information submitted via an affordable housing statement is consistent with the information regarding need in the area and based on this information, the Plan addresses the area's need.

- 5.9 The need for evidence is completely essential to undertake a full assessment and is a fundamental requirement with this type of application and to this end the proposal is for housing where an affordable local need has been proven on a site located outside but abutting the development boundary for Aberdaron. It is considered that the proposal is formally a logical extension to the village and therefore fully conforms to the requirements of policies TAI 8, TAI 15 and TAI 16 of the Local Development Plan as well as the relevant advice given within the Supplementary Planning Guidance and national direction within Planning Policy Wales and the Technical Advice Notes.

Visual amenities

- 5.10 The existing houses nearby are a mix of two-storey, single-storey, dormer buildings, etc. However, the setting of the proposed housing would be within an existing open field with 6 of the houses away from the existing built pattern and therefore would stand out and change the visual appearance of the site. Criterion 1 of policy PCYFF 3 notes that proposals will only be granted if *"...they complement and enhance the character and appearance of the site, the building or the area in terms of siting, appearance, scale, height, massing and elevation treatment"*.

In the same manner, paragraph 7.8.3 of the SPG: Affordable Housing states that: *"The exception site needs to be immediately adjacent to the development boundary and form a reasonable extension to the settlement. "Immediately adjacent" means that the proposed exception site should be linked to the development boundary in the vicinity of the site. In relation to whether the proposal would be considered as a reasonable extension to the settlement, regard will be given towards whether the proposal is a rounding-off of the built form or whether it would form an unacceptable intrusion into the open countryside. The impact of the proposed site on the landscape will be an important consideration in judging its suitability"*.

- 5.11 The site would be fully visible within the AONB and from places beyond the site due to the open nature of the land from the application site mainly towards the east. However, it can be seen from the observations of the AONB Unit that they do not consider that the development would be intrusive in the landscape. They also refer to a relevant policy within the AONB Management Plan that promotes the provision of affordable homes where there is a real local need. A Landscape Visual Evaluation was submitted as part of the application which is a relevant consideration and based on a full assessment of all the relevant considerations it is believed that the visual impact is one that can be handled and reduced via suitable landscaping measures.
- 5.12 The proposed design and finishes convey the type of elevations that can generally be seen within the local area i.e. the use of render, stone and timber cladding and slate roofs. Comparatively recent scattered residential development can be seen near Lôn Deunant and therefore it is not believed that a new residential development such as this, albeit more prominent in terms of density than the detached houses already constructed nearby, would be out of character within the local area's built context. It is therefore considered that the proposal is acceptable based on compliance with the relevant requirements of policies PS 5, PCYFF 3 and TAI 16.

General and residential amenities

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- 5.13 It is inevitable that there would be an increased impact on the general amenities of the local area and nearby residents compared to the existing situation, as the site is currently open agricultural land.
- 5.14 The nearest two houses will be constructed near the southern boundary and therefore these will be nearest to existing houses called Penllech Bach and the Vicarage, in the form of a bungalow and therefore due to their height and the proposed landscaping, the element of overlooking would be very low. The nearest house is to the north namely Y Ddôl which will be approximately 23m from its nearest corner to the nearest corner of the proposed property on plot number 8. The nearest part of the new house would be the single-storey element although the rest of the house is two-storey, and no windows have been included on the higher gable-end of the new house. The proximity of the house to the nearest boundary of Y Ddôl back garden is obviously closer, however, approximately 10m remains with a right of way between both boundaries which creates a type of buffer between both sites. It is recognised that some impact will be inevitable considering the current agricultural use of the land and its proposed residential use, however, it is considered that an attempt has been made to design and set the proposed housing so the direct impact is reduced and therefore the proposal is not considered to be totally unacceptable based on all the relevant requirements of policy PCYFF 2.

Consideration of the Welsh language

- 5.15 Criterion (2) of Policy PS 1 states that a Welsh Language Impact Assessment will be required for a proposed development on an unexpected windfall site for a large-scale housing development. The fact that this is an exception site outside the development boundary therefore means it is an unexpected windfall site. Large-scale is defined in Diagram 7 of the Supplementary Planning Guidance 'Maintaining and Creating Distinctive and Sustainable Communities' as five or more units in a Rural/Coastal Village such as Aberdaron.
- 5.16 It is noted that a Language and Community Impact Statement has been submitted with the application. In their response to the consultation, the Language Unit confirmed that a development of affordable housing such as this would be likely to appeal to Welsh speakers in the area and the size of the development would be likely to address the local demand for housing. Therefore, in light of these considerations, as well as the high percentage of Welsh speakers in the community, it is agreed that there is sufficient evidence to support the opinion of moderate positive impact. Consequently, the proposal is not considered to be contrary to the material requirements of policy PS 1.

Transport and access matters

- 5.17 A response was received from the Transportation Unit and there is no objection to the proposal subject to imposing standard conditions. Access together with details of the estate road and parking spaces are part of the proposal and therefore consideration is given to the form and location of these elements in terms of the relevant requirements of policies TRA 2 and TRA 4. Parking spaces are proposed on the site for individual plots. Therefore, it is considered that the proposal is acceptable in terms of the current parking requirements and is in accordance with policy TRA 2. The proposed entrance appears to be fairly standard to serve a site of this type and is located on a section of the road, although narrow, within a 20mph zone with fairly clear visibility in both directions. To avoid any obstruction from having an impact on visibility, it is proposed to include a condition to prevent planting or installing obstacles within the entrance visibility splay. It is therefore deemed that the entrance would be acceptable and in accordance with the relevant requirements of policy TRA 4.

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- 5.18 It is also noted that there is currently no formal provision for pedestrians along the road that links the site with the village. The developer has offered to mark a 1.2m wide footpath over 280m, which would improve access to existing pedestrians and provide a better link for the residents of the new development. It is recognised that concerns have been highlighted regarding the impact of the development on the public road and vehicular and pedestrian movements, however, it is believed that what has been shown is acceptable and is supported by the Transportation Unit, in accordance with the current requirements in terms of the standard and the technical requirements of such developments.

Biodiversity matters

- 5.19 The Biodiversity Unit has confirmed that the ecological report submitted with the application has been made to a good standard. However, they note the need to amend the element regarding the drainage course and information is requested regarding the relocation of the 'clawdd'. In response to these matters, confirmation was received from the agent that an additional Pollution Prevention Plan had been prepared which refers to the management steps taken during the construction period to prevent pollution. This document is in addition to the Construction Environmental Management Plan (CEMP) submitted with the application which includes an outline of the measures that would be implemented to control and prevent pollution. It is also noted that the applicant's ecologist has responded to the comment made by the Biodiversity Unit noting that the information submitted indicates that there would be no harm to local biodiversity and ecology because of the proposed drainage arrangements. Regarding the relocation of the 'clawdd', the agent confirms that there would be no objection to providing a method statement regarding this work and therefore it is believed that it is possible to attach a condition to agree on the details of this element.
- 5.20 It is recognised that the objection received refers to the need to undertake an assessment regarding the impact of the proposal on the Pen Llŷn a'r Sarnau Special Area of Conservation. Natural Resources Wales in their response to the consultation do not advise the Council to carry out such an assessment, as they would usually do so. However, and for completeness, the Local Planning Authority as the competent authority under the Habitats Regulations has considered the proposal in relation to the Pen Llŷn a'r Sarnau SAC and has concluded that the development would be unlikely to have an impact on the SAC. It is therefore deemed that the proposal is acceptable and in accordance with the requirements of policies PS 19 and AMG 5.
- 5.21 In accordance with recent legislative changes to Planning Policy Wales (PPW) and the need to submit a Green Infrastructure Statement, a statement has been submitted and for the purpose of satisfying PPW in terms of this particular aspect, it is believed that this has been done in this case.

Educational Contribution

- 5.22 The Education Department was consulted regarding the proposal and confirmation was received that capacity is available at Ysgol Crud y Werin (primary) and Ysgol Botwnnog (secondary). Specifically:
- Ysgol Crud y Werin: Capacity 74 - Existing total - 48 (Sept.25) - Projected numbers - September 2026 - 45; September 2027 - 40.

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- Ysgol Botwnnog: Capacity 550 - Existing total - 467 (Sept.25) - Projected numbers - September 2026 - 449; September 2027 - 406.

- 5.23 As there is existing capacity within the local schools, it would not be relevant to consider an educational contribution in this case for the additional pupils resulting from the proposed development.

Drainage Matters

- 5.24 In accordance with the requirements of paragraph 7.6 of Technical Advice Note 15: Development, Flooding and Coastal Erosion, a Drainage Strategy must be submitted as part of an application to outline the drainage scheme for surface water from the site, unless a separate application has been made to the approval body i.e. Cyngor Gwynedd's Land Drainage Unit. A separate application was submitted for approval to the Land Drainage Unit for sustainable drainage arrangements for the site, Unit officers have confirmed that this application has been approved and as a result the Drainage Unit has no objection to the planning application.

Response to the public consultation

- 5.25 It is acknowledged that objections have been received to this proposal, and we consider that all relevant planning matters have been duly addressed as part of the above assessment. A decision is made based on full consideration of all the material planning considerations and all the comments received during the public consultation and that no one was let down when considering this application.

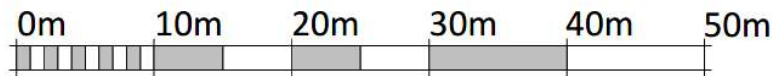
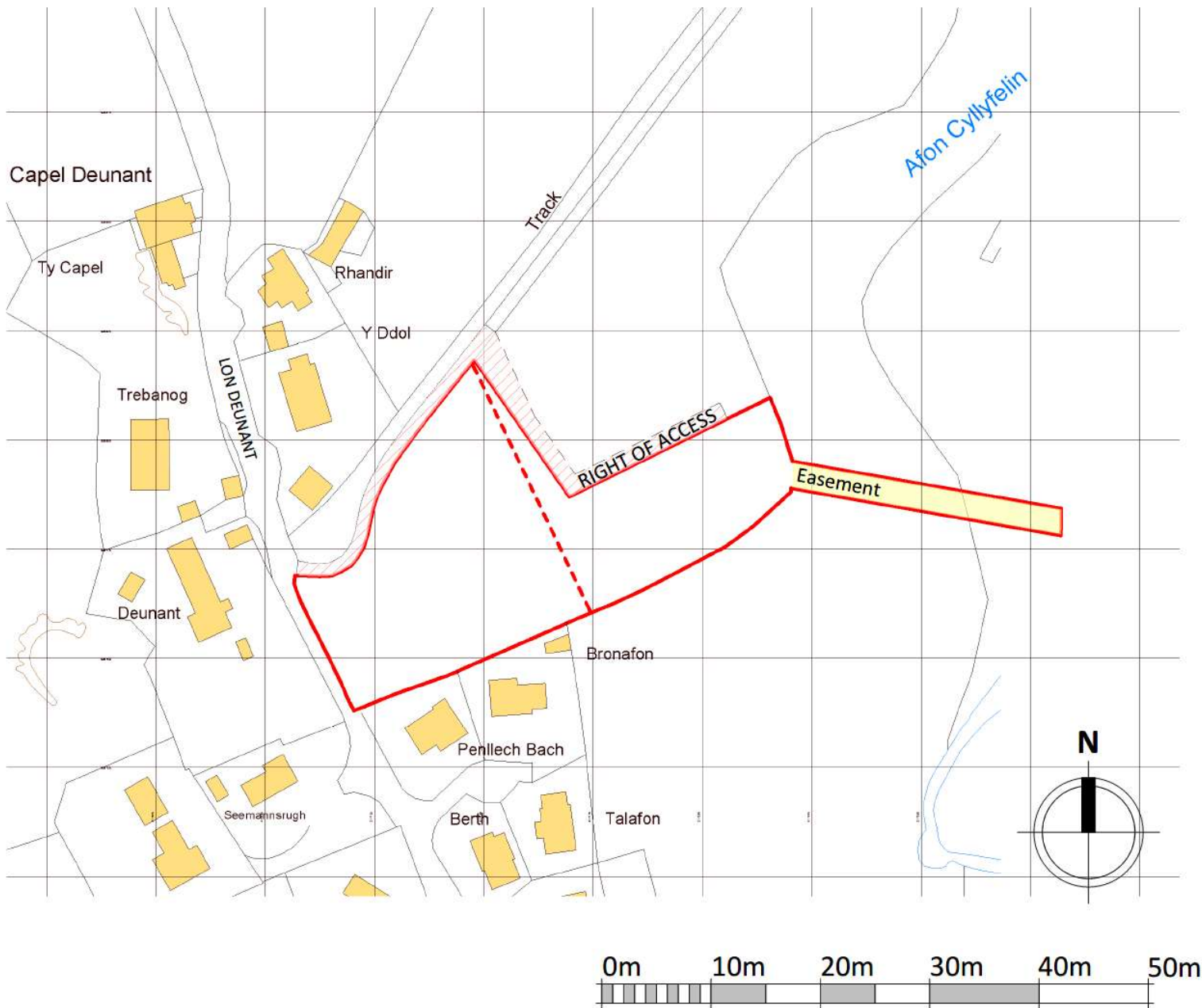
6. Conclusions:

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

7. Recommendation:

- 7.1 To approve – conditions

1. Time
2. In accordance with the plans
3. Materials
4. Affordable housing condition
5. Highway conditions
6. Biodiversity conditions/protection of the 'clawdd'
7. Landscaping condition
8. Welsh Water Condition
9. Removal of permitted development rights involving extensions and use
10. Drainage matters.
11. Building Control Plan
12. Method statement for the relocation of the 'clawdd'



VISUAL SCALE 1:500 @ A3



B	BOUNDARIES COORDINATED WITH DRAINAGE/SUDS DESIGN	25.05.09	AL
A	BOUNDARIES COORDINATED WITH DATRYS DRAWINGS/ SUDS DESIGN etc	25.03.20	AL

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for GRWP CYNEFIN**

DRAWING TITLE
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PLAN**

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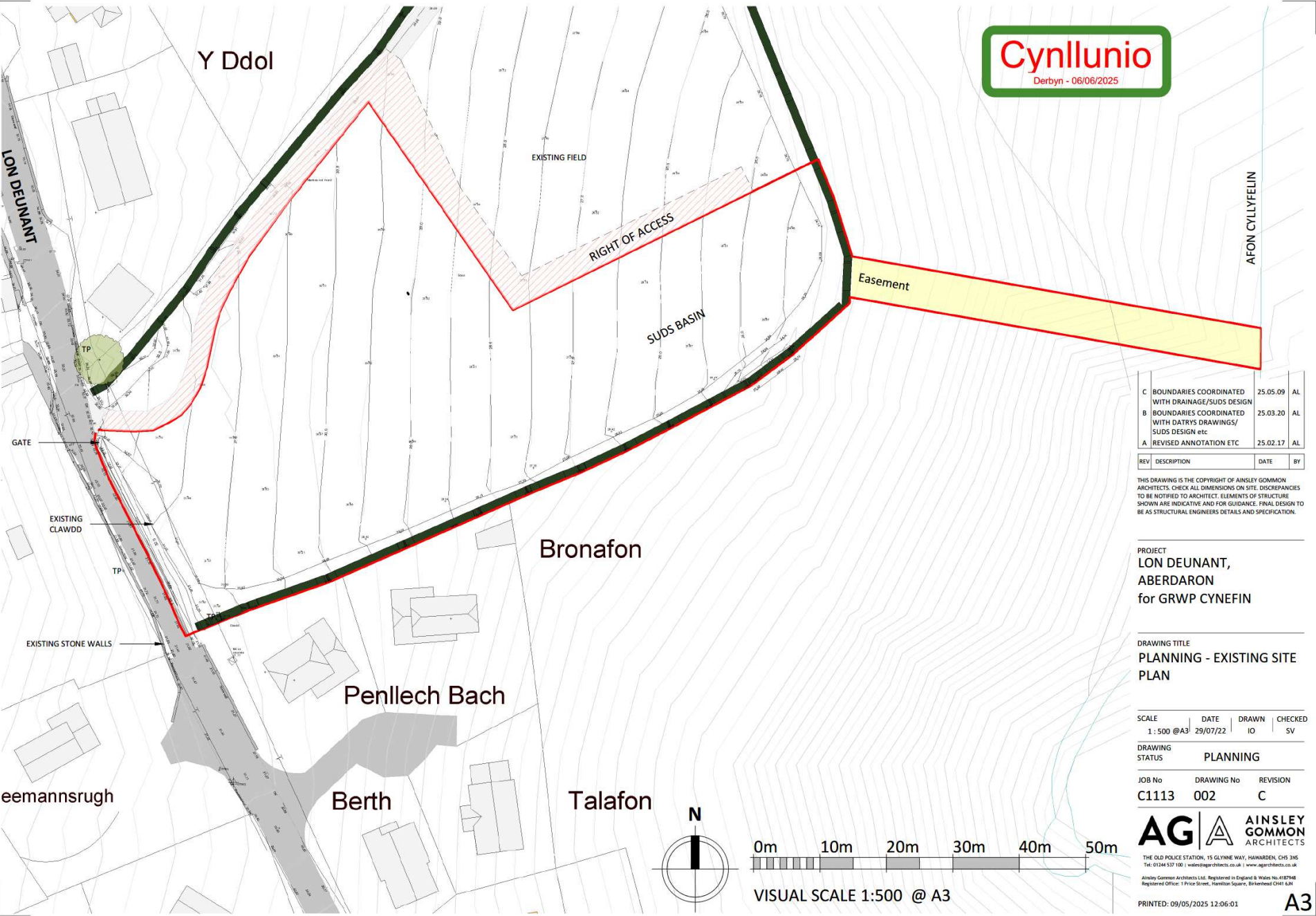
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A4



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A	REVISED ANNOTATION ETC	25.02.17	AL
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PROJECT
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PLANNING - EXISTING SITE
PLAN

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STATUS
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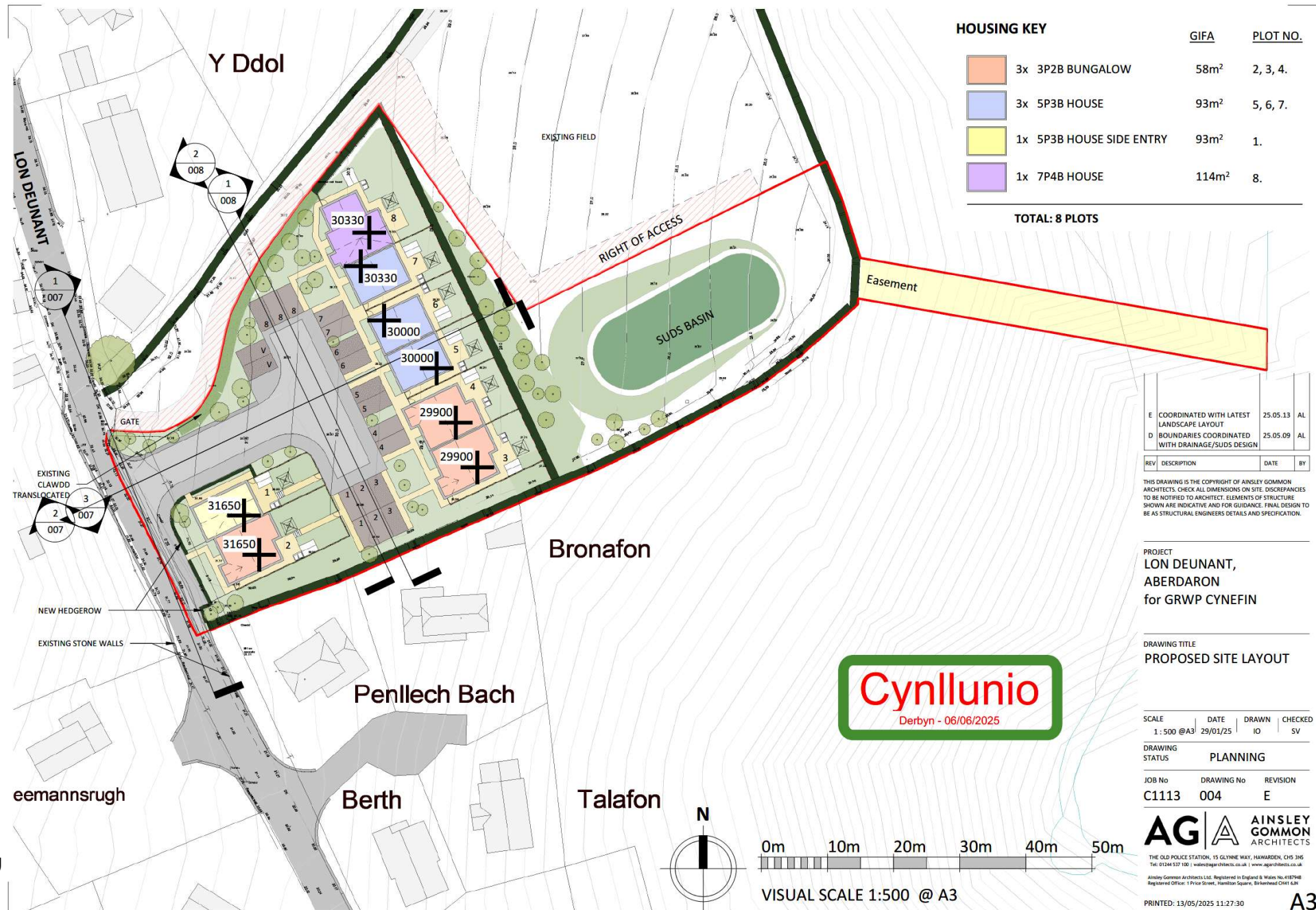
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A3

HOUSING KEY

	3x 3P2B BUNGALOW	58m ²	2, 3, 4.
	3x 5P3B HOUSE	93m ²	5, 6, 7.
	1x 5P3B HOUSE SIDE ENTRY	93m ²	1.
	1x 7P4B HOUSE	114m ²	8.

TOTAL: 8 PLOTS



REV	DESCRIPTION	DATE	BY
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D	BOUNDARIES COORDINATED WITH DRAINAGE/SUDS DESIGN	25.05.09	AL

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DRAWING TITLE
PROPOSED SITE LAYOUT

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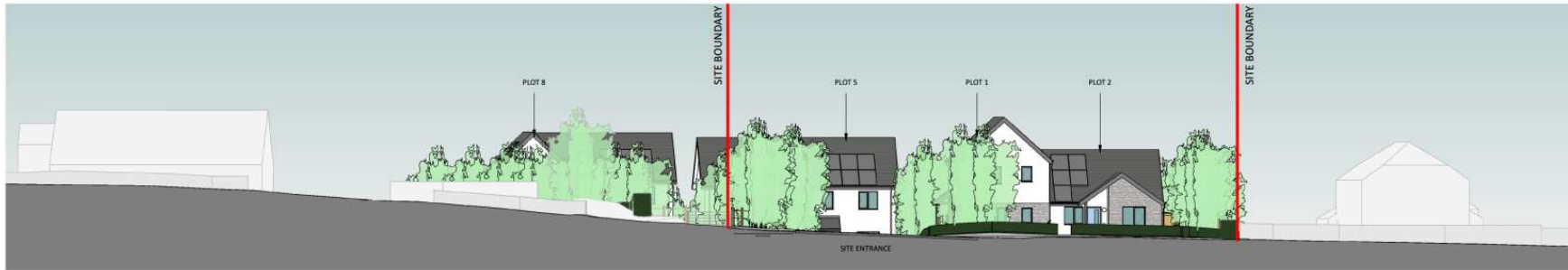
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STREET SECTION

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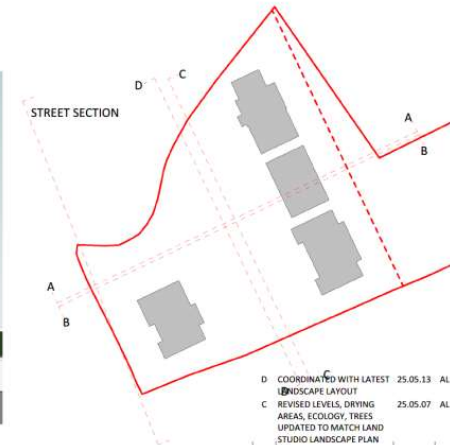
SECTION A

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SECTION B

SCALE: 1 : 200



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B	REVISED FRONTAGE, CLAWD TRANSLOCATED & PARKING UPDATED FOR PLOTS #3-4	25.02.26	AL
A	REVISED MATERIALS	25.02.17	AL

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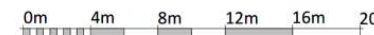
PROJECT
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DRAWING TITLE
STREET ELEVATION + SITE
SECTIONS - SHEET 1/2

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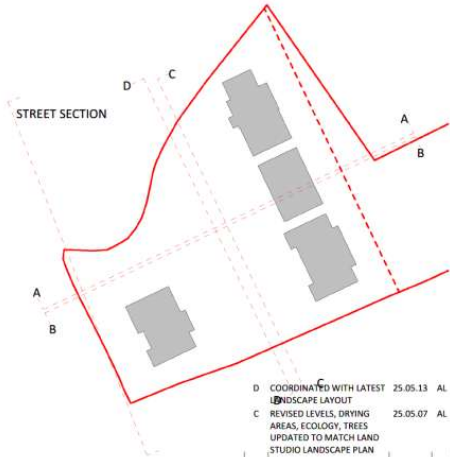
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SECTION C
SCALE: 1 : 200



SECTION D
SCALE: 1 : 200



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C	REVISED LEVELS, DRYING AREAS, ECOLOGY, TREES UPDATED TO MATCH LAND STUDIO LANDSCAPE PLAN etc	25.05.07	AL
B	REVISED FRONTAGE, CLAWD TRANSLOCATED & PARKING UPDATED FOR PLOTS #3-4	25.02.26	AL
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DRAWING TITLE
STREET ELEVATION + SITE
SECTIONS - SHEET 2/2

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3D VIEW LOOKING EAST

SCALE	DATE	DRAWN	CHECKED
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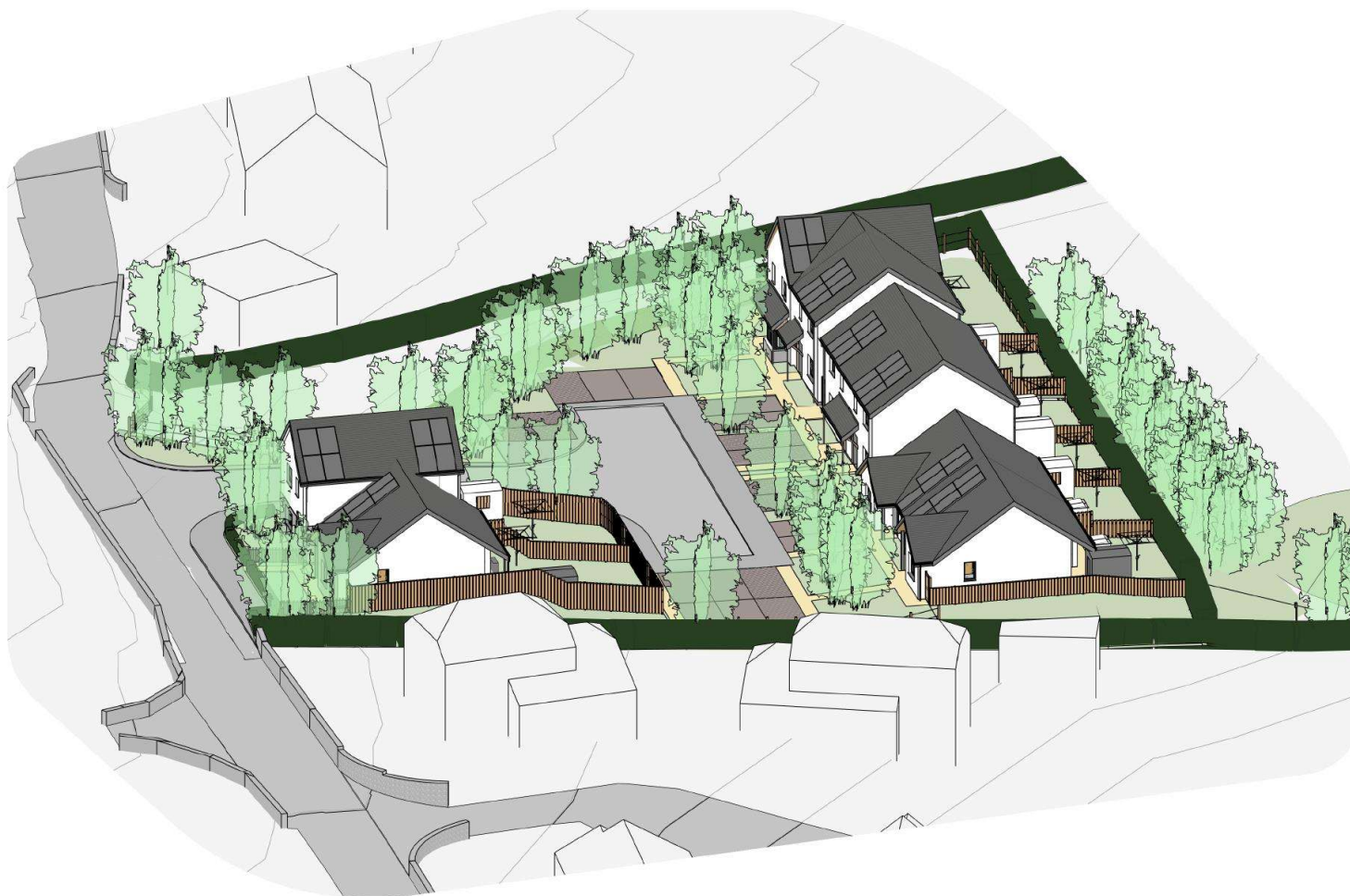
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A3



D	COORDINATED WITH LATEST LANDSCAPE LAYOUT	25.05.13	AL
C	REVISED LEVELS, DRYING AREAS, ECOLOGY, TREES UPDATED TO MATCH LAND STUDIO LANDSCAPE PLAN etc	25.05.07	AL

REV	DESCRIPTION	DATE	BY
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PROJECT
LON DEUNANT,
ABERDARON
for GRWP CYNEFIN

DRAWING TITLE
3D VIEW LOOKING NORTH

SCALE	DATE	DRAWN	CHECKED
1:1 @A3	31/01/25	OR	SV

DRAWING STATUS	PLANNING
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JOB No	DRAWING No	REVISION
C1113	012	D



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A3



D	COORDINATED WITH LATEST LANDSCAPE LAYOUT	25.05.13	AL
C	REVISED LEVELS, DRYING AREAS, ECOLOGY, TREES UPDATED TO MATCH LAND STUDIO LANDSCAPE PLAN etc	25.05.07	AL

REV	DESCRIPTION	DATE	BY
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PROJECT
**LON DEUNANT,
ABERDARON**
for GRWP CYNEFIN

DRAWING TITLE
3D VIEW LOOKING SOUTH

SCALE	DATE	DRAWN	CHECKED
1:1 @A3	31/01/25	OR	SV

DRAWING
STATUS **PLANNING**

JOB No	DRAWING No	REVISION
C1113	013	D

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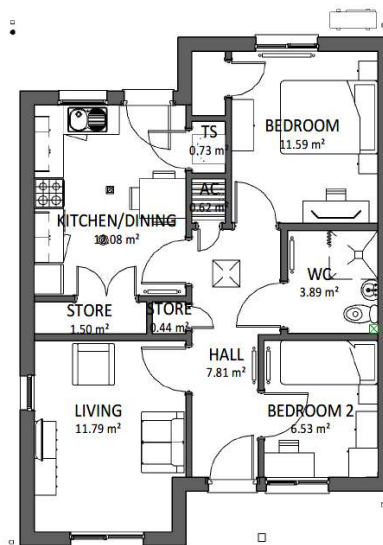
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A3

Cynllunio

Derbyn - 06/06/2025



GROUND FLOOR PLAN

SCALE: 1 : 100



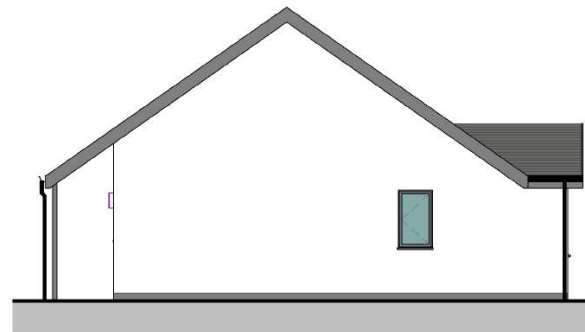
FRONT ELEVATION

SCALE: 1 : 100



REAR ELEVATION

SCALE: 1 : 100



SIDE ELEVATION

SCALE: 1 : 100

Plot #4

Area Schedule (GIA) 3P2B...

Level	Area
DQR MIN	58 m²
GROUND FLOOR LEVEL	61.06 m²
Total	61.06 m²

Storage - 3P2B BUNG

Name	Area
DQR MIN	2.00 m²
STORE	0.44 m²
STORE	1.50 m²
AC	0.62 m²
Total	2.56 m²

REV	DESCRIPTION	DATE	BY
B	REVISED WINDOW	25.02.26	AL
A	REVISED MATERIALS	25.02.17	OR

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PROJECT
ABERDARON
for WILLIAMS HOMES
(BALA)

DRAWING TITLE
3P2B BUNGALOW
(HANDED)

SCALE
1 : 100 @ A3

DATE
01/02/25

DRAWN
OR

CHECKED
SV

DRAWING
STATUS
PLANNING

JOB No
C1113

DRAWING No
060(1)

REVISION
B

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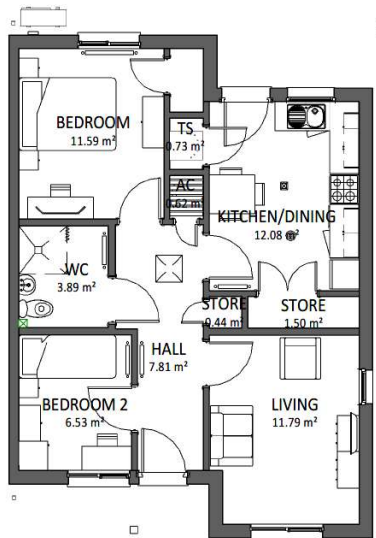
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A3



VISUAL SCALE 1:100 @ A3



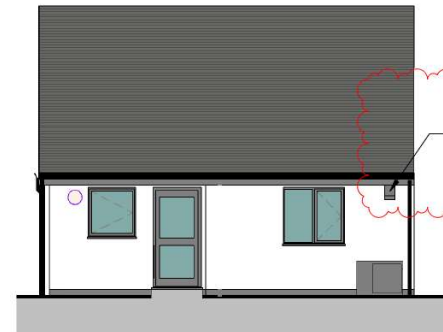
GROUND FLOOR PLAN

SCALE: 1 : 100



FRONT ELEVATION

SCALE: 1 : 100



REAR ELEVATION

SCALE: 1 : 100



SIDE ELEVATION

SCALE: 1 : 100

Area Schedule (GIA) 3P2B...	
Level	Area
DQR MIN	58 m ²
GROUND FLOOR LEVEL	61.06 m ²
Total	61.06 m ²

Storage - 3P2B BUNG	
Name	Area
DQR MIN	2.00 m ²
STORE	0.44 m ²
STORE	1.50 m ²
AC	0.62 m ²
Total	2.56 m ²

REV	DESCRIPTION	DATE	BY
C	ECOLOGY NOTES	25.05.07	AL
B	REVISED WINDOW	25.02.26	AL
A	REVISED MATERIALS	25.02.17	OR

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PROJECT
ABERDARON
for WILLIAMS HOMES
(BALA)

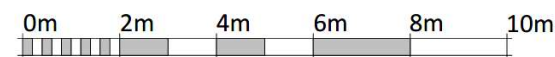
DRAWING TITLE
3P2B BUNGALOW

SCALE	DATE	DRAWN	CHECKED
1 : 100 @ A3	01/02/25	OR	SV
DRAWING STATUS			
PLANNING			
JOB No	DRAWING No	REVISION	
C1113	060	C	

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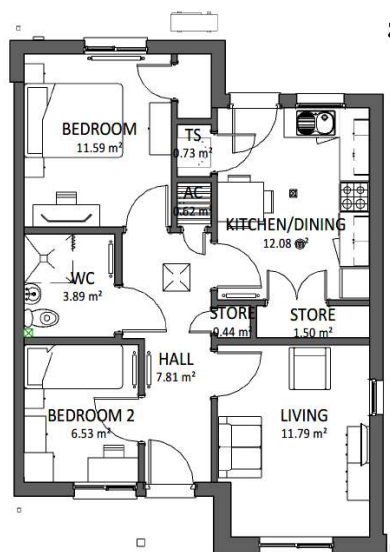
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VISUAL SCALE 1:100 @ A3

Cynllunio

Derbyn - 06/06/2025



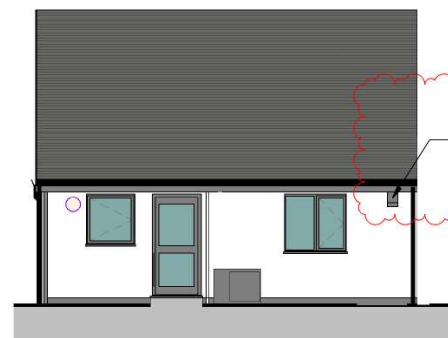
GROUND FLOOR PLAN

SCALE: 1 : 100



FRONT ELEVATION

SCALE: 1 : 100



REAR ELEVATION

SCALE: 1 : 100



SIDE ELEVATION

SCALE: 1 : 100

Area Schedule (GIA) 3P2B...

Level	Area
DQR MIN	58 m ²
GROUND FLOOR LEVEL	61.06 m ²
Total	61.06 m ²

Storage - 3P2B BUNG

Name	Area
DQR MIN	2.00 m ²
STORE	0.44 m ²
STORE	1.50 m ²
AC	0.62 m ²
Total	2.56 m ²

REV	DESCRIPTION	DATE	BY
C	ECOLOGY NOTES	25.05.07	AL
B	REVISED WINDOW	25.02.26	AL
A	REVISED MATERIALS	25.02.17	OR

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PROJECT
ABERDARON
for WILLIAMS HOMES
(BALA)

DRAWING TITLE
3P2B BUNGALOW STONE + RENDER

SCALE	DATE	DRAWN	CHECKED
1 : 100 @ A3	14/02/25	OR	SV

DRAWING STATUS
PLANNING

JOB No	DRAWING No	REVISION
C1113	061	C

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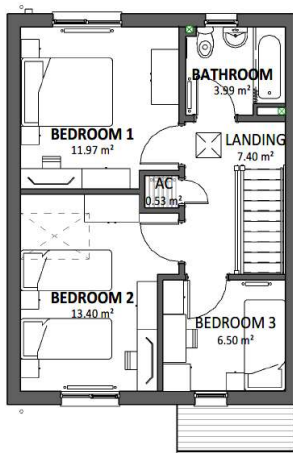
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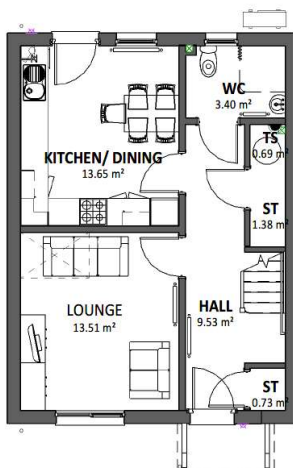


VISUAL SCALE 1:100 @ A3



FIRST FLOOR PLAN

SCALE: 1 : 100



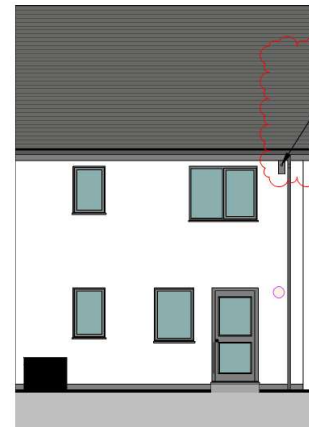
GROUND FLOOR PLAN

SCALE: 1 : 100



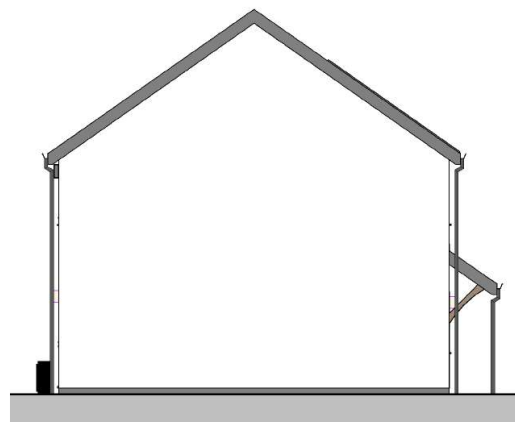
FRONT ELEVATION

SCALE: 1 : 100



REAR ELEVATION

SCALE: 1 : 100



SIDE ELEVATION

SCALE: 1 : 100



VISUAL SCALE 1:100 @ A3

Plot #6

Area Schedule (GIA) 5P3B	
Level	Area
DQR MIN	93 m ²
00 - GROUND FLOOR	47.13 m ²
01 - FIRST FLOOR	47.13 m ²
Total	94.26 m ²

Storage - 5P3B	
Name	Area
DQR MIN	2.50 m ²
AC	0.59 m ²
ST	1.38 m ²
ST	0.73 m ²
Total	2.69 m ²

B	ECOLOGY NOTES	25.05.07	AL
A	REVISED MATERIALS	25.02.17	OR
REV	DESCRIPTION	DATE	BY

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PROJECT
ABERDARON
for WILLIAMS HOMES
(BALA)

DRAWING TITLE
5P3B HOUSE (HANDED)

SCALE	DATE	DRAWN	CHECKED
1 : 100 @ A3	01/02/25	OR	SV
DRAWING STATUS	PLANNING		
JOB No	DRAWING No	REVISION	
C1113	063(1)	B	

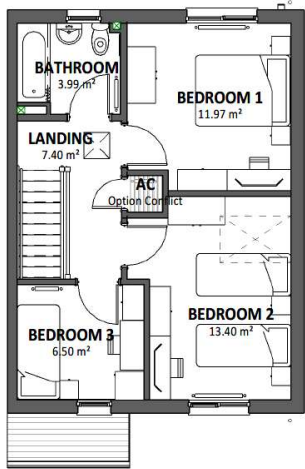
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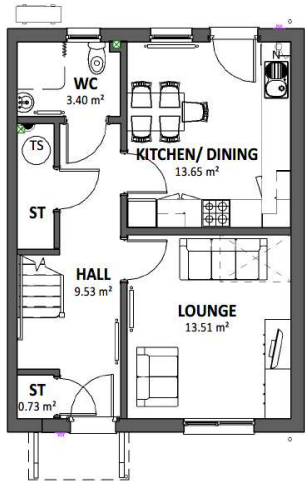
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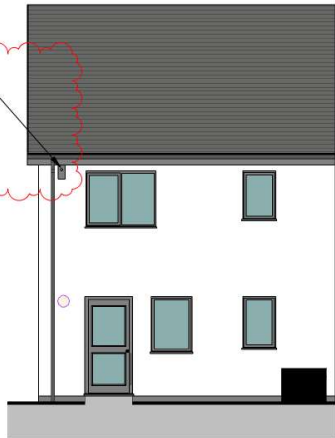
FIRST FLOOR PLAN
SCALE: 1 : 100



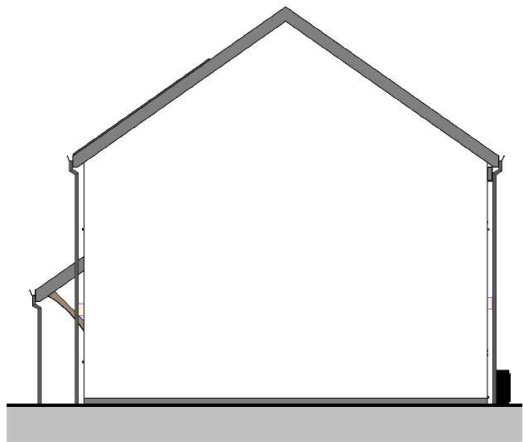
GROUND FLOOR PLAN
SCALE: 1 : 100



FRONT ELEVATION
SCALE: 1 : 100

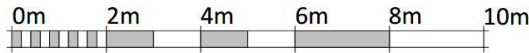


REAR ELEVATION
SCALE: 1 : 100



SIDE ELEVATION
SCALE: 1 : 100

BIRD BOX TO PLOT 5 ONLY. REFER TO ECOLOGY REPORT



VISUAL SCALE 1:100 @ A3

Plots #5 & #7

Area Schedule (GIA) 5P3B	
Level	Area
DQR MIN	93 m²
00 - GROUND FLOOR	47.13 m²
01 - FIRST FLOOR	47.13 m²
Total	94.26 m²

Storage - 5P3B	
Name	Area
DQR MIN	2.50 m²
AC	0.59 m²
ST	1.38 m²
ST	0.73 m²
Total	2.69 m²

B	ECOLOGY NOTES	25.05.07	AL
A	REVISED MATERIALS	25.02.17	OR
REV	DESCRIPTION	DATE	BY

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PROJECT
ABERDARON
for WILLIAMS HOMES
(BALA)

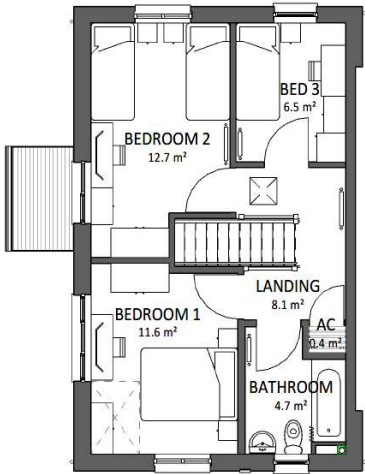
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5P3B HOUSE

SCALE 1 : 100 @ A3	DATE 01/02/25	DRAWN OR	CHECKED SV
DRAWING STATUS	PLANNING		
JOB No C1113	DRAWING No 063	REVISION B	

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A3



FIRST FLOOR PLAN

SCALE: 1 : 100



FRONT ELEVATION

SCALE: 1 : 100



REAR ELEVATION

SCALE: 1 : 100

Area Schedule (GIA) 5P3B SE	
Level	Area
DQR MIN	93 m ²
FIRST FLOOR	46.58 m ²
GROUND FLOOR	46.58 m ²
Total	93.17 m ²

Storage - 5P3B SE	
Name	Area
DQR MIN	2.50 m ²
STORE	1.95 m ²
STORE	0.87 m ²
AC	0.41 m ²
Total	3.23 m ²

A	POSTS TO CANOPY	25.02.26	AL
REV	DESCRIPTION	DATE	BY

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PROJECT
ABERDARON
for WILLIAMS HOMES
(BALA)

DRAWING TITLE
5P3B SIDE ENTRY

SCALE	DATE	DRAWN	CHECKED
1 : 100 @ A3	01/02/25	OR	SV

DRAWING STATUS	PLANNING
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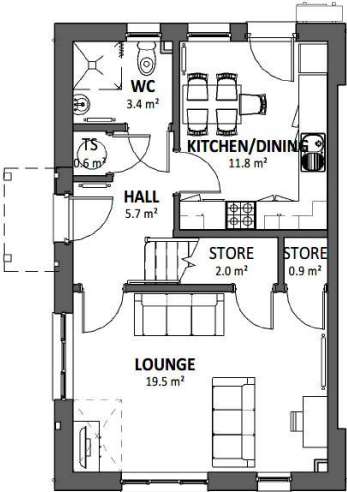
JOB No	DRAWING No	REVISION
C1113	065	A



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A3



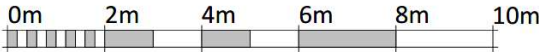
GROUND FLOOR PLAN

SCALE: 1 : 100



SIDE ELEVATION - ENTRANCE

SCALE: 1 : 100



VISUAL SCALE 1:100 @ A3



Area Schedule (GIA) 7P4B	
Level	Area
DQR MIN	114 m ²
FIRST	46.23 m ²
GROUND	68.80 m ²

Total 115.03 m²

Storage - 7P4B	
Name	Area
DQR MIN	3.00 m ²
ST	0.83 m ²
A/C	0.43 m ²
ST	0.53 m ²
ST	1.30 m ²
Total	3.05 m ²

REV	DESCRIPTION	DATE	BY
C	ECOLOGY NOTES	25.05.07	AL
B	REVISED 7P4B LAYOUT & ADDITIONAL ANNOTATION etc	25.04.30	AL
A	REVISED MATERIALS	25.02.17	OR

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PROJECT
ABERDARON
for WILLIAMS HOMES
(BALA)

DRAWING TITLE
7P4B HOUSE

SCALE	DATE	DRAWN	CHECKED
1:100 @A3	24/10/04	OR	SV

DRAWING STATUS
PLANNING

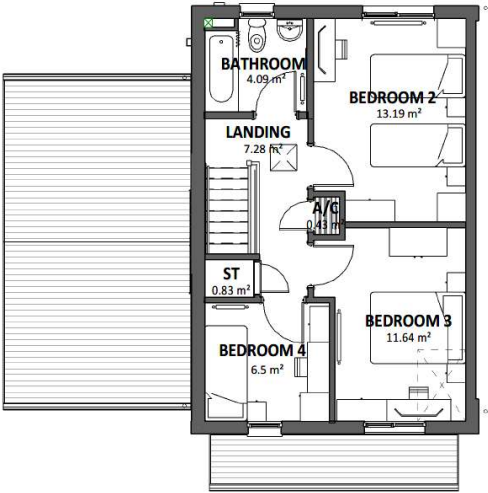
JOB No	DRAWING No	REVISION
C1113	067	C



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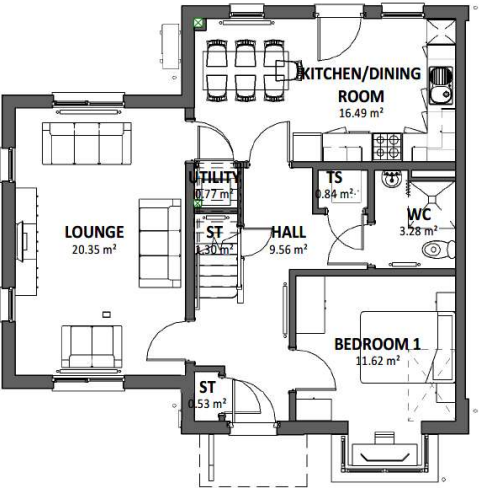
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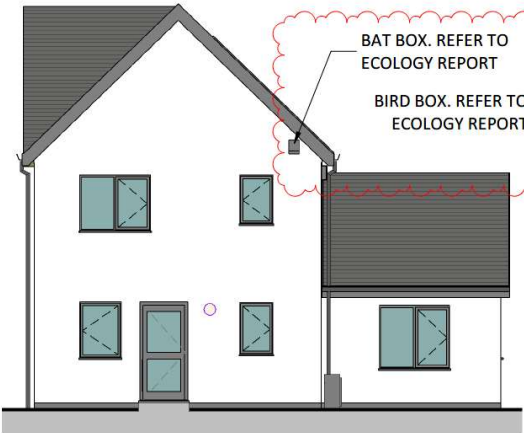
FRONT ELEVATION

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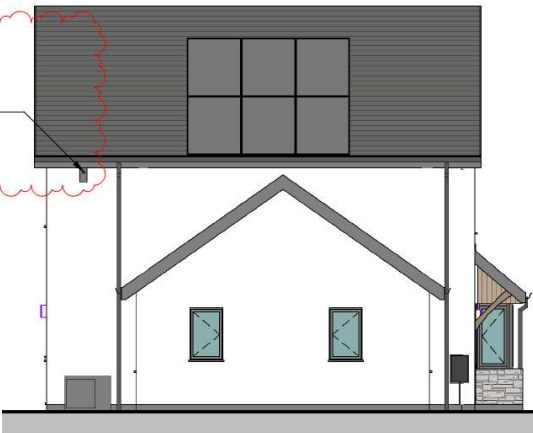
GROUND FLOOR PLAN

SCALE: 1 : 100



REAR ELEVATION

SCALE: 1 : 100



SIDE ELEVATION

SCALE: 1 : 100



VISUAL SCALE 1:100 @ A3











