



# Complete Agenda

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



Mae'r ddogfen hon hefyd ar gael yn Gymraeg.

This document is also available in Welsh.

Meeting

## **PLANNING COMMITTEE**

Date and Time

**1.00 pm, MONDAY, 12TH JANUARY, 2026**

**\*NOTE\***

**This meeting will be webcast**

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

Location

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

**N.B.**

To be preceded by a site visit in relation to application number C25/0266/18/LL

Committee members to meet at Tyddyn Forgan, Llanddeiniolen, Caernarfon, LL55 3AN at 10:30am

Contact Point

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## **PLANNING COMMITTEE**

### **MEMBERSHIP (15)**

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

##### **Councillors**

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

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

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

##### **Councillors**

Louise Hughes  
John Pughe Roberts

Anne Lloyd-Jones  
Gruffydd Williams

#### **Lib/Lab (1)**

Councillor Gareth Coj Parry

## PROCEDURE FOR SPEAKING ON PLANNING APPLICATIONS IN THE PLANNING COMMITTEE

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

1.	Report of the Planning Service on the planning application including a recommendation.	
2.	If an application has been received from a 3 <sup>rd</sup> party to speak the Chairman will invite the speaker to come forwards.	
3.	Objector or a representative of the objectors to address the committee.	3 minutes
4.	Applicant or a representative of the applicant(s) to address the committee.	3 minutes
5.	Local Member(s) to address the committee	10 minutes
6.	Committee Chairman to ask for a proposer and seconder for the planning application.	
7.	The committee to discuss the planning application	

## **AGENDA**

### **1. APOLOGIES**

To accept any apologies for absence.

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

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

### **3. URGENT ITEMS**

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

### **4. MINUTES**

6 - 20

The Chairman shall propose that the minutes of the previous meeting of this committee, held on the 8<sup>th</sup> of December 2025 signed as a true record.

### **5. PLANNING APPLICATIONS**

To submit the report of the Head of Environment Department.

#### **5.1 APPLICATION NO C25/0428/14/LL MONA, 4 STRYD FAWR, 21 - 42 CAERNARFON, GWYNEDD, LL55 1RN**

Change of use from offices to 5 residential flats, including extension at the rear. Air source heat pumps and a new door to the refuse store.

LOCAL MEMBER: Councillor Cai Larsen

[Link to relevant background documents](#)

#### **5.2 APPLICATION NO C25/0266/18/LL LAND AT TYDDYN FORGAN, 43 - 66 LLANDDEINIOLLEN, CAERNARFON, LL55 3AN**

Temporary planning permission for a period of 40 years for the erection of an Energy Storage System (ESS), together with associated infrastructure, site access, landscaping and ancillary works on land at Tyddyn Forgan, Llanddeiniollen, Caernarfon, LL55 3AN.

LOCAL MEMBERS: Councillor Elwyn Jones and Councillor Menna Baines

[Link to relevant background documents](#)



**5.3 APPLICATION NO C25/0277/18/LL LAND SOUTH OF B4547 67 - 94  
SEION / PENTIR, LLANDDEINIOLEN, LL55 3AN**

Proposed development of a battery energy storage system, associated infrastructure, access and landscaping

LOCAL MEMBERS: Councillor Sasha Williams and Councillor Gwion Emyr

[Link to relevant background documents](#)

**5.4 APPLICATION NO C25/0311/30/AC BODERNABWY, 95 - 115  
ABERDARON, PWLLHELI, GWYNEDD, LL53 8BH**

Section 73 application to vary condition 7 on planning approval C24/0011/30/AM to agree a new layout as shown on drawing ref. no. 3196:24:8; amend conditions 5 and 10 on planning approval C24/0011/30/AM to agree landscaping and appearance details in accordance with drawings ref. no. 3196:24:8 and 3196:24:7.

LOCAL MEMBER: Councillor Gareth Williams

[Link to relevant background documents](#)

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## PLANNING COMMITTEE 8 December 2025

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### Attendance:

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

### Councillors:

Delyth Lloyd Griffiths, Louise Hughes, Berwyn Parry Jones, Gareth T Jones, Anne Lloyd Jones, Cai Larsen, Edgar Owen, Gareth Coj Parry, Gareth A Roberts and John Pughe Roberts

**Others invited** – Local Member: Councillor Gareth Williams

**Officers:** Iwan Evans (Head of Legal Services – Monitoring Officer), Gareth Jones (Head of Environment Department), Gwawr Hughes (Planning Manager), Glyn Gruffydd (Senior Planning Officer), Rebeca Siân Dafydd (Planning Trainee – Second Homes and Short-term Holiday Accommodation), Dafydd Jones (Solicitor) and Lowri Haf Evans (Democracy Services Officer).

### Apologies:

#### 1. APOLOGIES

Apologies were received from Councillors Elin Hywel, Gruffydd Williams and John Pughe

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

The following members declared that they were local members in relation to the items noted:

- Councillor Gareth Williams, (not a member of this Planning Committee), in item 5.1 (C25/0418/30/LL) on the agenda
- Councillor Gareth A Roberts (a member of this Planning Committee), in relation to item 5.4 (C25/0647/11/LL) on the agenda
- Councillor John Pughe Roberts (a member of this Planning Committee), in item 5.5 (C25/0428/14/LL) on the agenda
- Councillor Cai Larsen (a member of this Planning Committee), in item 5.6 (C25/0462/02/LL) on the agenda

#### 3. URGENT ITEMS

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

#### 4. MINUTES

The Chair accepted the minutes of the previous meeting of this committee held on 17 November 2025 as a true record.

## **5. PLANNING APPLICATIONS**

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

### **5.1 APPLICATION NUMBER C25/0418/30/LL Land Opposite Deunant, Aberdaron, Pwllheli**

Full application for the erection of eight affordable dwellings (exception site) and associated developments to include the creation of a vehicular access, estate road, landscaping and a sustainable surface water drainage area.

Attention was drawn to the late observations form.

Some Members had visited the site on 03-12-25

- a) The Planning Manager highlighted that the application had been deferred at the November 2025 Planning Committee to arrange a site visit to assess the impact of the proposal on the amenities of nearby residents. It was noted that amended plans had been submitted which replaced the locations of two semi-detached bungalows with 3 and 4-bedroom semi-detached houses.

It was reported that the proposed development site was currently open agricultural land with boundaries surrounding it, mainly natural hedges, with residential dwellings adjacent to the site, with elevations varying in terms of their design, form and finishes. The entire site was outside the current development boundary of the village of Aberdaron and was therefore in open countryside, with the western and southern boundary of the proposed site partly abutting the current development boundary. The class 3 public road was 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 running along the land's northern boundary. The site was 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.

It was explained that the village of Aberdaron was defined as a rural/coastal village in the LDP with approximately 95 houses and a few facilities within the current development boundary. Based on the settlement size, it was noted that the development would mean a growth of 7.6% to the settlement, but with recent permission granted to another exception site for 5 units in the settlement, there would be a growth of 12.35% in total which equated to the expected growth level for this settlement. As the site was located outside the development boundary, all units were expected to be for local affordable need. For Aberdaron this is defined as people who are in need of affordable housing and who have lived within the Village, or in the surrounding rural area for five years or more, either immediately before submitting an application or in the past. A 'rural area' was defined in this case as a distance of 6km from the application site and the extent of any Community Council area bisected by the 6km distance, but excluding properties within the development boundary of any settlement other than the settlement within which the application is located.

It was noted that a Rural Housing Facilitator Survey had been presented in response to what had been raised at the November 2025 Committee and the survey confirmed that the need had been proven from the main sources, and evidence from the applicant. In this case, and in accordance with the requirements of the Affordable Housing Supplementary Planning

Guidance, there was no purpose in conducting a local survey by a Rural Housing Facilitator but the Survey that had been presented went beyond the requirement of the LDP's planning policies and guidelines.

Evidence was submitted in the form of a Housing Needs and Affordable Housing Statement which referred to an identified need on the Social Housing and Tai Teg Register in Aberdaron and the village of Rhiw, stating that Rhiw was located within 6km east of Aberdaron and was not included as a designated settlement, including as a cluster, and therefore it was not possible to provide any new housing development within the settlement. The combined data from the Social Housing and Tai Teg Registers for Aberdaron and Rhiw was confirmed, and that consideration had been given to the contribution that a recently approved application for 5 self-build units would offer to the area.

The proposal would provide a neutral scheme in terms of tenure; offering a mix of social rental housing, intermediate affordable rental housing and shared ownership to be able to meet a wide range of need and enable households to move from rented to shared ownership as their circumstances changed. This would offer a completely different local affordable provision to what had already been approved on another site on the outskirts of the village i.e. the recent 5-unit self-build scheme. Based on the information submitted as part of the application it was considered that the need for the development had been confirmed, with the proposal forming a logical extension to the village.

The site was located within the AONB, and although it was recognised as an exception site and extended out into agricultural open land, it was not considered that it would have a visual adverse impact and would suit the built context of the existing area and the rest of the village. In the context of general and residential amenities, following a full assessment, the proposal was considered to have been designed to minimise any impact on neighbouring properties, and was therefore acceptable.

Attention was drawn to the comments of the Biodiversity Unit, and the potential impact of pollution reaching the Pen Llŷn and Sarnau Special Area of Conservation. It was noted that the issue had received relevant attention, and as a result of imposing pollution control measures during the building works and from the sustainable drainage area, it was not considered that the proposal would have a significant impact on the features of the Special Area of Conservation.

It was reiterated that issues of drainage, transport, and language had been addressed and were acceptable subject to relevant planning conditions. It was considered that the proposal complied with the requirements of local and national policies and therefore it was recommended that the application be granted permission, subject to imposing relevant conditions.

- b) Taking advantage of the right to speak, the Local Member made the following observations;
- The village was rural.
  - There was a lot of opposition to the application locally.
  - The proposal was an over-development – the original proposal had been for five houses – this suited the site better.
  - Following discussions with the applicant he was grateful that there had been an amendment to the plan to place the two bungalows to the rear of Y Ddôl – this alleviated concerns as these had been the closest properties to the site.

- Despite the number of trees in the plans, trees were rare – the Deunant area was vulnerable to inclement weather and trees were rarely allowed to grow.
- That he thanked the Committee for visiting the site before coming to a decision – this would have provided a better context than a photograph in a report
- With the housing being social and funded by a Welsh Government grant, it was therefore difficult for the Council to oppose.
- It appeared that applications from housing agencies were favoured, with a strong recommendation for their approval, but private applications were faced with all kinds of barriers and very often a recommendation to refuse.
- Was there a genuine need for housing here? That 14 families were on the list – this was a high figure and was questioned locally
- That rules needed to be amended so that Local Members had access to the waiting list.
- That the Committee needed to consider the observations of the Community Council and the residents of the village

In response to an observation regarding sharing the waiting list with the Local Members, it was noted that this was not possible due to data control rules.

In response to an observation regarding favouritism over housing agencies, the Monitoring Officer noted that every application was considered on its own merits.

- a) During the ensuing discussion, the following observations were made by Members:
- The figures that proved the need appeared to be ambiguous
  - Despite accepting the need to protect data, information needed to be shared with Members
  - The language unit observations noted that 'it is *likely* that the size of the development addresses the demand' – this did not confirm certainty of the need
  - The Strategic Housing Unit's observations also noted '*it appears* that the plan addresses the demand in the area' – this was not certain
  - Concern that the number of houses would change Aberdaron – a warning here of the risk of over-development
  - They were not convinced that the data guaranteed 8 houses
  - Welcomed that the bungalows had been moved
  - Why question the number on the waiting list – the figures were in accordance with the Council's system

In response to a question regarding why a full report had not been submitted by a Rural Housing Facilitator, it was noted that the need had been proven from the main sources and evidence from the applicant, and in accordance with the requirements of the SPG, there was no purpose in conducting a local survey by a Rural Housing Facilitator.

### **To approve with 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'**

**5.2 APPLICATION NUMBER C25/0625/39/LL**  
**Berth Ddu Caravan Park, Bwlchtocyn, Pwllheli, Gwynedd, LL53 7BY**

A resubmission with improvements to a previously refused full application for a caravan site, to include a toilet block and environmental improvements.

Attention was drawn to the late observations form.

- a) The Senior Planning Officer highlighted that the proposal included creating 13 plots for touring caravans, erecting a permanent building to include toilets/showers, as well as undertaking soft landscaping improvements by reinforcing and filling gaps in existing hedges and cloddiau, as well as planting a new hedge on the verge of the site with the nearby public road.

Reference was made to the main changes made between the previously refused application and the current application, namely to reduce the number of plots from 15 to 13 and plant a new hedge.

It was reported that the site of the proposed development was located outside any existing development boundary and was therefore in open countryside with access from an unclassified public road whilst a series of public footpaths crossed nearby land; the site was located within the designations of the Llŷn AONB and the Llŷn and Bardsey Landscape of Outstanding Historic Interest.

The application was submitted to the Committee for decision as the area of the proposed development was larger than what could be considered by officers under the delegated procedure. A full assessment had been completed of all the relevant matters, including compliance with policies as well as comments received. It was concluded that it could not be ensured that the proposal would easily assimilate in the local landscape, add to the preservation, enhancement or restoration of the recognised character of the Llŷn Area of Outstanding Natural Beauty and, due to insufficient evidence and lack of information, it was considered that the proposal was unacceptable and unable to fully meet the requirements of the relevant policies. The officers recommended that the application be refused.

- b) It was proposed and seconded to refuse the application.

**RESOLVED:**

**To refuse**  
**Reasons**

**The proposal involves the creation of a new touring caravan site in open countryside away from the main roads network. It is not considered that the proposed units would easily assimilate to the local landscape, and it is not considered to be in an unobtrusive location that is well-concealed by the existing features of the landscape,**

and it is therefore considered that the development would be harmful to the visual quality of the landscape. The proposal would not add to the preservation, enhancement or restoration of the recognised character of the Llŷn Area of Outstanding Natural Beauty, and creating a new caravan site some distance from the main public roads network on a busy rural road where there is a high density of holiday sites would have an impact on the features and character of the area. It is therefore considered that the proposal is contrary to the relevant requirements of policies TWR 5 and AMG 1 of the Anglesey and Gwynedd Joint Local Development Plan and the Supplementary Planning Guidance (SPG): Tourist Facilities and Accommodation.

Insufficient evidence has been submitted as part of the planning application to demonstrate that full consideration has been given to the loss of the best and most versatile agricultural land. It is therefore considered to be contrary to the requirements of criterion 6 of Policy PS 6 of the Anglesey and Gwynedd Joint Local Development Plan 2011-2026 and the advice provided in paragraphs 3.58 and 3.59 of Planning Policy Wales.

Due to the lack of information to fully assess the impact of the new sewerage flow from the proposed development, the proposal is unacceptable based on the requirements of policy ISA1 which notes that proposals shall only be approved if sufficient infrastructure capacity exists, or when it is provided in a timely manner

### **5.3 Application Number C25/0755/14/LL**

**Vehicle Inspectorate, Lôn Cae Ffynnon, Cibyn Industrial Estate, Caernarfon, Gwynedd, LL55 2BD**

Change of use of the former VOSA testing station to form a Timber and Builders Merchants

Attention was drawn to the late observations form.

- a) The Planning Trainee highlighted that this was a full application to change the use of a VOSA MOT testing station, which was a unique use, to a timber and builders' merchants in relation to the applicant's existing site immediately to the rear. The site would operate separately, but by the same company. The site was located within the Cibyn industrial estate which was within the development boundary of Caernarfon and, as defined in the LDP, a 'site protected as a principal employment site' for employment use (B1, B2 and B8) in accordance with Policy PS13 (Providing opportunities for a flourishing economy) and Policy CYF 1 (Safeguarding, allocating and reserving land and units for employment use) of the LPD.

It was explained that Policy PCYFF3 states that proposals, including extensions and alterations to existing buildings and structures, will be permitted provided they conform to a number of criteria including that the proposal complements or enhances the character of the site, the building or the area in terms of siting, appearance, scale, height, massing and elevation treatment; that it respects the context of the site and its place within the local landscape; that it uses materials that are appropriate to their surroundings and incorporates soft landscaping; that it enhances a safe and integrated transport and communications network; that it limits surface water run-off and flood risk and prevents pollution; that it

achieves an inclusive design that allows access for all and helps to create healthy and vibrant environments taking into account the health and well-being of future users.

It was reported that the current building was significant and prominent within the industrial estate and positioned itself as part of the wider site when viewed from a distance. It was confirmed that the applicant had stated that there was no intention to make external alterations to the building or yard, and therefore there would be no greater impact on the landscape than the existing situation. To this end, the application would meet the objectives of Policy PCYFF 3 within the LDP.

In the context of general and residential amenities, it was noted that the site's nearby residents had been informed about the application, but no response was received. While the site is located within an industrial estate approximately 100 metres from residential houses to the north and the proposal would likely lead to intensive use of the site, it was not considered that it would have a significant negative impact on the amenities of the residents of nearby houses; therefore it complied with the objectives of Policy PCYFF 2 of the LDP.

Reference was made to Welsh Water's comments which confirmed an objection to the proposal on the grounds that there was an intention to plant a tree as part of the biodiversity improvements within the protection zone of pipes crossing the site. It was highlighted that an amended plan that moved the proposed tree away from the pipe protection zone had been submitted in response to the objection. Although a response had not been received from Welsh Water to the second consultation based on the amended plan, it was considered that the proposal was acceptable and that a planning condition could be imposed that protected Welsh Water's pipes and equipment and their protection zones.

It was considered that the proposal complied with the requirements of local and national policies and therefore the officers recommended to approve the application subject to imposing relevant conditions, as well as a confirmation from Welsh Water that they had retracted their objection.

- b) The Chair noted that the Local Member had no observations to offer on the application
- c) It was proposed and seconded to approve the application

**RESOLVED:**

**To approve with conditions**

**Conditions:**

1. **Five years.**
2. **In accordance with plans and documents.**
3. **To restrict use of the site to use class B1, B2, B8 within the proposed Use Classes Order 1987.**
4. **Biodiversity enhancements**
5. **Protect Welsh Water's equipment and pipes and their protection zones**

**5.4 APPLICATION NUMBER 5.4 C25/0647/11/LL**



**Denis Ferranti Meters, Caernarfon Road, Bangor, Gwynedd, LL57 4SP**

Change of use of an existing industrial unit (B2 Use Class) into an indoor padel sports centre (D2 Use Class) and associated work

- b) The Senior Planning Officer highlighted that this was an application to convert an existing unit within the former Denis Ferranti factory site in Bangor into an indoor padel play facility. The proposal would change the use of the unit into a padel sports centre, creating 8 padel courts, 2 pickleball courts, a warm-up zone, a reception and toilets, as well as a facility to park bikes. Furthermore, existing parking provision within the site would be specifically allocated and used, earmarking 36 parking spaces to the proposed use. The plan was to open the facility for use between 07:00 and 23:00, every day of the week.

It was explained that the site was described as a warehouse unit located centrally within a wider estate located within the Bangor Sub-regional Centre Development Boundary but outside the City Centre and the defined Main Shopping Area. It was reiterated that the Flood Maps indicated that the site was located in Flood Zone 3 (Rivers and Surface Water) associated with the Afon Adda that runs through a nearby culvert.

It was reported that the entire site was surrounded by a mixture of residential and commercial uses whilst the application site itself was located within an existing unit. As part of the application, specialist information had been submitted which included:

- A Planning Statement (including a Welsh Language Assessment)
- Impact Assessment
- Retail Impact Assessment
- Noise Assessment (as well as an update in response to the Public Protection Service's observations)
- Energy Statement
- Transport Statement
- Green Infrastructure Statement
- Social Impact Statement

The application was submitted to the Committee for a decision as the area of the proposed development was larger than what could be considered by officers under the delegated procedure. A full assessment had been completed of all the relevant matters, including compliance with policies as well as the observations received.

Reference was made to the Public Protection Service's response to the application, which highlighted concern regarding the noise deriving from the site. An acoustic expert had responded on behalf of the applicants, presenting a further explanation to the matters raised by the Service. Despite receiving the additional information, it was reported that Public Protection continued to refer to some concerns regarding aspects of the information presented and the proposal itself. The recent response had been fully assessed, and despite acknowledging the concerns, the existing right of the building's use for industrial purposes within the B2 use class (General Industrial) was considered, and by imposing appropriate conditions, the use of the building as a sports facility would not likely cause additional significant amenity impacts that would cause significant harm to the amenities of neighbours and the local area. As a result, it was not considered that the proposal was contrary to the policy on protecting private and public amenities.

It was considered that the proposal complied with the requirements of local and national policies and the officers recommended to approve the application subject to imposing relevant conditions.

- c) Taking advantage of the right to speak, the applicant's Agent noted the following observations;
- Approving would protect investment in Bangor
  - The building had been empty since 2022
  - The Paddle Court enterprise would create a community hub, including 8 courts
  - There were several sites across the United Kingdom
  - It would create access to a safe area
  - Create jobs, expenditure, a boost for tourism and the local economy
  - The location was suitable – a good network to reach it
  - The enterprise would create a low level of noise – a noise assessment had been completed
- d) Taking advantage of the right to speak, the Local Member commented that there were concerns locally about asbestos in the building, and there was no evidence that an asbestos survey had been completed.

In response, the Assistant Head noted that no information about asbestos had emerged on Planning grounds, but in accordance with the usual asbestos procedure, there would be statutory requirements for the applicant to deal with asbestos beyond the Planning procedure. The Monitoring Officer reiterated that the change of use from B2 to D2 was the requirements of the application and that any development on the site would be monitored under the Building Control arrangements.

- e) It was proposed and seconded to approve the application
- f) During the ensuing discussion, the following comments were noted by a Member:
- The facility was good for the area – welcomed the enterprise
  - Disappointment that there had been no response from Bangor City Council
  - Needed to secure a condition that the company (Social Sport Society) protected the use of the Welsh language

In response to a question whether there were similar nearby enterprises and concern regarding an excess of this type of facility, it was noted that there was no specific information about the provision, but an investment in Bangor was evidence that there was demand for it.

## **RESOLVED**

**To approve the application subject to material planning conditions relating to:**

1. **Time**
2. **Compliance with the plans**
3. **Permitted use of the unit as a Pickleball / Padel Sports Centre only and not for any other purpose**
4. **The flood mitigation measures recommended in parts 7.29 – 7.34 of the Planning Statement must be followed.**
5. **Opening Hours: 07:00 to 23:00 daily**

6. The development approved through this shall be undertaken in accordance with the noise impact assessment, prepared by ES Acoustics – Noise Impact Assessment for a Proposed Padel Tennis and Pickleball Facility S3, Caernarfon Road, Bangor LL57 4SP Report Reference 22236.NIA-RPT.01. Rev A dated, 29 October 2025. Noise should not exceed the anticipated levels in Table 10 of the NIA.
7. Within 3 months of the site becoming operational, a noise survey shall be undertaken by a suitably qualified acoustic adviser, in accordance with the NIA, and a report submitted to the Local Planning Authority and approved by them in writing. The report will provide information about the measured sound emitted from the site on 1.0m of the façade of the residential receptors identified in Maes Berea, Pen y Wern, Cilcoed and Bryn Llwyd. Should it be discovered that the operating noise is higher than the lowest background noise levels, or there are noise levels from the external mechanical equipment with a higher score than the external condition above, a detailed noise mitigation plan should be presented to the Local Planning Authority to be approved in writing. Any mitigation plan will be implemented within 3 months of the date of the written approval in accordance with the approved details, and will be kept in accordance with those details afterwards.
8. Working Hours
9. Details of any external equipment installed on the building must be submitted.
10. A Site Management Plan must be submitted and approved, including a mechanism for dealing with complaints from members of the public.
11. Operate in accordance with the Green Infrastructure Statement.
12. Ensure Welsh / Bilingual signs

Notes

Welsh Water

## 5.5 APPLICATION NUMBER C25/0428/14/LL Mona, 4 High Street, Caernarfon, Gwynedd, LL55 1RN.

Change of use of offices to 5 residential flats, including a rear extension. Installation of an Air Source Heat Pump and a door to the waste storage

Attention was drawn to the late observations form.

The Planning Manager highlighted that the building was substantial, located on the corner of the high street within the development boundary of Caernarfon Town and the World Heritage Site Conservation Area. There was no intention to change the front or side elevation of the building that are prominent from the high street. It was confirmed that there was sufficient capacity within the Caernarfon indicative supply for this development currently.

It was highlighted that the property was under Cyngor Gwynedd's ownership and the proposed use would form part of the Council's statutory response to the duty of accommodating homeless people. It was emphasised that the plan's target group were low-risk homeless individuals, not complex supported accommodation or some use that would create a high-level impact on the community. It was noted that the units complied with the Welsh Government's standards for affordable units in terms of size, and the

proposed use would address homelessness (without overloading the local housing provision, and would provide affordable units in accordance with the requirements of the planning policy).

Reference was made to a statement received by Cyngor Gwynedd's Housing and Property Department confirming that the property would be earmarked as a "meanwhile" property, offering a stable accommodation for a period of up to two years whilst individuals were waiting for a suitable permanent solution. It was highlighted that a total of 81 individuals were currently located in the Town and no additional plans were currently being considered in Caernarfon. With the proposal being provided as a social property under the Council's management within an Urban Service Centre, it was considered that the proposal would meet the requirements of policy TAI 15 subject to including a condition that the proposal would ensure affordable units in perpetuity.

It was explained that the alteration work would include internal changes and constructing a three-storey extension within the rear yard of the property, therefore it would not impact the building's elevation or character which was prominent to the public or have a detrimental visual impact on the World Heritage Site or the Conservation Area. The work would include installing ground floor windows and first-floor windows for the back bedrooms and it was confirmed that the first-floor windows would be fitted with opaque glass – this could be ensured by imposing a planning condition. It was also noted that a planning condition would be imposed to submit the details and location of the air source heat pump. Consequently, it was considered that the proposal would not have a significant detrimental impact on nearby residents.

In the context of transport and access matters, it was noted that the property was located in the Town centre where there were vehicle parking spaces on the street and within public car parks. In terms of biodiversity matters, reference was made to the improvements proposed and it was reported that the language statement presented noted a neutral to positive impact on the language.

It was considered that the proposal complied with the requirements of local and national policies and the officers recommended approving the application subject to imposing relevant conditions.

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

- That he objected to the application, despite feeling very uncomfortable in doing so
- The intention for changing the property's designation was to provide 'meanwhile' accommodation for homeless people who were waiting for a permanent solution to their housing needs
- That he was very supportive of his electors who were looking for support when facing homelessness – felt the pain and stress they face at difficult times.
- There was a significant problem in terms of lack of social housing in Gwynedd that could lead to homelessness – he would be happy to support most of the Council's plans to address this
- However, the Caernarfon Town Centre ward already provided a lot for the homeless and he was proud of this and took the responsibility seriously
- There were 58 individuals in different emergency locations and accommodation in the Town, as well as 23 individuals in properties leased by the Housing Department; Total 81 individuals

- A property with 5 flats was being rented by Adra to GISDA and he was always supportive of this charity
- Also aware that there was a significant number of private schemes such as HMOs in Caernarfon town centre. There was a close link, albeit a complex one, between the presence of HMOs and homelessness
- There were many schemes underway to provide accommodation – the 'Lle Da' Scheme which would be located in the former Natwest Bank building and the large scheme at the old Crown Office (40 residential units) – supportive of the plans despite a local objection
- Supportive of this type of development in principle, but was taking this point of view because he was concerned that there were too many of the same types of properties addressing homelessness located in a town that was small in size, but high in population
- Concern about an increase in lawbreaking and antisocial problems
- Should it be an option to sell these as flats, or rent them with permanent terms / social housing, then he would be very supportive of that

c) It was proposed and seconded to defer the application

Reason: there was a need for further evidence and information of the demand, to ensure the requirements of policy TAI 8.

- ch) During the ensuing discussion, the following observations were made by Members:
- There was a need for better understanding of the demand to ensure that the flats accommodated the right people – required definitive evidence
  - Good use of old offices, but was homelessness the best use?
  - The Plan was part of the Council's Housing Plan associated with a grant (which would be lost should it not be used)
  - Why had the Local Member not been consulted beforehand?
  - Housing homeless people would be a saving – avoiding the use of emergency accommodation

In response to observations regarding proving the need, attention was drawn to the late observations form which noted that there was a huge demand for this type of property, as a significant number of people have been waiting in unsuitable emergency accommodation for years before being able to move to a suitable, more stable property. It was reiterated that the data proved this, with 81 individuals in different emergency locations and accommodation within the town, and the aim of the proposal was to address the statutory duty of accommodating homeless people.

It was noted that Caernarfon was identified as an Urban Service Centre and was therefore a settlement that addressed the need of the County in its entirety. It was therefore considered that there was no doubt about the need, but from a Planning perspective, there was an intention to impose an affordable condition to ensure that the scheme could evolve into affordable accommodation in the future. It was highlighted that the type of accommodation was relatively new and a step towards not placing people in emergency accommodation that was not fit for purpose. The Council's intention was to move away from this. Despite accepting that there were other schemes in the Town for homeless people, applications had not been presented.

In response to observations about the grant and financial savings, the Monitoring Officer noted that financial implications were not relevant to the planning procedure and it was land use that was being considered, and not the use of grant.

**RESOLVED: To defer**

**Reason: Request further information and evidence of the need, to meet policy TAI 8 requirements**

**5.6 Application Number C25/0462/02/LL  
Land Near Pandy, Corris, SY20 9RJ**

Farm diversification scheme for the siting of 4 mobile holiday accommodation units on the land together with one portable unit as a facility for showers and toilets

- a) The Professional Trainee highlighted that an application on this site to change the use of land and develop a new holiday accommodation in the form of 5 permanent glamping pods, had been refused by the Committee at the May 2025 meeting. This application was to change the use of land and develop a new holiday accommodation in the form of 4 mobile holiday accommodation units, as well as 1 portable unit for a shower and toilet facility, associated parking, alterations to the access, drainage and landscaping.

It was explained that the site was located in the countryside and within a Special Landscape Area. With the site's topography slanting down from the road towards Afon Dulas, the units would be located on the slope above the river.

Attention was drawn to policy TWR 5 which noted that consideration could be given to permitting applications for temporary alternative camping accommodation as long as the proposal complied with the relevant criteria.

- That the proposed development is of high quality in terms of design, layout and appearance, and is sited in an unobtrusive location which is well screened by existing landscape features and/or where touring units can be readily assimilated into the landscape in a way which does not significantly harm the visual quality of the landscape;

The applicant intended to position the holiday units on the slope between the river and to the south of the existing track. Given the nature of the units, with a green roof of plants, timber-clad walls, and their location amongst trees / hedges and an existing field, where the land slopes down towards the river, it was considered that the proposal was of a type that could assimilate into the landscape and would not stand out clearly from nearby viewpoints. It was likely that the proposal would be seen from higher grounds further afield from the site, but it was not considered that it would prominently stand out in the landscape making the proposal an obtrusive development in the landscape.

- Avoids too many hard standing areas;

The proposal would involve installing 4 units on the site measuring approximately 0.56 hectare and more than 10 metres between each unit, which was considered a low density for the site. There was an intention to create permeable hard areas

opposite the holiday units and 4 permeable new parking spaces; the proposal managed to avoid too many hard standing areas

- Its physical connection with the ground is limited and it can be removed from the site during the closed season;

The holiday accommodation units are portable units as well as the toilets and showers unit, therefore any physical contact with the ground would be minimal. A Storage Plan had been submitted with the application that confirmed the off-site storage arrangements for the units out of season.

- Any associated facilities, if possible, should be located in an existing building or as an extension to existing facilities. If there are no suitable buildings available, the need for additional facilities must be shown clearly, and they must be proportional to the scale of the development;

It was believed that the need for one mobile unit for shower and toilet facilities had been established, and adding the showers and toilets unit to the holiday units would be proportional with the scale of the development, considering its location and setting within the landscape.

- That the site is close to the main roads network and that adequate access can be provided without significantly harming the landscape characteristics and features;

It was explained that access to the site was from a third-class road, situated to the north of the site; the site was close to the main roads network and following the alterations to widen the entrance and re-plant the hedge, the access was considered sufficient and did not significantly harm the features and character of the landscape.

- The development's occupancy is restricted to holiday use only;

The proposal relates to installing mobile holiday units. Conditions can be imposed to ensure that the development's occupancy is restricted to holiday use only.

- That the site is used for touring purposes only and that any units are removed from the site during periods when not in use.

It was reported that the applicant's intention was to move the units out of the holiday season for storage on another site when they are not in use. It was elaborated that a condition can be imposed on any permission so that the units are removed from the site outside the operational period.

It was considered that the proposal was acceptable on the grounds of location, setting, scale and its impact on visual amenities in the local area and to this end, it is acceptable, subject to imposing appropriate conditions, and complies with all the requirements of Policy TWR 5 of the LDP.

In the context of general and residential amenities, it was noted that the nearest dwelling-house to the site (Pandy) was located at the end of the track which would be used by the users of the proposed holiday units and more or less abutted the application site's southern boundary. Currently, this dwelling house is surrounded by agricultural fields and the river

and is in a relatively private and quiet location. Observations received from the objectors were acknowledged.

A new alternative camping site in this location would have the potential to cause an unacceptable impact on Pandy due to increased activity, noise and disturbance by visitors. It was expressed that the nature of holiday use involved different movements to permanent residential units, with visitors more likely to keep different hours to permanent neighbouring residents, with early morning and late-night activity, as well as use during daytime hours. As a result of the changes, with a substantial planting and landscaping plan to create a screen and a green zone to mitigate noise and lighting, the Management Plan to control activity on the site and the seasonal use of the site, it was considered that there would not be a significant detrimental impact; the proposal was acceptable in terms of criterion 7 of Policy PCYFF 2 of the LDP.

It was confirmed that highways, biodiversity, archaeological, sustainability, flooding, drainage and linguistic matters had been fully addressed. It was considered that the proposal complied with the requirements of local and national policies and the officers recommended approving the application subject to imposing relevant conditions.

- b) Taking advantage of the right to speak, the applicant made the following observations;
  - This was a small farm – had been in the same family for three generations
  - Thanked the Members' support for their observations at the May 2025 meeting
  - Following the observations, and after receiving guidance, the development had been adapted as a mobile holiday accommodation application and complied with local policies
  - As a young Welsh family, they intended to stay in Corris and bring up a family
  - There were limited opportunities in the area
  - The enterprise would support the local economy
  - The application was fully supported – no objections
- c) Taking advantage of the right to speak, the Local Member made the following observations:
  - Supported the application – admired young people who wanted to develop a business in the area
  - A substantial investment had been made
  - A full consultation had not been held when establishing the Special Landscape Area (SLA) – this raised concern about the impact of future developments. Corris was an industrial area
  - There was a need for this type of development locally
  - It would be a boost to improve tourism
  - The Community Council supported the application
  - No further reason to object
- d) It was proposed and seconded to approve the application
- e) During the ensuing discussion, the following observations were made by Members:
  - Farmers were under pressure to diversify
  - The SLA's intention was to prevent large applications at the National Park boundary – this was a very small development
  - A piece of agricultural land far from the farm's occupancy – a good use for the development



- Welcomed the alterations to the plan which now complied with relevant policies
- A nice, unobtrusive, accessible location with a footpath nearby
- The Community Council unanimously supported the application – there was a real need for holiday accommodation in the area – brought benefit to the local economy
- It would allow the family to stay in the area

## **RESOLVED**

### **To approve subject to conditions**

1. **Five years.**
2. **In accordance with the revised plans and specialist reports.**
3. **Restrict the numbers to 4 touring units and 1 portable unit for use as a toilet block**
4. **Holiday season / siting**
5. **Restrict the units for holiday use.**
6. **No portable units to be stored on the site outside the season**
7. **Complete the access in accordance with the plans**
8. **No structure of more than 1m may be placed within the visibility splay.**
9. **Pollution prevention plan that includes measures to avoid run-off from soil during the construction work.**
10. **No tree felling, hedge cutting or clearing of vegetation within the nesting season.**
11. **Agree lighting management.**
12. **Method Plan for translocating hedges and crawiau (slate fences).**
13. **Soft and hard landscaping to include details of the permeable hard standing**
14. **Landscape maintenance**
15. **Site Management Plan**
16. **Welsh name**
17. **Welsh language advertisements**
18. **Install opaque glass in the first-floor windows in the proposed rear extension.**

### **Notes**

Licensing

SUDS – Sustainable drainage

Natural Resources Wales, Welsh Water letters

The meeting commenced at 13:00 and concluded at 14:45

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**CHAIR**

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REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

**Number: 1**

**Application Number:** C25/0428/14/LL

**Date Registered:** 17/06/25

**Application Type:** Full

**Community:** Caernarfon

**Ward:** Caernarfon Town Centre

**Proposal:** Change of use of offices to 5 residential flats, including a rear extension. Installation of an Air Source Heat Pump and door to the waste storage.

**Location:** Mona, 4 High Street, Caernarfon, Gwynedd, LL55 1RN.

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

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## **1 Description:**

- 1.1 Full application for the change of use of offices to 5 residential flats, C3 use, as a main residence (3 flats with one double bedroom and 2 flats with two double bedrooms), including a rear extension. Installation of an Air Source Heat Pump and a door to the waste storage.
- 1.2 Modification work includes internal changes and building a 3-floor extension within the property's back yard. The work would include the installation of 3 ground floor windows and 2 windows on the first floor for the back bedrooms. It is not proposed to change the front nor the side elevations that are prominent from the high street.
- 1.3 Confirmation has been received from the applicant that there is an intention to install obscured glass in the 3 first floor windows in the proposed extension in order to avoid any possible over-looking effect.
- 1.4 The substantial building is situated on the corner of the town's High Street and within 30 metres to Porth yr Aur. The design and size of the building make a positive and substantial contribution to the street's look and character.
- 1.4 The building is situated within Caernarfon Town's development boundary, the town's World Heritage Site, 500m from an ancient monument and amongst listed buildings.
- 1.5 The property is served by a Class 2 county road and an unclassified road.
- 1.6 This application was deferred in the Planning Committee on 08.12.2025 in order to receive further information and evidence of the need for the units in accordance with the requirements of the TAI 8 policy. A further statement explaining the proposal has been received by the applicant since that Committee, together with the comments of the Strategic Housing Unit which confirm the need for affordable units.

## **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 planning 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**

PCYFF 1: Development Boundaries

PCYFF 2: Development criteria

PCYFF 3: Design and place shaping

PCYFF 4: Design and landscaping

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PS 5: Sustainable development

PS 6: Alleviating and Adapting to the Effects of Climate Change

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

AMG 5: Local Biodiversity Conservation

PS 19: Conserving and where appropriate enhancing the natural environment

PS 4: Sustainable transport, development and accessibility

TRA 2: Parking standards

TRA 4: Managing transport impacts

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

PS 20: Preserving and where appropriate enhancing heritage assets

PS 17: Settlement Strategy

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

TAI 8: An appropriate mix of housing

TAI 15: Threshold of Affordable Housing and their Distribution

TAI 9: Sub-dividing Existing Property to Self-contained Flats and Houses in Multiple Occupation

PS 1: The Welsh Language and Culture

## **2.4 National Policies:**

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 11 - February 2021)

Technical Advice Note 12: Design

Technical Advice Note 18: Transportation

Technical Advice Note 24: The historic environment

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

- 3.1 C24/0865/14/LL - New main entrance to the building to improve accessibility, maintenance work to the external area of the building and close the current entrance and install a thin double-glazed window to be in-keeping with the existing windows. Approved 20-02-2025

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#### 4. Consultations:

Community/Town Council: Object as the information about use is not clear and there might be an over density of such developments should the use be clearer.  
(Unanimous).

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

Natural Resources Wales: We do not oppose the proposed development as submitted and we provide the following advice.

Protected Sites

Special Area of Conservation (SAC)

The application site is located within 55m of the Menai Strait and Conwy Bay Special Area of Conservation (SAC).

From the information provided, we are of the view that the proposal could have an impact on the SAC, and we have noted pollution as a possible impact path in terms of the site's characteristics.

However, we are of the view that the above path would lead to a detrimental impact should the developer adhere to the pollution prevention guidance, for further guidance refer to GPP 5 and GPP6 in the following link: [Guidance for Pollution Prevention \(GPP\) documents | NetRegs | Environmental guidance](#)

As the competent authority under the Habitat and Species Protection Regulations 2017 (as amended), it is your Authority which will undertake the Likely Significant Impacts test for the proposed development. Should you conclude that the proposal is likely to have a significant impact on the Special Area of Conservation, either in isolation or in conjunction with other plans or projects, a proper assessment of the project's implications for that site must be carried out taking into account its conservation objectives. You must, for the purposes of the assessment, consult NRW and have regard to any representations we make within such reasonable time as you specify.

Protected Species

We note that there is no information regarding protected species with the application and therefore we presume that your authority has screened the application and concluded that there is no reasonable likelihood of protected species being present.

Welsh Water: We would request that if you are minded to grant planning consent that the following Condition and Advisory Notes are included to

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ensure no detriment to existing residents or the environment and to Dŵr Cymru /Welsh Water's assets:

#### Condition

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

#### Public Protection Unit:

We have considered the planning application, and our comments/advice is as follows:

#### ASHP

Applications that include Air Source Heat Pumps (ASHP) are expected to increase significantly in accordance with the movement to decarbonise buildings. ASHPs are seen as one option in this process and the Public Protection Service does not wish to place unnecessary burdens on applicants when providing these solutions. However, ASHPs operate differently to existing oil or gas boilers and therefore can cause noise concerns.

I note that there are no details regarding the noise levels that will derive from the unit. There are no details in the report regarding noise mitigation measures and whether the unit conforms to MSC 020 standard.

The MCS has produced guidelines for registered installers (MICROGENERATION INSTALLATION STANDARDS): MCS 020 - Planning Standards for Permitted Developments to install Wind Turbines and Air Source Heat Pumps on Domestic Sites). Although these guidelines have been developed to enable installers to determine whether retrospective installation applications are permitted developments or not, they can be applied in the same manner to new applications as this will provide a basic level for each ASHP.

#### Required details - Domestic Air Source Heat Pumps:

Details of the MCS020 assessment will be provided to the Planning Department for the installation of any air source heat pump(s) for approval.

Where the MCS020 satisfies the noise criteria noted, then full details of the unit proposed, and details of the anti-vibration installations and other noise attenuation measures will be required. It is possible that the distance between the unit and the nearby property should be increased. The Plan will be implemented as approved and will then be maintained.

Details regarding the location of the assessment should be included to demonstrate how far the unit is from the nearest door/window (nearby property), photographs of the unit's location and the nearby area should be provided to the Authority.

If more than one unit is to be installed, a full noise assessment must be provided. I attach an information leaflet regarding noise assessments.

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

**Additional Note:**

Giving permission and/or any permitted development rights for any Air Source Heat Pump (ASHP) does not indemnify any measures that may be required under the Environmental Protection Act 1990 for statutory noise nuisance. Should confirmed noise complaints be received in the future regarding operating and running an air source heat pump and that it is considered to be a statutory nuisance in a nearby property, a noise prevention notice will be issued. It is likely that insulation/noise attenuation measures would need to be set such as an enclosure and/or acoustic barrier to the unit to reduce the noise emissions to an acceptable level.

To avoid noise complaints, it is recommended that operational noise from the ASHP should not increase the existing background noise levels on the boundary of the development site and should be free of tonal or other obvious acoustic features. In addition, equipment such as Air Source Heat Pumps that use fans and condensers are likely to emit more noise as the units suffer from natural ageing, wear and tear. Therefore, it is important that the equipment is maintained/serviced satisfactorily and that any defects are rectified to ensure that the noise levels do not increase over time.

The development must also adhere to the guidance on noise insulation and ventilation in Approved Document E and F of the Building Regulations. Noise levels between flats must adhere to the levels included in these documents.

Biodiversity Unit

No objection.

CADW

Having carefully considered the information provided, we have no objection to the proposed development in regard to the scheduled monuments or registered historic parks and gardens listed in our assessment of the application below.

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

**Assessment**

**Scheduled Monuments**

CN034 Caernarfon Town Walls  
CN079 Castell Caernarfon

**World Heritage Sites:**

The Castles and Town Walls of King Edward in Gwynedd -  
Caernarfon Castle and Town Walls

The application area is located inside 500m of the above scheduled monument and is inside the identified essential setting of the Caernarfon Castle and Town Walls section of The Castles and Town

Walls of King Edward in Gwynedd World Heritage Site.

The major elements of the proposed development are internal to the existing building except for the proposed flat-roofed two storey rear extension. This will not be visible from scheduled monument CN079 Castell Caernarfon but will be seen in views from a very small part of scheduled monument CN034 Caernarfon Town Walls, that currently cannot be accessed by the public. In these views the extension will not look incongruous to the area, given similar flat roofed extensions at the rear of other buildings and will be seen as part of the existing building. Consequently, the proposed change is so slight that any visual change will not have any impact on the way that the town walls are understood, experienced or appreciated. Consequently, the proposed development will not have any impact on the settings of the scheduled monuments or on the outstanding universal values of the World Heritage Site.

Strategic Housing Unit:

Information on the need:

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

451 choices on the Tai Teg register for intermediate properties

The number of applicants from the ordinary housing waiting list for social property for the wards\* below in the Caernarfon area is as follows:

Ward	Applicants
Cadnant	457
Hendre	452
Menai	403
Peblig	373

**Data source:**

Tai Teg

Gwynedd Council Housing Register

**Comments:**

\*\* The figures may have been duplicated \*\*

\*Locations on the application form do not correspond to electoral wards

**Information about the type of need:**

The following shows the number of bedrooms that the applicants desire:



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

Nifer stafell gwely	Angen fel %	rhent	prynu
1 gwely / bed	5%	4%	1%
2 gwely / bed	43%	24%	19%
3 gwely / bed	46%	19%	27%
4+ gwely / bed	6%	3%	2%

Number of bedrooms  
(Housing Options Team)

Cadnant:

1 gwely / bed	31.42%
2 gwely / bed	42.90%
3 gwely / bed	17.37%
4 gwely / bed	6.95%
5 gwely / bed	1.36%

Hendre:

1 gwely / bed	31.91%
2 gwely / bed	42.71%
3 gwely / bed	17.33%
4 gwely / bed	6.99%
5 gwely / bed	1.06%

Menai:

1 gwely / bed	34.84%
2 gwely / bed	41.59%
3 gwely / bed	16.12%
4 gwely / bed	6.41%
5 gwely / bed	1.04%

Pebblig:

1 gwely / bed	34.69%
---------------	--------

2 gwely / bed	42.99%
3 gwely / bed	15.13%
4 gwely / bed	6.46%
5 gwely / bed	0.74%

**Data source:**

Tai Teg  
Gwynedd Council Housing Register

**Comments:**

\*\* The figures may have been duplicated \*\*

\*Locations on the application form do not correspond to electoral wards

**Suitability of the Scheme:**

On the basis of the information above it appears that the Scheme is :-

**Meeting** a need in the area

It is expected that the plans include 20% of affordable housing

If the Housing Association is a partner for this development it will be necessary to request that the design of the property complies with the LLC standard (DQR)

Please note that this is an application on behalf of Gwynedd Council's Housing and Property department.

**Discount level:**

Noting that affordable housing for purchase is not part of this application.

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

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

**The principle of the development**

- 5.1 The site is located within the town's development boundary and therefore the proposal complies with the objectives of Policy PCYFF 1 in the JLDP.
- 5.2 The site is within the development boundary of Caernarfon as noted in the Anglesey and Gwynedd Joint Local Development Plan (JLDP). Caernarfon is identified as an Urban Service Centre under Policy Tai 1. This policy supports housing developments to meet the Plan's strategy, through housing designations and suitable windfall sites located within the development boundary, based upon the indicative provision contained in the Policy.
- 5.3 The indicative supply level for Caernarfon over the Plan period is 415 units (including a 10% 'slippage allowance', i.e. the method of calculating the figure has taken into account potential

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unforeseen circumstances which could influence the provision of housing, e.g. land ownership matters, infrastructure restrictions, etc). During the period between 2011 and 2025, 271 units were completed in Caernarfon. The land bank, i.e. sites with extant planning permission, in April 2025, was 51 units (all on windfall sites). Please note that an indicative figure of 29 units has been designated for T26 (Behind Maes Gwynedd) that do not have planning permission. Taking into consideration all the above information collectively, it means there is currently adequate capacity within the indicative supply for Caernarfon.

- 5.4 In accordance with Policy TAI 8, consideration should be given to the proposed development and whether it is able to prove evidence of need and demand for housing recorded in a Market Housing Assessment and other relevant local sources of evidence. It is realised that it is proposed to adapt the building to 5 flats to include 3 flats with one double bedroom and 2 flats with two double bedrooms.
- 5.5 Policy TAI 15 of the LDP states that Councils will attempt to ensure an appropriate level of affordable housing in the plan's area. In Caernarfon, the threshold is two or more housing units. As the proposal is to provide 5 residential units, Policy TAI 15 is relevant and therefore an affordable element should be provided with the proposal.
- 5.6 Caernarfon is within the Larger Coastal Settlements Housing Price Area where it is expected that 30% of the provision will be affordable. Based on 5 residential units this would mean 1.5 affordable units. In accordance with the guidance in the SPG 'Affordable Housing', when the affordable housing requirement is calculated, a proportion of the total houses that need to be affordable is rounded-up to the nearest whole number (where half will be rounded upwards). This means that two of the proposed units will be expected to be affordable units.
- 5.7 In accordance with paragraph 4.2.30 of Planning Policy Wales, all the affordable units must meet the Welsh Government's development quality standards. In addition, consideration should be given to part 3.4 of the SPG Affordable Housing that highlights considerations in relation to the size of the affordable unit.
- 5.8 The proposal provides 1- and 2-bedroom flats. In accordance with the Welsh Government's Quality Requirements for affordable units, the 1-bed unit would need to be 53m<sup>2</sup> in size and the 2-bed unit would need to be 65m<sup>2</sup>.
- 5.9 Additional information submitted as part of the application confirms that the property is in the ownership of Cyngor Gwynedd, and the proposed use will be part of the Council's statutory response to the duty to accommodate homeless persons (in accordance with the Housing Act (Wales) 2014). It is emphasised that the plan's target group are low risk homeless individuals, not accommodation with complex support or the type of use that would create a high impact on the community. The units would comply with the Welsh Government standards (WDQR/WHQS) for affordable units in terms of size and the proposed use would tackle an important social issue (homelessness) without overloading the local housing provision and would provide affordable units in accordance with the requirements of the planning policy.
- 5.10 Since the Planning Committee held on the 08.12.2025, a further statement has been received from the applicant:

"The Council has a duty to address the need to reduce the pressure of temporarily accommodating individuals and families in unsuitable properties across the county, with the aim of providing warm, safe properties for the long term. As part of the wider vision of the Housing and Property

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Department, the development of Mona has been earmarked within the Gwynedd Council Housing Action Plan as a "meanwhile" property in order to offer stable accommodation to individuals in Caernarfon while they await a permanent solution (a period of time for individuals in accommodation "meanwhile" be up to two years).

Converting the Mona development to provide 5 one bedroom flats would contribute towards the urgent need for affordable one bedroom units in the Caernarfon area. The building will include basic facilities such as a kitchen and an individual bathroom for the residents, and give them the best opportunity to prepare for moving on to a stable and sustainable home. Such a provision would also add a high quality purpose-built property to the Council's stock in Arfon for meeting the Council's statutory requirements, while saving annual revenue. There are currently 81 individuals placed in unsuitable emergency accommodation in Caernarfon Town, with approximately 140 individuals on the waiting list for one-bedroom social accommodation in the Menai area (it should be noted that this area does not correspond to an electoral ward).

While there are plans for the development of living units and to locate the One Stop Housing service at the Crown Offices in Penrallt, it should be highlighted that there is no planning permission in place for this development at the moment. As a result, it is important to note that Mona's request is limited to the request for 5 "meanwhile" flats in order to contribute to the undoubted need for additional affordable 1 bedroom units in the area.

We wish to highlight that the consent, if approved, would be subject to an affordable housing condition, providing the Council with the flexibility to use the accommodation to meet the needs of permanent accommodation for the residents of the area in the future should there be a fall in demand on the homeless service. The scheme has already received grant funding and Government support and is contributing to wider regeneration schemes in the town, bringing an empty building back into use"

- 5.11 It is acknowledged that the applicant intends to use the units as a specific type of accommodation for securing suitable and safe units for people who are currently already living in unsuitable emergency accommodation within Caernarfon, and that the proposal with an affordable housing condition would ensure flexibility for meeting the permanent accommodation needs of the area's residents in the future. It is noted that all the units are offered as affordable units and their sizes are in accordance with Welsh Government standards (WDQR / WHQS) for affordable units and that the comments of the Strategic Housing Unit confirms that the proposal addresses a proven need for 1 and 2 bedroom units for people through Gwynedd who wish to live in Caernarfon, it is considered that the proposal includes justification for the proposal in terms of the type, number and size of units offered and complies with the requirements of policy TAI 8 in terms of housing mix, and that it meets the requirements within policy TAI 15 subject to the condition of affordable units to ensure that the proposal prepares affordable units in perpetuity.
- 5.12 Policy TAI 9 allows sub-division of current buildings to self-service flats as long as the building is suitable for conversion to the number and type of units without the need for significant extensions and external adaptations and will not have a detrimental impact on residential amenities showing that enough parking spaces and a place to store refuse can be provided. If designated parking spaces cannot be provided, the proposal should not exacerbate existing parking problems in the local area.
- 5.13 The proposal involves constructing a three-floor rear extension to create an acceptable layout for the flats. The extension would be at the rear of the building, and it would not create a prominent feature to the public. A space for litter is situated on the ground floor with direct access to the street but there is no parking provision. Given the location of the building and the public parking

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provision within the town, the proposal is not considered to greatly contravene the aims of the above policy.

### **Visual amenities**

- 5.14 Policy PCYFF 3 states that proposals will be approved, including extensions and changes to existing buildings and structures, if they comply with a number of criteria including that the proposal adds to or improves the character of the site, the building or the area in terms of setting, appearance, scale, mass, the height and elevation treatment; that it respects the context of the site and its place in the local landscape; that it uses materials that are appropriate to their surroundings and incorporates soft landscaping; that it improves a safe and integrated transport and communications network; that it limits water run-off and flood risk and prevents pollution; that it achieves an inclusive design that allows access for all and helps to create healthy and vibrant environments taking into account the health and well-being of future users.
- 5.15 The work involves adapting and extending a substantial building into 5 flats. The plans indicate that there is no change to the front elevation and the side that faces the street. The extension is located at the rear of the building, and it would not affect the front elevation or the building's character which is prominent to the public.
- 5.16 It is considered that the proposal retains the building's character and meets with Policy objectives.
- 5.17 The Department consulted CADW due to the location of the building within a World Heritage Site and their observations were received confirming they had no objection. The proposal is also located within a Conservation Area, and it is not considered to have an unacceptable impact on this. In these circumstances, the proposal is not considered to be substantially contrary to policy AT1 or Policy PCYFF 3 in the LDP.

### **General and residential amenities**

- 5.18 The application was advertised at the site and nearby residents were notified and no response was received. The largest external work entails the construction of a three-floor extension on the rear elevation with new windows (bedrooms) looking over the back yard and the depot. Confirmation has been received from the applicant that there is an intention to install obscured glass in the 3 first floor windows in the proposed extension in order to avoid any possible overlooking effect. A planning condition is therefore required and added to the list of conditions at the end of the report to ensure that these windows are obscured at all times.
- 5.19 It is proposed to install an air source heat pump on the building; however, no details of the units were received with the application. The Public Protection Unit has stated that a condition would need to be imposed on any permission to ensure that details of the unit and location on the property must be submitted and agreed by the Local Planning Authority prior to installation. It is not considered that the proposal would have a substantial detrimental impact on the amenities of nearby residents. The proposal is not contrary to the objectives of Policy PCYFF 2 in the LDP.

### **Transport and access matters**

- 5.20 The proposal involves adapting and extending a building into 5 flats and although there is a vehicular path past the side of the building in the back, there is no parking provision for the proposal. Despite this, the building is in the town centre where there are on-street parking places and spaces in public car parks. Although parking provision would be ideal for such a development,

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it is considered that no parking space is not a sufficient reason for refusing the application. The Transportation Unit submitted observations stating that they had no objection to the application. It is not considered that the proposal is substantially contrary to policies TRA 2 or TRA 4 in the LDP.

### **Biodiversity matters**

- 5.21 The plans show the intention to adapt the rooms within the existing building and observations were received from the Biodiversity Unit stating they had no objection, and the proposal is therefore considered to comply with the requirements of policy AMG 5 in the LDP. A Green Infrastructure Statement has been submitted as part of the application and includes the intention to provide biodiversity enhancements by installing nesting boxes on the building, bat boxes on the western elevation and one bee pot on the building's southern elevation. It is therefore considered that the proposal meets the requirements of chapter 6 of Planning Policy Wales relating to green infrastructure and the step-wise approach.
- 5.22 The application site is located within 55m of the Menai Strait and Conwy Bay Special Area of Conservation (SAC). Natural Resources Wales have confirmed from the information provided, that it is possible that the proposal could have an impact on the SAC, and they note pollution as a possible impact path in terms of the site's characteristics. However, it is not considered that the above path would lead to a detrimental impact should the developer adhere to the pollution prevention guidance. To this end, as the competent authority under the Habitat and Species Protection Regulations 2017 (as amended), it is not considered that the proposal would be likely to have a detrimental impact on the SAC subject to drawing the applicant's attention to the pollution prevention guidance. It is therefore considered that the proposal is acceptable in relation to this.

### **Language Matters**

- 5.23 In accordance with Diagram 10 of SPG 'Maintaining and Creating Distinctive and Sustainable Communities' when a statement is not required applicants are encouraged to present a record of how consideration was given to the Welsh language when drawing up the planning application. The method of recording the information needs to be tailored to the nature of the proposed development and the matters that require attention. The methods could include a letter accompanying the planning application, a Planning Statement, a Design and Access Statement or a Welsh Language Statement or a Report on the Welsh Language Impact Assessment. Part D of Appendix 5 of the 'SPG Maintaining and Creating Distinctive and Sustainable Communities' (July 2019) outlines the Welsh language matters that should be considered with a development of this scale.
- 5.24 A Language Statement was submitted to support the proposal, and states that there is a neutral to positive impact on the Welsh language and includes proposals that include the use of place-names with a link to the area, provision of bilingual adverts, together with promoting and learning the Welsh language. To this end it is considered that the proposal is acceptable and complies with the requirements of Policy PS1.

## **6. Conclusions:**

- 6.1 Having considered all relevant matters to the application, it is considered that the proposal can be supported subject to the following conditions:
7. Recommendation: To approve
1. Five years.

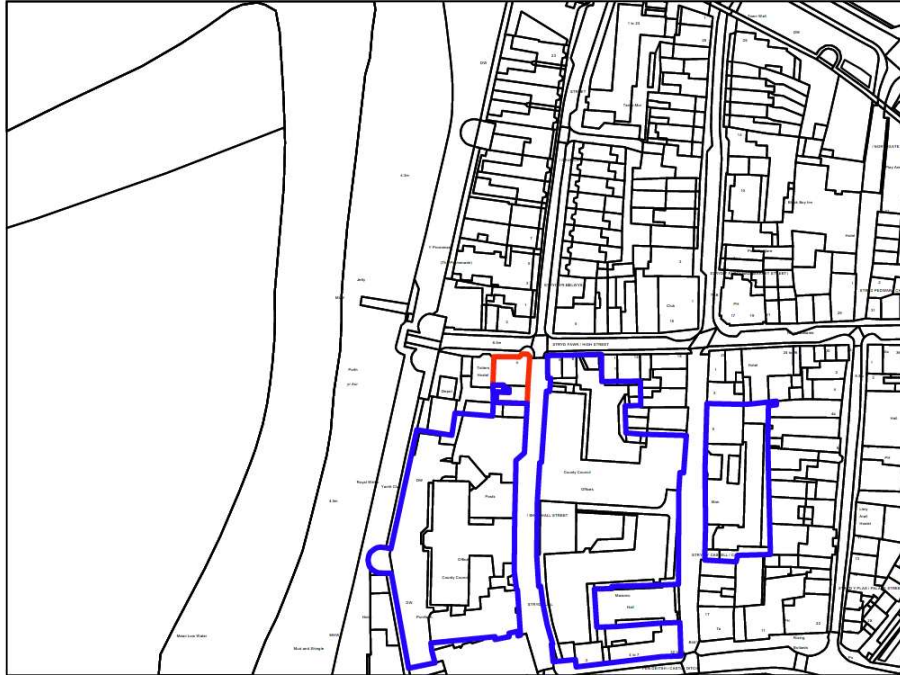
PLANNING COMMITTEE	DATE: 12/01/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

2. In accordance with plans.
3. Agree details of the air source heat pump units
4. C3 use only
5. Affordable housing condition
6. Biodiversity Enhancements.
7. Working Hours
8. The 3 first floor windows in the proposed extension shall be obscured glazing

Biodiversity Note

Natural Resources Wales Letter Note





Personal Services  
Sylwedd Gwilym 444/445  
Tudorwg Gwilym 444/445  
Brynhyfoddd  
Tymorhwydd 444/445

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Job  
HEN GWESTY MONA, CAERNARFON

Client  
CYNGOR GWYNEDD

Drawing  
Location Plan

Drwg. No.  
1072-DEW-XX-XX-DR-A-001

Rev.  
-

Scale  
1:1250

Drawn by  
LW

Plot Date  
14/10/24

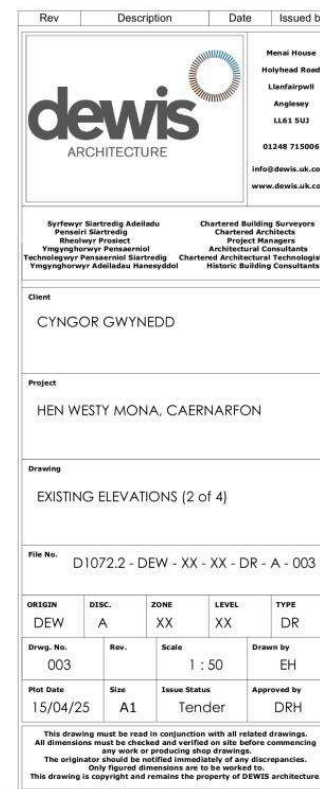
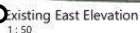
Size  
A4

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Syffwrwy Siartredig Adelladu Penasit Siartredig Rhedolwy Project Ymgynghwry Penasit Technolegywy Penasit Siartredig Ymgynghwry Adelladu Hanesyddol		Chartered Building Surveyors Chartered Architects Project Managers Architectural Consultants Chartered Architectural Technologists Historic Building Consultants		
Client				
CYNGOR GWYNEDD				
Project				
HEN WESTY MONA, CAERNARFON				
Drawing				
EXISTING ELEVATIONS {4 of 4}				
File No.				
D1072.2 - DEW - XX - XX - DR - A - 004				
ORIGIN	DESC.	ZONE	LEVEL	TYPE
DEW	A	XX	XX	DR
Dwg. No.	Rev.	Scale	Drawn by	
004		1 : 50	EH	
Plot Date	Size	Issue Status	Approved by	
15/04/25	A1	Tender	DRH	
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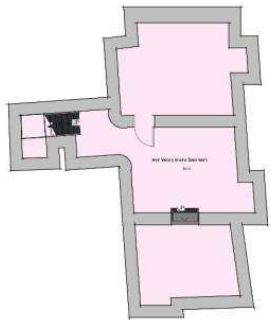
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1 : 100



Existing First Floor  
1 : 100



Existing Ground Floor  
1 : 100



Existing Basement  
1 : 100

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Client  
CYNGOR GWYNEDD

Project  
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Drawing  
EXISTING FLOOR PLANS

File No.  
D1072.2 - DEW - XX - XX - DR - A - 002

ORIGIN	DISC.	ZONE	LEVEL	TYPE
DEW	A	XX	XX	DR

Dwg. No.	Rev.	Scale	Drawn by
002	P01	1 : 100	EH

Plot Date	Size	Issue Status	Approved by
15/04/25	A1	Tender	DRH

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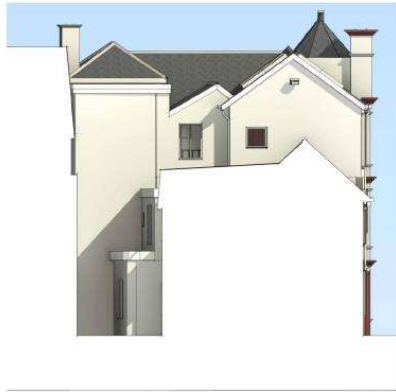




Proposed North Elevation 1  
1:100



Proposed East Elevation 1  
1:100



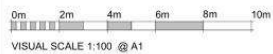
Proposed South Elevation 1  
1:100



Proposed West Elevation 1  
1:100



Proposed 3D View



P04	Rear extension added	19/11/24	LW
P03	Client issue	11/24	DH
P02	Amendments	10/24	DH
P01	Preliminary sketch	10/24	DH
Rev	Description	Date	Issued by

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Syfeywyr Siartredig Adelladu  
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 Rheolwyr Proiect  
 Ymgynghorwyr Penaeirniol  
 Technolegydd Penaeirniol Siartredig  
 Ymgynghorwyr Adelladu Hanesyddol

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 Historic Building Consultants

Client:  
CYNGOR GWYNEDD

Project:  
HEN GWESTY MONA, CAERNARFON

Drawing:  
PROPOSED ELEVATIONS

File No.: D1072.2 - DEW - XX - XX - DR - A - 006

ORIGIN	DESC.	ZONE	LEVEL	TYPE
DEW	A	XX	XX	DR
Drawg. No.	Rev.	Scale	Drawn by	
006	P04	1 : 100	EH	
Plot Date	Size	Issue Status	Approved by	
21/10/24	A1	Tender	DRH	

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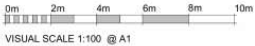
Proposed Second Floor  
1:100



Proposed First Floor  
1:100



Proposed Ground Floor  
1:100



KEY	
Flat 1	<span style="color: blue;">—</span>
Flat 2	<span style="color: yellow;">—</span>
Flat 3	<span style="color: orange;">—</span>
Flat 4	<span style="color: purple;">—</span>
Flat 5	<span style="color: pink;">—</span>

P04	Rear extension added	19/11/24	LW
P03	Client Issue	11/24	DH
P02	Amendments	10/24	DH
P01	Preliminary sketch	10/24	DH
Rev	Description	Date	Issued by

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Project  
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Drawing  
PROPOSED FLOOR PLANS

File No. D1072.2 - DEW - XX - XX - DR - A - 005

ORIGIN	DISC.	ZONE	LEVEL	TYPE
DEW	A	XX	XX	DR
Drwg. No.	Rev.	Scale	Drawn by	
005	P04	As indicated	EH	
Plot Date	Size	Issue Status	Approved by	
28/10/24	A1	Tender	DRH	

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PLANNING COMMITTEE	DATE: 12/01/2026
REPORT OF ASSISTANT HEAD OF DEPARTMENT	

**Number: 2**

**Application Number:** C25/0266/18/LL

**Date Registered:** 03/04/25

**Application Type:** Full

**Community:** Llanddeiniolen

**Ward:** Penisarwaun

**Proposal:** Temporary planning permission for a period of 40 years to erect an Energy Storage System (ESS), together with associated infrastructure, site access, landscaping and ancillary works on land at Tyddyn Forgan, Llanddeiniolen, Caernarfon, LL55 3AN.

**Location:** Land at Tyddyn Forgan, Llanddeiniolen, Caernarfon, LL55 3AN

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

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# **1 Description:**

- 1.1 This is a full planning application for the installation and operation of an Energy Storage System (ESS) including energy storage units, an electricity substation, site access, landscaping and ancillary infrastructure on land to the south of the existing Pentir electricity substation. A cable connection to the electricity grid has been agreed with Scottish Power Energy Networks.
- 1.2 The proposed development includes the following elements:
  - 100 x ESS Units mainly arranged in clusters of 4 with each unit measuring 7.8m long x 2.4m wide and 2.8m high.
  - 1 x 132kV substation 6.7m high (to connect to Pentir Substation via cable along the existing internal road)
  - 25 inverters linked to 13 MV Skid Units
  - 23 power conversion units
  - 1 x Auxiliary Transformer
  - 1 x storage unit
  - 1 x consumer switch equipment
  - 1 welfare office
  - 1 x water tank with capacity of 240,000 liters
  - Security fencing, gates and CCTV cameras
  - Parking space for maintenance vehicles
  - Run-off attenuation basin
- 1.3 It is proposed to agree the finish of the structures before commencing the development work through a planning condition.
- 1.4 The site comprises 4.6ha of rough grazing land in an open countryside site outside any development boundary as defined in the Anglesey and Gwynedd Joint Local Development Plan (LDP). The site is within the Dinorwig Landscape of Outstanding Historic Interest and is partly within Zone B as indicated in the Flood Risk Map accompanying Technical Advice Note 15 "Development and Flood Risk" (2004) (the version of the TAN that is applicable to this application).
- 1.5 The adjacent woodland to the southeast, "Coed Tŷ'n Llwyn", and "Coed Tyddyn Morgan" to the north, is a recognised "Regional Wildlife Site" and the land is classified as 3a and 5 in the predictive Agricultural Land Classification Map for Wales.
- 1.6 The applicant explains that the proposal is for temporary planning permission for a period of 40 years for the erection of an ESS, together with associated infrastructure, site levelling works, access to the site, landscaping and ancillary works. Changes to the Energy Act in 2023 mean that energy storage is considered synonymous with energy production and therefore policies relating to low-carbon/renewable energy are relevant.
- 1.7 ESS stores surplus energy from renewable energy developments and the grid when electricity demand is low. It then releases the electricity later when there is demand. So ESS plans help provide security of energy supply.
- 1.8 The following documents were presented in support of the application:
  - Planning, Design and Access Statement

PLANNING COMMITTEE	DATE: 12/01/2026
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- A Pre-application Consultation Report
- Arboriculture Impact Assessment
- Trees Survey
- Construction Transport Management Plan
- Noise Assessment
- Landscape and Visual Impact Assessment
- Flood Impact Assessment (including Drainage Assessment)
- Ecology Impact Assessment
- Indicative Landscaping Master Plan
- Outline Energy Storage Safety Management Plan
- Cultural Heritage Desktop Assessment
- Green Infrastructure Statement
- Technical Note – Peat Depth Survey
- Ecological Technical Note
- Construction Environmental Management Plan
- Landscape and Ecology Management Plan
- Archaeological Evaluation

1.9 It was confirmed that the applicant had undertaken a pre-application consultation in accordance with the requirements of Article 1 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Act 2016 as the proposed development is defined as major by the Welsh Government (a site of more than 1 ha).

1.10 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 selection criteria under Schedule 3 as well as the guidance in the Welsh Office Circular 11/99, the impact of the development on the environment is considered insufficient to justify the submission of an environmental statement with the application.

## **2. Relevant Policies:**

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

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

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

PS 1 - 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 2 - Parking standards  
 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 - Renewable energy and other low-carbon technology  
 AT 1 – Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens  
 AT 4 – Protection of non-designated archaeological sites and their setting  
 AMG 5 – Local Biodiversity Conservation

## 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 and Flood Risk  
 TAN 18: Transport.  
 TAN 20: Planning and the Welsh Language.  
 TAN 24: The Historic Environment

## 3. Relevant Planning History:

None

## 4. Consultations:

Please note that there have been several consultations in considering this application and below is a summary of the latest response received from the consultees to the application and any additional information submitted.

Community/Town Council: Very concerned about this scheme because:

- A lack of prior consultation.

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- Lack of environmental assessment.

Transportation Unit:	No objection
Natural Resources Wales:	They express concerns about the application as submitted. However, they are satisfied that these concerns can be overcome by attaching conditions relating to Unexpected Contamination and a Decommissioning and Restoration Plan.
Welsh Water:	No objection. Instruction for the developer.
Biodiversity Unit:	Objection There are inadequate mitigation measures for habitat loss and the development does not provide biodiversity enhancement. Recognise that the application incorporates many measures for reducing the impact of the development on biodiversity, but due to the constraints of land available to the developer, this development would still result in a biodiversity loss.
Trees Unit:	No objection
Public Protection Unit:	A Noise Impact Assessment was carried out on the proposal which identified the current baseline characteristics of the site and its surroundings, as well as the anticipated impacts from the proposed development and the cumulative impacts with other similar developments in the area.  The Unit advises that conditions are imposed to control and monitor the noise emanating from the facility.
North Wales Fire and Rescue Service	No observations to offer
Water and Environment Unit:	Due to the size and nature of the development, an application will need to be made to the SuDS Approval Body to be approved before construction work commences. An Ordinary Watercourse Consent will be required for any works that may affect the flow of the watercourse running close to the southern boundary of the site.
Gwynedd Archaeological Planning Service:	Due to the known archaeology and further buried potential on the site, it was advised that a condition would be required to secure a programme of archaeological mitigation should planning permission be granted.
North Wales Police:	No response received
North Wales Fire Service	No observations to offer

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Betsi Cadwaladr Health Board	No response received
SP Energy Networks	Request a condition to ensure that details are submitted specifying how the proposed connection to the electricity network will be managed and how impacts on SP Manweb's equipment will be mitigated
Cadw	No objection
Public Consultation:	<p>A notice was posted on the site and neighbours were consulted. The advertising period has ended and correspondence has been received from Pentir Community Council (adjacent to the site), objecting to the development on the following grounds:</p> <ul style="list-style-type: none"> <li>• An overdevelopment – there is already one such site in the same area that has been permitted, and this would be an excess of this type of storage sites in the countryside.</li> <li>• The development will be visible from afar and is close to the main road and difficult to conceal.</li> <li>• It is in a location that offers natural and open views towards Yr Wyddfa and the mountains of Eryri, and on an important road in terms of tourism.</li> <li>• Fire concerns – as the type of fire that would be caused/produced from the batteries cannot be extinguished but left to burn out.</li> <li>• Security, as there will be no one on the site once the work is completed.</li> <li>• There has not been enough consultation with the people of the area.</li> <li>• The development would not bring any kind of work to the area to boost the local economy.</li> </ul>

## 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, justification has been given in the Planning, Design and Access Statement for locating the facility at the proposed site based on the proximity of the Pentir Substation, due to the likelihood of energy loss should cables need to be laid over significant distances. The applicants therefore sought a suitable site for the development in the lands around the Substation and an assessment of the site selection process was

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submitted with the application. By following that process, the application site was selected for the following reasons:

- the proximity of the substation,
- the suitability of the proposed entrance from the B4547
- the land is not situated within an environmental designation
- the site is partly grade 5 "very poor-quality agricultural land" and partly grade 3a "good to moderate quality agricultural land"
- the setting is concealed by existing trees and vegetation.

5.3 Policy ISA 1 is supportive of proposals for water, electricity, gas etc. services 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. It is therefore accepted that, given the availability of an appropriate site that is environmentally acceptable, there is justification for developing this facility in a rural location.

5.4 Although the development is not a renewable energy scheme in itself, it would form part of the support network that could be used in managing the renewable supply. To this end, it can 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 considering 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.**

5.5 As noted above, a series of specialist reports were submitted looking at different aspects of the scheme and these are discussed in turn below:

#### **Biodiversity Matters**

5.6 A preliminary Ecological Impact Assessment was submitted with the application, and this was amended following the receipt of initial observations from the Biodiversity Unit. An Ecological Technical Note, a Construction Environmental Management Plan and a Landscape and Ecology Management Plan were also submitted. The Biodiversity Unit declared its objection to the proposal, and the applicant's response to the points raised was received. That discussion is summarised below:

#### Observation

5.7 *The mitigation area is smaller than the development area. To mitigate the loss of habitat it should be much larger than the habitat area lost. The proposal cannot provide biodiversity enhancement if there is a biodiversity loss.*

*Concerns about the detailed steps proposed in the Landscape and Ecological Management Plan.*

#### **The applicant's response:**

There would be no loss of biodiversity habitat. The site's surface area would be 4.6 ha which would include a developed footprint of 1.52 ha and an area of on-site landscaping of 3.08 ha. In addition, 1.61 hectares of pasture, currently of low ecological value, is being

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proposed for biodiversity enhancement/mitigation. Thus, there would be an increase of 0.09 hectares in ecological habitat.

It should also be noted that granting planning permission would enable the management of the site to be subject to planning conditions to ensure its management for ecological purposes whilst there is no such protection for the existing site.

It is suggested that the detailed steps contained in the Landscape and Ecological Management Plan can be agreed as required.

#### Observation

- 5.8 *The proposed development site is a heath and acid grassland mosaic. There is great uncertainty about the creation of a heathland habitat as compensation, therefore a Habitat Creation Plan or LEMP would be required before we can decide on this proposal.*

#### **The applicant's response**

The site has been botanically surveyed several times and habitats have been mapped in detail. The habitats recorded include acidic grassland, dense scrub, scattered scrub, scattered trees, and lichen-covered boulders distributed throughout the site. The Construction Environmental Management Plan and the Landscape and Ecological Management Plan set out the measures that will protect, conserve and, ultimately, restore and enhance the habitats maintained within the boundary of the red line and the mitigation area.

#### Observation

- 5.9 *Could the proposed development be relocated to the mitigation area that is of low biodiversity value? This would avoid the loss of heath habitat and would follow the policies set out in PPW (6.4.15) in terms of the step-wise approach to avoiding habitat loss.*

#### **The applicant's response**

There is not enough space because the overhead high-voltage power lines require an 80m easement in the compensation area off the proposed site, which reduces the area of land available for the battery storage units. In addition, there is no permission from the landowner for the applicant to develop an alternative site.

It was emphasised that the proposed development is only temporary and the site will be restored in accordance with the restoration plan which would be imposed through a planning condition.

#### Observation

- 5.10 *There would be direct negative impacts on biodiversity due to the loss of habitat for protected species (birds, reptiles and plants)*

#### **The applicant's response**

The Ecological Technical Note submitted contains proposals for mitigation measures for habitat loss. These include providing improved shelter opportunities for the common lizard



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and improving the suitability of the habitat conserved and also the mitigation area that will be used to recreate a mosaic of heathland, acid grassland, and marshy grassland habitats. This will increase flowering diversity and structural complexity, thereby supporting a wide range of nesting and feeding bird species.

Observation

- 5.11 *The proposed development is situated on an area that contains habitats of high biodiversity value (a heath and acid grassland mosaic). The first step should be to avoid developments that will lead to the loss of habitats and biodiversity. The Unit recommends that an alternative site be selected for this development that avoids habitat loss.*

**The applicant's response**

There is no other site available to accommodate this development. Also, there would be an additional 0.09ha of natural habitat that would be specifically managed for biodiversity enhancement.

Observation

- 5.12 *The Biodiversity Unit objects to this proposed development as it is contrary to Gwynedd Planning Policy AMG5 for conserving local biodiversity, and there are alternative sites available.*

**The applicant's response**

It is not considered that the proposed development would have a significant impact on biodiversity. The site contains the following percentages of Welsh habitats in the following categories:

- Lowland marshy grassland – 0.45ha equivalent to 0.0012% of the national total
- Lowland heath – 0.09ha, equivalent to 0.02% of the national total
- Lowland dry acid grassland – 0.07ha, equivalent to 0.0002% of the national total,

It is argued that these degrees of habitat loss would be negligible at a national level. It is also noted that the applicant proposes to create an additional 0.09 ha of managed wildlife habitat, along with safe management for the habitats maintained throughout the site.

It is also noted that the site is not identified as a "Wildlife Site" on the Proposals Map that accompanies the LDP.

- 5.13 A Green Infrastructure Statement was also submitted which stated that if biodiversity mitigation and enhancement is undertaken as set out in the report, the report will result in a Net Benefit to Biodiversity. An Arboriculture Assessment and a Trees Survey were also received, which the Trees Unit found acceptable.
- 5.14 The biodiversity documents were revised in response to the Biodiversity Unit's concerns about the original documentation submitted, and there has been considerable discussion

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between ecologists on both sides. Ultimately, the Council's Biodiversity Unit remains opposed to the application.

- 5.15 Natural Resources Wales had concerns about the development but were prepared to accept the development subject to conditions to ensure an operation to check for unforeseen land contamination on the site and to ensure an appropriate restoration scheme after the need for the development has ended.
- 5.16 In considering the above information, despite the observations of the Biodiversity Unit, we note that this site is not protected in any way from a biodiversity perspective and ultimately there is nothing to prevent the site's biodiversity value from being lost completely through changes in agricultural management that would not require planning permission. This development would offer a significant increase in the amount of land that would be managed specifically for conserving and enhancing biodiversity and, by agreeing an appropriate management plan, we believe it can be ensured that there will be no significant harm to biodiversity from the development and that actions can be ensured that would increase the biodiversity value of the site in the long term. Planning Policy Wales confirms (paragraph 6.4.3) "Recognising that development work is necessary and will have an impact on biodiversity to an extent, the planning system should ensure that there is an overall net benefit to biodiversity and ecosystem resilience that will lead to improved well-being". Paragraph 6.4.5 of PPW also confirms "Planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means that development should not cause any significant loss of habitats or populations of species, locally or nationally, and must work alongside nature and it must provide a net benefit to biodiversity and improve, or enable the improvement of, the resilience of ecosystems. A net benefit to biodiversity is the concept that development should leave biodiversity and ecosystem resilience in a significantly better state than before, by ensuring long-term, measurable and demonstrable benefits, primarily on or immediately adjacent to the site". It is therefore believed that the proposal complies with Criterion 1 of Policy ADN3 in terms of its biodiversity impact, and it also aligns with the objectives of the policies PS 19 and AMG 5 of the LDP together with the principles of PPW.

## **2. The proposal would not be harmful to visual amenities**

- 5.17 A Landscape and Visual Impact Assessment was submitted with the application, indicating the proposed appearance of the development from several directions. The conclusions of that work were that the proposed development would have a very low level of visual impact on the landscape due to the proximity of the site to the Pentir Substation. In addition, due to the proposed planting at the site entrance and along the south-western boundary, the existing screening would be greatly improved and would effectively conceal the development.
- 5.18 This assessment is largely accepted and indeed it is believed that the site would be well hidden from the B4547 apart from the section near the entrance to the site. From that area it is likely that the development would be very visible for some years until the proposed planting has established. Furthermore, the site would be visible from vantage points beyond the vicinity of the site but due to its low-lying nature, the existing vegetation around it and the land formation, the site will likely only be partially and occasionally visible. It must also be remembered in respect of distant vantage points that the site will be seen in the context of the Substation and the equipment already surrounding it. The potential visual effects identified above would diminish over time, as the proposed mitigation planting

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matures, further screening the site and helping it better integrate into the local landscape. Overall, while accepting that there would be a significant impact on the site itself, we do not believe that this would be detrimental to the quality and character of the wider landscape and we consider that the local landscape would have the capacity to accommodate the proposed development without significant adverse effects.

- 5.19 Although the site is situated within a Landscape of Outstanding Historic Interest, it would not be prominent in the landscape and is not believed to have a significant harmful effect on the important features of the landscape. When viewing the site from several viewpoints in the local area, it is accepted that the Landscape and Visual Impact Assessment received is reasonable and we therefore believe that the proposal meets this criterion along with policies AT 1, PCYFF 2 and PCYFF 4 as they take into account visual amenities.

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

- 5.20 There are several residential properties within 1km of the site and a Noise Survey was submitted with the application. This report assesses the impact of the proposed development against existing background noise levels in the nearest receptors (the 5 nearest dwellings). For the day and night periods, it is anticipated that Rating Noise Levels will be lower than current background noise levels, therefore it is considered that the impact will be low-level. It is anticipated that the contribution of the proposed scheme in the nearest receptors will result in a change of +0.1dB in current ambient noise levels, indicating a negligible short-term effect. The potential for cumulative effects was considered, and it was noted that noise levels are unlikely to lead to significant impacts. It was anticipated that the operational noise impacts on the site associated with the development will not be significant and therefore the development will have a negligible noise impact.

- 5.21 Following the receipt of a revised Noise Assessment, the Public Protection Service noted that the assessment had addressed the existing baseline characteristics of the site and its surroundings, as well as the anticipated impacts of the proposed development and the cumulative effects with other similar developments in the area. It was advised that conditions relating to the following would be appropriate:

- The submitted Construction Environmental Management Plan must be adhered to.
- The noise emitted from the site shall not exceed the maximum level set out in the assessment carried out by Tetra Tech Noise Assessment Proposed Energy Storage System on Land at Tyddyn Forgan 784-B068934 July 2025 (NIA)
- A post-installation noise assessment shall be carried out within 3 months of the development being first used to confirm compliance with the Noise Impact Assessment submitted (July 2025) by Tetra Tech, and submitted to the local planning authority for written approval. After that, any additional steps required to ensure compliance shall be taken in accordance with a timetable to be agreed with the Local Planning Authority. The details as submitted and approved shall be implemented and thereafter permanently retained.

- 5.22 Provided that appropriate conditions to control the noise generated by the facility are imposed, it is considered that the development may be acceptable under policy PCYFF 2 of the LDP as it relates to protecting private amenities.

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#### **4. There would be no unacceptable impact on water quality**

- 5.23 An open watercourse runs close to the southern boundary of the proposed development, and it will be vital to prepare and follow appropriate pollution prevention plans in line with guidance by Natural Resources Wales. 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 appropriately.

#### **5. Previously used buildings / land should be used**

- 5.24 This is a greenfield site but we note the justification for selecting the site which is included in the Planning, Design and Access Statement and discussed in 5.2 above.

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

- 5.25 Given the fairly concealed location of the proposed development, with existing screening which will be reinforced, and given the context of other energy infrastructure nearby such as pylons and the existing substation, it is believed that this development blends in with the current nature of the landscape rather than creating an unacceptable cumulative effect.

#### **7. Where appropriate, the equipment shall be removed from the site at the end of the scheme's life.**

- 5.26 On the whole, the equipment to be installed on the site is temporary in nature and it is considered appropriate to impose a condition to ensure that it will be removed from the site when the need for the facility ceases.

#### **Summary**

- 5.27 Considering the above assessment it is believed 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.

#### **Other matters**

##### **Sustainability**

- 5.28 In addition to the above, Policy ISA 1 of the LDP encourages the permitting of applications for electricity services in order 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 mitigating 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**

- 5.29 The site is located on the northern side of the B4587 and will be served by a new junction with the B4547, approximately 24 metres east of the access to the existing National Grid

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Pentir Substation. The access scheme has been designed to avoid restricting other road users. It offers a right-in, left-out configuration, with vehicles coming from the west or heading west using the A4244/B4547 roundabout. The internal vehicular road will be 5m wide to maintain safe vehicle turning movements. Given the nature of the site, there will be a lodge regulating vehicle movements, with the site's management team arranging arrival and departure times. Deliveries will be pre-booked, with access arrangements included in contracts awarded to subcontractors, suppliers, etc.

- 5.30 Once operational, the proposed development will be monitored remotely and there will be no need to base any permanent staff on site. Occasional maintenance activities will be required, and this would correspond to around 2 - 4 visits a month.
- 5.31 It is anticipated that there will be 2 HGV movements per day and the working hours for the construction period will be 07:00 to 19:00 Monday to Friday, 07:00 to 13:00 on Saturday. Therefore, the workforce will arrive at the site before the morning peak hours and leave during the day depending on the site activity and their scheduled working hours.
- 5.32 The Transport Unit had no objection to the scheme and it is believed that, provided appropriate management over the construction period is agreed, and considering the low level of traffic that will visit the site during its operational period, there will be no long-term effects on highway safety arising from the development. We therefore believe that the proposal complies with the requirements of Policies TRA 2 and TRA 4 of the LDP in terms of highway safety and convenience.

### **Heritage and Archaeology Matters**

- 5.33 There are a number of Scheduled Ancient Monuments and a Registered Historic Garden in the vicinity of the site and, following initial representations from the Gwynedd Archaeological Planning Service (Heneb), an Archaeological Evaluation of the site was prepared. The results of the evaluation indicated that there is very little archaeology on the site and Heneb confirmed that the limited findings were considered a fair reflection of the site's overall low potential. However, the excavation did identify deposits that form part of the Roman road between Segontium and Canovium (Caerhun) that passes through the southernmost part of the site. The poor condition of the road means that it will be very vulnerable to any earthworks. Although this condition also limits its research value, it is nevertheless basic archaeological evidence that will be lost as a result of the development, and requires a proportional mitigation record.
- 5.34 As the location of the road is known, and the fragility of the deposits would mean that it could easily be accidentally destroyed during construction, it is recommended that the mitigation approach should include targeted excavation and recording the alignment of the road (and any other features revealed during fieldwork) within the site, prior to the commencement of construction. Provided a condition is imposed to ensure that such a programme is implemented, we believe that the application would meet the requirements of policies PS 20 and AT 4 of the LDP as they relate to protecting sites of archaeological importance from harm.

### **Linguistic matters**

- 5.35 Excluding the developments that meet the thresholds for submitting a Welsh Language Impact Statement/Assessment as noted in Policy PS1, guidance is provided in terms of the

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type of relevant applications where consideration should be given to the Welsh language in Appendix 5 (The Screening Procedure) of the Supplementary Planning Guidance (SPG) 'Maintaining and Creating Distinctive and Sustainable Communities'. The guidance included states that every retail, commercial or industrial development that is not required to submit a Welsh Language Impact Statement / Assessment should show how consideration has been given to the language.

- 5.36 The Planning, Design and Access Statement notes the consideration that has been given to the Welsh language in forming the scheme and it identifies several aspects of how the scheme will promote the language, these include:
- Naming the development taking into account local linguistic heritage;
  - Providing bilingual signage in public places;
  - Supporting and funding local employment and skills training initiatives;
  - Supporting and funding language awareness training courses for staff in order to raise awareness of the context of the language and the nature of a bilingual society in Gwynedd and Anglesey; and,
  - Adopting a voluntary or statutory language policy/scheme that explains how the employer will ensure that the Welsh language is not treated less favourably than English.
- 5.37 We believe that, by imposing a condition regarding the use of the Welsh language on documents and signs, it could be ensured that the development will contribute towards the visual presence of the language in accordance with the requirements of policy PS 1.

### **Agricultural land**

- 5.38 The Welsh Agricultural Land Classification Prediction Map classifies the proposed site for the facility itself as Grade 3b or Grade 5 lower quality land, with the majority being Grade 5. We note that the proposal will result in the loss of some higher quality agricultural land which will be required primarily for providing suitable access to the site and for landscaping. Given that the proposed development has specific locational needs and is a temporary development, with the land eventually restored, it is not believed that there will be a significant long-term loss in the quantity or quality of agricultural land locally.
- 5.39 Policy PS 5 of the LDP aims to protect the "best and most versatile agricultural land", however national policy permits the development of such land if there is a "critical need for the development". In this case, in light of the small amount of highest grade land that will be lost and the strategically important nature of the development in question, the loss of this land from the general supply is considered acceptable.

### **Flood Risk**

- 5.40 At the time of submitting the application the site was partly within Zone B as identified by the Flood Risk Map accompanying Technical Advice Note 15 "Development and Flood Risk" (2004). Although the new TAN 15 has been adopted since the application was submitted, the direction from the Welsh Government is to continue to use the version that was current when the application in question was submitted.
- 5.41 In this case no plant / equipment would be installed in the part of the site that is within the flood zone, which will be used for landscaping and part of the access road. A Flood Risk Assessment was submitted with the application and its contents were acceptable to Natural



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Resources Wales. Having considered the information submitted, we consider that the proposal is acceptable under the requirements of TAN 15 together with policies PS5 and PS 6 as they relate to protecting development from the effects of flooding.

## **6. Conclusions:**

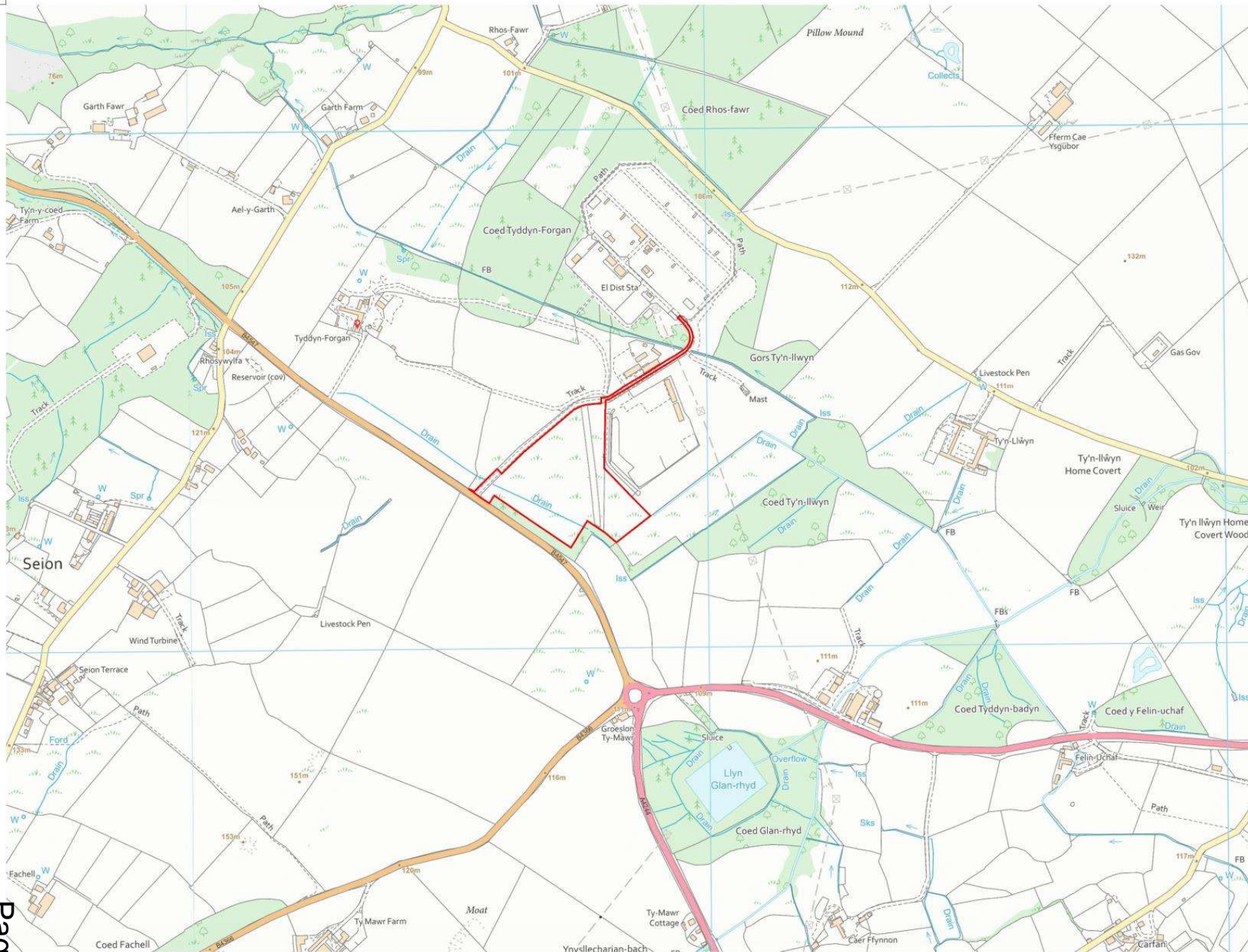
- 6.1 The proposal is considered acceptable in principle and, acknowledging the Biodiversity Unit's concerns about its impact on natural habitats, it must be recognised that there would be no impact on any protected habitat and there would be no significant harm in terms of impact on the landscape. Nor is it believed that the development would cause any significant harm to the amenities of residents of nearby properties or other local residents. It is therefore considered that the proposal complies with all the above policies and that it may be recommended that the application be granted permission subject to relevant conditions.

## **7. Recommendation:**

- 7.1 To approve subject to the following conditions:-

1. Five years.
2. In accordance with the plans/details submitted with the application.
3. Compliance with the landscaping scheme along with future maintenance work.
4. Compliance with the recommendations of the following documents: Ecological Impact Assessment, Arboriculture Impact Assessment, Ecological Technical Note and Green Infrastructure Statement.
5. Compliance with the Flood Consequences Assessment.
6. Limit construction times
7. Set a maximum for noise emissions
8. Agree noise monitoring measures
9. A condition to ensure appropriate action is taken if unexpected pollution is found.
10. Agree with the external finishes of the structures.
11. Ensure a Welsh name and bilingual signage with priority given to the Welsh language.
12. Agree an Archaeological Work Programme
13. Submit a revised Construction Environmental Management Plan (to include management of the link with SP Manweb equipment)
14. Submit a revised Landscape and Ecology Management Plan to take into account the observations of the Biodiversity Unit
15. The site must be restored to the condition agreed with the Planning Authority once the development's operational period has ended

Notes: Water and Environment Unit  
Natural Resources Wales  
Gwynedd Archaeological Planning Service  
Welsh Water  
SP Manweb



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#### Revisions:

Revision	Date	Revision Notes	Drawn	Impacted
01	19.01.24	Final Issue	HL	RW
02	08.07.24	Applicant Approved	JC	RW
03	16.01.25	Legal/OTBm Approved	HL	JH
04	14.02.25	OTBm Adjusted	RW	JH
05	03.03.25	Right Line Boundary Adjusted	HL	JH

#### LEGEND:

PLANNING APPLICATION BOUNDARY

**03/04/25**

ADRAN CYLLUNID - CYNGOR GWYNEDD



Project: **Tyddyn Forgan ESS**  
**Caernarfon**  
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Applicant: **Net Zero Twentysix Limited**

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Status: **PLANNING**

Drawing Title: **Tyddyn Forgan ESS**  
**Site Location Plan**

Drawn: HL	Checked: RW	First Issued: 15.01.2024
Project Code: FST016-	Drawing Number: SP-01	
Sheet Size: A0	Scale: 1:2500	Revision: 05





03/04/25

ADRAN CYLLUNIO - CYNGOR GWYNEDD



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## Revisions:

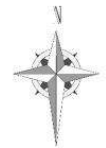
Revision	Date	Revision Notes	Drawn	Inspected
01	16.01.24	Final Issue	HL	HW
02	16.01.25	Layout / Titles Amended	HL	JH
03	14.02.25	RLS adjusted and Services added	HW	JH
04	16.02.25	RLS Adjusted	HW	JH
05	20.03.25	Final Line Boundary Updated	HL	JH

## LEGEND:

WATER COURSE	
PLANNING APPLICATION BOUNDARY	
EXISTING OHV HV CABLE	
EXISTING UHV 132 KV CABLE	
ROMAN ROAD	

## VEGETATION:

EXISTING VEGETATION	
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## Project:

**Tyddyn Forgan ESS**  
Caernarfon  
LL55 3AN

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## Status:

**PLANNING**

## Drawing Title:

**Tyddyn Forgan ESS**  
**Existing Site Layout Plan**

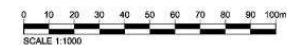
Drawn: HW	Checked: RW	First Issued: 15.01.2024
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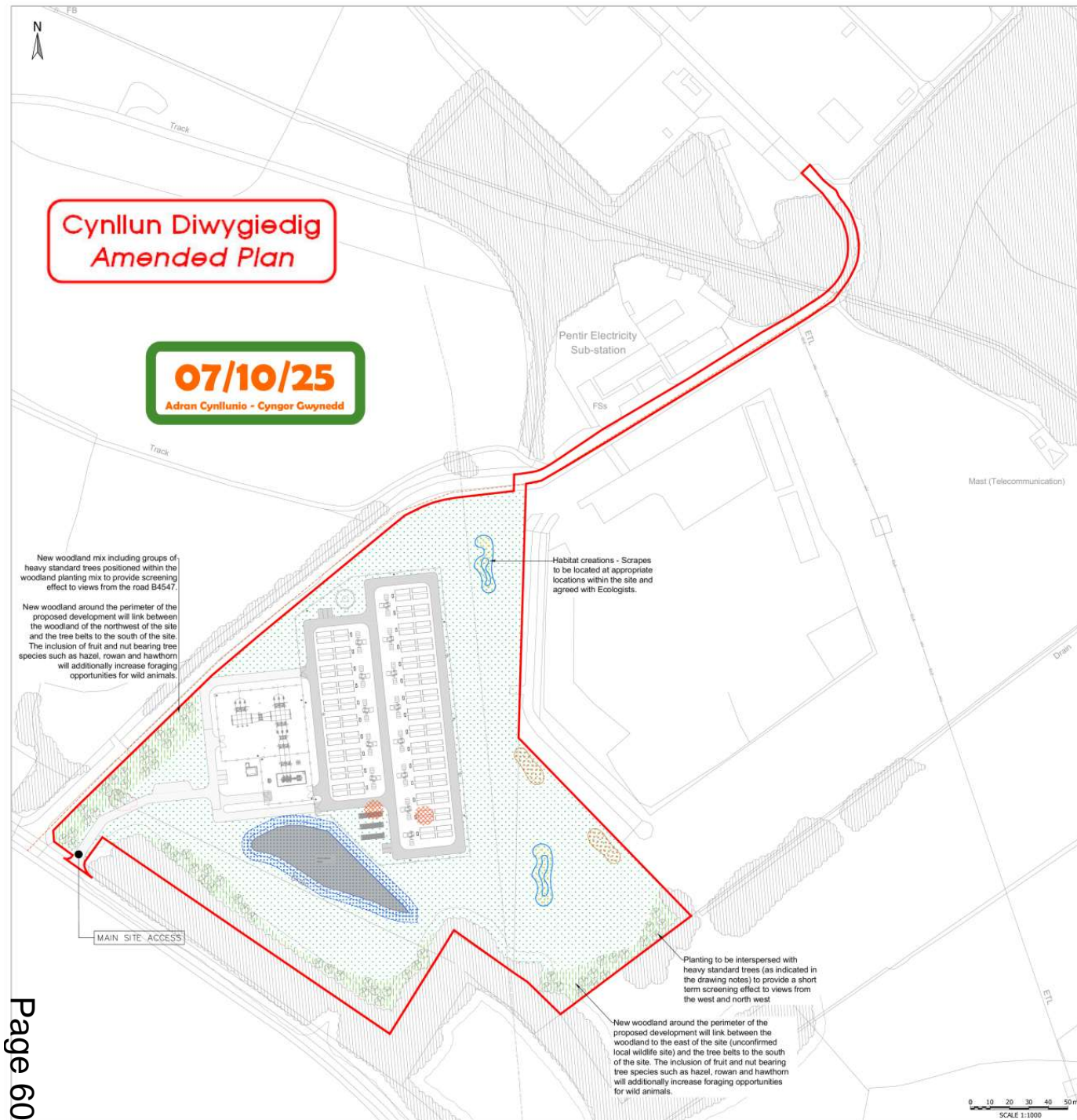
Project Code: FST012-	Drawing Number: PL-00
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Sheet Size: A1	Scale: 1:1000	Revision: 05
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**TYDDYN FORGAN ESS - EXISTING SITE LAYOUT PLAN**

Scale: 1:1000@A1





Cynllun Diwygiedig  
Amended Plan

07/10/25  
Adran Cynllunio - Cynsor Gwynedd

New woodland mix including groups of heavy standard trees positioned within the woodland planting mix to provide screening effect to views from the road B4547.

New woodland around the perimeter of the proposed development will link between the woodland of the northwest of the site and the tree belts to the south of the site. The inclusion of fruit and nut bearing tree species such as hazel, rowan and hawthorn will additionally increase foraging opportunities for wild animals.

Habitat creations - Scrapes to be located at appropriate locations within the site and agreed with Ecologists.

Planting to be interspersed with heavy standard trees (as indicated in the drawing notes) to provide a short term screening effect to views from the west and north west

New woodland around the perimeter of the proposed development will link between the woodland to the east of the site (unconfirmed local wildlife site) and the tree belts to the south of the site. The inclusion of fruit and nut bearing tree species such as hazel, rowan and hawthorn will additionally increase foraging opportunities for wild animals.

- KEYS
- Site boundary
  - Existing trees and vegetation to be removed (Subject to Arboricultural Impact Assessment)
  - Existing trees and vegetation to be retained (Subject to Arboricultural Impact Assessment)
  - Proposed heavy standard trees
  - Proposed native woodland edge planting
    - Acer campestre
    - Betula pendula
    - Carpinus betulus
    - Castanea sativa
    - Fagus sylvatica
    - Malus sylvestris
    - Prunus avium
    - Quercus robur
    - Sorbus aucuparia
    - Corylus avellana
    - Crataegus monogyna
    - Eurostylis europaeus
    - Ilex aquifolium
    - Prunus spinosa
    - Rosa arvensis
    - Sambucus nigra
    - Taxus baccata
    - Ulex europaeus
    - Vaccinium myrtillus
    - Field maple
    - Silver birch
    - Hornbeam
    - Sweet chestnut
    - Beech
    - Crisp apple
    - Wild cherry
    - Oak
    - Rowan
    - Hazel
    - Hawthorn
    - Spindle
    - Holly
    - Blackthorn
    - Field rose
    - Elder
    - Yew
    - Gorse
    - Bitberry
  - Retained marshy grassland
    - Existing habitat to be retained and supplemented with an exotic upland grassland mix, (e.g. Scotch Seeds Highland Grassland Mix or similar agreed comprising 20% wildflowers and 80% grasses) where necessary.
  - SuDS basin habitat
    - SuDS basin reinstated to heath/acid grassland mosaic with mesic species (i.e. cross-leaved heath and devil's bit scabious plug/seed mix) and heath/acid grassland seed mix.
  - Proposed scrapes
    - To be seeded with Emorsgate 'End Meadow Mixture for Wetlands'
  - Proposed reptile hibernacula
  - Locations of heath spotted orchids
    - Within the land take area for proposed translocation

- Note
- The landscape proposals allow for the incorporation of native tree, shrub and grassland that complement and enhance the existing habitat.
  - Native woodland and shrub planting along the south west boundary, eastern boundary and western corner of the site aims to strengthen and enhance the existing woodland edge to the site, which acts as an important screening feature in the landscape and for views from the B4547 towards the site.
  - Proposed grassland will complement existing habitats and comprise of native species that is appropriate to the existing soil conditions.
  - Additional habitats, including ecological scrapes, will be included around the periphery of the site to increase and enhance biodiversity.
  - Existing habitat will be protected as far as is reasonably possible with the existing vegetation around the periphery of the site protected with tree protection fencing in accordance with BS 5837:2012
  - Where hedgerow are retained, gaps to be infilled with native tree and shrub planting
  - Heavy standard trees to be included within the proposed woodland mix to create immediate screening impact
  - Planting proposals to be reviewed following receipt of information on proposed and existing services at detailed design stage
  - The 2m working strip surrounding the development footprint will be restored to lowland heath/acid grassland mosaic once construction ceases. Soil compaction will be relieved by light harrowing and scarification, and donor veneer/brush applied in a light dressing (10-20 mm brush; 10-20 mm veneer) to avoid level discrepancies. Hand-collected seed will be broadcast at 10-15 kgs/ha immediately following donor material application, with plugs of Calluna vulgaris, Erica cinerea and Ulex galli inserted at 0.5-1 m spacing where structural planting is needed. Works will be completed in autumn (Oct-Nov) or spring (Mar-Apr).

PLANNING ISSUE

REV	REVISION	DATE	BY	APP	CHK
01	ISSUED FOR TENDERS	20.10.2025	VS	APP	CHK
02	REVISIONS TO LAYOUT	24.07.2025	VS	APP	CHK
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09/10/25

Adran Cynllunio - Cyngor Gwynedd

## GWYBODAETH YCHWANEGOL ADDITIONAL INFORMATION

### KEY

- Site boundary
- Existing trees and vegetation to be retained
- Proposed Lowland Heathland/ Acid Grassland mosaic
- Proposed Dense Scrub
- Proposed Rough Tussocky Grassland
- Proposed Scrapes

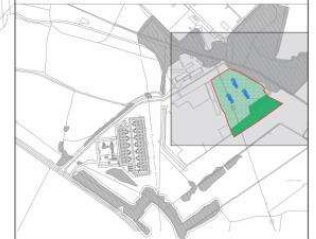
### Note

- Refer to Landscape strategy plan TTE-00-ZZ-DR-L-0001-P05
- Refer to LEMP by Engain for more information on habitat creation.



0 5 10 15 20 25m  
SCALE 1:500

### KEY PLAN



### PLANNING ISSUE

REV	DESCRIPTION	DATE	BY	CHKD	APPD
01	PLANNING ISSUE	25.10.2025	VS	VS	VS

Document Control

**Tetra Tech Leeds**  
3 Sovereign Square, Sovereign Street,  
Leeds, United Kingdom, LS1 4ER  
Tel: +44 (0)111 3278 7111  
www.tetra-tech.co.uk



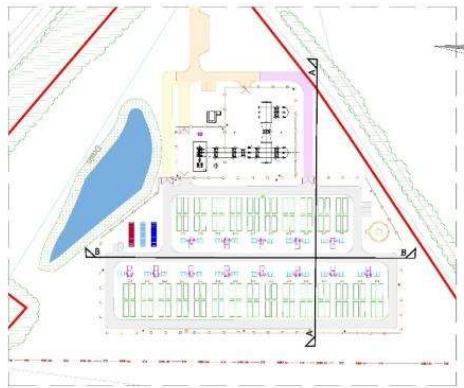
Client:  
**Net Zero Twenty Six**

Project Name:  
**Tyddyn Forgan**

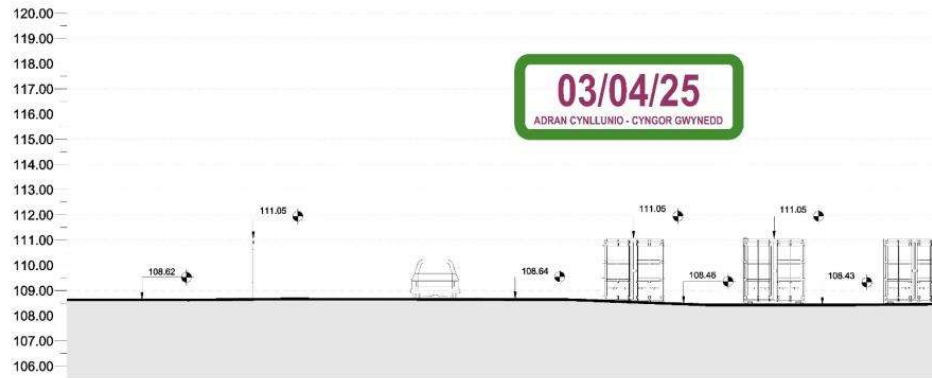
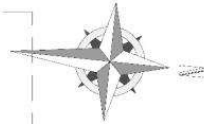
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**Landscape Strategy- Compensation Site**

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Client Project Number	Project	Phase/Section	Version	Revision	Date	Author	Reviewer	Notes
TTE - 00 - ZZ - DR - L - 0002	P01							

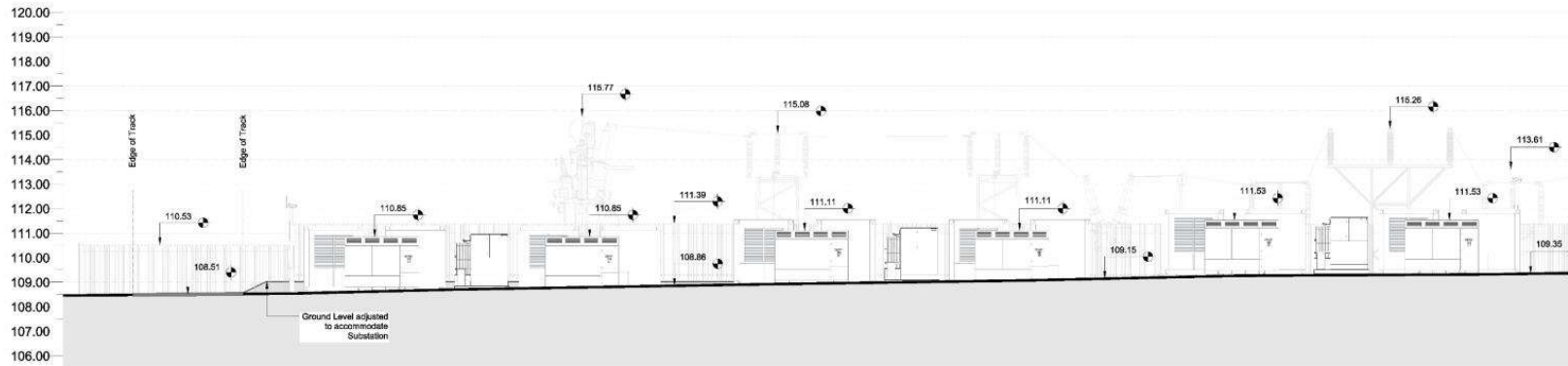
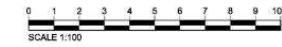
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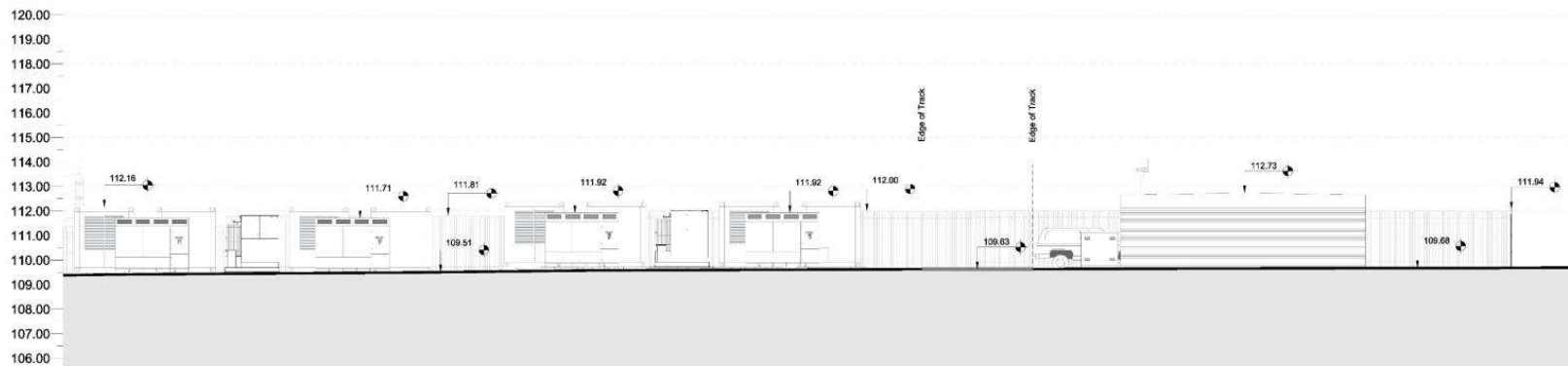
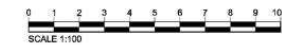
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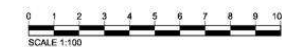
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**3 SECTION B-B (Continued)**  
Scale: 1:100@A1



**4 SECTION B-B (Continued)**  
Scale: 1:100@A1



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Revision	Date	Revision Notes	Drawn	Impacted
01	17.03.25	First Issue	RR	JH

#### LEGEND:

WATER COURSE	PLANNING APPLICATION BOUNDARY
MAINTENANCE ACCESS	SITE ACCESS
DNO ACCESS	EMERGENCY ACCESS
SECURITY FENCELINE	SECURITY FENCELINE
ELG - 11KV	ELG - 11KV
ELG - 11KV	ELG - 11KV
ELG - 11KV	ELG - 11KV

#### SITE INFRASTRUCTURE:

SECURITY GATE	TWIN BKD (T)
132KV SUBSTATION	ESS UNIT
CCTV CAMERA	SCS INVERTER
ALX TRANSFORMER	ESS INTERFACE CABINET
240,000 WATER TANK	40FT STORAGE CONTAINER
DNO CONTROL ROOM	40 FT CUSTOMER SWITCHGEAR
WATER HYDRANT	40FT WELFARE OFFICE
	SUDS POND

#### VEGETATION:

EXISTING VEGETATION
---------------------

#### Project:

**Tyddyn Forgan**  
**Caernarfon**  
**LL55 3AN**

#### Applicant:

**Net Zero Twentysix Limited**

Net Zero Twentysix Ltd  
100-102, The Courtyard, 100-102, The Courtyard  
London, SE16 2JY  
Tel: +44 (0) 20 7719 1237  
Email: +44 (0) 20 7719 1237

#### Drawn by:



CADmando Design & Drafting Solutions Ltd  
Unit 10, The Courtyard, 100-102, The Courtyard  
Park, GL20 0SD  
Tel: +44 (0) 1454 520011  
Email: +44 (0) 1454 520011

#### Status:

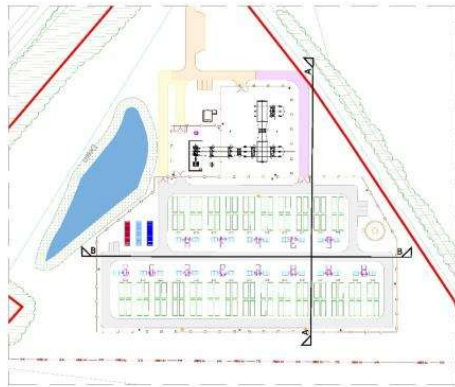
**PLANNING**

#### Drawing Title:

**Tyddyn Forgan ESS**  
**Contextual Elevations**  
**(Sheet 2 of 2)**

Drawn: RR	Checked: JH	First Issued: 06.03.2025
Project Code: FST016	Drawing Number: EL-02	
Sheet Size: A1	Scale: A.N	Revision: 01

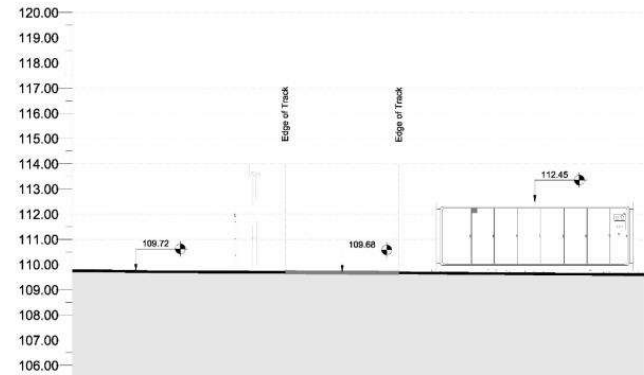




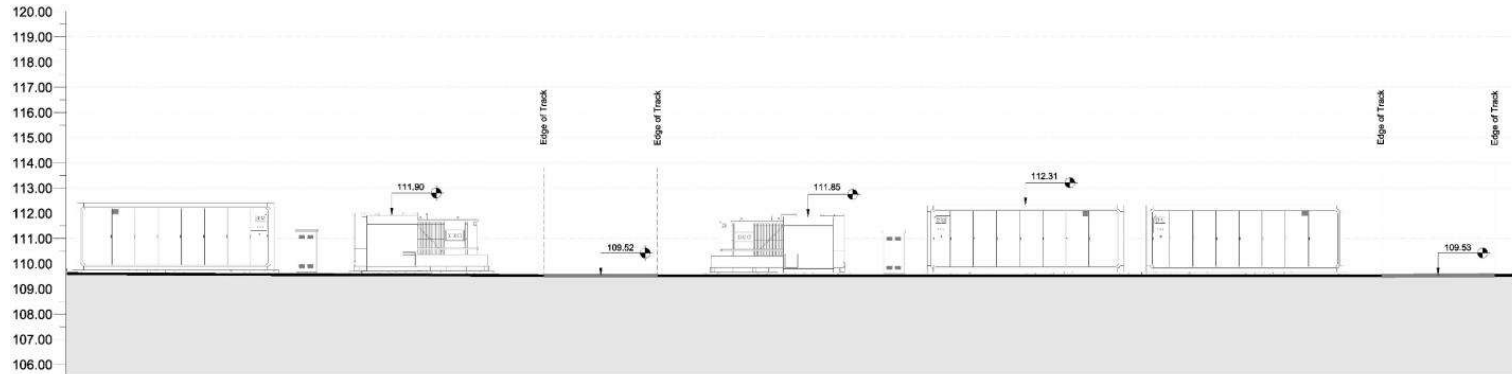
03/04/25

ADRAN CYNLLUNIO - CYNGOR GWYNEDD

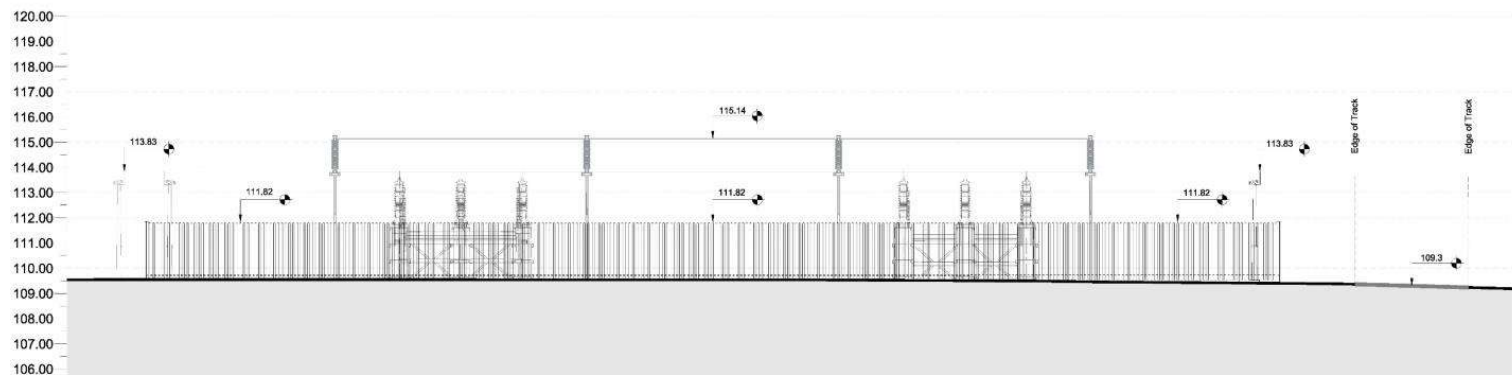
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SCALE 1:1250



2 SECTION A-A  
Scale: 1:100@A1  
SCALE 1:100



3 SECTION A-A (Continued)  
Scale: 1:100@A1



4 SECTION A-A (Continued)  
Scale: 1:100@A1

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Revision	Date	Revision Notes	Drawn	Inspected
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#### LEGEND:

WATER COURSE	PLANNING APPLICATION BOUNDARY
MAINTENANCE ACCESS	SITE ACCESS
DNO ACCESS	EMERGENCY ACCESS
SECURITY FENCELINE	EXISTING UG 132 KV CABLE
132KV - 132KV	132KV - 132KV

#### SITE INFRASTRUCTURE:

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AUX TRANSFORMER	ESS INTERFACE CABINET
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DNO CONTROL ROOM	40 FT CUSTOMER SWITCHGEAR
WATER HYDRANT	40FT WELFARE OFFICE
SUDS POND	

#### VEGETATION:

EXISTING VEGETATION
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#### Project:

**Tyddyn Forgan**  
Caernarfon  
LL55 3AN

#### Applicant:

**Net Zero Twenty-six Limited**

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S.D. CAD & BIM SERVICES

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Porthmadog, LL57 6JY  
Tel: +44 (0) 1854 520015  
Email: +44 (0) 7719 34919

#### Status:

**PLANNING**

#### Drawing Title:

**Tyddyn Forgan ESS**  
**Contextual Elevations**  
**(Sheet 1 of 2)**

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Project Code: FST016	Drawing Number: EL-01	
Sheet Size: A1	Scale: A.N	Revision: 01



Photomontage - Year 0 (90° cylindrical)

View flat at a comfortable arm's length

**Viewpoint information:**  
OS reference: E255642 N367291  
Ground level: 158.9m AOD  
Direction of view: 95°  
Distance to site: 9m

Horizontal field of view: 90° (cylindrical projection)  
Vertical field of view: 27°  
Principal distance: 812.5mm  
Paper size: 840 x 297mm (extended A3)  
Correct printed image size: 820 x 290mm

Camera: EOS 5D Mk III  
Lens: 50mm (Canon EF 50mm f/1.8 II)  
Camera height: 1.5m AGL  
Date and time: 29/01/2025 13:42

DRAFT

ENERGY STORAGE

**Tetra Tech Control**  
Energy Storage, Environmental Change, Control  
154-8860000  
Fax: +44 20 3902 3900  
www.tetra-tech.com

Project	Task	Start	End	Status
154-8860000	154-8860000	15/01/2025	15/01/2025	15/01/2025
154-8860000	154-8860000	15/01/2025	15/01/2025	15/01/2025
154-8860000	154-8860000	15/01/2025	15/01/2025	15/01/2025

Tyddyn Forgan  
Energy Storage System

**Visualisations (LA11-1.3):**  
**Viewpoint 01 - view east from B4547**  
opposite entrance to Pentir Substation

Page size:  
Extended A3 page  
840 x 297mm

Net Zero  
Twenty Six

**TETRA TECH**











PLANNING COMMITTEE	DATE: 12/01/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

**Number: 3**

**Application Number:** C25/0277/18/LL

**Date Registered:** 08/04/25

**Application Type:** Full

**Community:** Llanddeiniolen

**Ward:** Bethel a'r Felinheli

**Proposal:** Proposed development of battery energy storage system, associated infrastructure, access and landscaping

**Location:** Land South Of B4547 Seion/Pentir, Llanddeiniolen, LL55 3AN

**Summary of the Recommendation:** TO REFUSE

PLANNING COMMITTEE	DATE: 12/01/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

## 1 Description:

- 1.1 This is a full planning application for the installation and operation of a Battery Energy Storage System (BESS) comprising energy storage units, an electricity substation, site access, landscaping and ancillary infrastructure on land south of the B4547, opposite the existing Pentir electricity substation.
- 1.2 The proposed development includes the following elements:
  - 60 x BESS units arranged in three rows with each unit measuring 6.1m long x 2.6m wide and 3.0m high.
  - 30 x transformer modules measuring 2.8m long, 3.2m wide and 2.5m high
  - 60 x power conversion units measuring 1.4m long, 2.4m wide and 2.5m high
  - 15 x Main Circuit? Units measuring 1.2m long, 2.5m wide and 2.5m high
  - Customer Control Room measuring 18.3m long, 5.7m wide and 3.6m high
  - 2 x 9.8m wide and 3m high back-up fire water tanks
  - Substation Area situated within a separate fenced area, including a transformer (approximately 5.8m high), other electrical infrastructure (approximately 8.0m high) and a Distribution Network Operator Management Building measuring approximately 8.3m in length by 5m in width by 3.6m in height.
  - Security fencing, gates and CCTV cameras
  - Parking space for maintenance vehicles
  - Equipment storage space
  - Run-off Attenuation Basin
- 1.3 The site comprises 1.95ha of rough grazing land in an open countryside site outside any development boundary as defined in the Anglesey and Gwynedd Joint Local Development Plan (LDP). The site is within the Dinorwig Landscape of Outstanding Historic Interest.
- 1.4 The site includes part of a much larger grazing field which is parallel to the B4547 to the north. A stone wall runs along the boundary of the site with the highway and overhead power lines (supported by wooden monopoles) run along the eastern boundary of the site. The land has been categorised as 3a and 5 in the Agricultural Land Classification: predictive map for Wales.
- 1.5 The applicant explains that the proposal is for temporary planning permission, for a period of 40 years, following which the equipment will be removed from the site and the land restored to its current state.
- 1.6 BESS stores surplus energy from renewable energy developments and the grid when electricity demand is low. It then releases the electricity later when there is demand. So, BESS plans help provide security of energy supply.
- 1.7 The following documents were submitted in support of the application:
  - Planning, Design and Access Statement (including Green Infrastructure Statement)
  - A Pre-application Consultation Report
  - Noise Impact Assessment
  - Landscape and Visual Impact Assessment
  - Flood Impact Assessment and Drainage Strategy
  - Ecological Assessment Report
  - Transport Statement

PLANNING COMMITTEE	DATE: 12/01/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

- Fire Safety Technical Note
- Landscape and Ecology Management Plan
- Noise Technical Note
- Pollution Prevention Plan

- 1.8 It was confirmed that the applicant had undertaken a pre-application consultation in accordance with the requirements of Article 1 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Act 2016 as the proposed development is defined as major by the Welsh Government (a site of more than 1 ha).
- 1.9 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 selection criteria under Schedule 3 as well as the guidance in the Welsh Office Circular 11/99, the impact of the development on the environment is considered insufficient to justify the submission of an environmental statement with the application.

## 2. Relevant Policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.
- 2.2 The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the 7 well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.
- 2.3 **Anglesey and Gwynedd Joint Local Development Plan 2011-2026 (LDP) adopted 31 July 2017: -**

PS 1 - 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 2 - Parking standards  
 TRA 4 - Managing transport impacts  
 PCYFF 1 - Development Boundaries  
 PCYFF 2 - Development criteria  
 PCYFF 3 - Design and place shaping

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PCYFF 4 - Design and Landscaping

PCYFF 5 - Carbon management

ADN 3 - Renewable energy and other low-carbon technology

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

## 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 and Flood Risk

TAN 18: Transport.

TAN 20: Planning and the Welsh Language.

TAN 24: The Historic Environment

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

None

## 4. **Consultations:**

Please note that there have been several consultations in considering this application and below is a summary of the latest response received from the consultees to the application and any additional information submitted.

Community/Town Council: Very concerned about this scheme because:

- A lack of prior consultation.
- Lack of environmental assessment.

Transportation Unit: Note concerns about the lack of visibility to the east of the main entrance.

Natural Resources Wales: They express concerns about the application as submitted. However, they are satisfied that these concerns can be overcome by attaching conditions relating to a Decommissioning and Restoration Plan.

Welsh Water: Objection to secure further information regarding water use in the implementation of the development.

Biodiversity Unit: Concern that not all biodiversity features have been identified in the Ecological Report.  
Further information required regarding the proposed lighting of

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the site

A programme of biodiversity improvements is needed for the whole field as it is a single management unit from a biodiversity perspective

Public Protection Unit:

Concerned that the noise level predicted from the BESS when in operation will not achieve the -5dB below the representative background in all residential properties. Advise that further mitigation needs to be looked at.

The Noise Report's conclusions are based on the assumption that other sites achieve projected levels. I do not agree with this conclusion and state concerns about overdevelopment in this area and note concerns about the cumulative impact especially at night.

Note the need to follow strict mitigation measures to prevent the risk of cross-contamination of drinking water.

Water and Environment Unit:

Due to the size and nature of the development, an application will need to be made to the SuDS Approval Body to be approved before construction work commences.

Gwynedd Archaeological Planning Service:

Due to the known archaeology and further buried potential on the site, it was advised that a condition would be required to secure a programme of archaeological mitigation if planning permission was granted.

SP Energy Networks

No response received

Cadw

No objection

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Public Consultation:

A notice was posted on the site and neighbours were consulted. The advertising period has ended and correspondence was received objecting to the development on the following material planning grounds:

- Concerns about the visual impact
- Noise concerns
- Lack of benefit to the local community
- Concern about the environmental impact in the event of an accident
- Concern about damage to existing infrastructure
- Concern about the cumulative impact with other existing and planned developments.
- Concern over impact on highway safety

Observations were also received that were not planning considerations.

- The sole purpose of the development is to generate profit for a large company

An objection was also received from Pentir Community Council (adjacent to the site), objecting to the development on the following grounds :

- An overdevelopment – there is already one such site in the same area that has been permitted, and this would be an excess of this type of storage site in the countryside.
- The development will be visible from afar and is close to the main road and difficult to conceal.
- It is in a location that offers natural and open views towards Yr Wyddfa and the mountains of Eryri, and on an important road in terms of tourism.
- Fire concerns - as the type of fire that would be caused/produced from the batteries cannot be extinguished but left to burn out
- Security, as there will be no one on the site once the work is completed.
- There has not been enough consultation with the people of the area.
- The development would not bring any kind of work to the area to boost the local economy.

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## 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, justification has been provided in the Planning, Design and Access Statement for locating the facility at the proposed site - it was chosen as it was considered to be the most suitable piece of land available within the vicinity of the Pentir Substation.
- 5.3 The Statement explains that the Pentir substation is surrounded by significant tree plantations which conceal the significant electrical infrastructure from the surrounding area. Some of the woodland blocks have also been designated as Ancient Woodland. The Applicant did not want to affect this mature planting (i.e. by laying an underground cable etc.) and therefore considered that a connection using the substation's existing access road would minimise any potential impact(s). The Dinorwig Pentir Cable Replacement Scheme is currently under construction. This has resulted in fields on either side of the access road (leading to the substation) either being unavailable and/or affected by way-leaves. On this basis, the land south of the B4547 (between the road and the Cable Replacement Scheme) was identified as the next available and unrestricted stretch of land. The applicant considers that the site has the following advantages:
- It consists of pasture which is away from blocks of woodland and is of lower ecological value compared to the other areas around the substation.
  - It is far from residential dwellings and has limited visibility of the surrounding area.
  - It has good access to the existing highway network, reducing the need for long access routes. This offers benefits to the landscape and is also more sustainable because there will be less use of building materials.
  - It is as close as possible to the connection point which reduces cable connections that are generally expensive and complex, and also reduces disruption to highway users during the construction phase.
  - Although the cable route is not part of this application, it would only be included in the road and therefore there would be no impacts on natural habitats.
- 5.4 ISA 1 policy supports proposals for water, electricity, gas services etc. to improve 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. Recognising that a rational process has taken place in the selection of this site, given that the site is separated from the substation by a significant highway and there is no significant existing screening for the location, there is concern that this development may be detrimental to the natural beauty of the area, particularly when viewed from the north west, where the site would take away from the views of Eryri National Park. These issues are discussed in more detail below but ultimately this proposal is not believed to meet the policy objectives of ISA 1 due to its visual impacts.

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- 5.5 Although the development is not in itself a renewable energy scheme, it would form part of the support network that could be used when managing the renewable supply. To this end, it can be considered part of the renewable energy network, and as such policy ADN 3 of the LDP applies. It sets out a series of criteria for consideration of proposals for renewable energy technologies and this plan will be assessed against those criteria below:

**1. All impacts have been adequately mitigated.**

- 5.6 An Ecological Assessment Report was submitted with the application and this is generally acceptable to the Biodiversity Unit, however they identified the following weaknesses:
- The Biodiversity Unit disagrees with the fact that parts of the site have been identified as being of low biodiversity value and suggests that more information is needed about the vegetation in these areas along with details of the proposed site drainage that may affect them.
  - The Ecological Assessment proposes to mitigate and compensate for the loss of grassland habitat by creating species-rich meadows around the perimeter of the site. However, the Biodiversity Unit points out that this is a small and remote area and is not enough mitigation for the habitat loss that would occur.
  - The assessment goes on to propose an area of grassland off-site but within the same field as the scheme which would be subject to management as a biodiversity enhancement area. However, the Unit disagrees with this suggestion as the area already identified is of high biodiversity value. The Unit considers that the whole field should be appropriately managed to ensure an appropriate level of biodiversity enhancement.
- 5.7 Considering the above information in the context of the landscaping plan and the environmental information submitted, it is believed that through further discussions it may be possible to ensure that there will be no significant harm to biodiversity resulting from the development and that improvements could be achieved that would improve the biodiversity value of the site. Ultimately, it is believed that the proposal is likely to comply with Criterion 1 of Policy ADN3 in terms of its biodiversity impact and that it may be acceptable under policies PS 19 and AMG 5 of the LDP, subject to further discussion and the imposition of appropriate conditions on any planning permission.

**2. The proposal would not be harmful to visual amenities**

- 5.8 A Landscape and Visual Impact Assessment was submitted with the application including a visual impact assessment from several directions. The conclusions of that work were that, while there would be some significant local impacts, the development would have a limited impact on the landscape as a whole. The Assessment notes that, in addition to the current screening offered by land formation and growth, the development would include landscaping features, such as a row of trees, which will assist with the integration of the development into the surrounding landscape. In addition, there are existing developed features, including the pylons that are immediately nearby, which would reduce its impact on the landscape. It is also noted that the development would only affect a limited area and would be reversible. Ultimately the report claims that the development would have a Minor Adverse Effect on the local landscape.
- 5.9 This site is identified as being within Landscape Character Area 4 - Caernarfon - Coastline and Plateau within the Gwynedd Landscape Strategy (2012) and states that all development proposals in the area should respect the nature of the pattern and the details of the historical



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composition of the landscape. The site also lies within a Landscape of Outstanding Historic Interest, and it is not believed that extending significant industrial development into open grassland is appropriate in these areas. It is believed that the extension of developed lands to the south of the highway would significantly disrupt the current development pattern of the landscape, particularly given that all other developments associated with Pentir Substation are restricted to the lands north of the road, where there is considerable screening from existing tree and land formation.

- 5.10 Considering the information submitted with the application in the context of site visits to a number of locations in the surrounding area, in acknowledging that there are several local areas where there would be no visual impact, we don't agree with the conclusions of the Landscape Assessment, rather it is believed that this development would likely have a detrimental effect on the landscape and on the area's visual amenities as a result of its location which is separate from other local developments. As such, the proposal does not meet this criterion or policies PCYFF 2 and PCYFF 4 as they consider protecting the visual amenities of the area.

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

- 5.11 There are several dwellings within 1km of the site and a Noise Survey was submitted with the application. The assessment concludes that the site can be designed to operate in such a way that it complies with all appropriate and relevant noise standards and guidelines. Therefore, there is no reason to refuse the Proposed Development on the grounds of noise or vibration.
- 5.12 The Public Protection Service responded to the original Noise Assessment questioning certain aspects of the scheme in particular the lack of information regarding the potential cumulative impact with the other similar schemes proposed in the area. A Noise Technical Note was submitted in response to the Public Protection Service's observation and it notes that recent improvements in technology have reduced noise emissions from such equipment and it is also proposed to raise the proposed acoustic screen height to 4.8m. Taking the above into consideration the applicants claim that the noise levels would fall below the relevant levels, whether individual or cumulative.
- 5.13 The Public Protection Service has been consulted further on the matter and its response is awaited. This issue will be reported further at the Committee but ultimately it is believed that, should the application be otherwise acceptable, it should be possible to impose appropriate conditions to control the noise generated by the facility and the development may be acceptable under policy PCYFF 2 of the LDP as it relates to the protection of private amenities. That said, increasing the height of the acoustic screens as suggested, would also increase the visibility of the site in the landscape and exacerbate the visual impact of the scheme.

### **4. There would be no unacceptable impact on water quality**

- 5.14 In light of receiving a Pollution Prevention Plan, Natural Resources confirmed that it is satisfied with the submitted mitigation measures but emphasised that an appropriate condition is needed to ensure a suitable decommissioning process at the end of the scheme's life. This Plan was also acceptable to the Public Protection Service although it did stress the importance of adhering to strict control of the site due to the risk of cross-contamination of drinking water. Noting the above, at the time of writing this report Welsh Water

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maintained its objection to the application due to a lack of information regarding the use of water during the operational period of the scheme. Additional information was submitted in response to these concerns and Welsh Water's response to that information is awaited. The matter will be further reported upon at the Committee.

#### **5. Previously used buildings / land should be used**

- 5.15 This is a greenfield site but we note the justification for selecting the site which is included in the Planning, Design and Access Statement and discussed in 5.2 above.

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

- 5.16 Given that this site is on a greenfield site which is separated from the remaining existing and proposed developments around Pentir Substation, it is believed that permitting it would cause a development of an industrial nature to flow beyond its natural boundary as defined by the highway and that the development would be an unacceptable addition to what has already taken place or is under consideration in the area.

#### **7. Where appropriate, the equipment shall be removed from the site at the end of the scheme's life.**

- 5.17 The equipment installed on the site is generally temporary in nature and it is considered appropriate to impose a condition to ensure that it is removed from the site when the need for the facility ceases.

#### **Summary**

- 5.18 In considering the above assessment it is believed that the application is contrary to several criteria within Policy ADN 3 and therefore the proposal does not meet the main relevant policy in the LDP.

#### **Other matters**

##### **Sustainability**

- 5.19 It is noted that policies PCYFF 5, PS 5, PS 6 and PS 7 are supportive of plans to develop renewable technologies that contribute towards environmental protection and climate change mitigation however, in accordance with Policy ISA 1, any scheme must be acceptable following an assessment of the relevant planning considerations and this is true in this case.

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

- 5.20 The site is located on the south side of the B4587 and will be served by two new junctions. Access to the BESS during the construction and operational phases will be by means of a new priority junction from the B4547, which would connect to the northern corner of the Site. There is enough space within the site to allow construction vehicles to manoeuvre in order to leave the site in forward gear. A separate site access junction would also be provided in the south-east corner of the site, for emergency use only. During the

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construction phase, it is expected that all traffic would travel to the site from the A55 and therefore would arrive at the site from the north-west via the B4547 and leave in the same direction. During the operational period, the size of the largest vehicle that would require access to the site would be a large van, therefore, the access route for maintenance requirements could be from either direction along the B4547.

5.21 It is anticipated that the full construction period will take 40 weeks and peak construction activity (in terms of number of vehicles) would take place during the enabling works period, when daily traffic levels are estimated to be a maximum of 17 vehicles per day, including 7 HGV journeys. This equates to 34 daily two-way movements.

5.22 Observations were received from the Transport Unit on the application and it noted the following comments and concerns:

**i. Main Access – Visibility (Eastern Direction)**

The Transport Statement states that a visibility strip of 2.4m x 130m to the east of the proposed access can be ensured. However, this is significantly lower than the least desirable vehicle speed-based visibility requirement of 173m on the B4547. This shortcoming raises significant concerns about the suitability of visibility for vehicles leaving the site, especially given the nature and speed of traffic on this section of the highway.

In addition, it is noted that the current visibility is further reduced by the presence of vegetation within the visibility splay. While the submitted plans suggest that better visibility can be achieved within the applicant's control, this has not been demonstrated in practice. The applicant will therefore be asked to reconsider the access design and submit revised plans showing the maximum possible visibility splay, together with evidence of land ownership or management to ensure that the splay can be maintained free of any obstruction.

**ii. Second Access – Emergency Use Only**

Visibility at the second access is also limited. However, the applicant has stated that this access is intended to be used only for emergency purposes. On that basis, and subject to a condition limiting use to emergency situations only, the highway authority will not require full visibility standards for this access.

**iii. Traffic Movements**

It is accepted that the expected number of traffic movements is low. Nevertheless, the lack of standard visibility at the main entrance remains a concern, particularly from a road safety perspective and the potential for collisions with traffic travelling along the B4547.

5.23 A revised access plan has been received from the applicant in response to these observations and a further response to these plans is expected from the Transport Unit. The matter will be reported further at the Committee meeting, but, as it stands, the plans submitted do not ensure the visibility that the Transport Unit has identified to the East, and therefore does not comply with the requirements of Policy TRA 4 of the LDP in terms of highway safety and convenience.

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## **Heritage and Archaeology Matters**

- 5.24 There are a number of Scheduled Ancient Monuments and a Scheduled Historic Garden in the vicinity of the site and the Design, Access and Planning Statement sets out the need for archaeological mitigation works. The Gwynedd Archaeological Planning Service (Heneb) notes there is potential at the site for previously unrecorded archaeological remains relating to Roman period activity in the area. This conclusion is based on the known evidence found relating to the site of the application and the surrounding areas, mainly the Roman road recorded as crossing the site. Heneb noted that a mitigation programme for the site should include archaeological strip drilling and mapping and recording of the application site prior to construction which will cover the excavation of the Roman road, along with research, analysis, reporting and ancillary archiving as needed for the results. Provided a condition is imposed to ensure that such a programme is implemented, we believe that the application would meet the requirements of policies PS 20 and AT 4 of the LDP as they relate to protecting sites of archaeological importance from harm.

## **Linguistic matters**

- 5.25 Excluding the developments that meet the thresholds for submitting a Welsh Language Impact Statement/Assessment as noted in Policy PS1, guidance is provided in terms of the type of relevant applications where consideration should be given to the Welsh language in Appendix 5 (The Screening Procedure) of the Supplementary Planning Guidance (SPG) 'Maintaining and Creating Distinctive and Sustainable Communities'. The guidance included states that every retail, commercial or industrial development that is not required to submit a Welsh Language Impact Statement / Assessment should show how consideration has been given to the language.
- 5.26 The Planning, Design and Access Statement notes the consideration that has been given to the Welsh language in forming the scheme and it identifies several aspects of how the scheme will promote the language, these include:
- Naming the development taking into account local linguistic heritage;
  - Providing bilingual signage in public places;
  - Providing opportunities for local workers during the construction process.
- 5.27 We believe that by imposing a condition regarding the use of the Welsh language on documents and signage, it could be ensured that the development will contribute towards the visual presence of the language in accordance with the requirements of policy PS 1.

## **Agricultural land**

- 5.28 The Welsh Agricultural Land Classification Prediction Map classifies the proposed site for the facility itself as Grade 3b or Grade 5 lower quality land, with the majority being Grade 5. Given that the proposed development has specific locational needs and is a temporary development, with the land eventually restored, it is not believed that there will be a significant long-term loss in the quantity or quality of agricultural land locally.
- 5.29 Policy PS 5 of the LDP aims to protect the "best and most versatile agricultural land", however national policy permits the development of such land if there is a "critical need for the development". In this case, in light of the small amount of highest grade land that will be lost and the strategically important nature of the development in question, the loss of this land from the general supply is considered acceptable.

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## **6. Conclusions:**

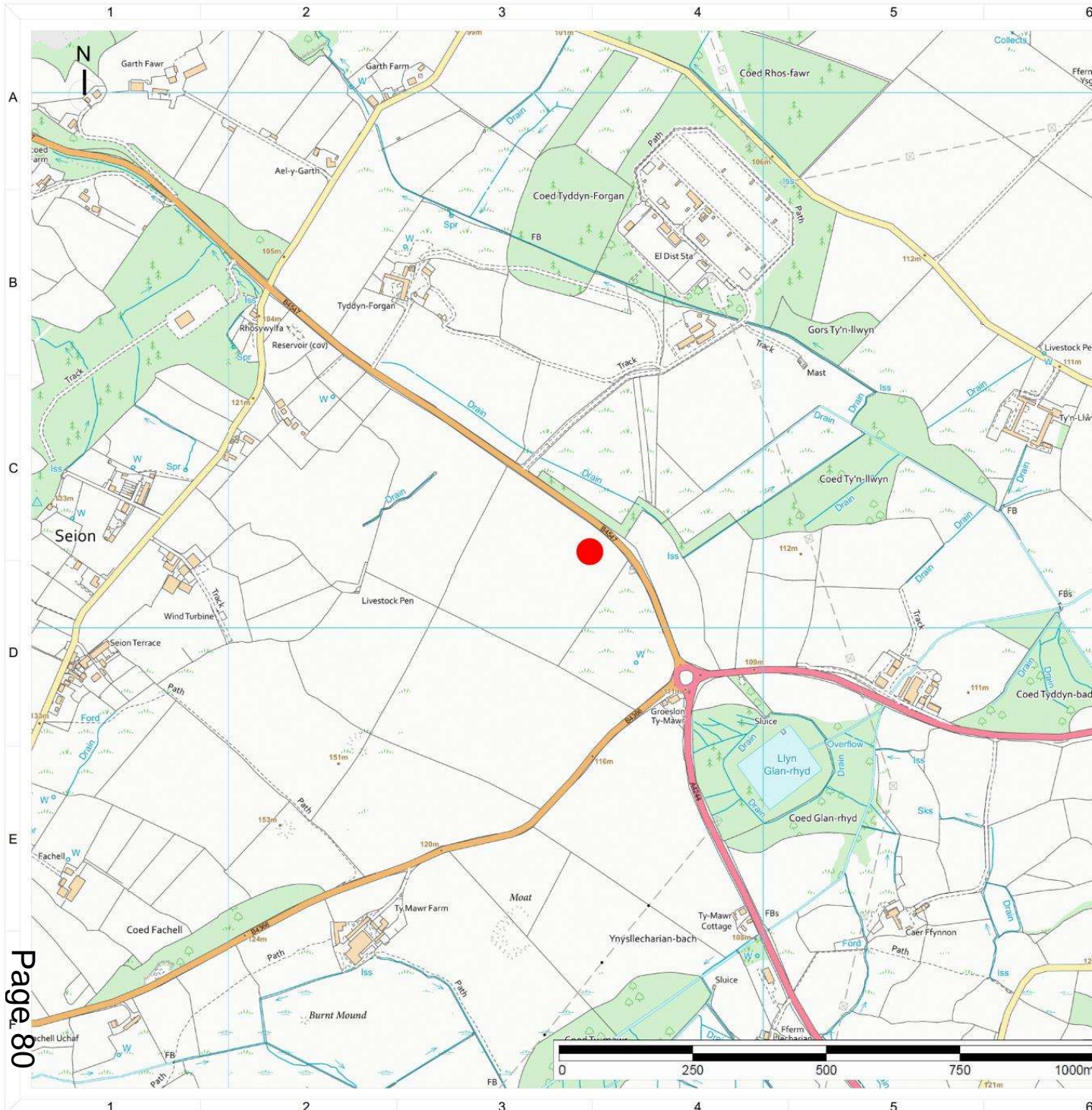
- 6.1 It is considered that while the principle of this type of development may be acceptable in the countryside for practical reasons relating to the efficiency of the electricity distribution system, this particular development is not acceptable because of its likely visual impact. It would be an industrial development on an open grassland site in the countryside that would go beyond the natural boundaries of developments associated with Pentir Substation.

## **7. Recommendation:**

### **7.1 To refuse**

1. This development would be detrimental to the landscape as it would introduce an industrial element to an open grassland site in a prominent location that would be visible within notable views of Eryri National Park. The application is therefore contrary to policies ISA 1, ADN 3, PCYFF 1, PCYFF 2 and PCYFF 4 of the Anglesey and Gwynedd Joint Local Development Plan as they relate to ensuring that developments are appropriate to their location.
2. The proposal does not provide adequate visibility pitches and therefore there are significant concerns about the suitability of visibility for outgoing vehicles, particularly given the nature and speed of traffic on this section of highway. The application is therefore contrary to the requirements of policy TRA 4 of the Anglesey and Gwynedd Joint Local Development Plan which rejects proposals that would cause unacceptable harm to the safe and efficient operation of the highway.





NOTES:

● Site Location

**07/04/25**  
ADRAN CYNLLUNIO - CYNGOR GWYNEDD

REFERENCE DRAWING:

B	Presentation	AR	JH	JH	09/01/2025
A	First Issue	AR	SS	SS	29/05/2024
REV	DESCRIPTION	DRAWN	CHECKED	APPROVED	DATE



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CLIENT:

Brockwell Storage & Solar Limited

PROJECT NAME:

B105 PENTIR

DRAWING TITLE:

LOCATION PLAN

DRAWING NO:

B105P-LP-0001

SCALE:

1:2500

PAPER SIZE:

A0

SHEET:

1 of 1

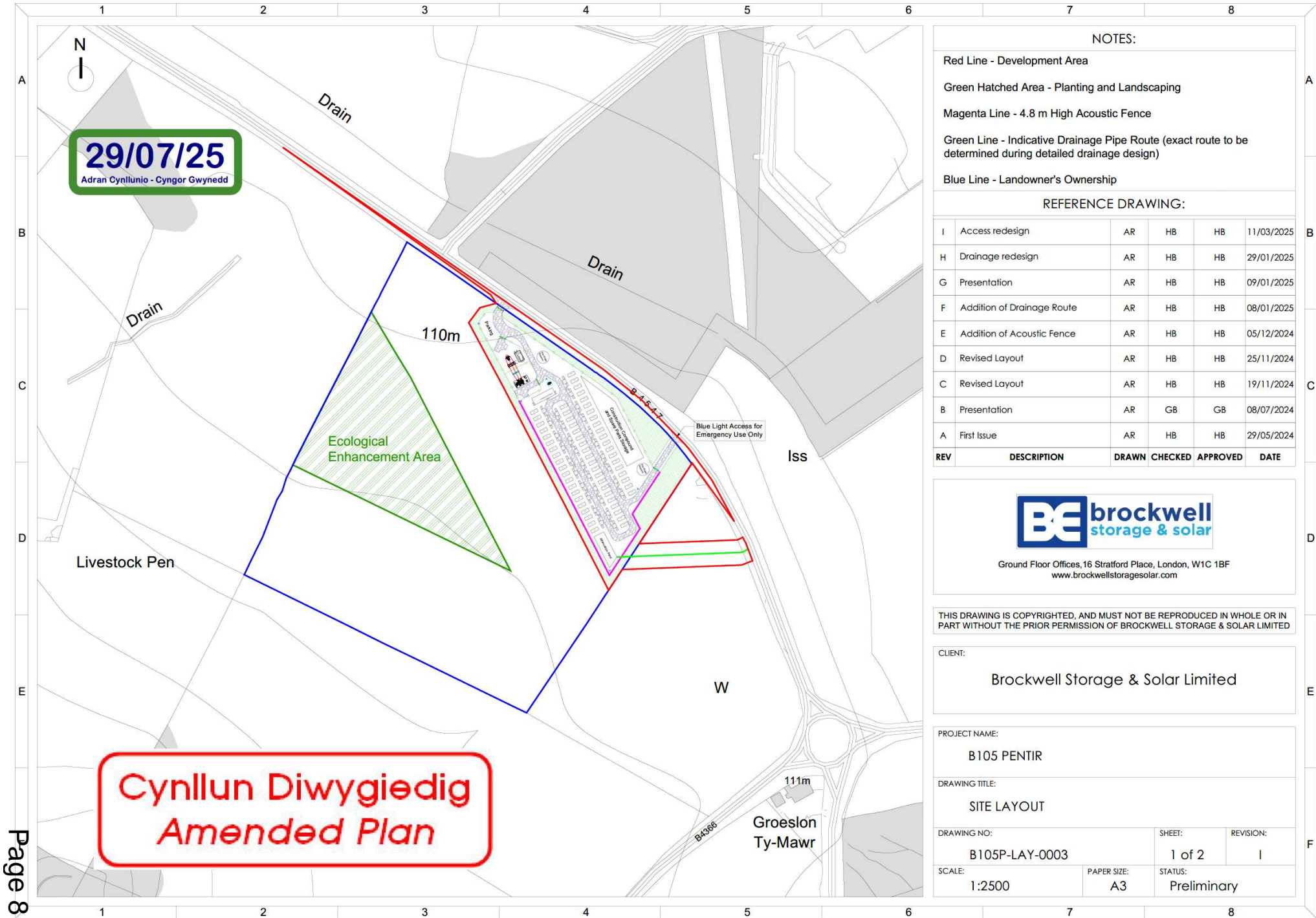
REVISION:

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STATUS:

Final

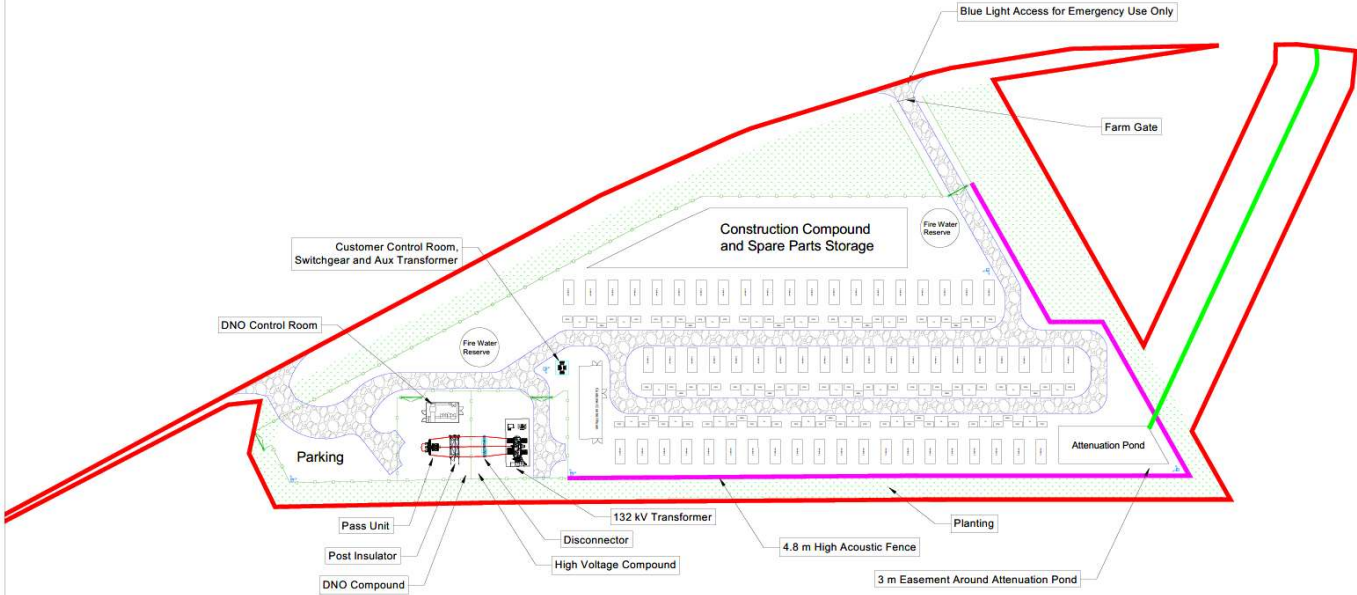




Cynllun Diwygiedig  
Amended Plan

29/07/25

Adran Cynllunio - Cyngor Gwynedd



NOTES:

- Red Line - Development Area
- Green Hatched Area - Planting and Landscaping
- Magenta Line - 4.8 m High Acoustic Fence
- Green Line - Indicative Drainage Pipe Route (exact route to be determined during detailed drainage design)

REFERENCE DRAWING:

REV	DESCRIPTION	DRAWN	CHECKED	APPROVED	DATE
I	Access redesign	AR	HB	HB	12/03/2025
H	Drainage redesign	AR	HB	HB	29/01/2025
G	Presentation	AR	HB	HB	09/01/2025
F	Addition of Drainage Route	AR	HB	HB	08/01/2025
E	Addition of Acoustic Fence	AR	HB	HB	05/12/2024
D	Revised Layout	AR	HB	HB	25/11/2024
C	Revised Layout	AR	HB	HB	19/11/2024
B	Presentation	AR	GB	GB	08/07/2024
A	First Issue	AR	HB	HB	29/05/2024



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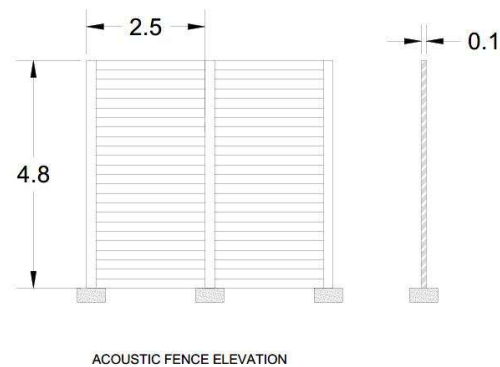
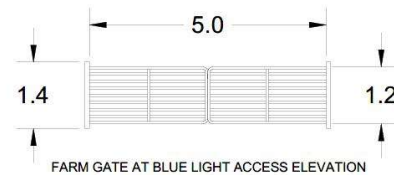
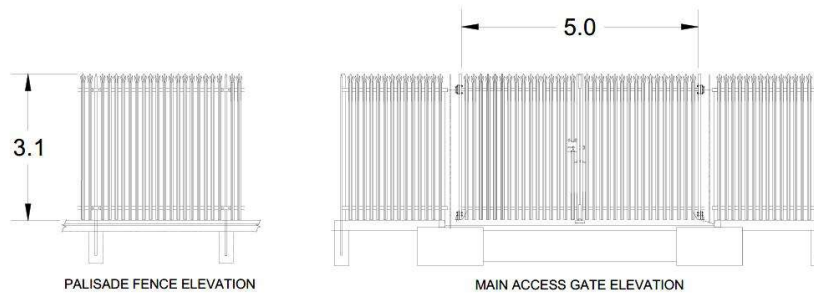
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CLIENT:  
  
Brockwell Storage & Solar Limited

PROJECT NAME:  
B 105 PENTIR

DRAWING TITLE:  
SITE LAYOUT

DRAWING NO: B 105P-LAY-0003	SHEET: 2 of 2	REVISION: I
SCALE: 1:1250	PAPER SIZE: A3	STATUS: Preliminary



#### NOTES:

Elevation drawings of fencing and gating.  
Dimensions in metres.

**GWYBODAETH YCHWANEGOL**  
**ADDITIONAL INFORMATION**

#### REFERENCE DRAWING:

**29/07/25**

Adran Cynllunio - Cyngor Gwynedd

C	Update to acoustic fence	AR	JH	JH	15/07/2025
B	Presentation	AR	JH	JH	09/01/2025
A	First Issue	AR	JH	JH	18/12/2024
REV	DESCRIPTION	DRAWN	CHECKED	APPROVED	DATE



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CLIENT:

Brockwell Storage & Solar Limited

PROJECT NAME:

B105 PENTIR BESS

DRAWING TITLE:

SITE ELEVATIONS

DRAWING NO:

B105PR-ELVN-0001

SHEET:

7 of 7

REVISION:

C

SCALE:

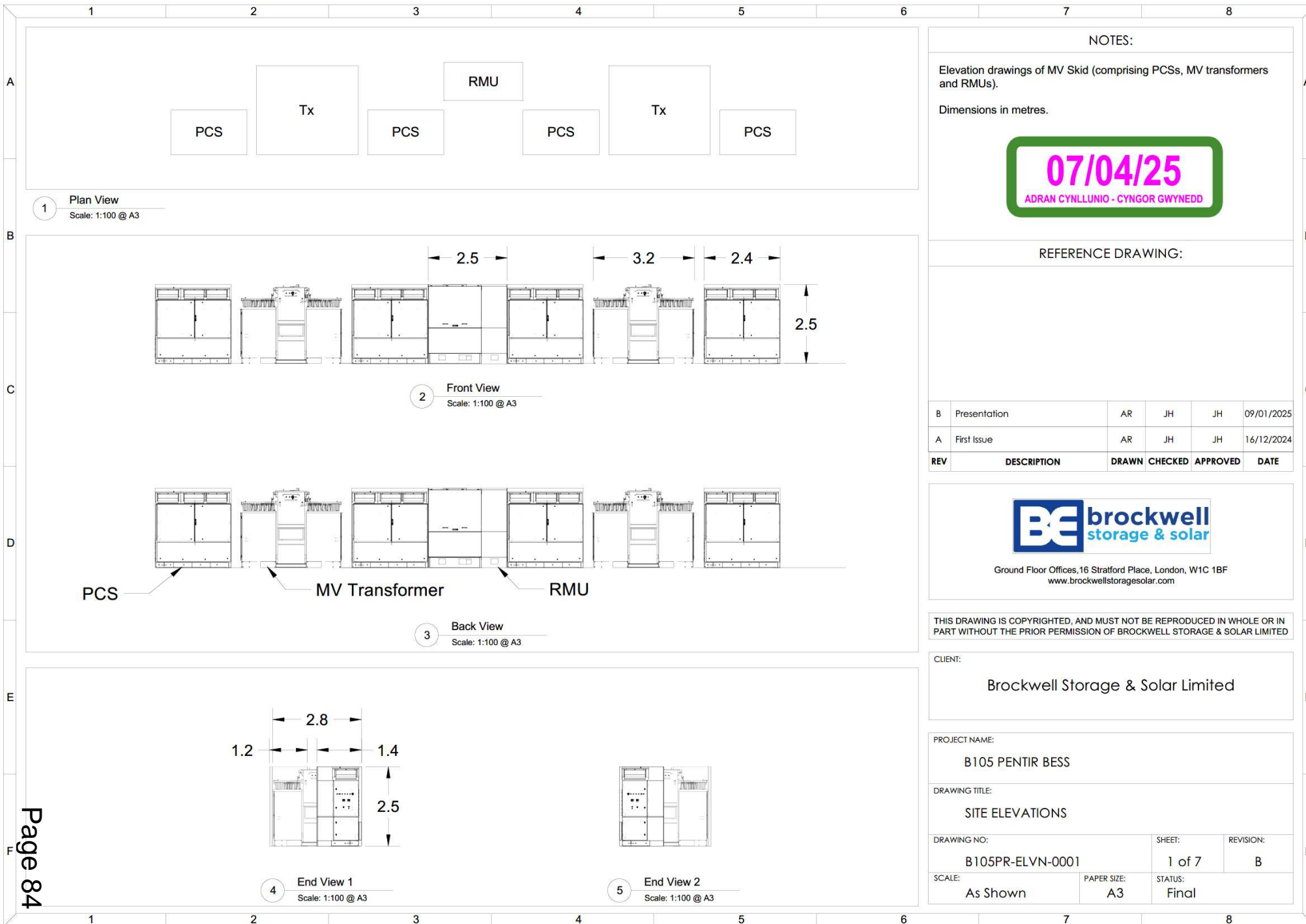
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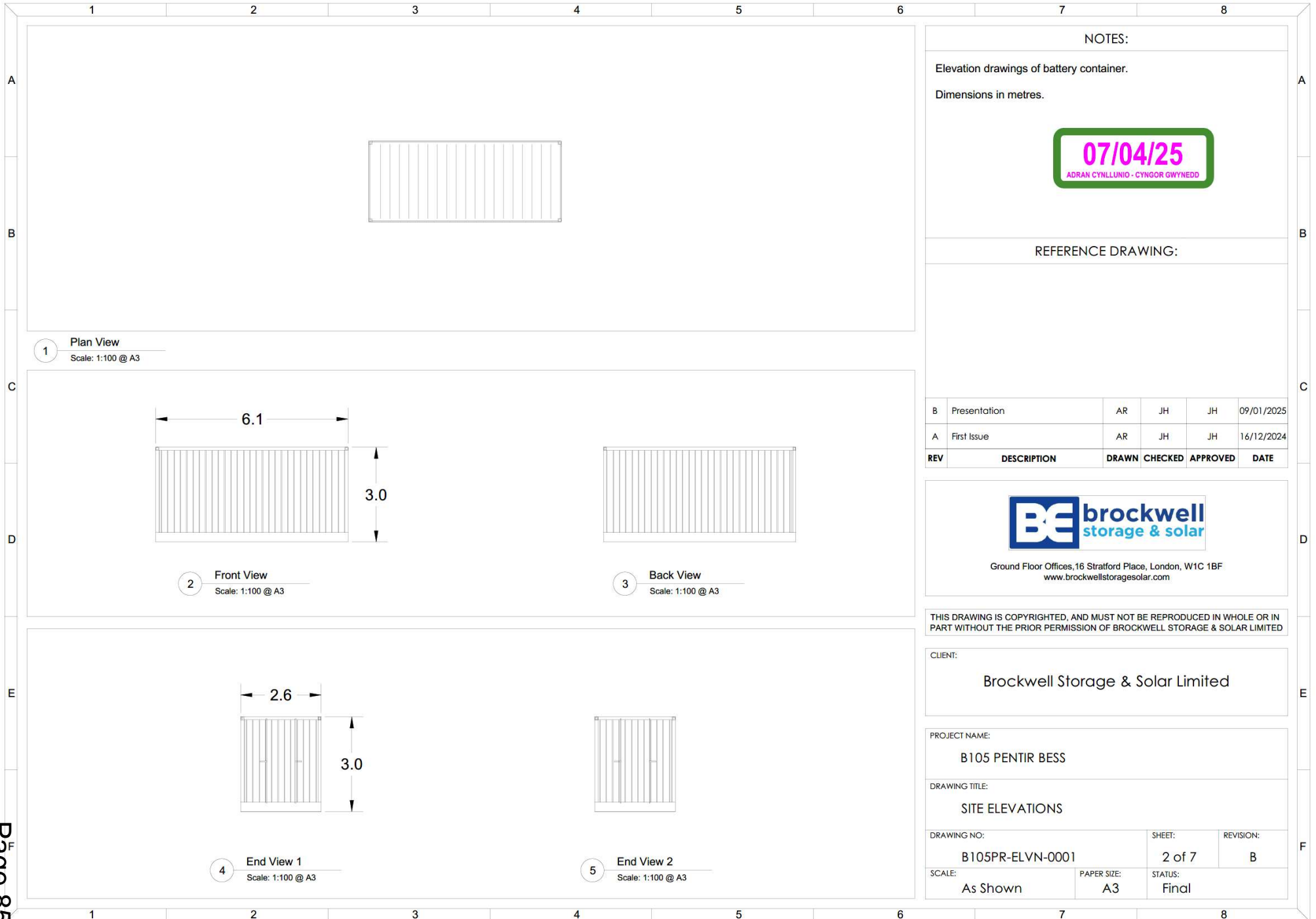
A3

STATUS:

Final







07/04/25

ADRAN CYNLLUNIO - CYNGOR GWYNEDD

- Red Line Boundary
- Native Hedgerow with Hedgerow Trees
- Existing retained wet grassland, managed to increase bio-diversity through light grazing
- Proposed Species Rich Meadow, managed through once annual cut
- Access Road
- Gravel Surface
- Security Fence
- 3.5m Acoustic Fence
- Drainage route

#### Planting Schedule

Trees	No. Species	Height	Specification
14	Alnus glutinosa	175-200cm	Feather :BR
6	Alnus glutinosa	250-300cm	Selected Standard :RB :Clear Stem 150-175
10	Quercus petraea	175-200cm	Feather :BR
2	Quercus petraea	200-250cm	Feather :BR :Half Standard :RB
15	Sorbus aucuparia	175-200cm	Feather :BR

#### Grass Areas

Weight Seed Mix Name Seed Mix Supplier Density  
18636 g EM1 General Purpose Meadow mix Emorsgate Seeds 4g/m<sup>2</sup>

#### Native Hedgerow

Number	Species	Height	Specification	Density %
600	Corylus avellana	80-100cm	1+1 :BR	7/m 15%
1998	Crataegus monogyna	80-100cm	1+1 :Transplant :BR	7/m 50%
201	Ilex aquifolium	40-60cm	Bushy :BR	7/m 5%
120	Lonicera periclymenum	40-60cm	Several Shoots :Caned	7/m 3%
800	Prunus spinosa	80-100cm	1+1 :Transplant :BR	7/m 20%
161	Rosa arvensis	80-100cm	1+1 :BR	7/m 4%
120	Ulex europaeus	80-100cm	1+1 :BR	7/m 3%
Total :4000				

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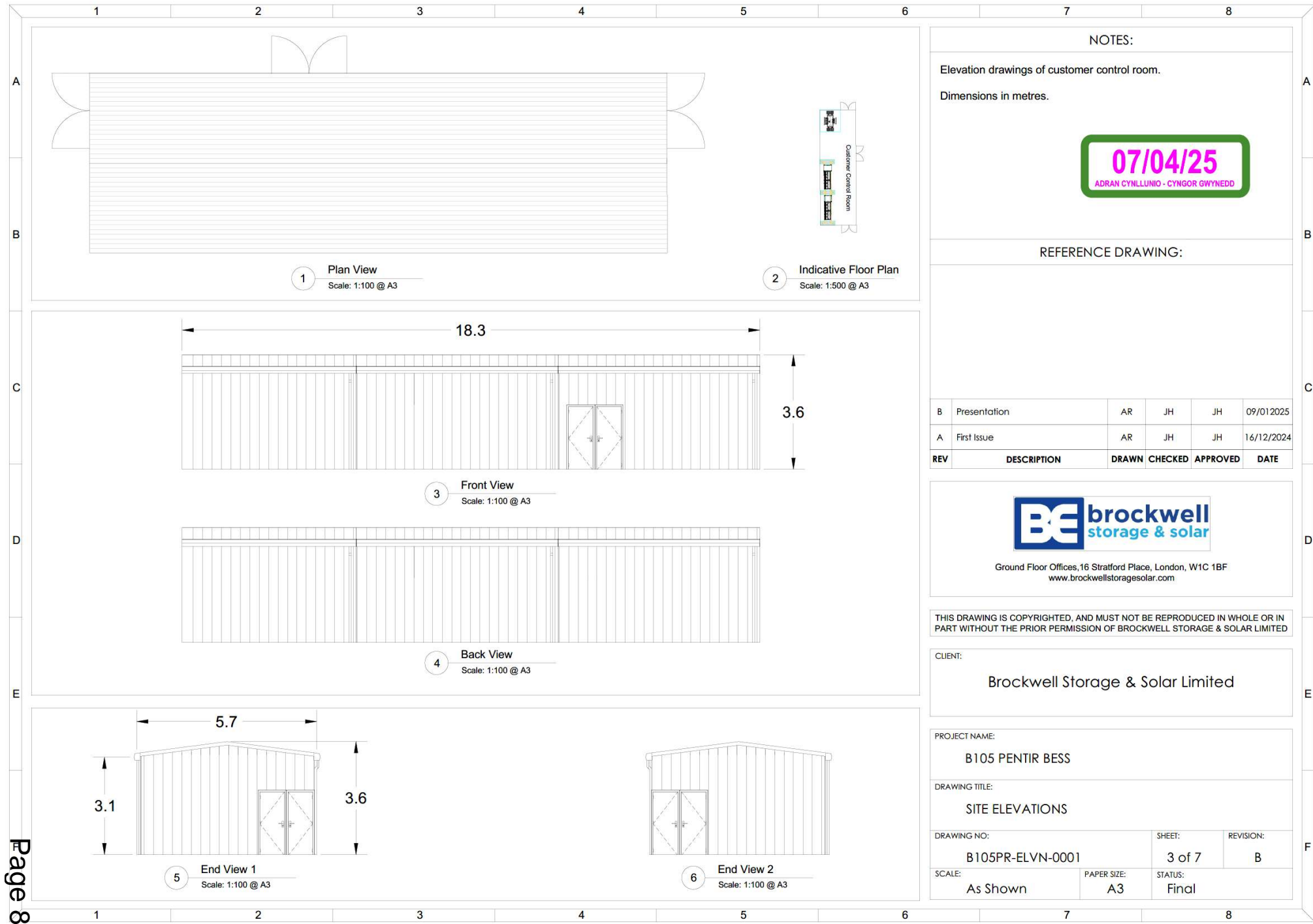
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Project: Cegin BESS  
Drawing Title: Landscape Proposals

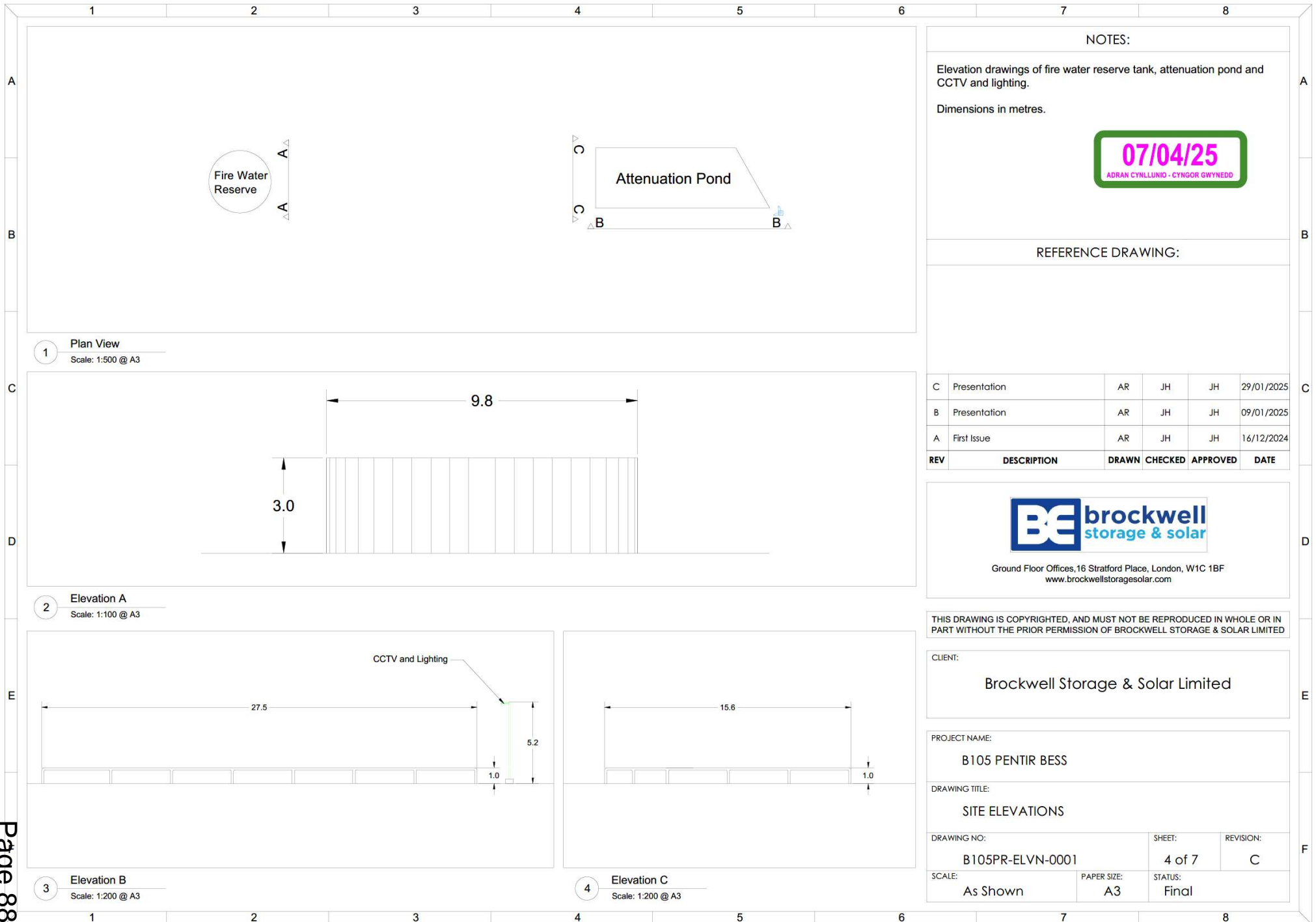
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Date: December 2024  
Drawn by: YK  
Checked by: AB  
Date: 19-03-25

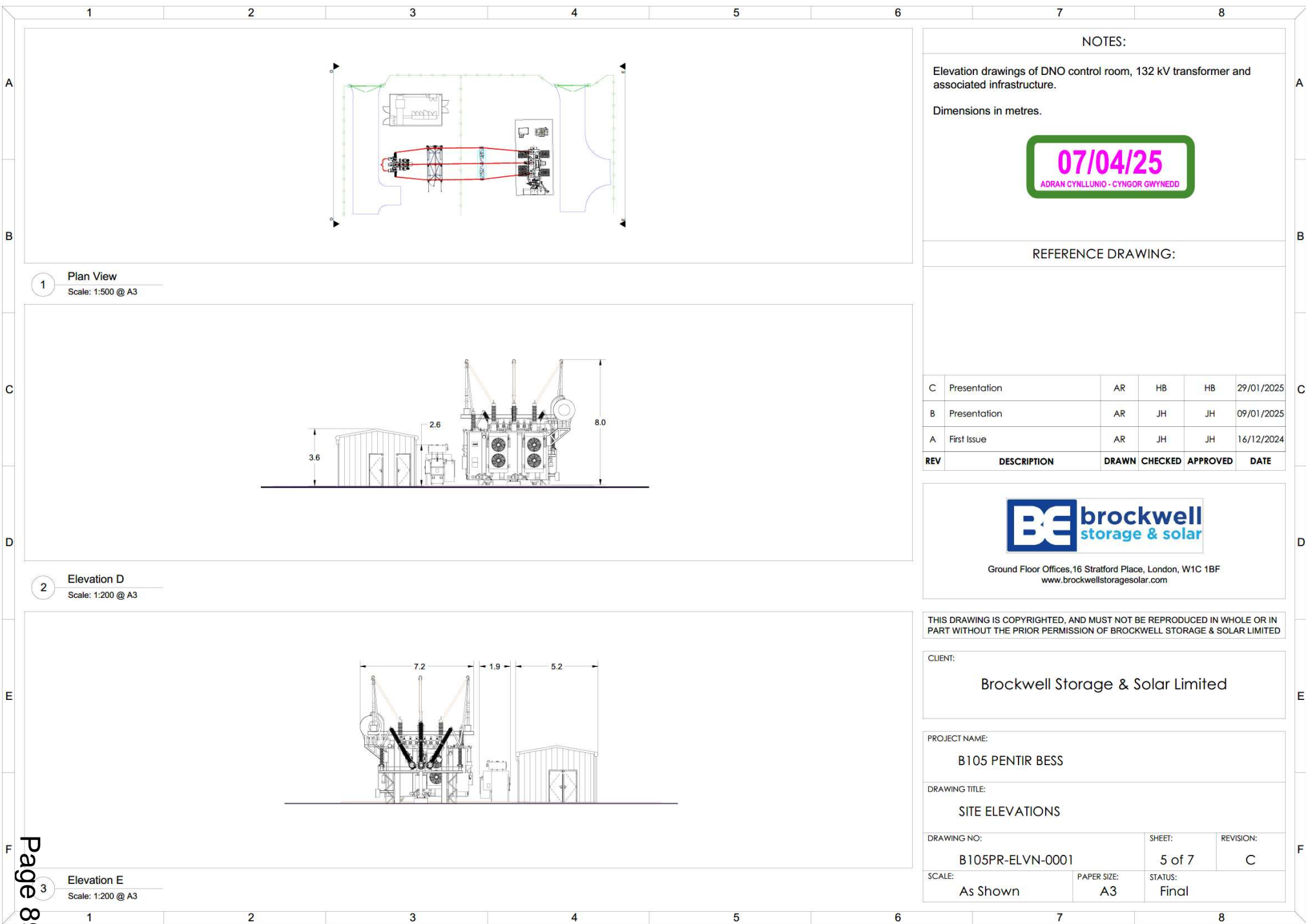
3255-01-010

Planning  
Status: D









NOTES:

Elevation drawings of DNO control room, 132 kV transformer and associated infrastructure.

Dimensions in metres.

07/04/25

ADRAN CYNLLUNIO - CYNGOR GWYNEDD

REFERENCE DRAWING:

C	Presentation	AR	HB	HB	29/01/2025
B	Presentation	AR	JH	JH	09/01/2025
A	First Issue	AR	JH	JH	16/12/2024
REV	DESCRIPTION	DRAWN	CHECKED	APPROVED	DATE



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CLIENT:

Brockwell Storage & Solar Limited

PROJECT NAME:

B105 PENTIR BESS

DRAWING TITLE:

SITE ELEVATIONS

DRAWING NO:

B105PR-ELVN-0001

SHEET:

5 of 7

REVISION:

C

SCALE:

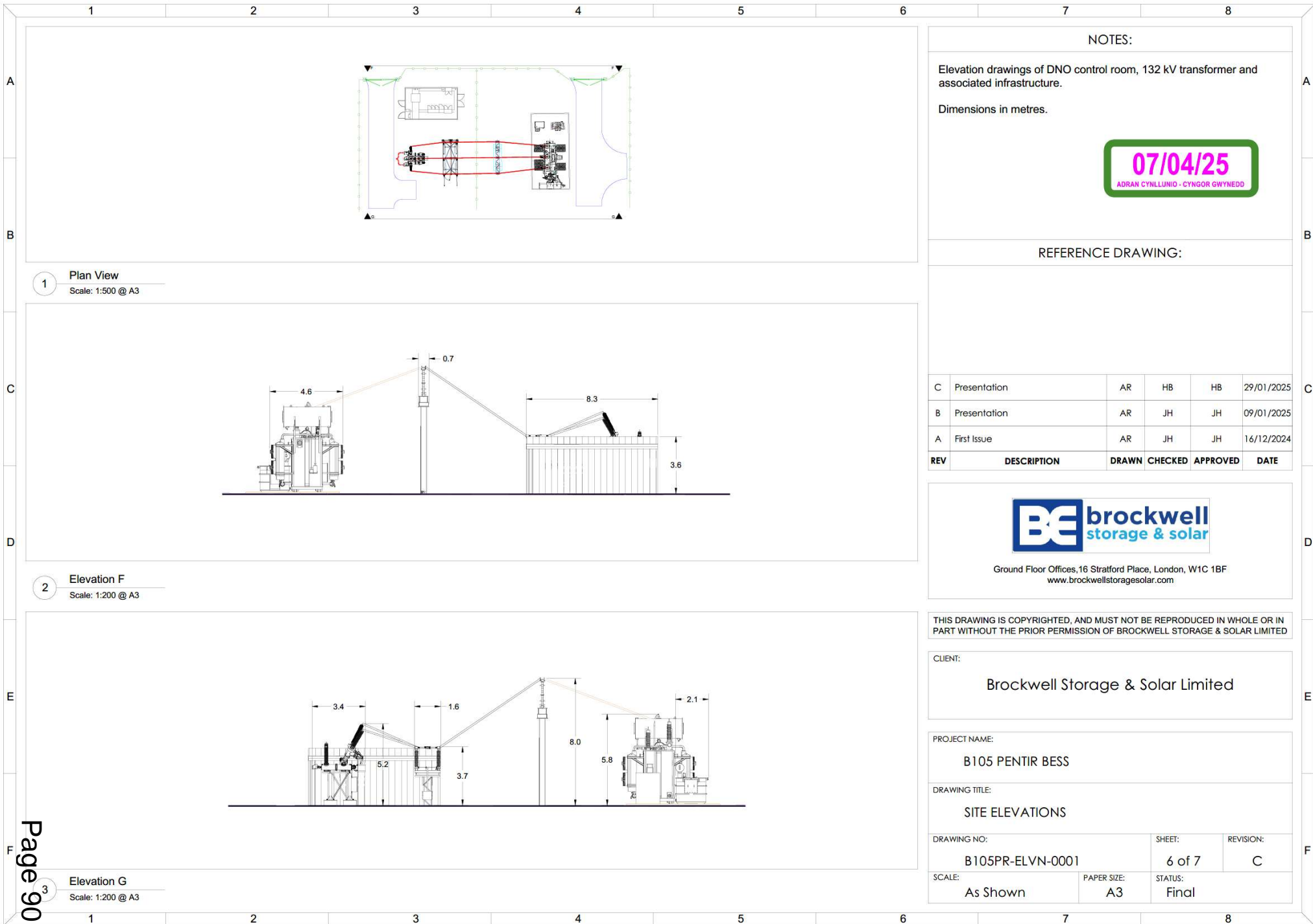
As Shown

PAPER SIZE:

A3

STATUS:

Final





View of a combination of the proposed development and the surrounding landscape, which is shown in the context of the surrounding landscape.

Visualisation Type: Type 1  
Enlargement Factor: 96%  
Camera: Canon EOS 6D Mark II  
Focal Length: 90mm  
British National Grid Coordinates: 255550, 347264  
Distance from Site: 50m  
Projection: Cylindrical  
Date and Time of Photograph: 22/10/2024 09:48  
Lens: Canon EF 50mm 1:1.4  
Direction of View: SE  
Elevation (AGD): 109m

3255-01 Pentir BESS  
Figure 3.1 Viewpoint 1  
axis













PLANNING COMMITTEE	DATE: 12/01/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

**Number: 4**

**Application Number:** C25/0311/30/AC

**Date Registered:** 05/11/25

**Application Type:** Change Condition

**Community:** Aberdaron

**Ward:** Pen draw Llŷn

**Proposal:** Section 73 application to vary condition 7 on planning approval C24/0011/30/AM to agree a new layout as shown on drawing ref. no. 3196:24:8 and amend conditions 5 and 10 on planning approval C24/0011/30/AM to agree landscaping and appearance details in accordance with drawings ref. no. 3196:24:8 and 3196:24:7.

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

**Summary of the Recommendation:** TO REFUSE



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## 1. Description:

- 1.1 Members are reminded that an outline application with some reserved matters (appearance and landscaping) has already been granted on this site in the past for the creation of five self-build plots that would provide affordable housing.
- 1.2 Normally, after an outline application has been approved, a follow-up application is submitted to agree the details of the reserved matters, and in this case the reserved matters were appearance/design and landscaping matters. All other relevant matters were therefore agreed through the outline application, namely details of the access, layout and scale. The current application was submitted with a plan showing a revised layout to what was permitted on the outline application as well as design/appearance details of the houses and landscaping matters. This application is therefore for the amendment of condition 7 of outline permission C24/0011/30/AM to change the layout of the site and change conditions 5 and 10 to agree the details of the landscaping and design of the houses.
- 1.3 For clarity, the details of the application as submitted are as follows:
  - Create a vehicular access in the same location as previously agreed but with a change to the layout of the access road with a parking space on part of the site near the access but now in a different location to what was agreed, which is parallel to a residential property known as Môr Edrin.
  - Erection of five detached two-storey houses within individual plots with substantial gardens and associated parking spaces.
  - The total internal floor area of the two-storey houses would be 96m<sup>2</sup>. Internally, they will all include a living space, kitchen/dining space, utility room and toilet on the ground floor and three bedrooms, bathroom and storage on the first floor.
  - The external appearance of the houses to include a slate roof, exterior walls to include metal cladding and large glazed gables.
- 1.4 The site of the proposed development is currently open agricultural land with surrounding boundaries consisting of a mixture of natural hedgerows, soil *cloddiau* and post and wire fencing.
- 1.5 The entire site is outside the current development boundary of the village of Aberdaron and therefore in the open countryside. Parts of the southern boundary of the proposed site partially abut the development boundary. The busy B4413 road is situated parallel to the front of the site with a public footpath running along the western boundary of the land. The site is within the Llŷn AONB and the Llŷn and Ynys Enlli Landscape of Outstanding Historic Interest designations.
- 1.6 As part of the application, the following information was submitted:
  - Affordable Housing Eligibility Report
  - Material specification
  - Drainage Strategy
  - Valuation of the value of the plots/houses
  - Design Statement
- 1.7 Following concerns raised by officers, some elements of what was suggested should be changed in terms of design and finish were amended by removing the metal cladding and including a render finish to the exterior walls along with reducing the width of the first-floor glass opening on the gables. It was suggested that the layout of the site should be changed back to what had been agreed on the outline application due to a less uniform appearance and concern was highlighted about the significant size of the gardens per plot, and the impact of this on the

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affordability of the plots. The layout was not changed because it was clarified that this arrangement was more cost effective for the development of the site. It is further noted that an attempt was made to request a change to the design of the buildings due to concern about the appearance and form of the development in this location; no further amendment was received in addition to the change to the exterior finishes and size of the first-floor glazed openings.

## **2. Relevant Policies:**

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

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

## **2.3 Anglesey and Gwynedd Joint Local Development Plan 2011-2026, 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

TAI 8: An appropriate mix of housing

PS 18: Affordable housing



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TAI 16: Exception sites

PS 19: Conserving and enhancing the natural environment where appropriate

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 Houses 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 Application C24/0011/30/AM - Outline application with some reserved matters (appearance, landscaping) to create five self-build plots for affordable housing – Approved 01/08/24

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#### 4. Consultations:

Community/Town Council: Not received

Transportation Unit: I refer to this application and I confirm that the transportation unit has no objection.

Natural Resources Wales: We have concerns regarding the application as submitted. However, we are satisfied that these concerns can be overcome if the Ecological Assessment document is included in the condition in relation to approved plans and documents that are on the notice of decision.

As the competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended), your authority must, before deciding to give consent for a project which is likely to have a significant effect on a Special Area of Conservation, either alone or in combination with other plans or projects, make an appropriate assessment of the implications of the project for that site in view of its conservation objectives.

Welsh Water: Whilst there is no objection in principle to the amendment of conditions 5, 7 and 10 on Planning permission C24/0011/30/AM, it is requested that if the application is granted that condition 4 imposed on C24/0011/30/AM is included in the new Planning permission.

Public Protection Unit: Not received

AONB Unit: A viewpoint on affordable housing developments in the AONB is provided in Policy CP6 of the Management Plan which 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 location on the outskirts of the village of Aberdaron is a rural one and the site itself is part of an agricultural field. Generally, the surrounding houses are of a fairly traditional design with rendered walls and a slate roof.

The plans that have been submitted for the site plan, and for the design and appearance of the houses, do not seem to assimilate well given the location, site and other houses in the vicinity.

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The intention to plant trees will help screen the development and contribute to biodiversity. A condition is suggested to agree a landscaping plan as well as a lighting scheme prior to the commencement of the development.

**Biodiversity Unit:**

The landscaping plan incorporates all of the ecological report's Biodiversity enhancement measures – no objection.

The site in question is approximately 750m north of the Pen Llŷn a'r Sarnau SAC. The SAC has been designated for marine habitats and species. The housing development site is on land - development for five houses will not cause loss of marine habitat. The development will not cause noise in the sea that may disturb marine mammals, and the development will not cause a change to the coastal processes.

The land slopes towards the sea and the nearest watercourse is 145m away from the development site, so it is highly unlikely that pollution from the development can reach the sea.

Therefore, Cyngor Gwynedd as the competent authority under the Habitats Regulations has considered the proposal in relation to the Pen Llŷn a'r Sarnau SAC and found that the development is unlikely to have an impact on the SAC.

**Strategic Housing Unit:**

The information below is based on ascertaining the price of an affordable property by identifying x 3.5 the median income of the area and adding a deposit of 10% of the value of the property in accordance with the Guidance.

The property price follows a 40% discount at £228,000 with a median household income for the Pendraw Llŷn ward of £37,034.

With this we calculate: £37,034 x 3.5 + £22,800 (deposit) = £152,419 which is below the price following a 40% discount and is therefore considered unaffordable.

It is important to consider that applicants on the Tai Teg register can earn up to £60,000 as household income and therefore it may be affordable for some individuals on this list. There may also be some national schemes available to assist individuals in owning property.

**Land Drainage Unit:**

It appears that all the drainage work will be done within the applicant's land, therefore, we have no objections for the application.

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Public Consultation: A notice was posted on the site and nearby residents were notified. The advertising period has expired and no letter / correspondence of objection have been received.

## 5. Assessment of the material planning considerations:

### The principle of the development

- 5.1 As noted above, an outline application with some reserved matters (appearance and landscaping) has already been granted on this site for the creation of five self-build plots that would provide affordable housing. This proposal involves changing the layout of the site along with agreeing the design details of the houses and associated landscaping. To this end, the assessment below addresses those matters that are relevant to these matters that are different from or in addition to what was previously granted. For clarity, therefore, the principle of erecting five affordable homes in the form of a self-build plot has already been accepted, but the impact of changing the layout and agreeing the design and landscape details that have been submitted on visual and residential amenities would be subject to assessment, as well as ensuring that the units remain affordable in terms of local and national planning policies.

### Visual amenities

- 5.2 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"*.
- 5.3 The site would be fully visible within the AONB and from points beyond the site due to the nature of the land elevating from the application site in a particularly northerly and north-easterly direction. Members are reminded that the AONB is equally important in conservation value as the National Parks and have been designated under the same act with responsibility on relevant Local Authorities to take: *"all actions that will help, as they see fit, to protect and enhance the natural beauty of the AONB or the part of it in their area"*. In the response to the consultation, the AONB Unit confirmed *"The plans that have been submitted for the site plan, and for the design and appearance of the houses, do not seem to fit well given the location, site and other houses in the vicinity"*.
- 5.4 The erection of any dwelling on this open and elevated site would be very obvious. The outline permission accepted a suggestion of the size and form of the houses to be erected but the current application was submitted with a design that was not in keeping with what would be expected for this sensitive site. A design that is contemporary in its appearance is not entirely unacceptable as long as it suits its location and conveys the general appearances of the surrounding area. It is not believed that what is being proposed is typical of the area and that the buildings in terms of form and appearance would appear incompatible with other properties within the surrounding area to the detriment of the character and appearance of the AONB. It is not believed that any proposed landscaping would significantly mitigate such impacts. Committee members are reminded that concerns have been raised in the Planning Committee in the past about housing developments that would be detrimental to views in and out of the AONB and affect the dark sky status of the AONB as a result of the size of openings on the elevations of the houses.



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- 5.5 Although there has been some reduction in the size of the first-floor glazed openings from the original submission, the proposal would continue with a total of ten floor-to-ceiling glazed gables. The Government's Good Practice Guidance 'Planning for the conservation and enhancement of dark skies in Wales' states:

*"Light that floods through windows can create a huge amount of light pollution. Indoor lighting requirements can be greater than most types of domestic rural lighting, and the effect on dark skies can be significant..... Flooded interior light will have a similar effect to external lighting, especially when interfering with and disrupting the continuity of the dark landscape where local habitat is good for bats, there are concerns about the effects of the interior lighting flooding through large windows or glass walls. There should be as little glazing as possible. Where possible, the glazing should:– not exceed 25% of the floor area;....avoid large individual areas of glazing such as glazing from floor to floor...."*

- 5.6 It is acknowledged that some change has been done to the finishes but not to the design and layout. Although changes to the design and layout were requested, no further changes were proposed of the change to external finishes. It is therefore not considered that the proposed development would protect or enhance the AONB or local visual amenities and would therefore be detrimental to the character and scenery of the local area. As a result, it is contrary to policies AMG 1, PCYFF 2, PCYFF 3 and PCYFF 4, and criterion 13 of policy PS5 of the adopted Anglesey and Gwynedd Joint Local Development Plan which, together, seek to protect the natural environment.

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

- 5.7 It is unavoidable that there would be an increased impact on the general amenities of the local area and surrounding residents compared to the current situation as the site is open agricultural land, but it is noted that outline permission exists on the site for the erection of five affordable homes.
- 5.8 It is seen that the house on plot 1 would be relatively close to the boundary of the site with neighbouring houses. But it is seen that the nearest elevation of the house facing the existing houses would not include any windows that would cause a concern in terms of overlooking. The existing house would be directly abutted by the residential garden attached to plot 1, however, it is considered that there are reasonable distances between the houses themselves meaning there would be no obvious impact on the residential amenities of neighbouring houses and therefore, the proposal is not considered to be wholly unacceptable on the basis of all the relevant requirements of policy PCYFF 2.

#### **Affordable housing matters**

- 5.9 In this case, consideration must be given to whether the application, as submitted, continues to propose units that are genuinely affordable. A document named the "Affordable Housing Eligibility Report" has been submitted in support of the application and a thorough assessment of the proposal will be undertaken on the information presented in this report.
- 5.10 Information within this document refers to the maximum size of affordable units with reference to Table 18 in the LDP. This table is under policy TAI 5 which relates to Local Market Housing units rather than affordable housing. It is believed that in terms of the size of the affordable units, this should be in line with Planning Policy Wales and it is stated that it should be considered that all affordable units must meet the Welsh Government's development quality standards. It is also noted that consideration should be given to section 3.4 of the SPG: Affordable Housing, which highlights considerations relating to the size of the affordable unit.

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- 5.11 Therefore, for a case such as this that relates to five person three-bedroom units, the Government standards state a gross internal (floor) area of 93m<sup>2</sup> and 88m<sup>2</sup> for a four person three-bedroom unit. The size of the proposed units as shown would be 96m<sup>2</sup>.
- 5.12 It is noted that the open market value of the units would range from £375,000 (plots 2, 3 and 4) to £385,000 (for plots 1 and 5) according to a red book valuation dated 13.08.2025, and that the report uses a figure of £380,000. It can be seen with the outline application that a valuation of £242,426 was provided at the time by LWH Housing and Property Company on a value basis of £2,579 m<sup>2</sup> (which would entail a 94m<sup>2</sup> unit) - the date of this valuation was 20 May 2024, and therefore this latest valuation is significantly higher. The Strategic Housing Unit's observations are based on the medium figure of £380,000 referred to in the report and considering that the price of a property with a 40% discount would be £228,000 and the median household income for the Pendraw Llŷn ward would be £37,034, giving a calculation of £37,034 x 3.5 + £22,800 (deposit) = £152,419 which is below the price with a 40% discount and is therefore considered unaffordable.
- 5.13 It is noted that the Strategic Housing Unit's observations confirm that applicants on the Tai Teg register can earn up to £60,000 in household income and therefore the price may be affordable for some individuals on this register. There may also be some national schemes available to assist individuals in owning property. While this is a consideration, this would only apply in extreme circumstances, and it is necessary to ensure that the units are affordable in perpetuity; and so there is a risk that granting the application as submitted would mean that the affordable price exceeds that which is within the grasp of the local population in need for affordable housing. It is noted that the size of the floor area of the houses is greater than that expected for affordable units of this type and that the size of the plots is also greater than that permitted by the outline planning permission and that these elements can affect the value of the houses.
- 5.14 Section 5 of the report refers to Tai Teg's requirements stating that all prospective owners do meet Tai Teg's requirements to be eligible for an affordable home. Reference is also made in this part of the report to table 22 in the LDP and the local connection which also meets the Tai Teg criteria. Whilst the same criterion from Tai Teg refers to a one-year connection with the area, a second criterion refers to the need for a local connection with a notice of intention that would be in line with relevant requirements within the SPG and a five-year connection with Aberdaron or its associated hinterland. It is unclear from the information submitted that this has been fully confirmed in this case and therefore, the prospective occupiers of the affordable housing cannot be declared eligible in accordance with the requirements of criteria relating to proving local need.
- 5.15 It is acknowledged that outline permission has already been granted for the development of five plots on this site for the erection of affordable housing. It is also very much known that there is a real need for affordable housing within the county, but in this case, it is not considered that the affordability of the individual units in perpetuity has been ensured. Although information has been submitted, this information does not confirm that the units are within reach of those in need of affordable housing, nor that the units would be affordable in perpetuity. The fact that an outline application has already been granted does not mean that a subsequent application is acceptable as it is not believed that the affordability of the proposal as submitted has been proven. It is therefore not considered that the application as submitted is acceptable and that it consequently fails to meet the relevant requirements of policy TAI 15 together with relevant guidance provided within Technical Advice Note 2: Planning and Affordable Housing and Supplementary Planning Guidance: Affordable Housing.

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

- 5.16 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.
- 5.17 A Planning Statement was submitted with the previous application. The current application relates to the same number of dwellings as the outline application and although concerns have been raised about elements of the application, in terms of relevant linguistic considerations, it is not a changed from the previous position. As in the case of the outline application, no evidence was received to show that the development would likely be detrimental to the language and as this proposal is for five affordable houses, where the occupation would be limited to local people only, the proposal is not considered to be entirely contrary to policy PS 1.

### **Transport and access matters**

- 5.18 The Transportation Unit confirmed that there is no objection to the proposal. The access remains in the same location as approved on the outline application although there is some change regarding the layout of the estate road and the arrangement of the parking spaces. The parking spaces proposed on part of the site are being moved from one side of the land from what has been previously shown to another part whilst individual plots are provided within the five plots attached to the individual houses. It is believed that the proposal would be acceptable in terms of current parking requirements and is therefore in line with policy TRA 2. The proposed access appears to be a standard width for serving such a site and is located on a section of road, albeit a busy road, which is relatively straight with relatively clear visibility in both directions, it is believed that the access would also be acceptable and thus in line with the relevant requirements of policy TRA 4.

### **Biodiversity matters**

- 5.19 The Biodiversity Unit has confirmed that the landscaping plan incorporates all the Biodiversity enhancement measures of the ecological report and therefore there is no objection. NRW in their observations state that Cyngor Gwynedd should *"as the competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended), before deciding to give consent for a project which is likely to have a significant effect on the Special Area of Conservation, either alone or in combination with other plans or projects, make an appropriate assessment of the implications of the project for that site in view of its conservation objectives..."*
- 5.20 Cyngor Gwynedd as the competent authority under the Habitats Regulations has considered the proposal in relation to the Pen Llŷn a'r Sarnau SAC and the development is unlikely to have an impact on the SAC. It is therefore accepted that the proposal is acceptable and in accordance with the requirements of policies PS 19 and AMG 5.

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### **Educational Contribution**

- 5.21 The proposal is for the erection of 5 three-bedroom houses; from the information in the 'Planning Obligation' SPG, it is stated that two additional primary age pupils will derive from this proposal:  $5 \times 0.4 = 2$  pupils.
- 5.22 As there is existing capacity within the local primary school, it would not be relevant to consider an educational contribution in this case for the additional pupils resulting from the proposed development.

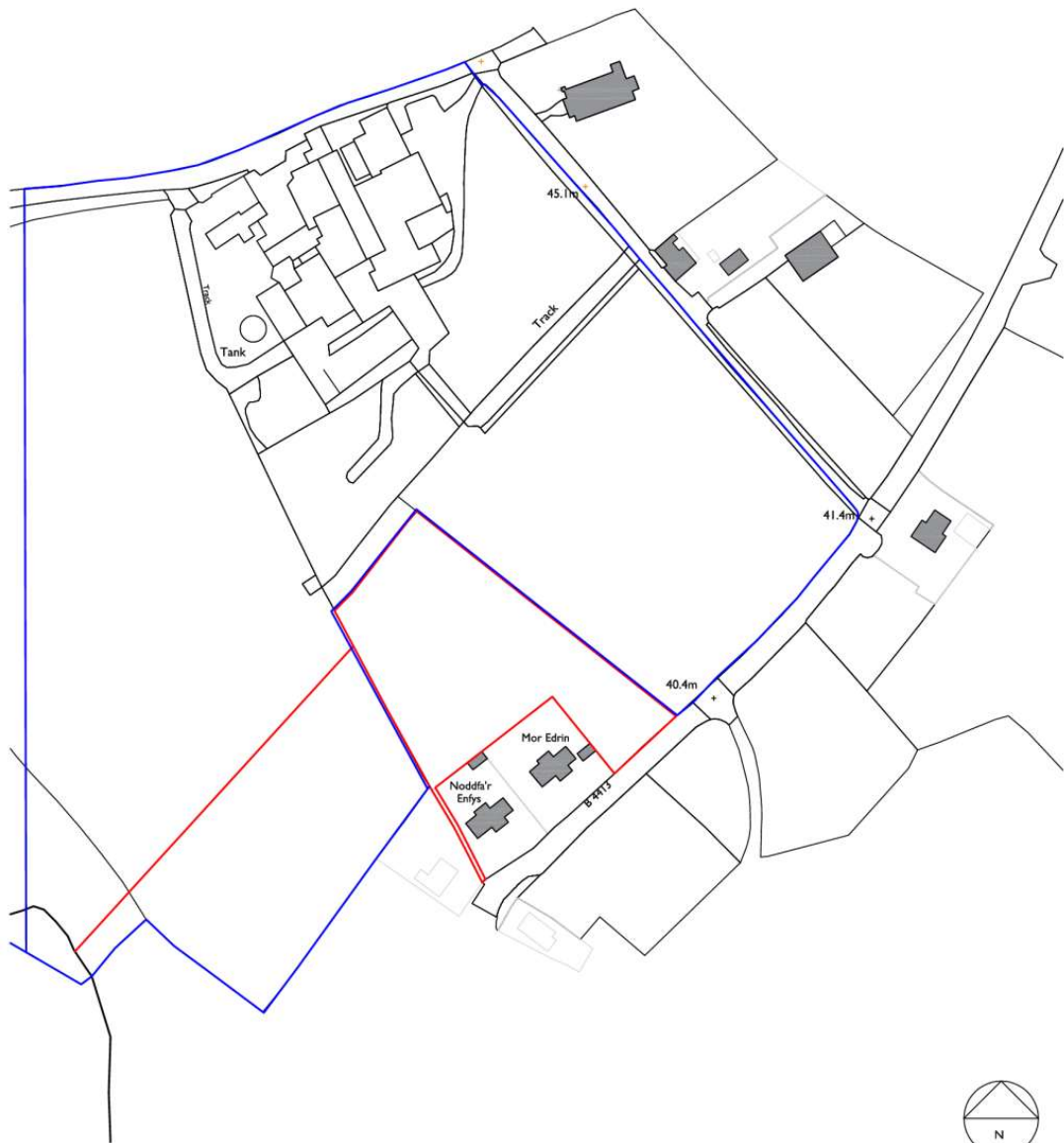
### **6. Conclusions:**

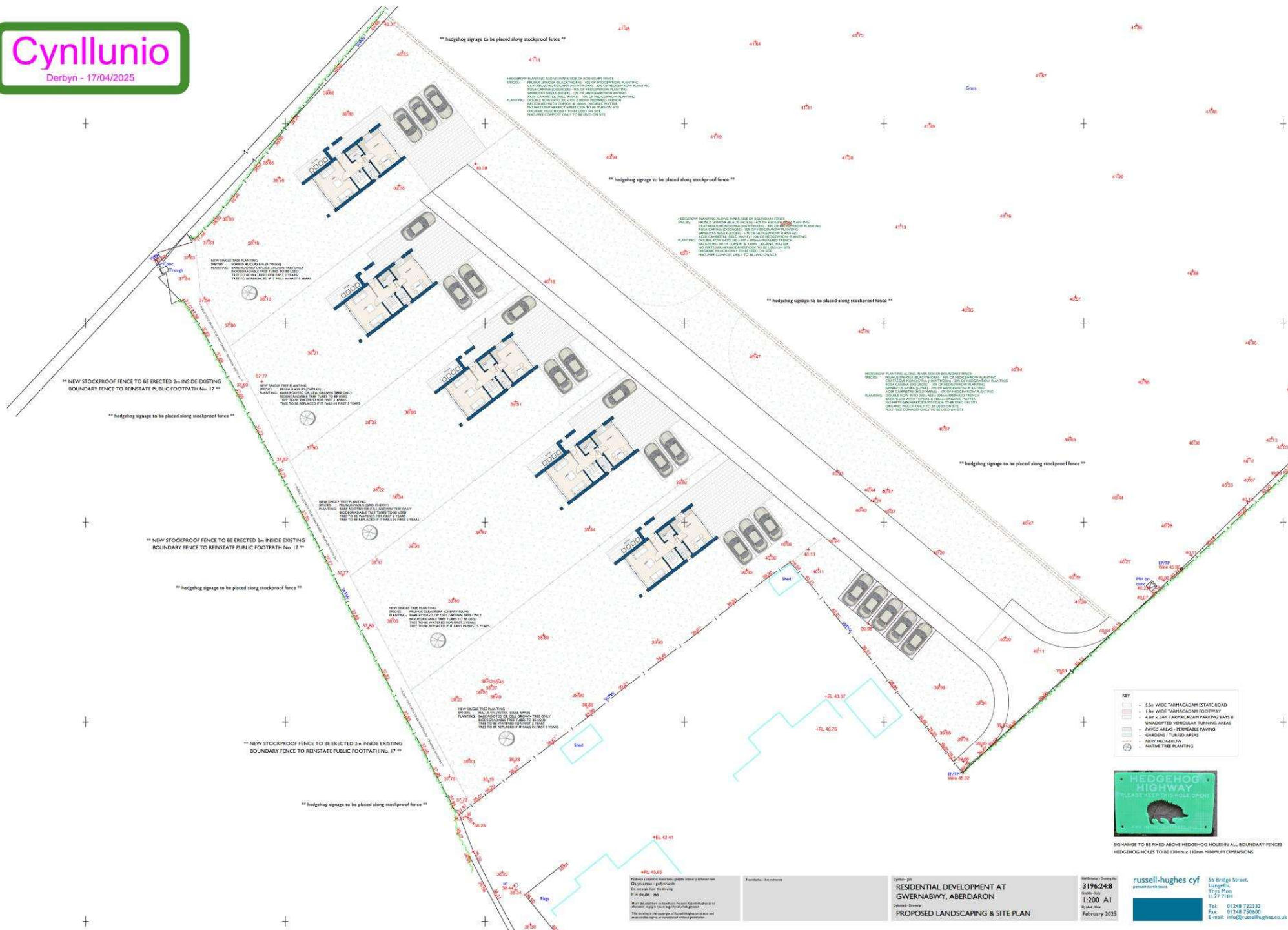
- 6.1 As noted above, it is accepted that approval for an affordable housing development has already been granted on this land. However, for the reasons explained above, the current application as submitted cannot be considered acceptable on the grounds of non-compliance with the requirements of relevant local and national planning policies and guidance as set out in the report.

### **7. Recommendation:**

- 7.1 To refuse – reasons
1. The affordability of the houses and the significantly-sized individual plots are not believed to have been proven without doubt. It is therefore not considered that the application as submitted is acceptable and that it consequently fails to meet the relevant requirements of policy TAI 15 together with relevant guidance provided within Technical Advice Note 2: Planning and Affordable Housing and Supplementary Planning Guidance: Affordable Housing which ensures that housing located outside the development boundary is affordable in perpetuity.
  2. It is not considered that the proposal, in terms of design and form and uniform layout, adds to the enhancement of the character and appearance of its site context or fully integrates within the context of the surrounding area or its prominent location within the Llŷn AONB. Therefore, the proposal is contrary to the relevant requirements of policies AMG 1, PCYFF 2, PCYFF 3 and PCYFF 4, criterion 3viii of policy TAI 15 and criterion 13 of policy PS5 of the Gwynedd and Anglesey Joint Local Development Plan 2017 together with part 2.6 of Technical Advice Note 12: Design, which states that design which is inappropriate in its context, or that does not take advantage of opportunities to enhance the character, quality and function of an area, should not be accepted, as these have detrimental effects on existing communities.









**Cynllunio**  
Derbyn - 18/03/2025



- NOTES**
1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, ENGINEERS AND OTHER SPECIALISTS' DRAWINGS.
  2. PLEASE REFER TO ARCHITECTS DRAWINGS FOR FINAL BUILDING LOCATION.
  3. ALL DIMENSIONS ARE IN MILLIMETERS & ALL LEVELS IN METRES UNLESS NOTED OTHERWISE ON THE DRAWING.
  4. ALL DRAINAGE COMPONENTS ARE TO COMPLY WITH CURRENT BRITISH STANDARDS & BUILDING REGULATIONS REQUIREMENTS.
  5. AT ALL OUTFALL POINTS TO AN EXISTING NETWORK, THE POSITION AND INVERT LEVEL OF EXISTING DRAINAGE MUST BE CONFIRMED WELL IN ADVANCE OF THE PROGRAMMED DATE FOR INSTALLING ANY OF THE UPSTREAM DRAINAGE. OR ORDERING ANY MATERIALS IN ORDER TO ALLOW TIME FOR ANY NECESSARY REVISIONS TO THE HYDRAULIC DESIGN.
  6. ALL GRAVITY PVC-U PIPEWORK TO BE TO BS 4605:2000 OR BS EN 14011:2009 WHERE RELEVANT UNLESS NOTED OTHERWISE.
  7. ALL CONCRETE SHALL BE GRS WITH SULPHATE RESISTING IN ACCORDANCE WITH BS6800 UNO.
  8. FINAL LOCATIONS AND DETAILS OF SOIL & VENT PIPE, STUB STACKS, RAINWATER DOWN PIPES, GULLIES etc. TO BE CONFIRMED BY REFERENCE TO ARCHITECTS' DRAWINGS.
  9. ALL PIPES INTO MANHOLE TO BE SOFFIT TO SOFFIT LVL UNO.
  10. WHERE CHAMBERS ARE PORTIONED ON 90° CORNERS, ALWAYS USE THE MAIN CHANNEL BY FITTING A 60° BEND ON THE INLET AND OUTLET.
  11. ALL NON ADOPTABLE DOMESTIC FOUL AND SURFACE WATER PIPE RUNS SHALL CONSIST OF 100mm Ø PIPES Laid AT A MINIMUM FALL OF 1 IN 100 UNO.
  12. ALL CONNECTIONS FROM HIGHWAY GULLIES TO BE 150mm Laid AT FALLS OF BETWEEN 1:20 & 1:100 WITH TYPE 8 BED & SURROUND TO ALL CONNECTIONS WITH MIN 1.0m COVER IS ACHIEVED. TYPE 2 BED & SURROUND TO ALL OTHER CONNECTIONS.
  13. COVER LEVELS ARE APPROXIMATE AND SHOULD MATCH PROPOSED SURROUNDING LEVELS. CONTRACTOR TO USE OFFICIAL TBMS FOR SETTING OUT.
  14. CLAUSES 4 & 6.2.30 REFER TO SEWER FOR ADOPTION 7 OR CIVIL ENGINEERING SPECIFICATION FOR THE WATER INDUSTRY.

- KEY**
- SITE BOUNDARY
  - ASSUMED LINE OF EXISTING COMBINED SEWER
  - PROPOSED FOUL WATER SEWER AND CHAMBER
  - PROPOSED SURFACE WATER SEWER AND CHAMBER
  - PROPOSED PERFORATED PIPE
  - PROPOSED GULLY
  - PROPOSED PERMEABLE PAVING
  - PROPOSED TREE PIT
  - PROPOSED HYDROPLANTER

REV	DATE	DESCRIPTION (FOR M2 TEST, SEE 9.04)	BY	CHK	APP
03	18.03.25	ISSUED PROPOSED DRAINAGE LAYOUT & OFFSITE PLAN	LG	AV	NU
04	18.03.25	ADDED THE SURFACE WATER LAYOUT & OFFSITE PLAN	LG	AV	AP

REVISIONS

**PRELIMINARY ISSUE**

CLIENT

Aled Williams

PROJECT

Gwernabwy, Aberdaron

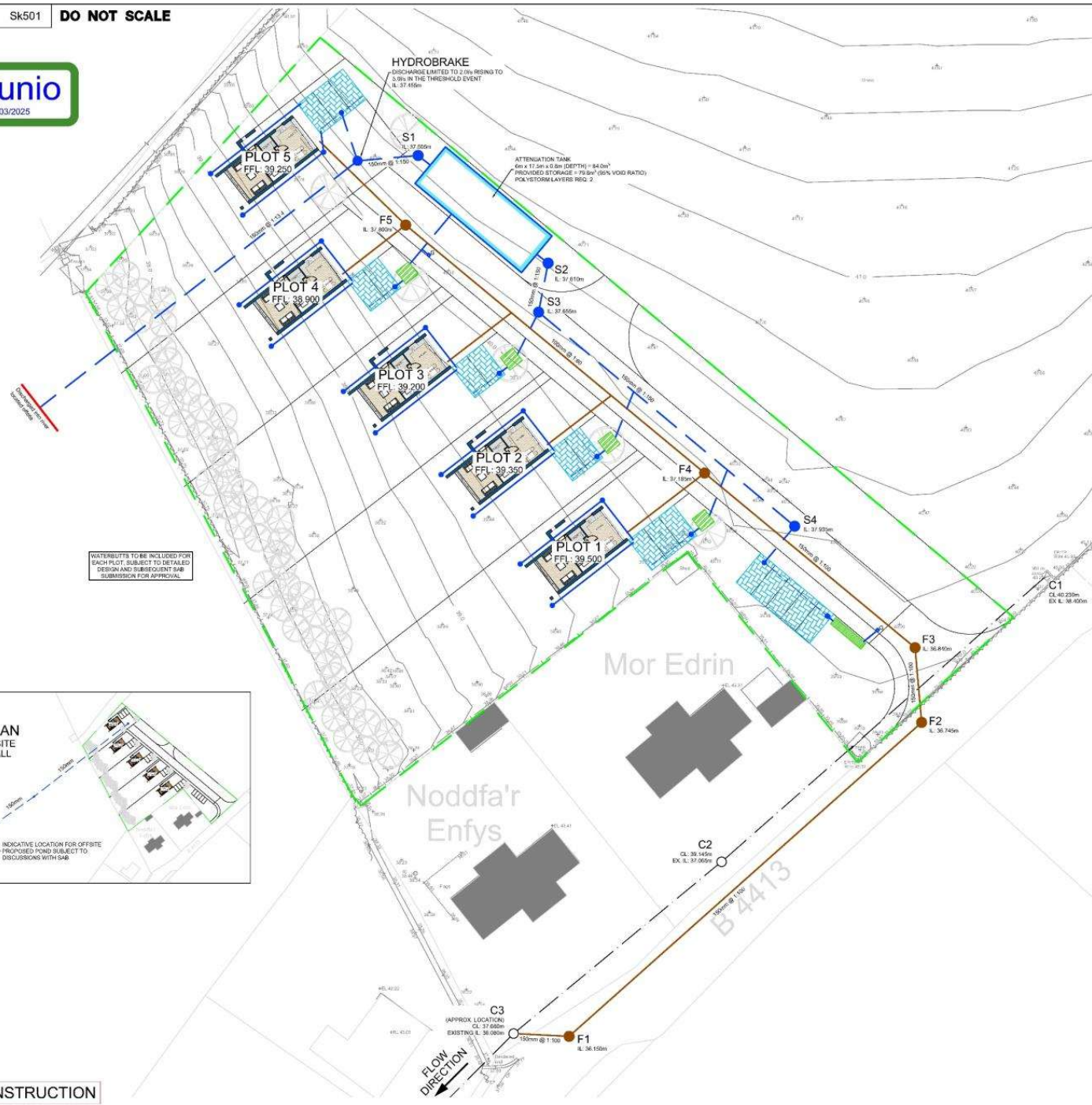
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Drainage Layout

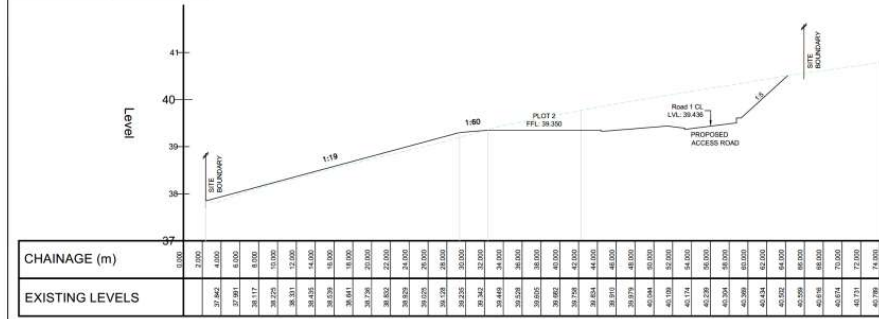


DESIGN	LG	AV	NU	AC
DATE	18.12.24	DATRYS REP		
SCALE AT A1	1:250	AUTOCAD REF	24262/Sk501	REVISION

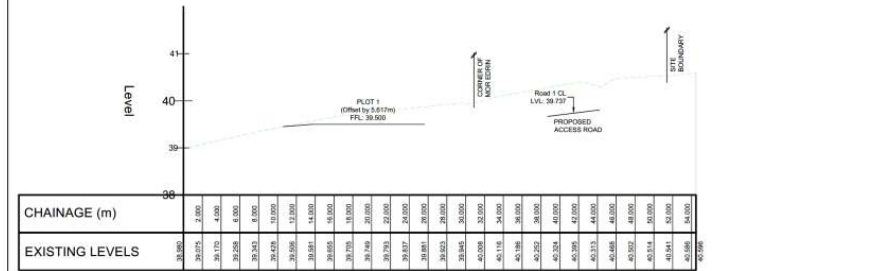
24262/Sk501	P3
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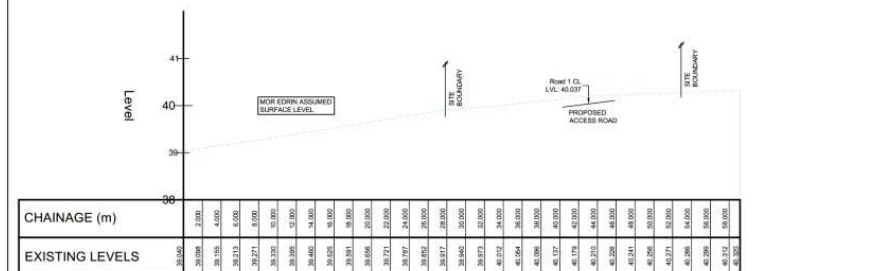
NOT FOR CONSTRUCTION



SECTION 3  
SCALE: H 1:250,V 1:50. DATUM: 37.000

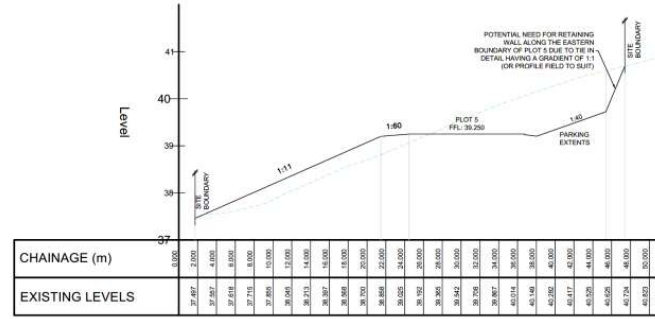


SECTION 4  
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SECTION 5  
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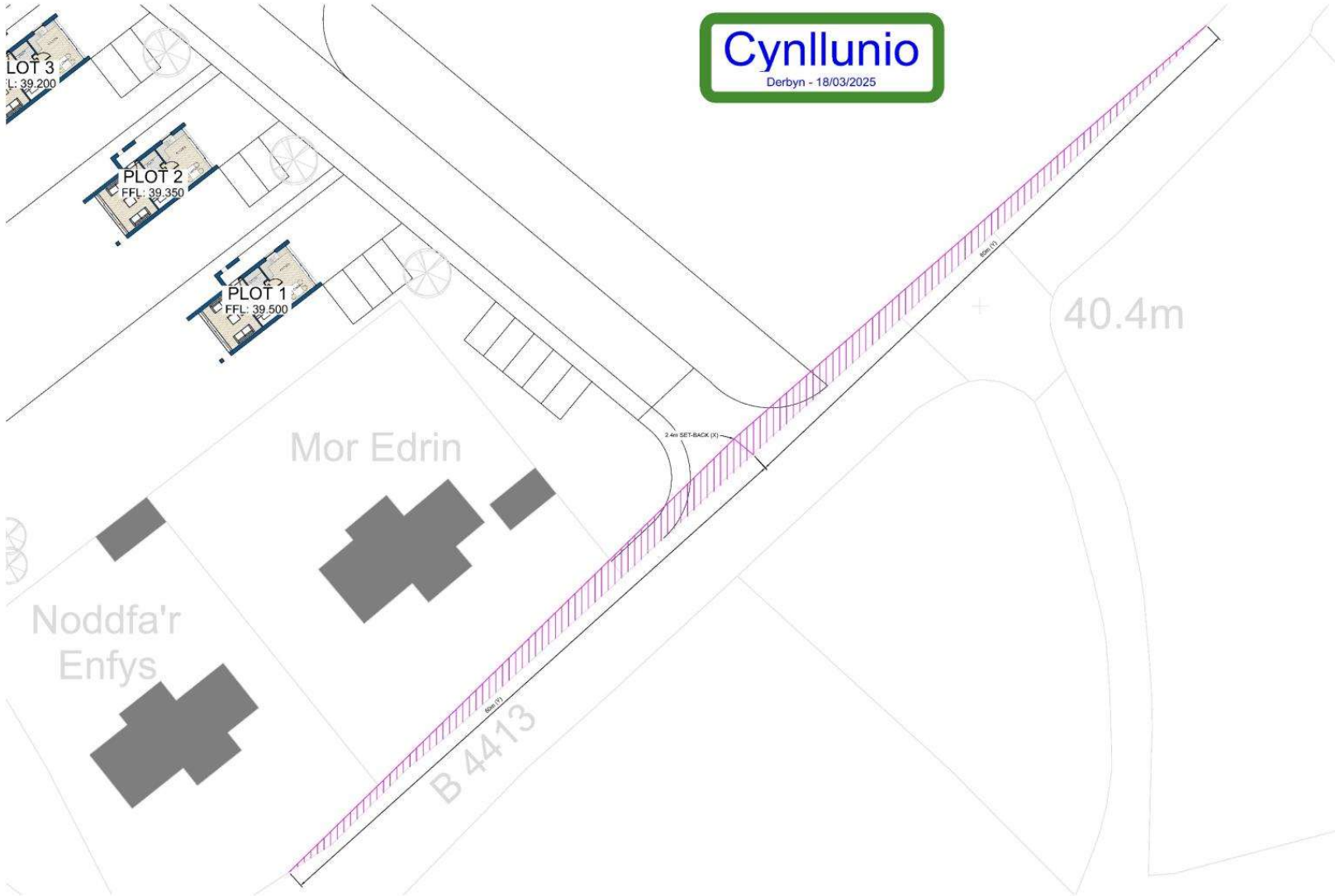
NOT FOR CONSTRUCTION





Cynllunio

Derbyn - 18/03/2025



JUNCTION VISIBILITY (SITE ENTRANCE)  
1:200

NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, ENGINEERS AND OTHER SPECIALISTS' DRAWINGS.
2. ALL DIMENSIONS ARE IN MILLIMETERS & ALL LEVELS IN METRES UNLESS NOTED OTHERWISE ON THE DRAWING
3. REFER DRAWING 24262/SA01 & SA02 FOR HIGHWAY LAYOUT
4. REFER DRAWING 24262/SD FOR HIGHWAY DETAILS

KEY

JUNCTION VISIBILITY (SITE ENTRANCE)

REV	DATE	DESCRIPTION (FOR M2 TYPST, SPP-R, GWT)	BY	CHK	APP
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REVISIONS

PRELIMINARY ISSUE

CLIENT

Aled Williams

PROJECT

Gwernabwy, Aberdaron

TITLE

Visibility Splay



DRAWN LG	CHECKED AV	ISSUED RJ
DATE 12.03.25	DRAWN BY	
SCALE AT AS SHOWN	AUTHOR/REP 24262/405	
DRAWING NO. 24262/405	REVISION P1	

NOT FOR CONSTRUCTION

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BEALUMAR'S MID BAT BOX

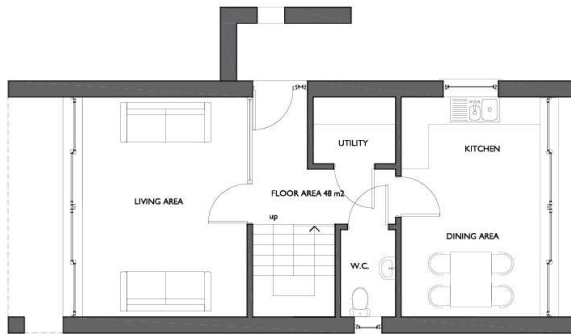
## Cynllun Diwygiedig Amended Plan

Cynllunio

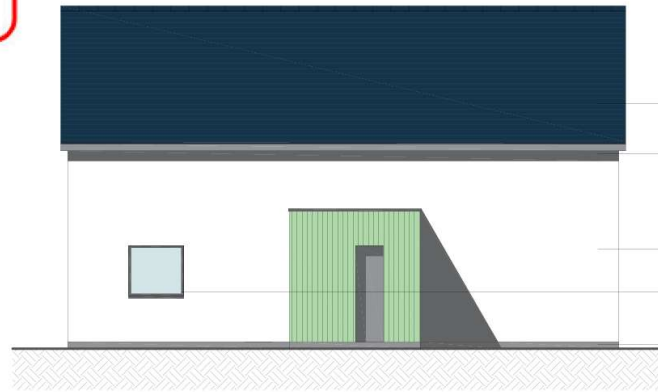
Deddfyn - 24/09/2025



FIRST FLOOR PLAN



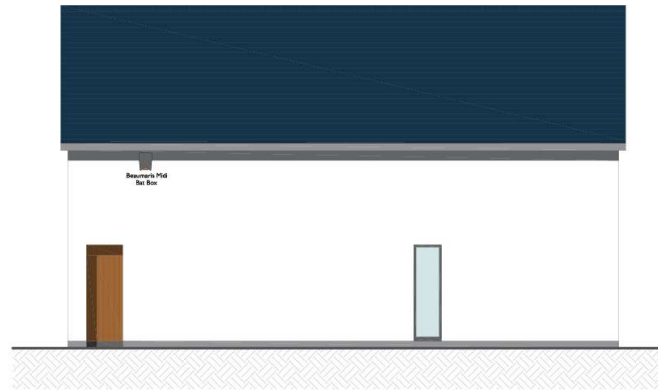
GROUND FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

Peidiwch a chymryd mesurïadau graddfâddi ar y dyluniad hwn  
Os yn amau - gofynnwch  
Do not scale from this drawing  
If in doubt - ask

Haw'r dyluniad hwn yn hawffranc Penseiri Russell-Hughes ac ni  
chaniateir ei gopïo neu ei atgynhyrchu heb ganiatâd.  
This drawing is the copyright of Russell-Hughes architects and  
must not be copied or reproduced without permission

Newidiadau - Amendments

Cynllun - Job

RESIDENTIAL DEVELOPMENT AT  
GWERNABWY, ABERDARON  
Dyluniad - Drawing  
PROPOSED FLOOR PLANS & ELEVATIONS

Rhif Dyluniad - Drawing No.  
3196:24:7A  
Graddfâdd - Scale  
1:100 A3  
Dyddiad - Date  
Sept 2025

russell-hughes cyf  
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