



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, 2ND FEBRUARY, 2026

NOTE

This meeting will be webcast

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

Location

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

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(DISTRIBUTED 23/01/26)

PLANNING COMMITTEE

MEMBERSHIP (15)

Plaid Cymru (10)

Councillors

Elwyn Edwards
Elin Hywel
Olaf Cai Larsen
Gareth A Roberts
Berwyn Parry Jones

Delyth Lloyd Griffiths
Gareth Tudor Jones
Edgar Wyn Owen
Huw Rowlands
Vacant seat

Independent (4)

Councillors

Louise Hughes
John Pughe Roberts

Anne Lloyd-Jones
Gruffydd Williams

Gwynedd First (1)

Councillor Gareth Coj Parry

PROCEDURE FOR SPEAKING ON PLANNING APPLICATIONS IN THE PLANNING COMMITTEE

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

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

AGENDA

1. APOLOGIES

To accept any apologies for absence.

2. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

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

3. URGENT ITEMS

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

4. MINUTES

5 - 14

The Chairman shall propose that the minutes of the previous meeting of this committee, held on the 12th of January 2026, be signed as a true record.

5. PLANNING APPLICATIONS

To submit the report of the Head of Environment Department.

5.1 APPLICATION NO C25/0686/11/LL CAE INCLINE FIELDS, 15 - 73 BANGOR, LL57 4HP

Proposal to Erect up to 48 Dwellings and Associated Development

LOCAL MEMBERS: Councillor Nigel Pickavance and Councillor Dylan Fernley

[Link to relevant background documents](#)

PLANNING COMMITTEE 12 January 2026

Attendance:

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

Councillors:

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

Others invited - Local Member: Councillor Gareth Williams

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

1. APOLOGIES

Apologies were received from Councillor John Pughe

2. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

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

- Councillor Cai Larsen (a member of this Planning Committee), in item 5.1 (C25/0462/02/LL) on the agenda
- Councillor Gareth Williams (who was not a member of this Planning Committee), in item 5.4 (C25/0311/30/AC) on the agenda.

3. URGENT ITEMS

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

4. MINUTES

The Chair signed the minutes of the previous meeting of this committee, held on 8 December 2025, as a true record, subject to noting that the Monitoring Officer had responded to an observation from Councillor Gareth Williams, (item 5.1 C25/0418/30/LL) regarding the details of a site visit, noting, although the Member had been informed about the site visit, the time had not been shared.

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 C25/0428/14/LL
Mona, 4 High Street, Caernarfon, Gwynedd, LL55 1RN

Change of use of offices to five residential flats, including a rear extension. Installation of an air source heat pump and door to the waste storage area.

- a) The Planning Manager highlighted that the application had been deferred at the December 2025 Planning Committee to receive more information and evidence of the need for the units in accordance with the requirements of policy TAI 8. Reference was made to a further statement presented which explained the plan from the applicant, as well as the observations of the Housing Strategic Unit, which confirmed the need for affordable units.

It was explained 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 were prominent from the high street.

It was acknowledged that the applicant intended to use the units as a specific accommodation use to ensure suitable and safe units for people who were currently already living in unsuitable emergency accommodation in Caernarfon; the proposal would have an affordable housing condition, ensuring flexibility to meet the permanent accommodation needs of the area's residents in the future. It was noted that all the units were being offered as affordable units, with their size in accordance with the Welsh Government standards (WDQR / WHQS) for affordable units. Reference was made to the observations of the Housing Strategic Unit which confirmed that the proposal addressed a proven need for one and two-bedroom units for people throughout Gwynedd who wished to live in Caernarfon. Consequently, it was considered that the proposal included justification about the proposal in terms of size, the number and size of units proposed and complied with the requirements of policy TAI 8 in terms of housing mix, as well as the requirements of policy TAI 15 subject to an affordable housing condition to ensure that the proposal provided affordable units in perpetuity. It was confirmed that there was sufficient capacity within the Caernarfon indicative supply for this development currently.

The alteration work would include internal changes and constructing a three-storey extension within the rear garden and therefore, it would not impact the elevation or character of the building, 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:
- In line with the Committee's wish at the last meeting, he had a constructive discussion with the Head of Housing and Property and thanked her for providing a clear explanation about the rationale behind the application and an outline of the scale of the challenge to respond to homelessness in Gwynedd.
 - He greatly sympathised with the situation. He was aware of a significant number of constituents in his ward in vulnerable situations in terms of the security of their tenancies. He acknowledged that the field was difficult, with significant pressure on the service.
 - There was a possibility that the flats would be available to rent on social housing terms, if and when the demand for homelessness accommodation came to an end - welcomed this greatly - no objection to the application should the proposal mainly be used for permanent social rent housing
 - Ongoing concern about the small number of wards bearing much more of the burden to address the homelessness crisis in the County. These were mainly town centre wards that often faced substantial challenges already as a result of poverty and deprivation
 - In terms of planning and community sustainability, it was important to work towards balanced communities where the same area was not overwhelmed or proportioned by a specific type of provision
 - Took advantage of the opportunity to draw attention to the current geographical disparity in terms of who and where shouldered the burden, and encouraged the Housing and Property Department moving forward to consider developing a clearer strategy to spread the provision in a fairer and more sustainable way across the County
- c) It was proposed and seconded to approve the application
- ch) During the ensuing discussion, the following observations were made by Members:
- The need had been proven
 - They were grateful for the additional information
 - They hoped that the homelessness situation improved in the future

RESOLVED: To approve with conditions

1. **Five years.**
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 first three ground-floor windows in the proposed extension must be opaque glass**

Biodiversity Note

5.2 APPLICATION NUMBER C25/0266/18/LL
Land at Tyddyn Forgan, Llanddeiniolen, Caernarfon, LL55 3AN

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.

Attention was drawn to the late observations form

Some Members had visited the site on 12-01-26

- a) The Senior Planning Officer highlighted that the type of system temporarily stored energy from renewable energy developments when there was a low demand for electricity, and it then released the electricity as the demand increased.

With the Local Members unable to attend, the Officer presented responses received from them via e-mail:

Councillor Menna Baines:

“A small part of the development is in my ward as the Pentir electricity sub-station is within its boundaries. The Council has committed to the aim of being carbon net zero by 2030 and it seems to me that this scheme is compatible with that aim and principle, and that being as it would form part of the support network that could be used according to the demand when managing the supply of renewable energy. I note concerns raised about an 'overdevelopment' of these types of schemes in the area, but it seems that locating this specific development near the sub-station is a way of taking advantage of the infrastructure that is already there instead of creating demand for more cables or further heavy work. From that perspective, the location makes sense. In terms of the visual impact, it seems that there would not be too much of an impact, especially bearing in mind that the sub-station's equipment is already there and also given that this development would only be seen partly as the proposed planting work matures over time, screening the site better. I also note other concerns raised, especially those about losing biodiversity and endangering a part of the archaeological heritage, but I accept that there are robust conditions associated with the recommendation of approving the development. Given that the development keeps to these conditions and the others that are listed, I have no objection to the application”.

Councillor Elwyn Jones:

"I would like to state my objection to the application, as well as the objection of the Pentir Community Council who I sent as a Clerk of that Council to the Planning Department last April.

This Company met us virtually at the Llanddeiniolen Community Council Meeting as they tried to persuade us that this system was advantageous for the National Grid to fulfil the grid's defects. When asking them about safety, noise, employment, and why the National Grid themselves would not invest in similar equipment, there was no reply at all, only waffling. They had no response regarding the way that they had consulted as they bragged

about distributing some hundreds of information pamphlets although nobody in the nearest communities had received any information. It is easy to state after the event that there was no objection from local residents.

'I am glad that it is a recommendation to refuse that Gwynedd officers have stated for C25/0277/18/LL Land South of B4547 Seion / Pentir LL55 3AN and it would have been pleasing to read the same recommendation for this application.

I would like to note my objection as follows

1. It is an overdevelopment in the countryside and this site is an area of local historic interest
2. The landscaping will not be effectively achieved for at least 15 years and would therefore be visible for 15 years
3. Whilst being suspicious of the real advantages of the energy storage system, it is not in any way a boost to the local economy and offers NO employment
4. It is a fact that a lithium battery fire cannot be extinguished - it can only be left to burn out
5. No local consultation has been undertaken - putting a piece of paper on a pole next to a busy road where very few people walk by it or a house within 200m is not consulting, neither is it an opportunity for local residents to give their opinion

For information, I received a Welsh and English letter of support to the enterprise via e-mail today from Net Zero. As it was sent from London, I called to ask them about the site - they knew nothing about it! Perhaps this company has been consulting in London.

Object and/or come over for a site visit"

It was explained that the application site included 4.6ha of rough grazing land classified as grade 3 and 5 land in a location in open countryside outside any current development boundary and on land adjacent to the existing Pentir electricity sub-station access road which is approximately 150m to the north of the nearest part of the site. The site is within the Dinorwig Landscape of Outstanding Historic Interest and is partly within Flood Zone B as noted in the Flood Risk Map. It was expressed that the nearby woodland to the south-east, "Coed Tŷ'n Llwyn" and "Coed Tyddyn Morgan" to the north, were recognised as "Regional Wildlife Sites".

It was reported, as part of the application, that many documents and reports were submitted, which included specialist knowledge, including a pre-application consultation report in accordance with the requirements of the Town and Country Planning Act as the proposal was a development defined as a major development and measured more than 1 ha.

Attention was drawn to the Biodiversity Service's response to the application, which stated that they objected the proposal as there were insufficient mitigation measures for habitat loss and the development did not provide biodiversity enhancements. However, they acknowledged that the application incorporated many measures to reduce the impact of the development on biodiversity and reference was made to the number of ecological assessments undertaken on the site and that corresponding measures to the land and the loss of land were being proposed. It was noted that regular communication had been undertaken between the developer's ecologist and the biodiversity unit and despite the continued concerns from the Biodiversity Unit, the following matters were emphasised:

- Approval would enable management of the site through planning conditions for ecological purposes as there was no such protection for the existing site
- The detailed steps included in the Landscape and Ecological Management Plan could be agreed in accordance with the demand and the Construction Environmental Management Plan and the Landscape and Ecological Plan set out the measures that would protect, conserve and, ultimately, restore and enhance the habitats maintained within the boundary of the red line and the mitigation area
- Due to the restrictions and availability of other lands, there was insufficient space because the overhead high-voltage power lines required an 80m easement in the area which reduced the area of land available for the battery storage units. In addition, there was no permission from the landowner for the applicant to develop an alternative site.
- An additional 0.09ha of natural habitat would be specifically managed for biodiversity enhancements in the nearby area.

Reference was made to Natural Resources Wales's concerns regarding the proposal, but it was expressed that they were willing to accept the development subject to conditions that would ensure the implementation of the development in accordance with the measures and improvements recommended. It was elaborated that the site had not currently been formally protected in any way from a biodiversity perspective, and, because of this, there was no formal management to prevent the complete loss of the site's biodiversity value through changes in agricultural management that would not require planning permission, for example.

It was considered that the development would offer a significant increase in the size of the land that would be specifically managed to maintain and enhance biodiversity and, by agreeing an appropriate management plan, it could be ensured that no significant harm to biodiversity would derive from the development and steps could be ensured that would increase the biodiversity value of the site in the long term.

It was considered that the proposal was acceptable and satisfied the requirements of the relevant policies. The officers recommended that the application be approved subject to conditions.

- b) Taking advantage of the right to speak, the applicant's agent noted the following points:
- That the proposal supported the Council's commitment to be carbon net zero by 2030, and the Welsh Government's target
 - That energy storage sites were essential to support renewable energy - the system would store surplus energy from renewable energy developments when there was a low demand for electricity and would then release the electricity as the demand increased
 - There was sufficient storage for 323,000 homes - more than all the homes in north Wales
 - The existing infrastructure was perfect to respond to the local and national targets
 - The proposal was safe and of quality, and a safety plan had been submitted with the application
 - There were no objections from the Fire and Rescue Service
 - A grid connection had been agreed with the Pentir Sub-station - this reduced the effects of installing underground cables and therefore the visual impact was low on the landscape due to its proximity to the sub-station
 - Pre-application discussions and local consultations had been undertaken in accordance with good practice requirements

- The proposal supported local distribution from SP Energy Network energy and no distribution across the UK - this was beneficial to local businesses and homes
- A £100,000 Community Benefit Fund had been established with discussions with the community on how to distribute it
- It was a clean, green plan, a good energy plan, was safe and would address targets
- The benefits outweighed the harm

c) It was proposed and seconded to approve the application

ch) In response to a question about why 40 years was being considered a 'temporary period', it was noted that this was the intention of this application and the relevant period for this type of application.

RESOLVED:

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 contamination is found**
10. **Agree on the external finishes of the structures**
11. **Ensure a Welsh name and bilingual signage with priority given to the Welsh language**
12. **Agree on 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 consider 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

5.3 Application Number C25/0277/18/LL

Land South of the B4547 Seion / Pentir, Llanddeiniolen, LL55 3AN

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

Attention was drawn to the late observations form

Some Members had visited the site on 12-01-26

- a) The Planning Manager highlighted that these types of plans stored surplus energy from renewable energy developments and the grid when electricity demand was low, releasing the electricity later when there was demand and therefore helping to provide energy supply safety.

It was explained that the site included 1.95ha of rough grazing land located adjacent to the existing Pentir electricity sub-station in open countryside outside any development boundary, and within the Dinorwig Landscape of Outstanding Historical Interest; the land had been classified as grade 3a and 5 in the Agricultural Land Classification: predictive map for Wales.

It was expressed that the applicant explained that the proposal was for temporary planning permission, for a period of 40 years, following which the equipment would be removed from the site and the land restored to its current state. It was confirmed that the applicant had undertaken a pre-application consultation as the proposal was a development over 1ha and therefore the Welsh Government had defined it as a major development.

The development was screened for an Environmental Impact Assessment and the likely impact of the proposal on the environment, and having used the specific criteria, it was not considered that the impact of the development on the environment was insufficient to justify submitting an environmental statement with the application.

Assessing the visual impact of the proposal, and despite acknowledging that a logical process had been followed in the selection of the site, it was noted that the site was separated from the sub-station by a significant highway and there was no significant existing screening for the location. Concern was expressed that the development could be harmful to the natural beauty of the area, especially when viewed from the north-west, where the site would take away from the views of the Eryri National Park. 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, despite noting that there would be some significant local impacts, the development would have a limited harmful impact on the landscape as a whole. 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 would assist with the integration of the development into the surrounding landscape. In addition, reference was made to the existing developed features, including the pylons that were immediately nearby, which would reduce its impact on the landscape. It was also noted that the development would only impact the nearby area, and it would be reversible.

It was noted that the site was within Landscape Character Area 4 - Caernarfon - Coastline and Plateau within the Gwynedd Landscape Strategy (2012) and that Strategy noted that

every development proposal in the area should respect the nature of the pattern and details of the landscape's historic constitution. With the site also being within a Landscape of Outstanding Historic Interest, it was not considered that extending significant industrial development into open grassland was appropriate in these areas. Additionally, the extension of developed lands to the south of the highway would significantly disrupt the current pattern of the landscape, particularly given that all other developments associated with the Pentir Sub-station had been restricted to the lands north of the road, where there was considerable screening from existing tree and land formation.

It was considered that the development would likely have a harmful impact on the landscape and on the area's visual amenities as a result of its location which was separate from other local developments. Consequently, the proposal did not meet criterion 2 of Policy ADN 3, or policies ISA 1, PCYFF 2 and PCYFF 4 as they considered protecting the visual amenities of the area.

It was noted that the application's agent wished to defer the application to hold a further discussion regarding the above objection, as well as other matters, but it was expressed that an assessment of the site confirmed that its location meant that it was not considered that it could be acceptable in terms of its visual impact.

In the context of Transport, Ecology and Noise matters, although some of these matters could be overcome, it would not change the recommendation of the application. It was noted that the amended plan which offered biodiversity mitigation measures had not been formally submitted as part of the application but had been submitted to the Biodiversity Unit for discussion.

In terms of the amended plans for the new access, it was noted that additional observations had been received from the Transport Unit in response to the amended plans confirming, given the fact that the number of vehicles servicing the site was relatively low, the visibility provision was acceptable and based on this, refusal reason number 2 was removed. In addition, it was noted that confirmation had been received from Welsh Water withdrawing their objection and only proposing observation and advice notes.

It was considered, although the principle of this type of development could be acceptable in the countryside for practical reasons relating to the efficiency of the electricity distribution system, this specific development was unacceptable due to its likely visual impact based on its location. The industrial development would be on an open grassland site in the countryside that would go beyond the natural boundaries of developments associated with Pentir Sub-station. As a result, it was considered that the proposal was unacceptable and therefore it was recommended to refuse the application.

- b) Taking advantage of the right to speak, the applicant's agent noted the following points:
- The applicant was under the impression that all matters had been addressed, but having received the latest information, saw that matters such as landscaping and visual impacts had not been fully addressed
 - The applicant had not had sufficient time to respond to the officers' concerns about landscape and visual impacts matters and was very eager to have a further discussion

- The professional landscaper's observations had not been included in the officers' assessment
 - It was possible to research the possibilities of mitigating the visual impacts and strengthening the screening
 - Should the concerns have been shared sooner, it could have been possible to have a discussion to look at further amendments in more detail. The opportunity was not proposed - this was not a good planning practice
 - As these matters had not been fully discussed, the Committee was asked to consider deferring the decision in order to hold further discussions.
- c) The Monitoring Officer noted that the Local Members had no observations to offer on the application.
- ch) It was proposed and seconded to defer the application to give the applicant the opportunity to consider the officers' concerns about the visual impacts.

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

It was proposed and seconded to refuse the application in accordance with the recommendation.

RESOLVED:

Reason:

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.

**5.4 APPLICATION NUMBER C25/0311/30/AC
Bodernabwy, Aberdaron, Pwllheli, Gwynedd, LL53 8BH**

Section 73 application to vary condition 7 on planning permission C24/0011/30/AM to agree a new layout as shown on plan number 3196:24:8 and amend conditions 5 and 10 on planning permission C24/0011/30/AM to agree landscaping and appearance details in accordance with plan numbers 3196:24:8 and 3196:24:7.

- a) The Assistant Head highlighted that a request had been received from the applicant's agent to defer the application to have more time to submit additional information. He elaborated that the request to defer was reasonable.
- b) It was proposed and seconded to defer the application.

Reason: To give the agent an opportunity to submit additional information to resolve some technical elements of the application.

RESOLVED

To defer the application to give the agent an opportunity to submit additional information to resolve some technical elements of the application (by the 23/03/26 meeting)

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

CHAIR

PLANNING COMMITTEE	DATE: 02/02/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Number: 1

Application Number: C25/0686/11/LL

Date Registered: 22/09/25

Application Type: Full

Community: Bangor

Ward: Bangor

Proposal: Proposal to erect up to 48 dwellings and associated development

Location: Cae Incline Fields, Bangor, LL57 4HP

Summary of the Recommendation: TO APPROVE SUBJECT TO CONDITIONS

PLANNING COMMITTEE	DATE: 02/02/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

1 Description:

1.1 This is a full application for 48 dwellings on a site earmarked for residential development (Site T4) within the Anglesey and Gwynedd Joint Local Development Plan together with associated development. All residential units would be affordable units.

1.2 The proposal includes:

- Construction of 48 dwellings (comprising 34 houses and 14 flats), along with their associated garden areas;
- Improving access with the A5 to pedestrians and vehicles and creating a network of internal paths and associated parking spaces;
- Improving the footway connection to the bus stop on the western boundary of the site;
- Creating play areas;
- Soft and hard landscaping;
- Installation of foul water and surface water drainage to serve the development, including a pumping station.

1.3 The development would consist of the following mix of units:

- 8 x 1 bedroom flats
- 6 x 2 bedroom flats
- 5 x 2 bedroom bungalows
- 1 x 3 bedroom bungalow (assisted living)
- 13 x 2 bedroom two-storey houses
- 12 x 3 bedroom two-storey houses
- 2 x 4 bedroom two-storey houses
- 1 x 5 bedroom two-storey house

1.4 All buildings would either be single- or two-storey and it is proposed that the development would assimilate with the typical local character, retaining traditional roof and window forms on a domestic scale whilst providing architectural interest through a variety of forms, materials and details of the buildings.

The proposed external materials (some of which will be provided for approval) are:

- Off-white render;
- Stone features on the gables of the buildings;
- Timber cladding for use on some buildings at first-floor level as a traditional soft finish;
- Welsh Slate for the roofs;
- Energy efficient white UPVC double-glazed windows;
- Porches with pitched roofs and some bay windows to reflect the local context.

1.5 This is a grassland site on the outskirts, but within the development boundary, of the City of Bangor opposite the city's Crematorium. The site lies within the Dyffryn Ogwen Landscape of Outstanding Historic Interest and adjacent to the Scheduled Ancient Monument CN 415 of the Penrhyn Quarry Railway which also forms part of the World Heritage Site. The surrounding grounds nearby Penrhyn Castle are also a Grade II* Registered Park. A grade II listed building, "Incline Cottage", is near the eastern boundary of the site. The Coed Cegin Wildlife Site is immediately north of the site.

PLANNING COMMITTEE	DATE: 02/02/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

1.6 It was confirmed that the applicant had undertaken a pre-application consultation in accordance with Article 1 of the Town and Country Planning Act (Development Control Procedure) (Wales) (Amendment) 2016, as the proposal is a development that is defined as major by the Welsh Government (more than 10 dwelling houses).

1.7 The information submitted for consideration as part of the application includes:

- Plan for completion of archaeological survey
- Heritage Impact Statement
- Bat activity surveys
- Initial Ecological Assessment
- Results of Cofnod environmental information audit
- Green Infrastructure Statement
- Transport statement
- Water Conservation Strategy
- Construction Environmental Management Plan
- Construction Traffic Management Plan
- Pollution Prevention Plan
- Noise Impact Assessment Report
- Affordable Housing Statement
- Planning Statement
- Community and Language Statement
- Pre-application Consultation Report

2. Relevant Policies:

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

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

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

PS 1: The Welsh Language and Culture

PS 2: Infrastructure and Developer Contributions

ISA 1: Infrastructure provision

ISA 5: Provision of open spaces in new housing developments

PS 4: Sustainable transport, development and accessibility

TRA 2 : Parking standards

PLANNING COMMITTEE	DATE: 02/02/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

TRA 4: Managing transport impacts

PS 5: Sustainable development

PS 6: Alleviating and adapting to climate impacts

PCYFF 1: Development boundaries

PCYFF 2: Development criteria

PCYFF 3: Design and place-shaping

PCYFF 4: Design and landscaping

PCYFF 6: Water conservation

PS 16: Housing provision

PS 17: Settlement Strategy

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

TAI 8 An appropriate mix of housing

TAI 15: Affordable housing threshold and distribution

PS 19: Conserve and where appropriate enhance the natural environment

AMG 5: Local biodiversity conservation

PS 20: Preserving and where appropriate enhancing heritage assets

AT1: Conservation areas, world heritage sites and registered landscapes, parks and historic gardens

AT 4: Protection of undesignated archaeological sites and settings

Supplementary Planning Guidance (SPG): Affordable housing

Supplementary Planning Guidance: (SPG): Housing Mix

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

Supplementary Planning Guidance (SPG): Open spaces in new housing developments

Supplementary Planning Guidance (SPG): Planning Obligation

2.4 **National Policies:**

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 12, February, 2024)

Technical Advice Note 2: Planning and Affordable Housing

Technical Advice Note 18: Transportation

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Technical Advice Note 20: Planning and the Welsh Language

Technical Advice Note 24: The Historic Environment.

3. Relevant Planning History:

- 3.1 C20/1030/11/LL - Construction of 66 dwellings (to include 13 affordable homes, new access and associated works: Withdrawn 13/03/23

4. Consultations:

Community/Town Council: No response received

Transportation Unit: Parking

There are several errors in the parking plan, therefore, we advise the applicant to re-examine the parking situation of the houses.

- Parking Spaces 23 and 28 - we will not accept roadside parking spaces; parking should face in a forward direction to the road rather than along the side of the road as proposed in the application.
- Parking Spaces 29, 30, 31, 32 – two parking spaces are required for two-bedroom flats in accordance with parking guidelines.

Impact on the Highway Network

The road connecting to the site is a 40mph road and the applicant has confirmed that vehicles travel southwards on average (85th percentile) of 37.7mph therefore, the visibility of 90 metres to the north is acceptable in accordance with the guidelines, and visibility to the south is also standard.

The proposed plans include a site access of 5.5m width and a radius of 10m, with the roads within the site being 4.8m wide and 2m footpaths being acceptable.

We agree with the assessment of the need for a 'Ghost island right-turn lane' for the site as the road is a class 1 road, that the limit is 40mph and that the number of traffic movements meet the DMRB's guidance for the need for a 'Ghost lane'.

Footpaths

The authority will not adopt the number of footpaths within the site, however there may be some paths that are important for future public use. We believe that further discussions are needed for the

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identification of those paths and where responsibilities for those paths would sit in the future.

Walking and Cycling Links

The walking and cycling links between the site and the city of Bangor are inadequate, and the developer is not proposing any improvements to ensure that residents of the estate can walk or cycle safely into the city.

To ensure safe access to the walking network, consideration should be given to providing a crossing at the site entrance to cross the A5 Road, linking to a better quality path that would strengthen the walking network. This would enable residents to have easy access to the city, as well as create a safe route for children to attend Ysgol Glancegin in Maesgeirchen.

Public Transport

We welcome the intention to install a new bus shelter and widen the bus stop noted on the proposed plan; this will help to encourage residents to use Public Transport more regularly. However, we believe that more improvements need to be introduced if they really intend to promote the use of public transport.

It would be useful to have a direct link on foot from the site to the bus stop on the east side of the road. That would facilitate access for residents. Along with this, there is also a need to consider installing a new bus stop next to the crematorium and consider a safe path for residents to cross the main road.

Conclusion

We advise the applicant to amend the plans recognising the above concerns.

Trees Unit:

Comments 13/10/25

The Trees Report is generally acceptable, but the applicant was asked to move a drainage pool to avoid the roots of an ancient tree.

The development of a link path with Lôn Las Ogwen should not begin unless a complete link can be achieved – a path halfway would lead the public to a sensitive habitat.

Comments 15/12/25

Amended plans have responded to the concerns raised, no objection to the proposal.

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Biodiversity Unit:

This application is for the erection of up to 48 Dwellings and Associated Development. The applicant has included ecological surveys, a green infrastructure statement and biodiversity enhancements.

The applicant has consistently followed the step-wise approach of Planning Policy Wales. The development avoids an unnecessary impact on biodiversity in many ways including retaining many trees and shrubs on site and lighting design. Preserving existing trees and shrubs along with the lighting scheme should allow bats to continue to commute and forage for food in the area.

The applicant has also minimised the impact of the development on biodiversity by leaving gaps between sites with high levels of biodiversity and the development area, some hedges will be lost but several native trees and hedges will be planted across the site to compensate for this loss. Planting wildflower meadows will also facilitate a net benefit to biodiversity on the site.

Having visited the site and reviewed the surveys and the green infrastructure statement, I believe that this site will be well managed to protect wildlife and result in a net benefit to biodiversity.

Public Protection Unit:

The application has included a noise and air quality report, and the Service will respond to the reports in turn.

Noise The noise report produced by KP Acoustic Ltd, dated 22/9/25, with reference 30308.NIA.01 is divided into three different assessments. Assessment A - internal noise level, Assessment B: proposed fixed equipment and Assessment C - building noise.

Noise assessment A The Service accepts the details contained in Assessment A – noise interference to a proposed residential use. It is important that the materials chosen for the unglazed and glazed elements, as indicated by the consultant, must be verified by the supplier that the specification of the proposed windows meets the attenuation figures contained in table 5.1 and table 5.2. Building elements to be tested in accordance with the BS EN ISO 10140 series of Standards.

Section 5.3 referred to ventilation and it is essential that the applicant confirms the final ventilation design with the noise consultant to ensure that internal noise levels are not compromised. A condition such as the following may be considered: - residential developments must meet the following internal noise limits: Bedrooms (23:00 - 07:00): 30dB LAeq and 45LAmax, Living rooms (07:00 - 23:00): 35dB LAeq, Gardens and outdoor amenity areas (07:00 - 23:00): 50dB LAeq. Any mechanical ventilation equipment installed must

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meet a noise rating curve of 25.

Reason: to protect the residents in the future

Section 5.4 of the report provides mitigation measures for external areas and the Service would recommend that conditions could be imposed on these if the application was approved. - An acoustic barrier must be erected for external areas as detailed in the section of the noise report referred to KP Acoustic Ltd, dated 22/9/25, reference 30308.NIA.01.

Reason: to protect the residents in the future

Assessment B – Noise from proposed fixed works]

The exact unit has not been selected for the development and therefore only a preliminary assessment has been undertaken. Until the proposed unit has been selected, it is difficult to be able to fully assess this section. A sound grade level has been recommended by the noise consultant which may be conditional.

- To safeguard the amenity and living conditions of neighbouring occupiers from noise pollution which may result from the development, the sound rating level (established in accordance with BS 4142:2014+A1:2019) of any plant, machinery and equipment installed or operated in connection with the development shall be designed so that it achieves a rating level which is at least 5dB below existing background levels, when measured in accordance with BS 4142:2014+A1:2019. Air Source Heat Pumps will be required to be included as part of the noise assessment.
- Once the unit has been selected along with the design and location, the applicant must conduct and submit to the authority a noise assessment that complies with BS 4142 and/or its subsequent improvements to determine whether noise resulting from development exceeds the level specified in condition 1 above. If Condition 1 is exceeded, then the survey submitted must also include mitigation measures to ensure compliance with the noise level specified in condition 1.
- Reason: to protect current and prospective residents of the area.

Noise assessment C – Construction

Building noise can have an impact on the two residential properties that are very close to this development. It is essential that good practice is implemented throughout the construction phase. We agree with the statement made by the noise consultant that the location of the noise limit in the noise sensitive property would be for the garden area and ground floor, as the work will only take place during daylight hours.

The report has implemented a noise target level of 70dB in the nearest noise-sensitive properties. The Service would have to disagree with this level. Having considered the BS5228 guidance, it states within

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BS5228 "For projects of significant size such as the construction of a new railway or trunk road, historically, there have been two methods of determining whether construction noise levels are significant or not.", then goes on to mention the two historical levels of 70dB and 75dB, which the noise consultant has used in their assessment (page 118 of BS5228-1:2009), this section of the guidance also continues to state; "the above principle has been extended over time to include a series of noise levels covering the whole period of the day/week taking into account the varying sensitivity through these periods", referring to method 1 of the ABC method and method of Example 2 – a change of 5 dB(A).

The Service considered this area to fall within category A and therefore a noise threshold of 65dB.

Due to the proximity of this development to the noise-sensitive properties, these levels must be considered, especially when the ambient noise is between 51-64dB.

Further noise mitigation must be implemented in relation to the construction phase and further steps must be taken to predict noise levels in relation to the noise threshold outlined in section E.3 Significance based on the noise change of BS5228.

- A noise barrier must be installed, and a specification must be agreed with the Local Authority following an updated noise report to specify the design and height.

Play Area

It was noted that the applicant had moved the play area as suggested by the Service in the pre-consultation. However, it is also noted that a second play area has been noted on the plans submitted, located adjacent to Incline Cottage. Given the proximity of this second play area to residential properties, there is potential for noise disturbance arising from children's play activities, including shouting and general outdoor noise. To mitigate this impact, it is recommended that the applicant either

- Installs an appropriate acoustic barrier between the play area and the residential boundary to reduce noise transmission; or considers moving the second play area to a less sensitive location within the site, ideally towards the lower end of the development, away from Incline Cottage and the crematorium. These measures would help ensure that residential amenity is maintained whilst still providing adequate play provision within the development.

Air Quality Following a review of the air quality assessment submitted, the Service can confirm that we have no further comments to provide. The report has considered the potential impact of nitrogen oxide (NOx), including emissions from the nearby crematorium, as requested by the Service. The assessment concludes that the expected

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impact is negligible and that pollutant levels remain below the relevant Air Quality Standards.

The Service cannot give an absolute guarantee that emissions from the crematorium flue will have no impact on the proposed development. However, the findings of the Air Quality report show that any potential impact would be negligible and would remain within established air quality standards. It is important to note that 'negligible' does not mean that there will be no impact at all, but that any impact is expected to be very small.

Construction Hours

In order to protect the residents of the area, any demolition and construction works should take place between the hours of 08:00-18:00 Monday - Friday, 08:00-13:00 Saturday, and not at all on Sundays and Bank Holidays. During demolition and construction works, best practice methods should be used to reduce noise and vibration from the works and consider the recommendations of 'BS5228: Control of Noise and Vibration on Construction and Open Sites.

Drainage It would be recommended that details of who is responsible for the maintenance of the pumping station and the drainage of the site be made clear to the Planning Authority.

Note The Cremation Act 1902 (Section 5) states that no crematorium shall be built closer than 200 yards to any dwelling-house (182.880m), unless permission is given by the owner of the property.

Drainage Unit (SDC)(SuDS)	Have been in discussion with the application's agent, Incline Field, Bangor. We are satisfied with the information and can now offer no objections for the Planning application.
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Housing
Strategic Unit:

1	<p>Gwybodaeth am angen: Dengys yr isod nifer o ymgeiswyr sydd yn dymuno byw yn yr ardal:-</p> <p>812 o ddewisiadau ar gofrestr Tai Teg am eiddo canolraddol</p> <p>Mae'r nifer o ymgeiswyr o'r gofrestr aros tai cyffredin am eiddo cymdeithasol ar gyfer pob ward yn ardal Bangor i'w gweld isod:</p> <table><tr><th>Ardal</th><th>Ymgeiswyr</th></tr><tr><td>Deiniol</td><td>382</td></tr><tr><td>Dewi</td><td>484</td></tr><tr><td>Garth</td><td>411</td></tr><tr><td>Glyder</td><td>417</td></tr><tr><td>Hendre (Bangor)</td><td>377</td></tr><tr><td>Hirael</td><td>441</td></tr><tr><td>Marchog</td><td>275</td></tr><tr><td>Menai (Bangor)</td><td>387</td></tr></table>	Ardal	Ymgeiswyr	Deiniol	382	Dewi	484	Garth	411	Glyder	417	Hendre (Bangor)	377	Hirael	441	Marchog	275	Menai (Bangor)	387	<p>Ffynhonnell y data:</p> <p>Tai Teg</p> <p>Cofrestr Tai Cyffredin Cyngor Gwynedd</p>	<p>Sylwadau:</p> <p>** Fel all y ffigyrau fod wedi ei dyblygu**</p>														
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Deiniol	382																																		
Dewi	484																																		
Garth	411																																		
Glyder	417																																		
Hendre (Bangor)	377																																		
Hirael	441																																		
Marchog	275																																		
Menai (Bangor)	387																																		
2	<p>Gwybodaeth am y math o angen: Dengys yr isod nifer o ystafelloedd gwely mae'r ymgeiswyr yn dymuno:</p> <p>Nifer o stafelloedd gwely (perchnogi neu ran berchnogi)</p> <table><tr><th>Nifer stafell gwely</th><th>Angen fel %</th><th>rhent</th><th>prynu</th></tr><tr><td>1 gwely / bed</td><td>10%</td><td>8%</td><td>1%</td></tr><tr><td>2 gwely / bed</td><td>49%</td><td>32%</td><td>17%</td></tr><tr><td>3 gwely / bed</td><td>37%</td><td>17%</td><td>20%</td></tr><tr><td>4+ gwely / bed</td><td>4%</td><td>2%</td><td>2%</td></tr></table> <p>Nifer o stafell wely (Tim Opsiynau Tai)</p> <table><tr><th>Nifer stafell wely</th><th>Angen fel %</th></tr><tr><td>1 gwely / bed</td><td>35%</td></tr><tr><td>2 gwely / bed</td><td>40%</td></tr><tr><td>3 gwely / bed</td><td>17%</td></tr><tr><td>4 gwely / bed</td><td>7%</td></tr><tr><td>5 gwely / bed</td><td>1%</td></tr></table>	Nifer stafell gwely	Angen fel %	rhent	prynu	1 gwely / bed	10%	8%	1%	2 gwely / bed	49%	32%	17%	3 gwely / bed	37%	17%	20%	4+ gwely / bed	4%	2%	2%	Nifer stafell wely	Angen fel %	1 gwely / bed	35%	2 gwely / bed	40%	3 gwely / bed	17%	4 gwely / bed	7%	5 gwely / bed	1%	<p>Ffynhonnell y data:</p> <p>Tai Teg</p> <p>Cofrestr Tai Cyffredin Cyngor Gwynedd</p>	<p>** Fel all y ffigyrau fod wedi ei dyblygu**</p>
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3	<p>Addasrwydd y Cynllun: Ar sail y wybodaeth uchod ymddengys bod y Cynllun yn :-</p> <p>Cyfarch</p> <p>angen yn yr ardal</p>		<p><i>Disgwylir fod cynlluniau yn cynnwys 20% o tai fforddiadwy.</i></p>
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4.	<p>Petai'r Gymdeithas Tai yn partner ar gyfer y datblygiad hwn fydd angen gofyn bod yr dyluniad yr eiddo cydymffurfio gyda safon LLC (DQR)</p>		<p><i>Noder bod y cais ar ran cymdeithas dai Adra ac felly angen cydymffurfio gyda safon LLC (DQR)</i></p>
5.	<p>Lefel disgownt:</p> <p><i>Nodi'r Datganiad Tai Fforddiadwy mae bwriad i ddarparu unedau rhent cymdeithasol a chanolraddol sydd yma – nid eiddo fforddiadwy i'w prynu.</i></p>		

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Conservation Officer:

The site is located on the outskirts of the City of Bangor with several historic designations near and on the site. "Incline Cottage" is a grade II listed building along with the boundary walls of Penrhyn Castle which backs onto the site. The former Penrhyn quarry road is an ancient monument, and the Penrhyn Castle estate and Park to the rear of the site has been designated as a Historic Registered Park and Garden (HRPG). The Park also forms part of the slate industry World Heritage Site.

It must be noted that there is no objection in principle to the application, and it is felt that these revised plans are a significant improvement on the previous ones with the number reduced to enable the historical assets to be viewed and read better.

The Heritage Impact Statement notes that the inspiration for the design of the houses came from the village of Llandygai, which is a very impressive village. It is noted that the layout of the houses in a small cluster follows the pattern of the village of Llandygai but also protects the view from the "Incline Cottage" listed property off the road which is to be welcomed.

However, given the location of the site with the historic assets as a backdrop, it is felt that the proposed houses should consider the inclusion of a chimney as part of the design which would reflect more of the inspiration from the houses of the village of Llandygai, which is a traditional feature in historic locations such as this. The above Statement refers to materials in part 8.2.2 and states;-

“A mix of render, natural stone, timber cladding, and slate roofs would be employed, to add interest and evoke traditional building practices and the character of existing structures in the vicinity – such as Incline Cottage which serves as a direct precedent for the proposed material palette. This approach ensures that the proposed dwellings integrate into the surroundings, create a sense of place and continuity and respect the significances and settings of heritage assets whilst utilising contemporary building techniques and devices”

But it is not believed that the new houses without a chimney would cope with the area or respect the old ways of building. It is recognised that these houses would be affordable housing and therefore, it is not required to consider the installation of a functional chimney, but fake/non-functional ones for aesthetic reasons only. It must be reiterated that there is no objection to the application, but to suggest improvements to the design within a site where there are so many historic designations.

It is also required to ensure that the treatment of the boundary materials between each property and the hard landscaping would cope with the area without significantly disrupting the historic layout.

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Education Department:

		Niferoedd (Medi 2025)										Rhagamcanion Niferoedd D-BL6 (Cyfrifiad Medi 2025)		
Enw Ysgol Cynradd	Capasiti D-BL6	M	D	1	2	3	4	5	6	Cyfanswm D-BL6		Medi 2026	Medi 2027	Medi 2028
Glancegion	210	24	22	25	24	28	26	32	32	189		181	173	169

		Niferoedd (Medi 2025)										Rhagamcanion Niferoedd BL.7 - 13 (Cyfrifiad Medi 2025)		
Enw Ysgol Uwchradd	Capasiti (BL.7 - 13)	7	8	9	10	11	12	13	Cyfanswm			Medi 2026	Medi 2027	Medi 2028
Friars	1328	176	208	219	214	220	113	113	1263			1270	1268	1259
Tryfan	628	83	87	117	87	97	40	30	541			540	538	520

Language Adviser:

The linguistic risk/impact identified by the applicant:	Neutral to slight positive.
The Language Unit's brief opinion: Agree or Disagree that the document includes a fair analysis of key factors. Evidence to support the opinion and assessment of impact. Any changes required.	<p>Here is a comprehensive Statement on the whole. However, there is a lack of consideration of the indirect cumulative impact. That is, how the proposed development contributes towards other developments in the Bangor area.</p> <p>Although the author has noted that Adra has confirmed the demand locally, there is no reference to numbers/data from the Housing Options Team/Tai Teg to support the exact local need in the language statement.</p> <p>Although the Statement includes an estimate of the number of potential residents (90.5), there is no suggestion of the anticipated number of children. Whilst acknowledging that the intention of the development is to meet a local need, it must be recognised that as local residents move to their new homes, their</p>

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	<p>former homes will be available for new residents to move into in due course. According to the latest statistics, 30 is the number per year for Ysgol Glancegin (the nearest primary school to the development), 227 for Ysgol Friars and 100 for Ysgol Tryfan (both of which are secondary schools).</p>
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Welsh Water:

Latest comments 8/1/26

Propose a condition to submit and agree a Pollution Water Drainage Plan to control the impact on the public sewer. Inform of the need for a Sustainable Drainage System.

Guidelines for the developer.

The Welsh Government's
Transportation Unit:

Advise that the Welsh Government as the authority of the A5 trunk road is not offering guidance in this case.

Cadw:

Expresses concern about the impact of the development on heritage assets but confirms that these concerns could be overcome by imposing conditions to ensure that the applicant:

- Submits and implements a Heritage Management Plan, including a timetable/work programme for the initial work and a long-term commitment to continue to manage the historic assets.
- Secures scheduled monument consent for the works to CN415 scheduled monument along with a timetable for the works.
- Introduces and implements a Historic Environment Interpretation Plan.

North Wales Police:

No further observations to offer.

NHS:

No response received.

Heneb (Gwynedd
Archaeological Service) :

An archaeological evaluation associated with previous proposals for this site confirmed the survival of multi-period burial archaeology, from the Mesolithic period onwards. This is not so important that it deserves to be kept in place, but it is of local and regional significance and needs to be recorded. If planning permission is granted, it is recommended that the local planning authority should require a

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proportionate mitigation programme to be put in place.

Welsh Historic Gardens Trust: No response received.

Public Consultation: A notice was placed in the press and on the site, and nearby residents were informed. The advertising period has ended and no comments were received on the application.

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 The site is within the Bangor development boundary as noted in the Anglesey and Gwynedd Joint Local Development Plan and has been designated under reference T4 as a site for residential development. Bangor has been identified as a Sub-regional 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.
- 5.2 The T4 designation within the Plan states an estimate of 72 units for this site; however, the proposal in this case is to provide 48 units on the site which is approximately 19 units per hectare. Whilst this is significantly lower than that recommended by criterion (3) of policy PCYFF 2, which expects a density of 30 units per hectare, this policy states that a lower density could be considered where local circumstances or site restrictions require a lower density.
- 5.3 A previous application was received on this site for 66 units, however Cadw had significant concerns about that proposal due to the direct adverse impact that the development would have on the Scheduled Ancient Monument of Penrhyn Slate Quarry Railway and the location of Penrhyn Castle, a Grade II* scheduled historic park and garden of national importance. This amended plan has been designed to overcome these concerns and the Planning Statement states that lower housing densities will be proposed this time to respect the value of the heritage assets that abut the site.
- 5.4 By recognising the points discussed above, it is considered that the principle of erecting residential units at the density proposed in this application is acceptable and consistent with the requirements of policies TAI 1 and PCYFF 2 which relate to the overall nature of the development.

Housing Considerations

- 5.5 The indicative housing supply level for Bangor over the Joint Local Development Plan period amounts to 969 units - 393 on designated sites and 576 on windfall sites. During the period between 2011 and 2025, a total of 821 units were completed in the city and the windfall land bank i.e. sites with extant planning permission on sites not designated for housing, stood at 164 units as of April 2025.
- 5.6 Taking all of the above information to account, it is noted that the provision is already met through the sites in the land bank. In such circumstances, consideration will be given to the units that have been completed thus far within the lower tier, the Main Centres. Policy PS 17 in the LDP states that 53% of the housing growth will be located within the Sub-regional Centre and Urban Service Centres. A review of the situation in relation to the provision within the Sub-regional Centre and

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Urban Service Centres tier in April 2025 indicated that, based on the 2155 units foreseen in the indicative supply, that 1,317 units had been completed and that there were 297 additional units in the land bank (and expected to be completed) and 449 units on housing designations but which had not been granted planning permission. This therefore means there is a shortfall of 92 units in terms of the windfall provision within this tier.

- 5.7 The observations of the Planning Inspector are also noted, regarding the existing shortage of housing provision in Bangor, in an appeal decision for four flats on higher floors in another building on Bangor High Street (ref. appeal CAS-02351-T1Y3R70) when the Inspector noted:

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

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

- 5.8 Given that the land is earmarked for housing and its location within the county's main populated centre, together with the fact that the proposal would contribute positively to filling the housing shortage gap within the lower tier of the Urban Service Centres, it is considered that the development would assist to meet the LDP's housing targets in a positive manner and therefore, be in line with the requirements of strategic policy PS 17 and policy TAI 1.

Affordable Housing

- 5.9 The aim of policy TAI 15 is to seek the appropriate provision of affordable housing in developments. The proposal is for a 100% affordable housing development by a Social Housing Association with the intention of providing a mix of different tenures (e.g. social rent, intermediate affordable rent). A comprehensive Affordable Housing Statement was submitted as part of the application which clearly demonstrates that there is a real need for affordable housing in the area with high numbers in Bangor wards on waiting lists for affordable rental housing. It can be seen from the comments of the Strategic Housing Unit above that a clear need has been identified. In the case of the application, the affordable contribution exceeds the expected thresholds that would be required in an open market development of 48 units, where 9.6 affordable units would be expected in accordance with the guidance of the Supplementary Planning Guidance: Affordable Housing.
- 5.10 A mix of houses of varying sizes and numbers of bedrooms is proposed, comprising of 14 flats (1 and 2 bedrooms), 6 bungalows (2 and 3 bedrooms) and 29 two-storey houses (2-5 bedrooms) and their size will comply with the Welsh Development Quality Requirements and close to measurements contained in the Supplementary Planning Guidance: Affordable Housing. It is noted that this proposal would meet the need of the whole of Gwynedd. The proposed mix is considered to respond to the need identified in the waiting lists for a particular type of unit with justification and evidence included in the Affordable Housing Statement and the Housing Mix Statement. The proposal would provide a balance of units of an appropriate type to reflect demand. The size, mix and tenure are therefore considered to comply with the requirements of policies TAI 15 and TAI 8 of the LDP with proven justification.

Visual amenities

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- 5.11 The site is located on the outskirts of Bangor on a triangular plot parallel to the A5 highway and adjacent to Bangor Crematorium. It is green agricultural land on a slope with the ground level slightly above the highway. The boundaries of the site are a mix of mature trees, hedges, the boundary wall of Penrhyn Park and a hedge and pavement near the road. Overall, it is considered that views of the development would be restricted to close locations of the A5 road.
- 5.12 A Heritage Statement was submitted as part of the application as the site is a sensitive location in nature, due to its proximity to several important conservation features such as Scheduled Ancient Monument CN 415, namely Penrhyn Quarry Railway, "Incline Cottage", a grade II listed building, and a World Heritage Site designation which all abut the eastern boundary of the site. The site itself is within the Dyffryn Ogwen Landscape of Outstanding Historic Interest designation and the grounds around nearby Penrhyn Castle are also a Grade II* Scheduled Park. The Heritage Statement explains the rationale for the proposed layout and design.
- 5.13 The previous application for 66 was withdrawn as it was deemed that a development of that density would have a detrimental effect on heritage assets. Housing numbers have now been reduced and the submitted layout plan of the development has been designed in a manner that is more considerate of the Monuments and listed assets to the east. The houses would be located away from the assets and placed in groups allowing unobstructed views of the Penrhyn Estate wall and the listed building of Incline Cottage. Extensive open areas will be maintained near the assets and travel routes will also be included which would enable the distinction and appreciation of the old and the new.
- 5.14 The design of the houses is varied and standard in appearance and includes bungalows, houses and two-storey flats all with slate pitched roofs. Some of the houses would be in white render and others would have a wood cladding finish, with stone details on the most prominent visible houses. The design is considered appropriate and respects the rural/heritage context. The Conservation Officer's comments about the lack of a chimney are noted and that this would be more considerate of the characteristics of Llandygai houses. However, while desirable, it is not considered a sufficient reason to refuse the proposed design given that views from other houses are limited.
- 5.15 Favourable comments were received from Cadw in relation to the design principles and keeping an open space between the houses and historic assets is welcomed along with plans to improve and maintain parts of the scheduled ancient monument within the site. The proposed measures indicate that the impact of the development on the historic environment would be able to be reduced to an acceptable scale. Conditions are required to be included on any consent for a Heritage Management Plan to be submitted and implemented, including a timetable/work programme for the initial work and a long-term commitment to continue the management of the historic assets. That it is necessary to secure a scheduled monument consent for the work on the CN415 scheduled monument, together with a timetable for the work and finally the submission and implementation of a Historic Environment Interpretation Plan.
- 5.16 On the basis of the above, the layout, scale, design and finish of the development are considered to be appropriate to the site and respect its site context and position in the Local Registered Historic Landscape. It is therefore believed that the proposal meets the design requirements of policy PCYFF 3 of the LDP as well as the requirements of strategic policy PS 20 and policy AT 1 which require consideration to be given to the enhancement and protection of heritage assets.

General and residential amenities

- 5.17 **Overlooking and loss of privacy** There are only two residential properties in the immediate vicinity of the application site, Nursery Cottage and Incline Cottage, and both properties are accessed via the existing vehicular entrance and a track across the field. As Nursery Cottage (south-eastern

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corner) is surrounded by mature trees, it is not considered that there would be any impact on the privacy and residential amenities of this property. As already stated, the estate has been designed to avoid disturbing the conservation features, the Scheduled Ancient Monument and the listed building of Incline Cottage and as such the residential houses have been positioned away from the property. It is considered that the distance, slope and location of the housing in the development have been arranged in such a way that it would not have an unacceptable detrimental impact on the amenities and privacy of the residents of Incline Cottage.

- 5.18 **Noise Disturbance** A Noise Report was received as part of the application which has addressed the internal noise levels of the proposed units, fixed equipment and construction noise. The Public Protection Service accepts the report's conclusions and notes the importance of selecting appropriate materials for the finishes, windows, ventilation and fencing to the gardens to minimise the impact of noise from the road. It is intended to install air source heat pumps for the houses but the exact units have not been selected by the developer. Therefore, Public Protection suggests that conditions be included to ensure that the heat pumps meet the appropriate noise standards and that a design and location plan should be submitted with a noise report if the application is granted. The Noise assessment includes information regarding construction hours and identifies the houses that are most sensitive to noise, suggesting that a noise barrier needs to be erected to protect Incline Cottage and PP suggests a condition to agree on the details of the barrier. Public Protection has also expressed concern about the play area located parallel to Incline Cottage, noting the potential for it to disturb the residents and recommending the installation of an acoustic barrier between the play area and the house. While the concerns are noted, it is not believed that there would be significant harm to the neighbour given the likely time periods of children using a play area in this case. The Public Protection Unit also concludes that emissions from the crematorium's flue would likely be negligible or very small on the residents of the development. Several conditions are proposed to protect the interests of the neighbouring houses which are deemed reasonable. With the proposed conditions, it is considered that the proposal would be acceptable in terms of compliance with the requirements of criterion 7 of policy PCYFF 2, which relate to the protection of the health and safety and the amenities of local occupants.

Transport and access matters

- 5.19 It is proposed to use an existing agricultural access and track path course which runs across the field and serves Nursery Cottage and Incline Cottage for access to the estate. The access will need to be widened and a new estate road provided and parking spaces created and it is also proposed to provide a ghost island and extend the width of the pavements. A comprehensive Transport Statement was submitted with the application. The Transportation Unit's comments (see consultations above) confirm that the access is within the 40 miles per hour limit and is acceptable but some concerns have been raised about some elements of the proposal. A response was received from the developer to the concerns. Among the concerns was the lack of a direct link from the estate to the nearby bus stop. However, it is understood that the Design Out Crime Officer, North Wales Police has advised against providing a direct link path and a reasonable explanation has been accepted not to do so.
- 5.20 The main matters that need to be overcome are the two parallel parking spaces provided, the need to provide more parking spaces for the two-bedroom flats and the safe pedestrian crossing approach. The Transportation Unit's latest comments confirm their concerns regarding the safety of residents wishing to walk or cycle to the local school, to their workplace or to access wider services in Bangor town centre, and that there are concerns about the suitability to build the proposed provision to meet the relevant standards and as a result, the Transportation Unit considers that the proposed provision would not adequately meet the needs of pedestrians and cyclists. The Transportation Unit is of the opinion that it is possible to carry out work to include the provision of a pedestrian crossing in order to provide a safe route from the development towards the city centre through a s278 agreement with

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the Highways Authority; which would be linked to works in relation to the provision of a suitable access to the site; and that a plan indicating such suitable improvements can be agreed. To this end, a planning condition to agree the improvements (to include a pedestrian crossing) and its provision prior to the habitation of the dwellings is acceptable in this case.

- 5.21 Whilst it is recognised that the number of parking spaces for the flats does not comply with the standards, given the location of the development on the outskirts of the city of Bangor, which is an accessible location for alternative modes of transport as well as other requirements to provide open and empty spaces on site, and the agent's response to the Transportation Unit's comments confirming that census information confirms that the number of people living in flats in the area who own a car is low (60% without a car, 33% with one car and 8% with two or more cars), the number of parking spaces for the flats in this development is deemed acceptable. In terms of the parallel parking spaces, the agent is in discussion with the Transportation Unit and we understand that with minor modifications to the parking arrangement the matters could be resolved and conditioned, and a further report on this will be provided at the Committee. The Transportation Unit has confirmed that the access is acceptable and therefore, it is considered that the proposal would be able to provide a safe access to the development. The proposal is therefore considered acceptable on the basis of road safety and parking needs through appropriate conditions and complies with the requirements of Policies TRA 2 and TRA 4 of the LDP along with relevant national advice.
- 5.22 Policy PS 4 Sustainable transport, development and accessibility and policy PS 5 Sustainable Development of the LDP states that development will be located to reduce the need to travel by private transport and encourage opportunities for all users to travel as often as possible using alternative modes with particular emphasis on walking, cycling and the use of public transport. Given the development's location on the outskirts of Bangor, with close access to footpaths and bus stations and access to trains, the site is believed to be sustainable.

Biodiversity Matters

- 5.23 Comprehensive information relating to the ecology and biodiversity of the site was submitted on the application including a Preliminary Ecological Evaluation, Bat Activity Survey, Cofnod Information, Green Infrastructure Statement, Construction Environmental Management Plan and landscaping plans. It is understood that there have been extensive pre-application discussions regarding these matters and it is considered that the intention is to maximise the conservation of the natural environment and retain a significant amount of green space within the site for the benefit of conservation with a biodiversity benefit as well. Policies PS 19 and AMG 5 seek to protect and/or enhance the natural environment and protect the conservation of local biodiversity. As can be seen from the Biodiversity Unit's comments, the development is considered to avoid an unnecessary impact on biodiversity by retaining several trees and shrubs and providing a lighting scheme intended to compensate for any hedges lost. On the basis of favourable comments from the Biodiversity Unit it is considered that the proposal complies with the requirements of policies PS 19 and AMG 5 together with the requirements of chapter 6 of Planning Policy Wales and the step-wise approach. Conditions can be set that the development is fully implemented in accordance with the recommendations contained in the reports.

Educational matters

- 5.24 The relevant policy within the context of educational contributions for residential developments is Policy ISA 1 of the LDP. Consideration must also be given to the contents of the SPG: Planning

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Obligations document when discussing this application. A financial contribution may be requested to improve the associated infrastructure, facilities, services and work, when these will be necessary to make the proposals acceptable.

5.25 Using the standard methodology which considers the type of units proposed, it is estimated that a development for 6 flats (2 bedrooms) and 34 dwellings would have the potential to produce the following numbers:

- Primary School = 14 children
- Secondary School years 7-11 = 10 children
- Secondary School years 12-13 = 0.7 children

5.26 As part of the statutory consultation, confirmation was received from the Education Department that capacity was available at Ysgol Glancegin and secondary schools, Ysgol Friars and Ysgol Tryfan. Specifically:

- Ysgol Glancegin: Capacity 210 – Total September 2025 – 189.
Projected numbers: September 2026 – 181; September 2027 – 173; September 2028 - 169.
- Ysgol Friars: Capacity 1328 – Total September 2025 – 1263. Projected numbers:
September 2026 – 1270; September 2027 – 1268; September 2028 - 1259.
- Ysgol Tryfan: Capacity 628 – Total September 2025 – 541. Projected
numbers: September 2026 – 540; September 2027 – 538; September 2028 - 520.

5.27 Having fully assessed the proposal in accordance with all relevant requirements as well as the comments of the Education Department, it is considered in this case that there is sufficient capacity within the local schools. Therefore, it is deemed that the proposal would not create a direct need for additional education facilities and that there would be no justification to request a financial contribution. The proposal is considered acceptable and in accordance with the relevant requirements of policy ISA 1 as well as the relevant guidelines noted within Supplementary Planning Guidance: Planning Obligations.

Linguistic matters

5.28 As this is a development that accumulatively provides more than the indicative housing provision in Bangor, a Language Statement had to be submitted to support the application. This notes:

- Services within the settlement and area are of good quality and are able to absorb the relatively moderate growth level that the proposal would provide.
- Overall, the use of Welsh locally is stronger than the national picture but is below the level across the County as a whole, and there is a marked decline in skills between the 2001 and 2021 Census although there is some sign of recovery between 2011 and 2021.
- There is an important need to keep young people in their community as they join the work-force, and provide opportunities for adults to stay and thrive in the City, and this will require meeting local needs for housing (and other developments) as this will help retain the local population and foster the growth of the Language.
- There is a clear need for affordable housing, which the Proposed Development will help to meet.
- It is intended to take the following measures for moderate mitigation, which would include:

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- Managing the affordable units, marketing locally, using a Welsh name on the development, information packs for the residents, bilingual signage during and after construction and using local contractors.

5.29 The Language Unit was consulted and a brief opinion was received from them noting that the statement was generally comprehensive. Nevertheless, it is noted that there is a lack of consideration of the indirect cumulative effect. That is, how the proposed development contributes to other developments in the Bangor area. While acknowledging the Language Unit's concerns about cumulative impact, it must be borne in mind that the city of Bangor is the county's main populated settlement where the highest demand for housing would be expected. It must be remembered that the land has been specifically earmarked for housing and a high list of local residents in the Bangor wards have been identified in need of affordable housing. The proposal would provide a range of housing for diverse needs enabling the accommodation of a single young population, couples, families and an older generation within the local community. Given that the site has been designated for housing and is for 100% affordable housing, no irrefutable evidence has been submitted to show that the proposal would have a detrimental effect on the Language. With the mitigation measures proposed and highlighting the linguistic character of the area, the proposal is considered acceptable based on the requirements of Policy PS 1 together with the SPG: Maintaining and Creating Unique and Sustainable Communities. As is customary, it is intended to impose appropriate conditions to ensure that Welsh names are agreed for the estate and the houses.

Open spaces

- 5.30 Policy ISA 5 notes that new housing proposals for 10 or more houses in areas where existing open spaces cannot satisfy the needs of the proposed housing development, are expected to provide a suitable provision of open spaces. Paragraph 6.1.29 of the LDP states that in order to inform the open space requirements on future proposals, the Fields in Trust (FIT) benchmark standard of a minimum 2.4 hectares per 1,000 population should be used. This includes 1.6ha of outdoor sports facilities (of which 1.2ha are formal playing fields) and 0.8ha of children's play space (of which 0.25ha are equipped play areas). The estimate made indicates a lack of provision of outdoor sports and play areas for children with equipment in this area.
- 5.31 By following the FIT methodology, it is noted that a development of the size in question provides 215.79m² of children's play areas with equipment. The development includes two purpose-built play areas that meet the need. Details of any equipment intended to be installed on the site do not appear to have been confirmed, but there is an intention to impose a condition to agree the equipment.
- 5.32 In a case such as this, it is considered, and it has already been agreed with similar developments, that it would be reasonable to include a condition to agree the exact details of the type of equipment that would be suitable for the site and as a result, it would be acceptable in accordance with the relevant requirements of policy ISA 5.

Infrastructure matters

- 5.33 It can be seen from Welsh Water's response that confirmation is provided regarding existing services such as sewerage and water treatment systems and that it would be able to cope with this increase in housing. In line with Welsh Water's recommendation, it is deemed reasonable to impose a suggested condition to ensure that a foul water drainage plan is submitted and agreed to ensure compliance with the relevant requirements of policies PS2 and ISA1. It is also noted here that an

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application for a licence for the Suds system would need to be submitted to ensure that this is also in line with the relevant requirements.

Archaeological Matters

- 5.34 Comments were received from Heneb stating their satisfaction that their comments and Cadw's comments on the PAC consultation have been considered. It will be confirmed depending on the implementation of a landscaping plan, management and interpretative measures that the impact has been adequately considered. A condition is required to be included that an archaeological field examination is completed prior to any development and that an assessment is submitted following the work. With the condition, it is considered that the proposal meets the requirements of policy AT4 that relate to the protection of non-designated archaeological sites.

Agricultural Land

- 5.35 Criterion (6) of Policy PS 6 'Alleviating and Adapting the Effects of Climate Change' states that the best and most versatile agricultural land will be protected. Agricultural land of grades 1, 2 and 3a are the best and most versatile land. From the Welsh Government's predictive information about agricultural land, this site is identified as standard 2 and 3a. In line with the guidance in paragraph 3.59 of Planning Policy Wales (which was the same at the time of preparing the Plan) the site was designated in the Plan as there was no previously used land or land of lower agricultural grade available to meet the expected growth level for Bangor.
- 5.36 Part of the Planning Statement, together with an Agricultural Land Quality Report, has been submitted with the application to justify the development of the site. These reports highlight that there are no lower quality lands available around Bangor. It also highlights that there is a very significant need for affordable housing in the City which can justify the use of land outside the development boundary, although this is not the intention here. As this site has been designated as a housing site it is therefore preferable to other lands outside the boundary. The shape of the site means that it is only used as grassland. Looking at aerial imagery/streetscapes since 2009 there are no animals to be seen on this site. Therefore, it concludes that only limited weight should be given to the loss of this small area of higher standard agricultural land and it is therefore deemed that the proposal is not contrary to the requirements of policy PS6.

6. Conclusions:

- 6.1 The site has been specifically designated for housing and therefore the principle of developing the site has been accepted. The fact that the development would provide 48 units that would be 100% affordable responds positively to the needs that have already been identified and is considered to contribute greatly to the affordable housing needs of the settlement. It is appreciated that extensive discussions have taken place prior to the submission of an application to ensure quality development that considers the sensitive conservation nature of the site, and the layout and scale are considered to respond well to its context. Full consideration has been given to the comments received and appropriate conditions are proposed in line with the recommendations of the relevant consultants. In assessing the current proposal in its entirety, no substantial adverse effects contrary to relevant local planning policies and relevant national guidance have been identified; therefore, to this end, it is considered that the proposal is acceptable.

7. Recommendation:

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- 7.1 To delegate powers to the Senior Planning Manager to approve the application, subject to the following conditions and 106 for a financial contribution for highway improvements:

Approve - conditions

Time five years

In accordance with the plans

Must submit and agree on a programme for providing affordable housing

Restrict the use to C3 use class residential dwellings only

Removal of Permitted Development Rights

Slate

Agree on the finish

Landscaping Conditions

Implement the objectives of the Green Infrastructure Statement

Agree on the details of any play equipment

Welsh Water Condition

Highways Conditions

Public Protection Conditions to include working hours

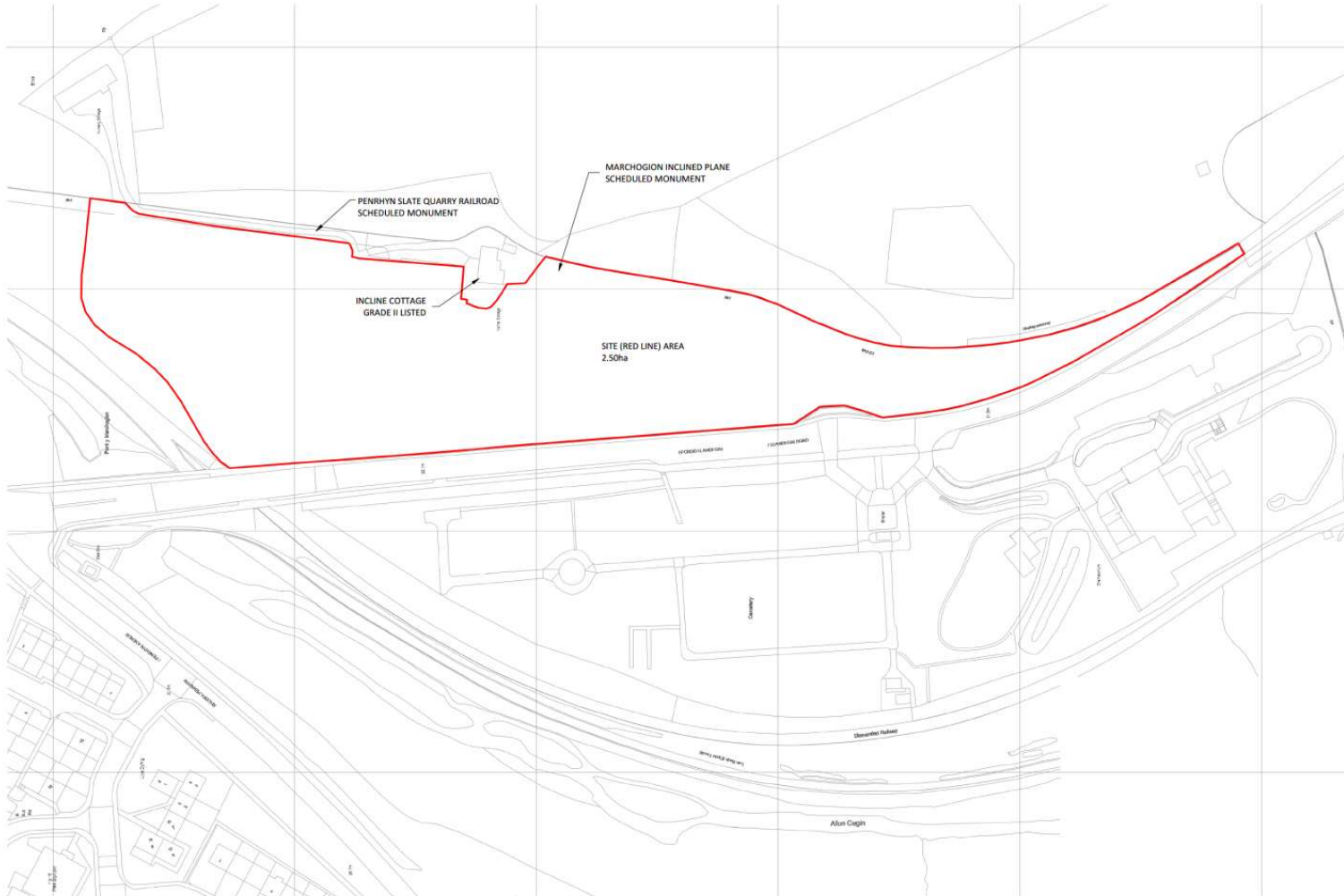
Cadw Conditions

Archaeological Condition

A Welsh name must be given to the estate/houses

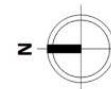
22/09/25

Adran Cynllunio - Cyngor Gwynedd



1 SITE - LOCATION PLAN

SCALE: 1 : 1250



0m 25m 50m 75m 100m 125m

VISUAL SCALE 1:1250 @ A2

REV	DESCRIPTION	DATE	BY

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PROJECT
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for WILLIAMS HOMES

DRAWING TITLE
PLANNING - LOCATION PLAN

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JOB No	DRAWING No	REVISION	
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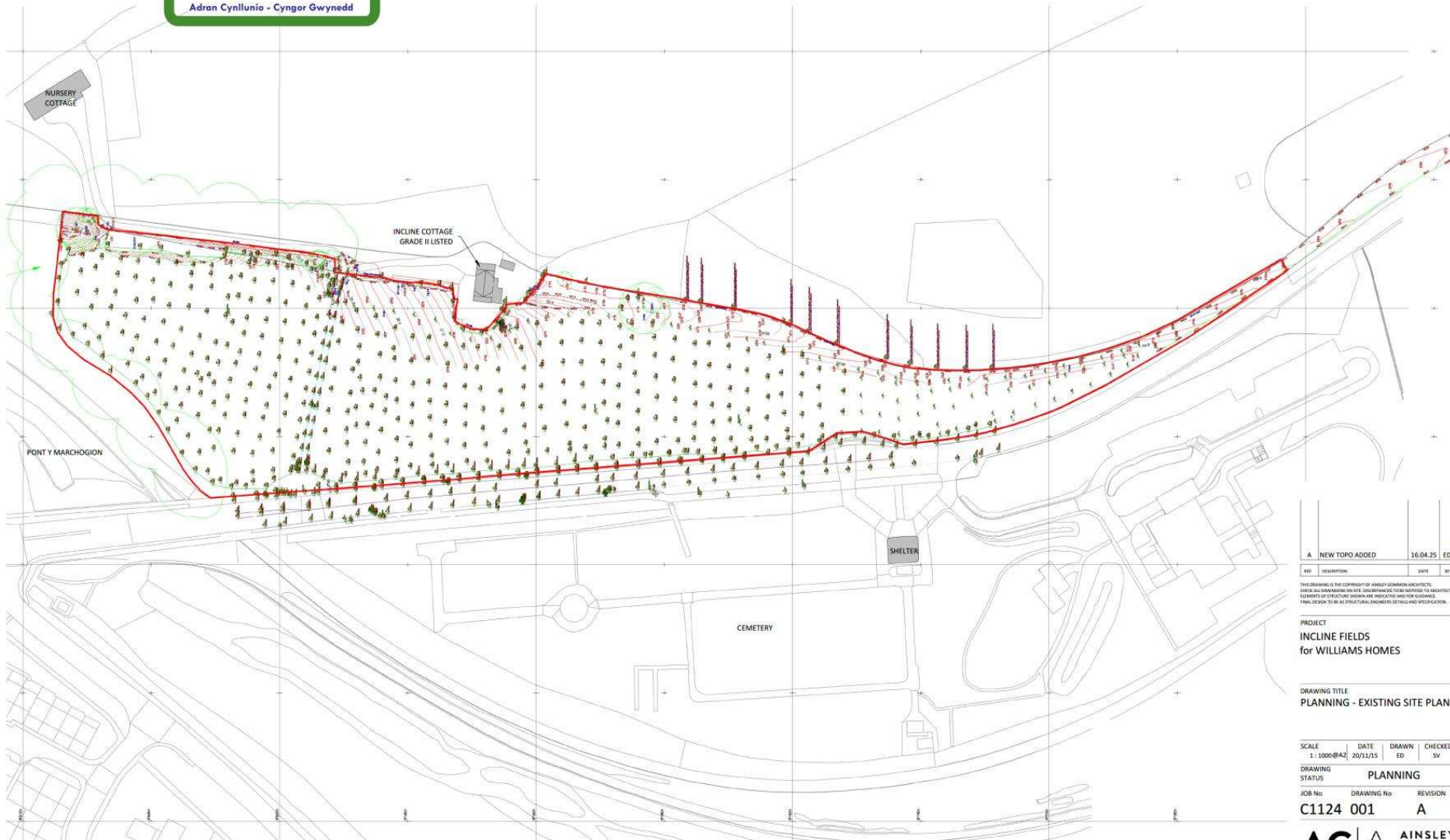
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A2

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A	NEW TOPO ADDED	16.04.25	ED

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PROJECT
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for WILLIAMS HOMES

DRAWING TITLE
PLANNING - EXISTING SITE PLAN

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JOB No	DRAWING No	REVISION	
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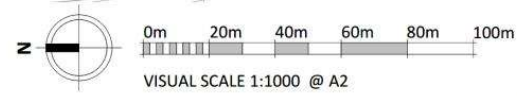
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A2

1 | EXISTING SITE PLAN
SCALE: 1:1000



Cynllun Diwygiedig Amended Plan

Cynllunio
Deddf - 21/11/2025

HOUSING MIX

- 53m² 2P1B APARTMENT x 8
TOTAL GIFA: 424m²
- 60m² 3P2B APARTMENT x 6
TOTAL GIFA: 360m²
- 59m² 3P2B BUNGALOW x 5
TOTAL GIFA: 295m²
- 83m² 4P2B HOUSE x 13
TOTAL GIFA: 1079m²
- 93m² 5P3B HOUSE x 4
TOTAL GIFA: 372m²
- 93m² 5P3B DUAL ASPECT HOUSE x 6
TOTAL GIFA: 558m²
- 109m² 5P3B SUPPORTED LIVING BUNGALOW x 1
TOTAL GIFA: 109m²
- 94m² 5P3B WIDE FRONTAGE x 2
TOTAL GIFA: 188m²
- 115m² 7P4B HOUSE x 2
TOTAL GIFA: 230m²
- 158m² 8P5B HOUSE x 1
TOTAL GIFA: 158m²

TOTAL OF 48 UNITS
TOTAL GIFA: 3773m²

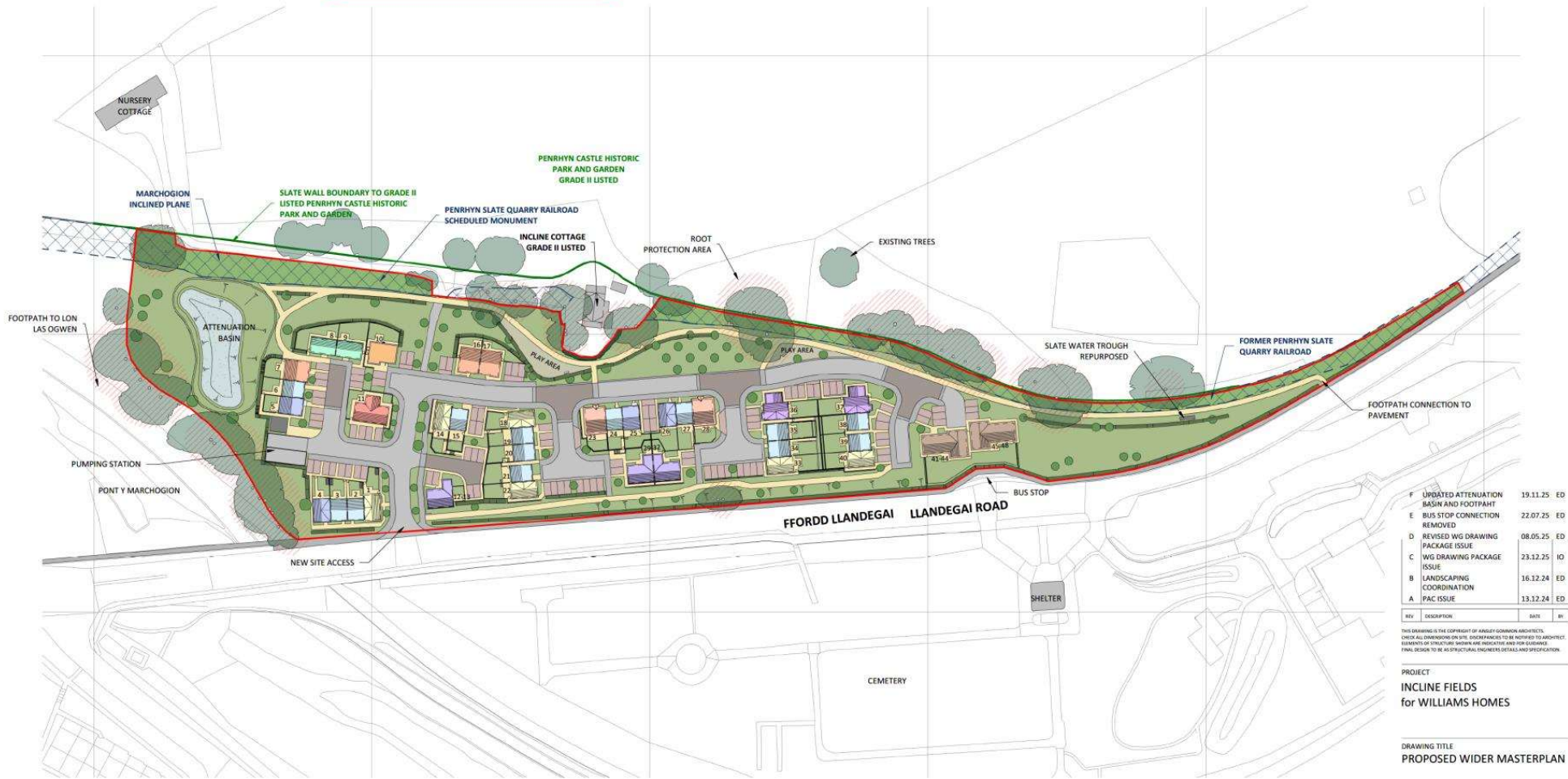




Cynllun Diwygiedig
Amended Plan



0m 20m 40m 60m 80m 100m
VISUAL SCALE 1:1000 @ A2



F	UPDATED ATTENUATION	19.11.25	ED
E	BASIN AND FOOTPATH	22.07.25	ED
D	BUS STOP CONNECTION		
C	REMOVED		
B	REVISED WG DRAWING	08.05.25	ED
A	PACKAGE ISSUE		
	WG DRAWING PACKAGE	23.12.25	ED
	ISSUE		
	LANDSCAPING	16.12.24	ED
	COORDINATION		
	PAC ISSUE	13.12.24	ED
REV	DESCRIPTION	DATE	BY

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PROJECT
INCLINE FIELDS
for WILLIAMS HOMES

DRAWING TITLE
PROPOSED WIDER MASTERPLAN

SCALE	DATE	DRAWN	CHECKED
1 : 1000 @ A2	12/12/22	ED	SV
DRAWING	PLANNING		
STATUS			
JOB No	DRAWING No	REVISION	
C1124	009	F	

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A2

Cynllun Diwygiedig Amended Plan



G	UPDATED ATTENUATION BASIN AND FOOTPAH	21.11.25	ED
F	BUS STOP CONNECTION REMOVED	22.07.25	ED
E	HOUSE PLANS REVISED FOR WG	14.05.25	IO
D	REVISED WG DRAWING PACKAGE ISSUE	08.05.25	ED
C	WG DRAWING PACKAGE ISSUE	23.12.25	IO
B	LANDSCAPING COORDINATION	16.12.24	ED
A	PAC ISSUE	13.12.24	ED
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PROJECT
INCLINE FIELDS
for WILLIAMS HOMES

DRAWING TITLE
PROPOSED 3D VIEW

SCALE	DATE	DRAWN	CHECKED
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DRAWING STATUS	PLANNING		
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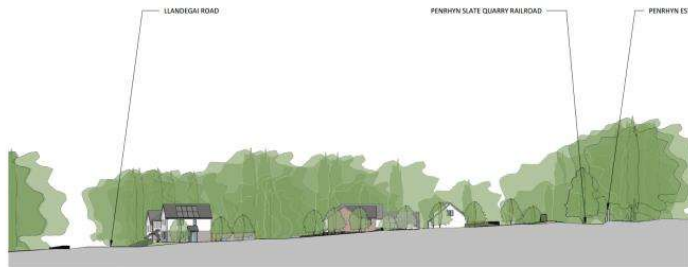
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A3



AA | AA - SITE SECTION - WEST
SCALE: 1:500



BB | BB - SITE SECTION - SOUTH
SCALE: 1:500



CC | CC - SITE SECTION - NORTH
SCALE: 1:500



DD | DD - SITE SECTION - SOUTH
SCALE: 1:500

0m 10m 20m 30m 40m 50m
VISUAL SCALE 1:500 @ A1



SITE SECTION KEY

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99	REVISION/ATTENTION BASIS AND FOOTNOT	21.11.25	ED
100	REVISION/ATTENTION BASIS AND FOOTNOT	21.11.25	ED

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PROJECT
INCLINE FIELDS
for WILLIAMS HOMES

DRAWING TITLE
SITE SECTIONS

SCALE	DATE	DRAWN	CHECKED
As Indicated @ A1	30/08/24	ED	SV
DRAWING STATUS	PLANNING	REVISION	REVISION
STATUS	PLANNING	REVISION	REVISION
C1124 007	F		

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A1

22/09/25

Adran Cynllunio - Cyngor Gwynedd



FIRST FLOOR PLAN

SCALE: 1 : 100



GROUND FLOOR PLAN

SCALE: 1 : 100



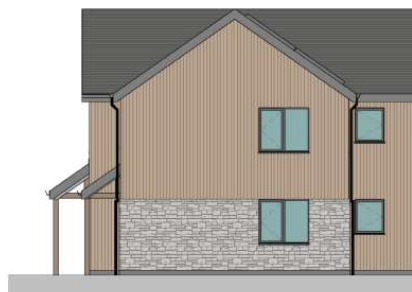
FRONT ELEVATION

SCALE: 1 : 100



REAR ELEVATION

SCALE: 1 : 100



SIDE ELEVATION

SCALE: 1 : 100

2P1B FLAT GIFA	
DQR MIN	53 m²
FLAT 1	48.1 m²
FLAT 2	50.4 m²
FLAT 3	56.0 m²
FLAT 4	55.1 m²

PLOTS 41-44

2P1B FLAT STORAGE	
DQR MIN	1.5m²
FLAT 1	
STORE	1.2 m²
A/C	0.6 m²
	1.8 m²
FLAT 2	
A/C	0.4 m²
ST	1.6 m²
	2.0 m²
FLAT 3	
ST	1.0 m²
A/C	0.5 m²
	1.5 m²
FLAT 4	
STORE	1.5 m²
A/C	0.6 m²
	2.1 m²

REV	DESCRIPTION	DATE	BY
B	LAYOUTS REVISED, BIRD AND BAT BOXES ADDED	14.05.25	ID
A	WG DRAWING PACKAGE ISSUE	23.12.25	ED

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PROJECT
INLINE FIELDS
for WILLIAMS HOMES

DRAWING TITLE
2P1B APARTMENT (HANDED)

SCALE	DATE	DRAWN	CHECKED
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DRAWING STATUS
PLANNING

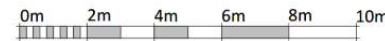
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C1124 070(1) B

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A2



VISUAL SCALE 1:100 @ A2

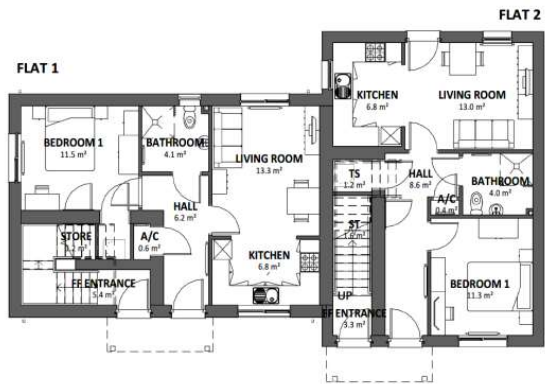
22/09/25

Adrian Cynllunio - Cyngor Gwynedd



FIRST FLOOR PLAN

SCALE: 1:100



GROUND FLOOR PLAN

SCALE: 1:100

BIRD BOX TO PLOT 45-48 ONLY.
REFER TO LANDSCAPE PLAN



FRONT ELEVATION

SCALE: 1:100



REAR ELEVATION

SCALE: 1:100

BAT BOX TO PLOT 45-48 ONLY.
REFER TO LANDSCAPE PLAN



SIDE ELEVATION

SCALE: 1:100

2P1B FLAT GIFA	
DQR MIN	53 m²
FLAT 1	48.1 m²
FLAT 2	50.4 m²
FLAT 3	56.0 m²
FLAT 4	55.1 m²

PLOTS 45-48

2P1B FLAT STORAGE	
DQR MIN	1.5 m²
FLAT 1	
STORE	1.2 m²
A/C	0.6 m²
	1.8 m²
FLAT 2	
A/C	0.4 m²
ST	1.6 m²
	2.0 m²
FLAT 3	
ST	1.0 m²
A/C	0.5 m²
	1.5 m²
FLAT 4	
STORE	1.5 m²
A/C	0.6 m²
	2.1 m²

B	LAYOUTS REVISED, BIRD AND BAT BOXES ADDED	14.05.25	IO
A	W/C DRAWING PACKAGE ISSUE	23.12.25	ED
REV	DESCRIPTION	DATE	BY

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PROJECT
INCLINE FIELDS
for WILLIAMS HOMES

DRAWING TITLE
2P1B APARTMENT

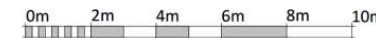
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STATUS			
PLANNING			
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C1124 070	B		

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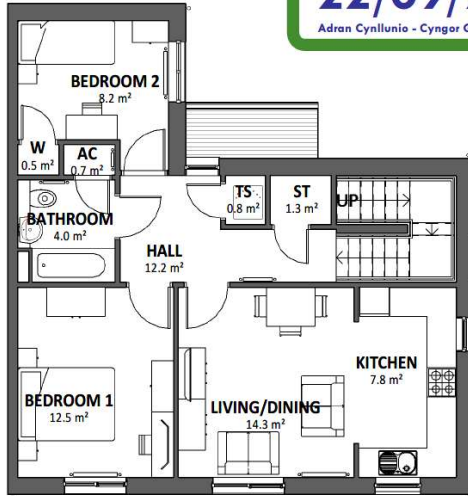
A2



VISUAL SCALE 1:100 @ A2

22/09/25

Adran Cynllunio - Cyngor Gwynedd



FIRST FLOOR PLAN

SCALE: 1 : 100



FRONT ELEVATION

SCALE: 1 : 100



SIDE ELEVATION

SCALE: 1 : 100

PLOTS 31-32

3P2B FLAT GIFA

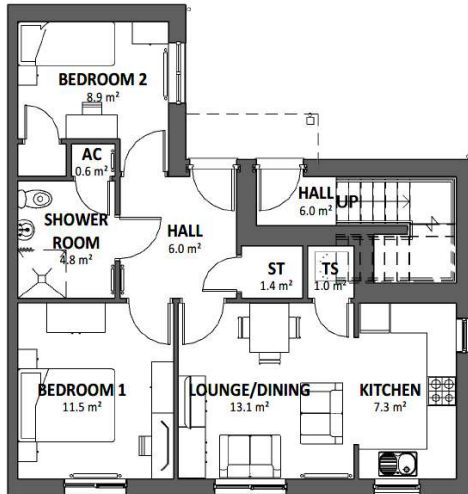
DQR MIN	65 m ²
GROUND FLOOR	56.7 m ²
FIRST FLOOR	65.5 m ²

3P2B FLAT GROUND FLOOR

DQR MIN	2 m ²
ST	1.4 m ²
AC	0.6 m ²

3P2B FLAT FIRST FLOOR

DQR MIN	2 m ²
ST	1.3 m ²
AC	0.7 m ²



GROUND FLOOR PLAN

SCALE: 1 : 100



REAR ELEVATION

SCALE: 1 : 100



VISUAL SCALE 1:100 @ A3

REV	DESCRIPTION	DATE	BY
B	LAYOUTS REVISED.	14.05.25	ID
A	WG DRAWING PACKAGE ISSUE	23.12.25	ED

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PROJECT
INCLINE FIELDS
for WILLIAMS HOMES

DRAWING TITLE
3P2B APARTMENT
(HANDED)

SCALE	DATE	DRAWN	CHECKED
1 : 100 @ A3	12/08/24	OR	SV

DRAWING STATUS
PLANNING

JOB No	DRAWING No	REVISION
C1124	071(1)	B

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A3

22/09/25

Adran Cynllunio - Cyngor Gwynedd



FIRST FLOOR PLAN

SCALE: 1 : 100



FRONT ELEVATION

SCALE: 1 : 100



SIDE ELEVATION

SCALE: 1 : 100



GROUND FLOOR PLAN

SCALE: 1 : 100



REAR ELEVATION

SCALE: 1 : 100



SIDE ELEVATION 2

SCALE: 1 : 100

3P2B FLAT GIFA	
DQR MIN	65 m²
GROUND FLOOR	56.7 m²
FIRST FLOOR	65.5 m²

3P2B FLAT GROUND FLOOR	
DQR MIN	2 m²
ST	1.4 m²
AC	0.6 m²

3P2B FLAT FIRST FLOOR	
DQR MIN	2 m²
ST	1.3 m²
AC	0.7 m²

PLOTS 12-13

REV	DESCRIPTION	DATE	BY
B	LAYOUTS REVISED.	14.05.25	JO
A	WG DRAWING PACKAGE ISSUE	23.12.25	ED

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PROJECT
INCLINE FIELDS
for WILLIAMS HOMES

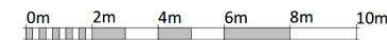
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3P2B APARTMENT (DETACHED)

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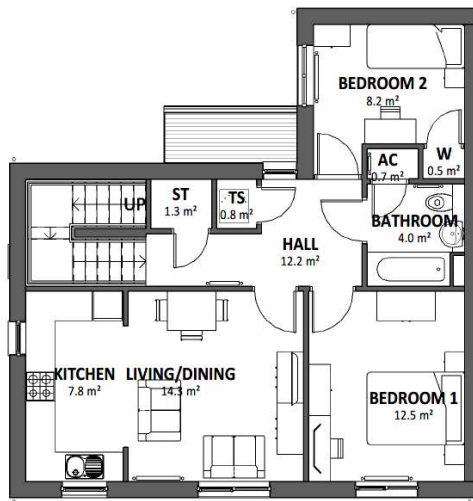
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A2



VISUAL SCALE 1:100 @ A2



FIRST FLOOR PLAN

SCALE: 1 : 100

22/09/25

Adran Cynllunio - Cyngor Gwynedd



GROUND FLOOR PLAN

SCALE: 1 : 100



FRONT ELEVATION

SCALE: 1 : 100



SIDE ELEVATION

SCALE: 1 : 100

PLOTS 29-30

3P2B FLAT GIFA	
DQR MIN	65 m ²
GROUND FLOOR	56.7 m ²
FIRST FLOOR	65.5 m ²

3P2B FLAT GROUND FLOOR	
DQR MIN	2m ²
ST	1.4 m ²
AC	0.6 m ²

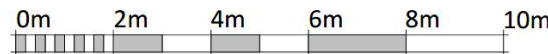
3P2B FLAT FIRST FLOOR	
DQR MIN	2m ²
ST	1.3 m ²
AC	0.7 m ²

Connecting to adjacent #31-32



REAR ELEVATION

SCALE: 1 : 100



VISUAL SCALE 1:100 @ A3

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PROJECT
INCLINE FIELDS
for WILLIAMS HOMES

DRAWING TITLE
3P2B APARTMENT

SCALE	DATE	DRAWN	CHECKED
1 : 100 @ A3	12/08/24	OR	SV

DRAWING STATUS
PLANNING

JOB No	DRAWING No	REVISION
C1124	071	B

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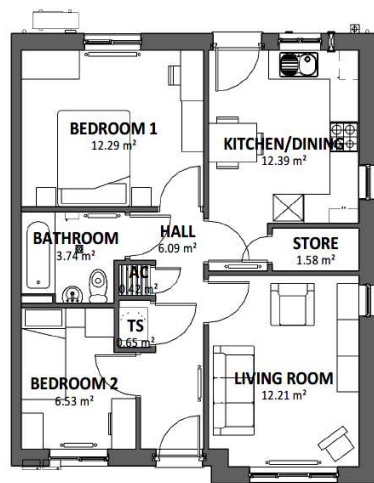
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A3

22/09/25

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GROUND FLOOR PLAN

SCALE: 1 : 100



REAR ELEVATION

SCALE: 1 : 100

BAT BOX TO PLOT 17 ONLY. REFER TO LANDSCAPE PLAN

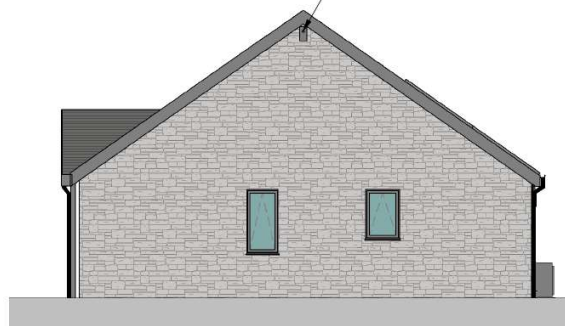
PV's to front of Plot #7
PV's to rear of Plot #17



FRONT ELEVATION

SCALE: 1 : 100

BIRD BOX TO PLOT 17 ONLY.
REFER TO LANDSCAPE PLAN



SIDE ELEVATION

SCALE: 1 : 100



VISUAL SCALE 1:100 @ A3

3P2B BUNGALOW GIFA

DQR MIN	58 m ²
Area	58.8 m ²

TYPE A BUNGALOW STORAGE

Name	Area
DQR MIN	2 m ²
AC	0.4 m ²
STORE	1.6 m ²
	2.0 m ²

PLOTS 7, 17

REV	DESCRIPTION	DATE	BY
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A	WG DRAWING PACKAGE ISSUE	23.12.25	ED

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PROJECT
INCLINE FIELDS
for WILLIAMS HOMES

DRAWING TITLE
3P2B BUNGALOW TYPE A
(HANDED)

SCALE
1 : 100 @ A3

DRAWING
STATUS
PLANNING

JOB No
C1124

DRAWING No
072(1)

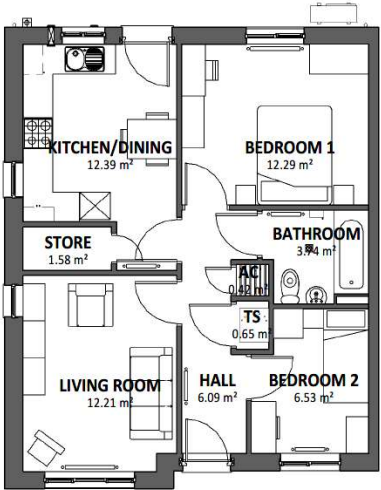
REVISION
B

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A3



GROUND FLOOR PLAN
SCALE: 1 : 100

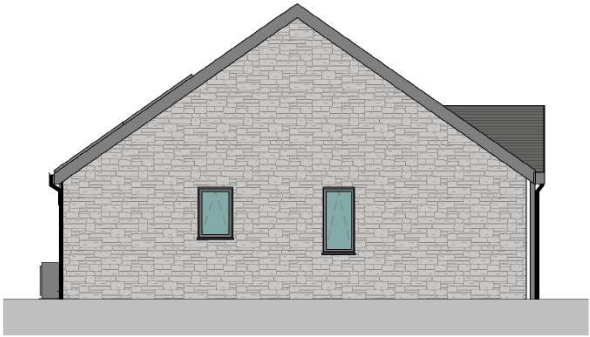


REAR ELEVATION
SCALE: 1 : 100

22/09/25
Adran Cynllunio - Cyngor Gwynedd



FRONT ELEVATION
SCALE: 1 : 100



SIDE ELEVATION
SCALE: 1 : 100

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ A3

3P2B BUNGALOW GIFA	
DQR MIN	58 m ²
Area	58.8 m ²

TYPE A BUNGALOW STORAGE	
Name	Area
DQR MIN	2m ²
AC	0.4 m ²
STORE	1.6 m ²
	2.0 m ²

PLOT 16

B	LAYOUTS REVISED.	14.05.25	JO
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PROJECT
INCLINE FIELDS
for WILLIAMS HOMES

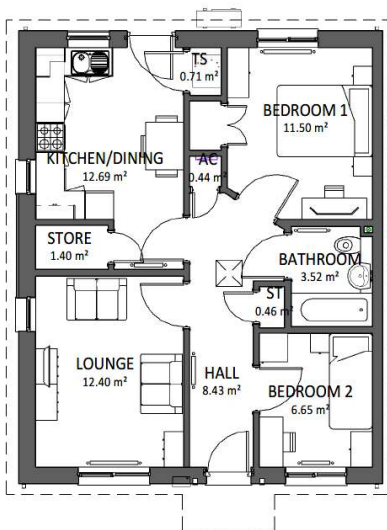
DRAWING TITLE
3P2B BUNGALOW TYPE A

SCALE	DATE	DRAWN	CHECKED
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DRAWING STATUS	PLANNING		
JOB No	DRAWING No	REVISION	
C1124	072	B	

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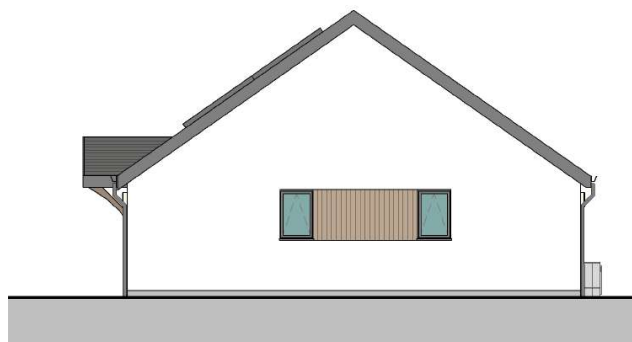
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A3



GROUND FLOOR PLAN

SCALE: 1 : 100



GABLE ELEVATION

SCALE: 1 : 100



REAR ELEVATION

SCALE: 1 : 100



FRONT ELEVATION

SCALE: 1 : 100



VISUAL SCALE 1:100 @ A3

3P2B BUNGALOW TYPE B GIFA	
DQR MIN	58 m ²
GF AREA	62.0 m ²

TYPE C BUNGALOW STORAGE	
DQR MIN	2m ²
AC	0.44 m ²
ST	0.46 m ²
STORE	1.40 m ²
	2.29 m ²

PLOT 23

REV	DESCRIPTION	DATE	BY
B	LAYOUTS REVISED.	14.05.25	ID
A	WG DRAWING PACKAGE ISSUE	23.12.25	ED

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PROJECT
INCLINE FIELDS
for WILLIAMS HOMES

DRAWING TITLE
3P2B BUNGALOW TYPE B
(HANDED)

SCALE	DATE	DRAWN	CHECKED
1 : 100 @ A3	12/08/24	OR	SV
DRAWING STATUS	PLANNING		
JOB No	DRAWING No	REVISION	
C1124	073(1)	B	

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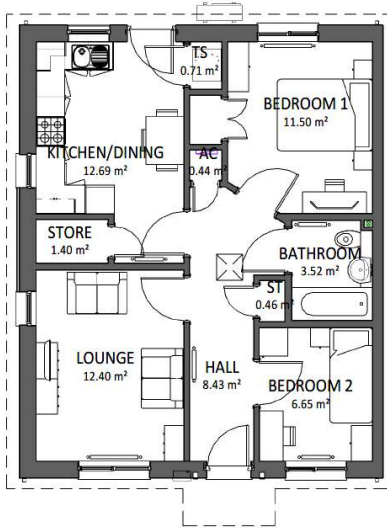
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A3

22/09/25

Adran Cynllunio - Cyngor Gwynedd



GROUND FLOOR PLAN

SCALE: 1 : 100



REAR ELEVATION

SCALE: 1 : 100

22/09/25
Adran Cynllunio - Cyngor Gwynedd

3P2B BUNGALOW TYPE B GIFA	
DQR MIN	58 m ²
GF AREA	62.0 m ²

TYPE C BUNGALOW STORAGE	
DQR MIN	2 m ²
AC	0.44 m ²
ST	0.46 m ²
STORE	1.40 m ²
2.29 m ²	

PLOT 28

B	LAYOUTS REVISED.	14.05.25	IO
A	WG DRAWING PACKAGE ISSUE	23.12.25	ED
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PROJECT
INCLINE FIELDS
for WILLIAMS HOMES

DRAWING TITLE
3P2B BUNGALOW TYPE B

SCALE	DATE	DRAWN	CHECKED
1 : 100 @ A3	12/08/24	OR	SV
DRAWING STATUS	PLANNING		
JOB No	DRAWING No	REVISION	
C1124	073	B	

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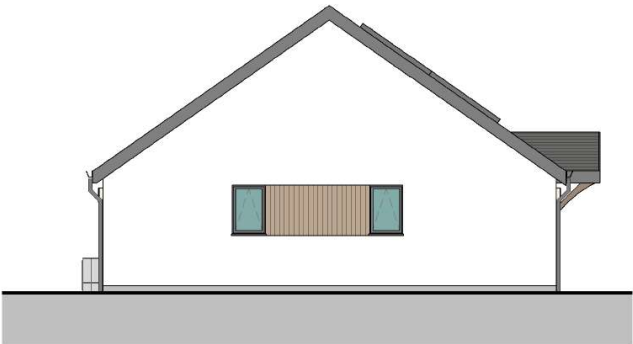
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A3



FRONT ELEVATION

SCALE: 1 : 100

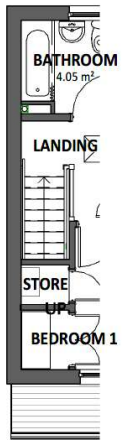


GABLE ELEVATION

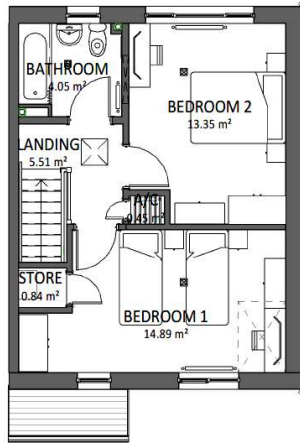
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VISUAL SCALE 1:100 @ A3

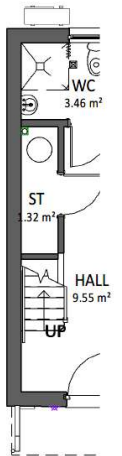


Stair to Gable
to Plot #15

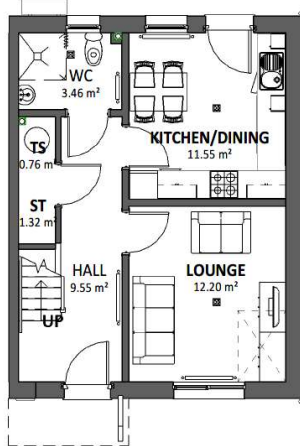


FIRST FLOOR PLAN

SCALE: 1 : 100



Stair to Gable
to Plot #15



GROUND FLOOR PLAN

SCALE: 1 : 100



FRONT ELEVATION

SCALE: 1 : 100



REAR ELEVATION

SCALE: 1 : 100

PV's TO FRONT OF
PLOT #21, 39.

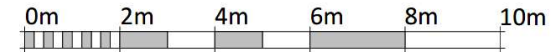
22/09/25

Adran Cynllunio - Cyngor Gwynedd

4P2B HOUSE GIFA	
DQR MIN	83 m ²
GROUND FLOOR	41.3 m ²
FIRST FLOOR	41.3 m ²
ACTUAL	82.6 m ²

4P2B STORAGE	
DQR MIN	2.5m2
ST	1.3 m ²
A/C	0.5 m ²
STORE	0.8 m ²
	2.6 m ²

PLOTS 15, 21, 39



VISUAL SCALE 1:100 @ A3

REV	DESCRIPTION	DATE	BY
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PROJECT
INCLINE FIELDS
for WILLIAMS HOMES

DRAWING TITLE
4P2B HOUSE (HANDED)

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DRAWING STATUS			
PLANNING			
JOB No	DRAWING No	REVISION	
C1124	074(1)	B	

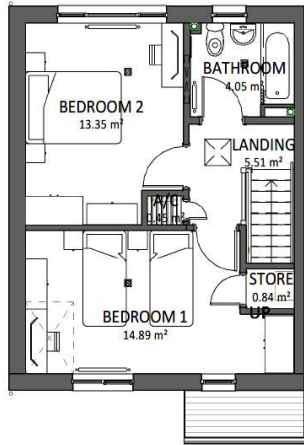
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A3



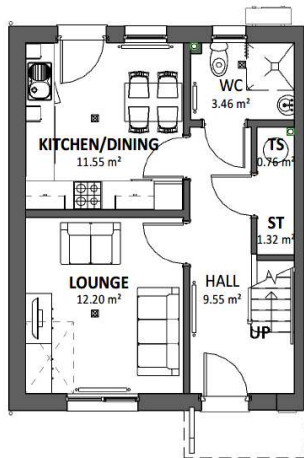
FIRST FLOOR PLAN

SCALE: 1 : 100



FRONT ELEVATION

SCALE: 1 : 100



GROUND FLOOR PLAN

SCALE: 1 : 100



REAR ELEVATION

SCALE: 1 : 100

PV's TO FRONT OF
PLOT #20, 38.

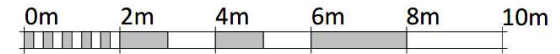
22/09/25

Adran Cynllunio - Cyngor Gwynedd

4P2B HOUSE GIFA	
DQR MIN	83 m ²
GROUND FLOOR	41.3 m ²
FIRST FLOOR	41.3 m ²
ACTUAL	82.6 m ²

4P2B STORAGE	
DQR MIN	2.5 m ²
ST	1.3 m ²
A/C	0.5 m ²
STORE	0.8 m ²
	2.6 m ²

PLOTS 20, 35, 38



VISUAL SCALE 1:100 @ A3

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PROJECT
INCLINE FIELDS
for WILLIAMS HOMES

DRAWING TITLE
4P2B HOUSE

SCALE	DATE	DRAWN	CHECKED
1 : 100 @ A3	12/08/24	OR	SV

DRAWING
STATUS **PLANNING**

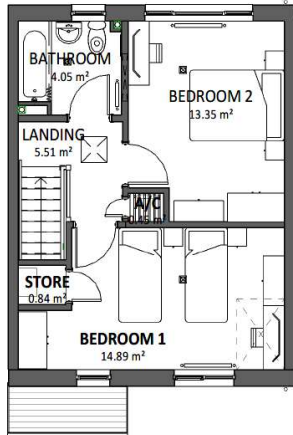
JOB No	DRAWING No	REVISION
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A3



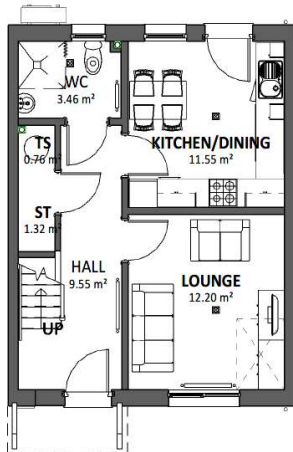
FIRST FLOOR PLAN

SCALE: 1 : 100



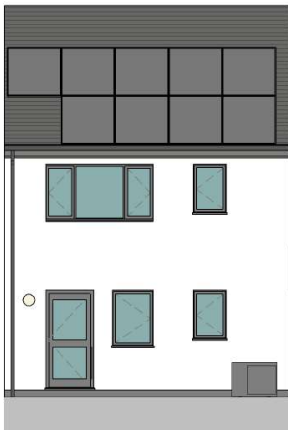
FRONT ELEVATION

SCALE: 1 : 100



GROUND FLOOR PLAN

SCALE: 1 : 100



REAR ELEVATION

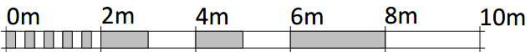
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22/09/25
Adran Cynllunio - Cyngor Gwynedd

4P2B HOUSE GIFA	
DQR MIN	83 m ²
GROUND FLOOR	41.3 m ²
FIRST FLOOR	41.3 m ²
ACTUAL	82.6 m ²

4P2B STORAGE	
DQR MIN	2.5m2
ST	1.3 m ²
A/C	0.5 m ²
STORE	0.8 m ²
	2.6 m ²

PLOTS 2, 24, 34



VISUAL SCALE 1:100 @ A3

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PROJECT
INCLINE FIELDS
for WILLIAMS HOMES

DRAWING TITLE
4P2B HOUSE (MID TERRACE
HANDED)

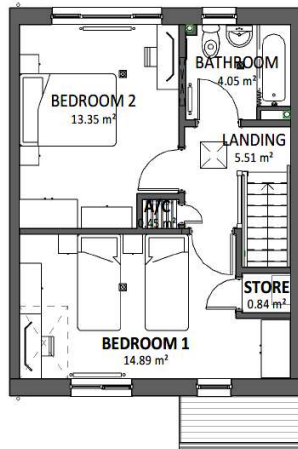
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DRAWING STATUS	PLANNING		
JOB No	DRAWING No	REVISION	
C1124	075(1)	A	

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A3



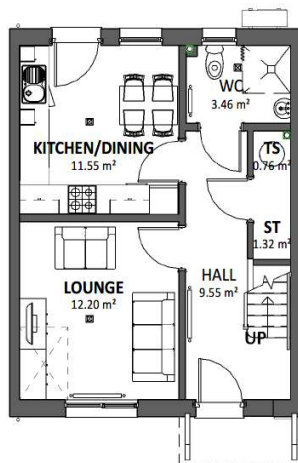
FIRST FLOOR PLAN

SCALE: 1 : 100



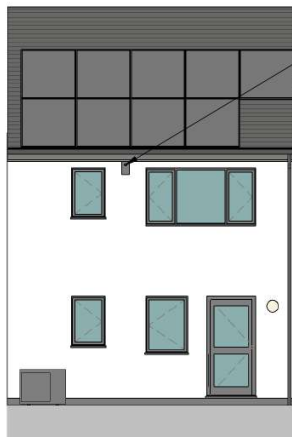
FRONT ELEVATION

SCALE: 1 : 100



GROUND FLOOR PLAN

SCALE: 1 : 100



REAR ELEVATION

SCALE: 1 : 100

4P2B HOUSE GIFA	
DQR MIN	83 m ²
GROUND FLOOR	41.3 m ²
FIRST FLOOR	41.3 m ²
ACTUAL	82.6 m ²

4P2B STORAGE	
DQR MIN	2.5 m ²
ST	1.3 m ²
A/C	0.5 m ²
STORE	0.8 m ²
	2.6 m ²

PLOTS 3, 6, 19, 27



VISUAL SCALE 1:100 @ A3

B	LAYOUTS REVISED, BIRD AND BAT BOXES ADDED & PV ORIENTATION NOTE ADDED	14.05.25	IO
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PROJECT
INCLINE FIELDS
for WILLIAMS HOMES

DRAWING TITLE
4P2B HOUSE (MID TERRACE)

SCALE	DATE	DRAWN	CHECKED
1 : 100 @A3	12/08/24	OR	SV

DRAWING STATUS
PLANNING

JOB No	DRAWING No	REVISION
C1124	075	B

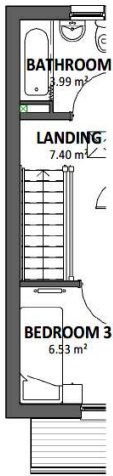
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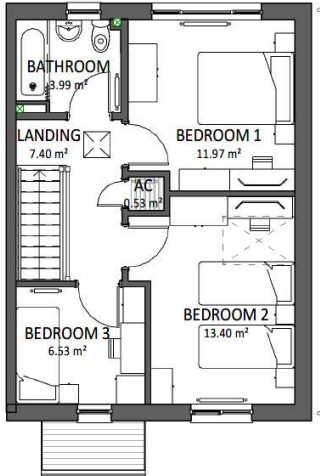
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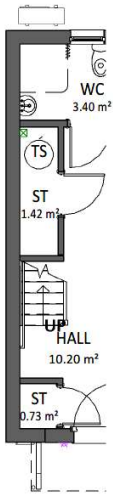
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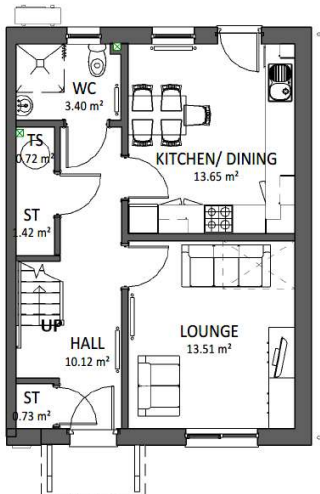
Stair to Gable to Plot #25



FIRST FLOOR PLAN
SCALE: 1 : 100



Stair to Gable to Plot #25



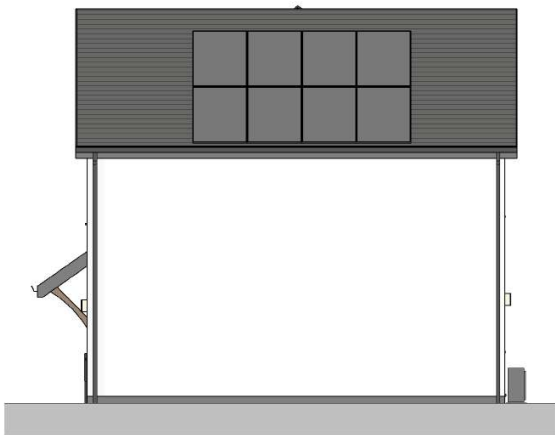
GROUND FLOOR PLAN
SCALE: 1 : 100



FRONT ELEVATION
SCALE: 1 : 100



REAR ELEVATION
SCALE: 1 : 100



SIDE ELEVATION
SCALE: 1 : 100

22/09/25

Adran Cyallunio - Cyngor Gwynedd

5P3B HOUSE GIFA	
DQR MIN	93 m ²
GROUND FLOOR	47.1 m ²
FIRST FLOOR	47.1 m ²
ACTUAL	94.3 m ²

5P3B STORAGE	
DQR MIN	2.5 m ²
AC	0.6 m ²
ST	0.7 m ²
ST	1.4 m ²
ACTUAL	2.7 m ²

PLOTS 25, 26



VISUAL SCALE 1:100 @ A3

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PROJECT
INCLINE FIELDS
for WILLIAMS HOMES

DRAWING TITLE
5P3B HOUSE (HANDED)

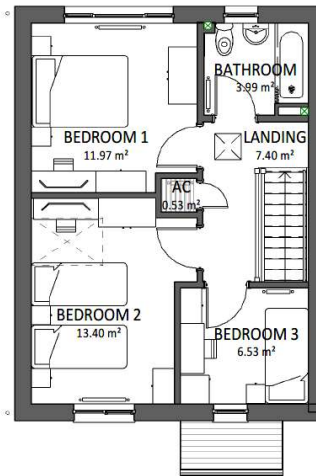
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DRAWING STATUS	PLANNING		
JOB No	DRAWING No	REVISION	
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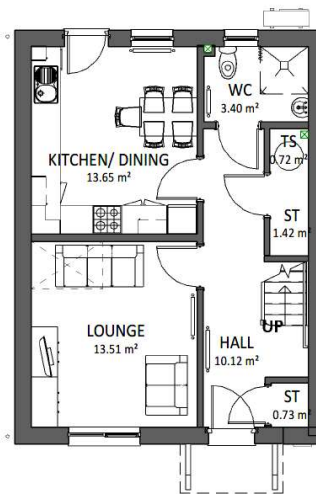
A3



FIRST FLOOR PLAN
SCALE: 1 : 100



FRONT ELEVATION
SCALE: 1 : 100



GROUND FLOOR PLAN
SCALE: 1 : 100



REAR ELEVATION
SCALE: 1 : 100

22/09/25
Adran Cyllunio - Cyngor Gwynedd

5P3B HOUSE GIFA	
DQR MIN	93 m ²
GROUND FLOOR	47.1 m ²
FIRST FLOOR	47.1 m ²
ACTUAL	94.3 m ²

5P3B STORAGE	
DQR MIN	2.5 m ²
AC	0.6 m ²
ST	0.7 m ²
ST	1.4 m ²
ACTUAL	2.7 m ²

PLOTS 4, 5



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PROJECT
INCLINE FIELDS
for WILLIAMS HOMES

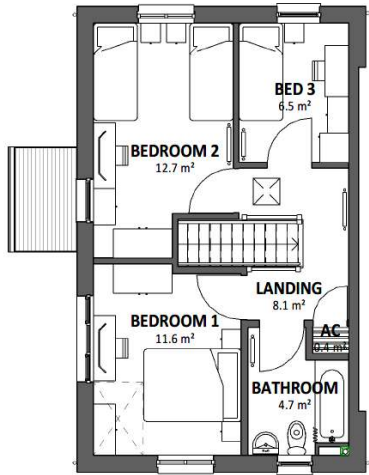
DRAWING TITLE
5P3B HOUSE

SCALE	DATE	DRAWN	CHECKED
1 : 100 @A3	12/08/24	OR	SV
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C1124	076	B	

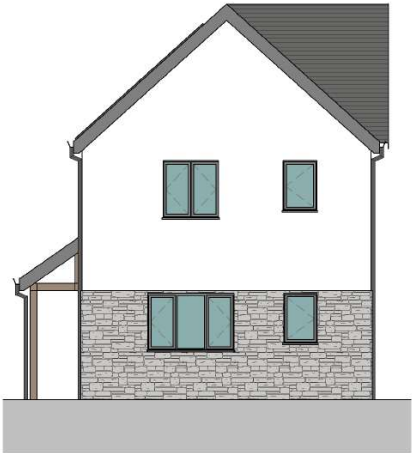
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A3



FIRST FLOOR PLAN
SCALE: 1 : 100



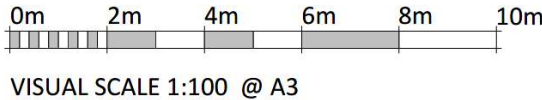
FRONT ELEVATION
SCALE: 1 : 100

22/09/25
Adran Cynllunio - Cyngor Gwynedd

5P3B SE GIFA	
DQR MIN	93 m ²
GROUND FLOOR	46.6 m ²
FIRST FLOOR	46.6 m ²
ACTUAL	93.2 m ²

5P3B SE STORAGE	
DQR MIN	2.5 m ²
STORE	1.8 m ²
STORE	0.6 m ²
AC	0.4 m ²
	2.9 m ²

PLOTS 22, 40



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PROJECT
INCLINE FIELDS
for WILLIAMS HOMES

DRAWING TITLE
5P3B HOUSE SIDE ENTRY
(HANDED)

SCALE	DATE	DRAWN	CHECKED
1 : 100 @A3	12/08/24	OR	SV

DRAWING STATUS
PLANNING

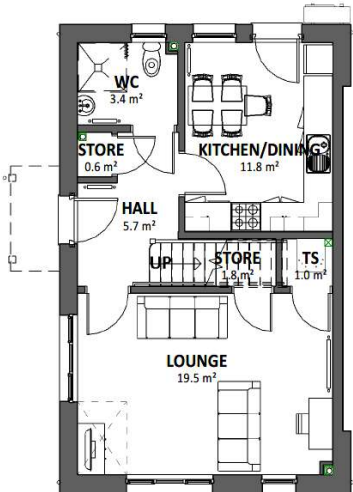
JOB No	DRAWING No	REVISION
C1124	077(1)	B

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A3



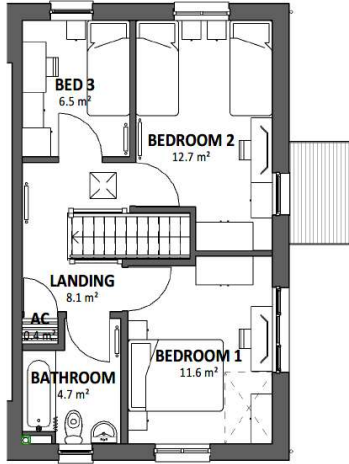
GROUND FLOOR PLAN
SCALE: 1 : 100



REAR ELEVATION
SCALE: 1 : 100



SIDE ELEVATION
SCALE: 1 : 100



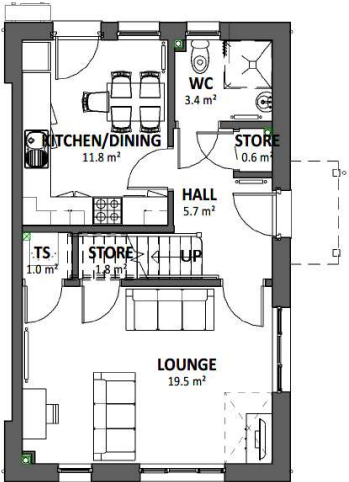
FIRST FLOOR PLAN

SCALE: 1 : 100



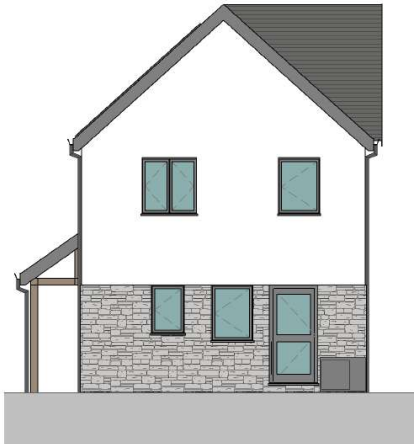
FRONT ELEVATION

SCALE: 1 : 100



GROUND FLOOR PLAN

SCALE: 1 : 100



REAR ELEVATION

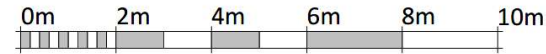
SCALE: 1 : 100

22/09/25
Adran Cynllunio - Cyngor Gwynedd

5P3B SE GIFA	
DQR MIN	93 m ²
GROUND FLOOR	46.6 m ²
FIRST FLOOR	46.6 m ²
ACTUAL	93.2 m ²

5P3B SE STORAGE	
DQR MIN	2.5 m ²
STORE	1.8 m ²
STORE	0.6 m ²
AC	0.4 m ²
	2.9 m ²

PLOTS 1, 14, 18, 33



VISUAL SCALE 1:100 @ A3

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PROJECT
INCLINE FIELDS
for WILLIAMS HOMES

DRAWING TITLE
5P3B HOUSE SIDE ENTRY

SCALE	DATE	DRAWN	CHECKED
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DRAWING STATUS
PLANNING

JOB No	DRAWING No	REVISION
C1124	077	B

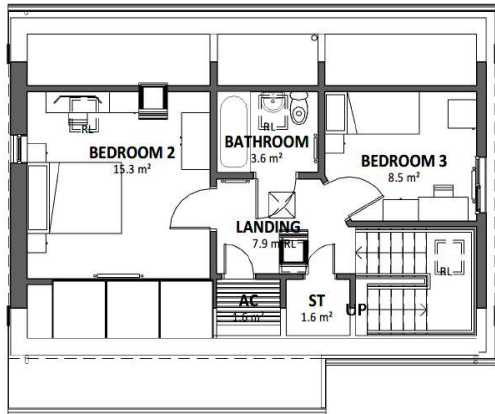
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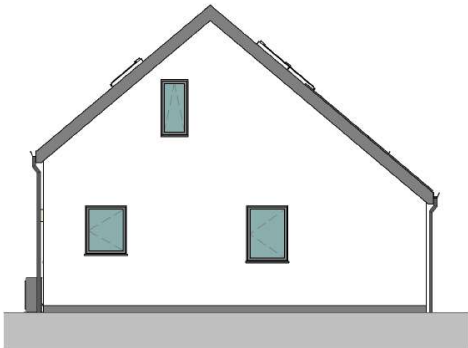
FIRST FLOOR PLAN

SCALE: 1 : 100



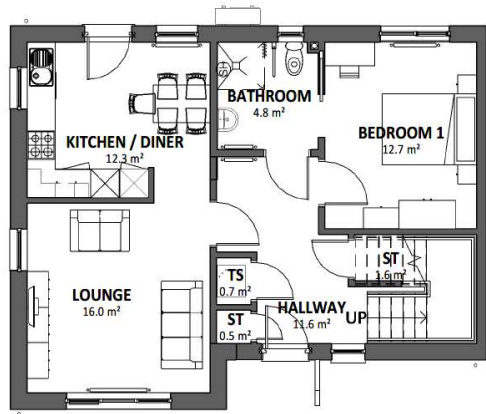
FRONT ELEVATION

SCALE: 1 : 100



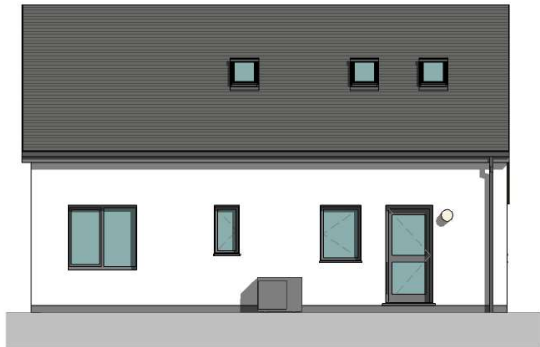
SIDE ELEVATION

SCALE: 1 : 100



GROUND FLOOR PLAN

SCALE: 1 : 100



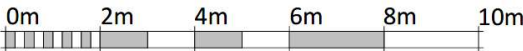
REAR ELEVATION

SCALE: 1 : 100

PLOT 10

DORMER BUNG GIFA	
DQR MIN	93 m²
GROUND FLOOR	64.5 m²
FIRST FLOOR	44.2 m²
ACTUAL	108.8 m²

DORMER BUNGALOW	
DQR MIN	2 m²
ST	0.5 m²
ST	1.6 m²
AC	1.6 m²
ST	1.6 m²
ACTUAL	5.4 m²



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PROJECT
INCLINE FIELDS
for WILLIAMS HOMES

DRAWING TITLE
5P3B SUPPORTED LIVING
BUNGALOW

SCALE	DATE	DRAWN	CHECKED
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DRAWING STATUS
PLANNING

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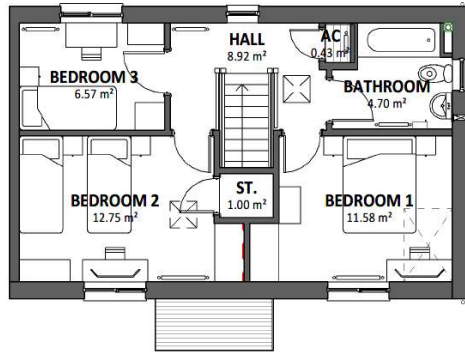
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A3

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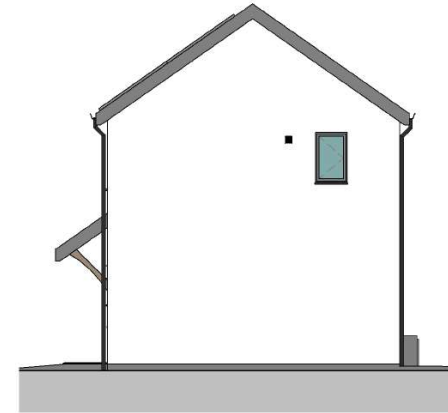
FIRST FLOOR PLAN

SCALE: 1 : 100



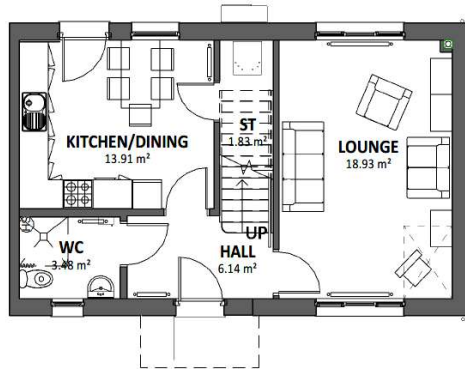
FRONT ELEVATION

SCALE: 1 : 100



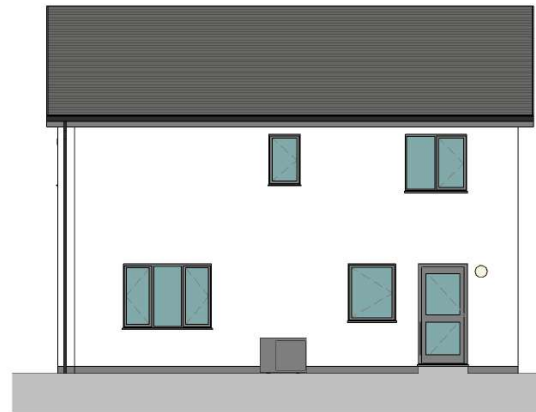
SIDE ELEVATION

SCALE: 1 : 100



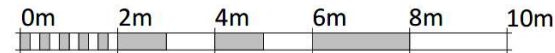
GROUND FLOOR PLAN

SCALE: 1 : 100



REAR ELEVATION

SCALE: 1 : 100



VISUAL SCALE 1:100 @ A3

PLOT 9

5P3B WIDE STORAGE

DQR MIN 2.5 m²

AC 0.4 m²

ST. 1.0 m²

ST 1.8 m²

3.3 m²

5P3B WIDE GIFA

DQR MIN 93 m²

GROUND FLOOR 47.1 m²

FIRST FLOOR 47.1 m²

94.1 m²

ACTUAL

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PROJECT
INCLINE FIELDS
for WILLIAMS HOMES

DRAWING TITLE
5P3B HOUSE WIDE
FRONTAGE (HANDED)

SCALE 1 : 100 @ A3 DATE 12/08/24 DRAWN OR CHECKED SV

DRAWING STATUS PLANNING

JOB No C1124 DRAWING No 079(1) REVISION B

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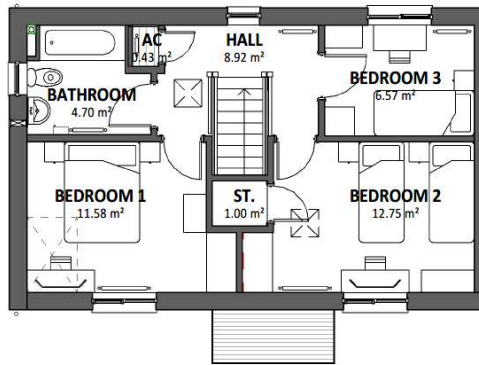
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A3

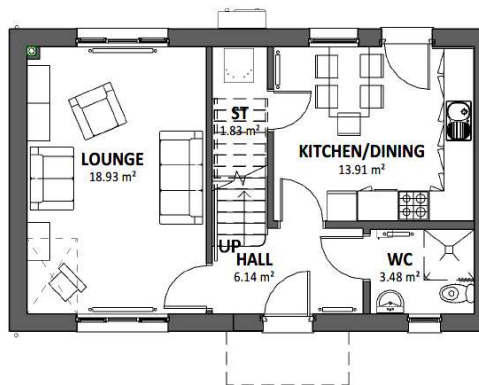
22/09/25

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FIRST FLOOR PLAN

SCALE: 1 : 100



GROUND FLOOR PLAN

SCALE: 1 : 100



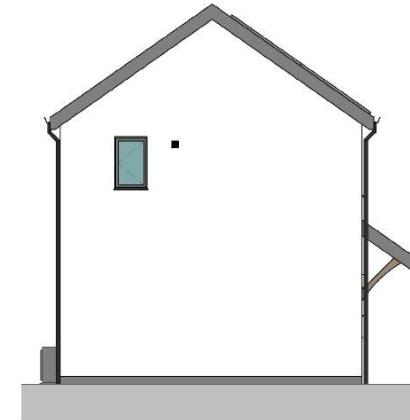
FRONT ELEVATION

SCALE: 1 : 100



REAR ELEVATION

SCALE: 1 : 100



SIDE ELEVATION

SCALE: 1 : 100

PLOT 8

5P3B WIDE STORAGE

DQR MIN 2.5 m²

AC 0.4 m²

ST. 1.0 m²

ST 1.8 m²

3.3 m²

5P3B WIDE GIFA

DQR MIN 93 m²

GROUND FLOOR 47.1 m²

FIRST FLOOR 47.1 m²

94.1 m²

ACTUAL

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PROJECT
INCLINE FIELDS
for WILLIAMS HOMES

DRAWING TITLE
5P3B HOUSE WIDE
FRONTAGE

SCALE	DATE	DRAWN	CHECKED
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DRAWING STATUS
PLANNING

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C1124	079	B

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A3



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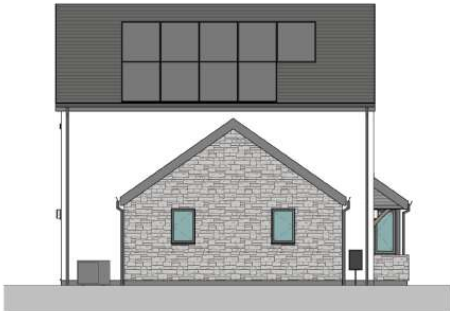
FIRST FLOOR PLAN

SCALE: 1 : 100



FRONT ELEVATION

SCALE: 1 : 100



SIDE ELEVATION

SCALE: 1 : 100



GROUND FLOOR PLAN

SCALE: 1 : 100



REAR ELEVATION

SCALE: 1 : 100

PLOT 36

7P4B STORAGE	
Name	Area
DQR MIN	3 m ²
A/C	0.4 m ²
STORE	0.8 m ²
ST	0.5 m ²
ST	1.3 m ²
	3.0 m ²

7P4B HOUSE GIFA	
DQR MIN	114 m ²
GROUND	68.8 m ²
FLOOR	
FIRST FLOOR	46.2 m ²
ACTUAL	115.0 m ²

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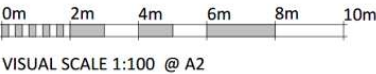
PROJECT
INCLINE FIELDS
for WILLIAMS HOMES

DRAWING TITLE
7P4B HOUSE (HANDED)

SCALE	DATE	DRAWN	CHECKED
1 : 100 @ A2	12/08/24	OR	SV
DRAWING	PLANNING		
STATUS			
JOB No	DRAWING No	REVISION	
C1124	080(1)	B	

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A2



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FIRST FLOOR PLAN

SCALE: 1 : 100



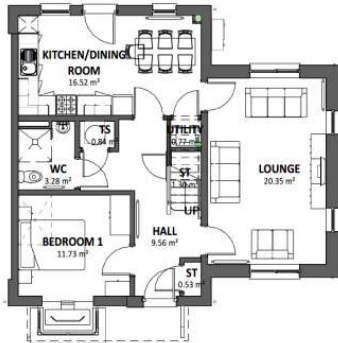
FRONT ELEVATION

SCALE: 1 : 100



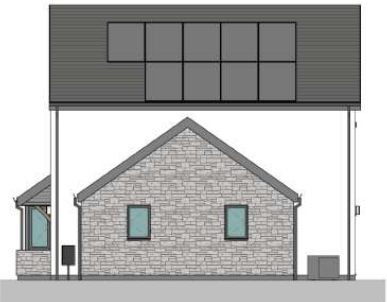
REAR ELEVATION

SCALE: 1 : 100



GROUND FLOOR PLAN

SCALE: 1 : 100



SIDE ELEVATION

SCALE: 1 : 100

PLOT 37

7P4B STORAGE	
Name	Area
DQR MIN	3 m ²
A/C	0.4 m ²
STORE	0.8 m ²
ST	0.5 m ²
ST	1.3 m ²
	3.0 m ²

7P4B HOUSE GIFA	
DQR MIN	114 m ²
GROUND	68.8 m ²
FLOOR	46.2 m ²
FIRST FLOOR	46.2 m ²
ACTUAL	115.0 m ²

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PROJECT
INCLINE FIELDS
for WILLIAMS HOMES

DRAWING TITLE
7P4B HOUSE

SCALE	DATE	DRAWN	CHECKED
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PLANNING			
JOB No	DRAWING No	REVISION	
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A2



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FIRST FLOOR PLAN

SCALE: 1 : 100



FRONT ELEVATION

SCALE: 1 : 100



SIDE ELEVATION

SCALE: 1 : 100



GROUND FLOOR PLAN

SCALE: 1 : 100



REAR ELEVATION

SCALE: 1 : 100



SIDE ELEVATION 2

SCALE: 1 : 100

PLOT 11

8P5B STORAGE

DQR MIN N/A

ST	0.8 m²
ST	1.1 m²
ST	0.8 m²
00 - GROUND FLOOR	2.7 m²
AC	1.4 m²
01 - FIRST FLOOR	1.4 m²
ACTUAL	4.1 m²

8P6B HOUSE GIFA

DQR MIN N/A

GROUND FLOOR	79.2 m²
FIRST FLOOR	79.2 m²
ACTUAL	158.4 m²

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PROJECT
INCLINE FIELDS
for WILLIAMS HOMES

DRAWING TITLE
8P5B HOUSE

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