



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 MARCH, 2026

NOTE

This meeting will be webcast

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

Location

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

Contact Point

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(DISTRIBUTED 20/02/26)

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

6 - 10

The Chairman shall propose that the minutes of the previous meeting of this committee, held on February 2nd, 2026, be signed as a true record.

5. PLANNING APPLICATIONS

To submit the report of the Head of Environment Department.

5.1. APPLICATION NO C25/0824/37/LL LAND ADJACENT TO LLYS YR EIFL, TREFOR, LL54 5BJ 11 - 50

Full application for the erection of up to 15 No. Affordable Dwellings and Associated Development including creation of a new vehicular access and estate road, landscaping and creation of a sustainable surface water drainage area.

LOCAL MEMBER: Councillor Jina Gwyrfai

[Link to relevant background documents](#)

5.2. APPLICATION NO C25/0651/23/LL LAND OFF FFORDD GLANFFYNNON, LLANRUG, LL55 4PT 51 - 91

Full planning application for 17 affordable dwellings, together with creating new vehicle access and an internal entrance road, closing 2 existing agricultural access points, creating new access to serve a new sub-station, extension works to Glanffynnon Road along with landscaping, drainage, and other related works.

LOCAL MEMBER: Councillor Beca Brown

[Link to relevant background documents](#)

**5.3 APPLICATION NO C25/0914/44/LL LLYN BACH, PORTHMADOG, 92 - 107
LL49 9DF**

A proposal to remove the existing boundary wall in order to provide improved access to Cob Crwn, and to create a new footpath for pedestrians and cyclists.

LOCAL MEMBER: Councillor Nia Jeffreys

[Link to relevant background documents](#)

**5.4 APPLICATION NO C26/0005/46/DA TYDDYN DU, DINAS, 108 - 120
PWLLHELI, GWYNEDD, LL53 8SU**

Non-material amendment to the design of planning permission C21/0411/46/LL.

LOCAL MEMBER: Councillor Gareth Tudor Jones

[Link to relevant background documents](#)

PLANNING COMMITTEE 2 February 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, Edgar Owen, Gareth Coj Parry, Gareth A Roberts, John Pughe Roberts and Gruffydd Williams

Others invited - Local Member: Councillor Dylan Fernley

Officers: Siôn Huws (Propriety and Elections Manager - Monitoring Officer), Gareth Jones (Assistant Head of Environment), Gwawr Hughes (Planning Manager), Medi Emlyn Davies (Development Control Team Leader), Dafydd Jones (Solicitor) and Lowri Haf Evans (Democracy Services Officer).

1. APOLOGIES

Apologies were received from Councillor Cai Larsen who had been unable to join the meeting due to technical issues, but he had also declared an interest as he was a Board Member of Adra

2. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

The following member declared that he was a local member in relation to the item noted:

- Councillor Dylan Fernley (not a member of this Planning Committee), in item 5.1 (C25/0686/11/LL) on the agenda

3. URGENT ITEMS

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

4. MINUTES

The Chair accepted the minutes of the previous meeting of this committee held on 12 January 2026 as a true record

5. PLANNING APPLICATIONS

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

**5.1 APPLICATION NUMBER C25/0686/11/LL
Cae Incline Fields, Bangor, LL57 4HP**

Proposal to erect up to 48 Dwellings and Associated Development

Attention was drawn to the Late Observations Form.

- a) The Development Control Team Leader explained that this was a planning application to erect residential units and associated works on an agricultural field on the outskirts of the City of Bangor on a site located within a Landscape of Outstanding Historical Interest. It was stated that the site had been specifically designated for housing and was within the existing development boundary.

It was reported that the main elements of the proposal were the erection of 48 residential units, the provision of associated standard estate entrance and road, the creation of parking spaces, play areas, landscaping and the provision of a dedicated drainage system. The provision would comprise 8 x one-bedroom flats, 6 x two-bedroom flats, 5 x two-bedroom bungalows, 1 x three-bedroom (assisted living) bungalow, 13 x two-bedroom two-storey houses, 12 x three-bedroom two-storey houses, 2 x four-bedroom two-storey houses and 1 x five-bedroom two-storey house. The development by a Social Housing Association would provide 100% affordable housing with the intention of providing a mix of different tenures (e.g. social rent and intermediate affordable rent) to meet the need identified in the City and in Gwynedd.

It was explained that the site was opposite Bangor Crematorium and was considered a sensitive site due to the Penrhyn Quarry Railway Scheduled Monument abutting the eastern boundary of the site, the World Heritage Site designation beyond that included grade II star Registered Park grounds around Penrhyn Castle, and the grade 11 listed building of Incline Cottage which was on the eastern boundary.

It was noted that a previous application had been submitted in 2020 for a 66-house development on the site, but that the application had been withdrawn following an objection from CADW about its impact on the heritage designations. From the various documents submitted with the application in question, discussions appeared to have taken place for a development that was more considerate of its sensitive location.

In accordance with the arrangements of the Planning Service delegation scheme, the application had been submitted to the Committee as it was a development of over five houses and defined as a "major development" due to the number of units proposed. In accordance with the appropriate procedure, a Pre-Application Consultation Report had been submitted as part of the application and the developer had advertised the proposal to the public and a statutory consultee prior to the submission of a formal planning application.

Having considered the information submitted, the proposal was considered acceptable on the basis that:

- The Authority's adopted policies stated that Councils would seek to ensure an appropriate level of affordable housing in the LDP area. The proposal was to prepare a development that would include 100% affordable units with the Strategic Housing Unit having demonstrated evidence of the need and had confirmed that the plan addressed the need of the area.

- The site was designated specifically for housing, and although the number of units was less than the 72-unit density suggested in the LDP, the rationale for protecting the interests of the sensitive heritage designations was considered to justify a lower density in this case.
- The issues raised by the Highways Unit in relation to parking had been resolved and that a condition could be imposed for the works to comply with the latest 'Masterplan' Installation Plan.
- It was possible to complete the work to include a safe crossing and path for pedestrians from the development towards the city centre by agreement with the Highways Unit under section 278; which would also be associated with the work of forming a suitable vehicular access for the development. The developer had agreed to this and a condition could be imposed to agree to the improvements and provide the crossing prior to the occupancy of the houses.
- A 106 Agreement for obtaining a financial contribution to road improvements would no longer be necessary.
- The Policy Unit's observations had highlighted that 215m² of play area was needed in the area to meet the need. It was noted that the space located adjacent to Incline Cottage was approximately 185m² and the other space at the southern end of the site was 130m² – a total of 315m² which was 100m² more than the required provision.

The proposal was considered acceptable and met the requirements of local and national policies. As a result, the Officers recommended that the application be approved subject to the imposition of relevant conditions.

b) Taking advantage of the right to speak, the applicant's agent noted the following observations:-

- The scheme helped towards the provision of affordable homes in response to the housing crisis in Gwynedd
- The site was designated for housing - policy would expect 20% of the development to be affordable homes, but this scheme offered 100% which met the identified need for this type of home in Bangor
- Following consultation with the Housing Strategic Unit on the number and type required, the scheme of 48 units, offered a good mix of homes that would be offered as social rented housing and intermediate affordable rent
- The number of units was fewer than the 72-unit densities suggested in the LDP – this demonstrated respect for the sensitivity of the site
- The design was developed around the Penrhyn Quarry Railway Scheduled Monument, the World Heritage Site and the grade 11 listed building of Incline Cottage; a high-quality green area was integral to the scheme and to residents' amenity
- The design had led to discussions and collaboration with CADW who, along with Council officers, were supportive of the scheme
- Adequate parking spaces were being offered. The site was near a good local network and there was sufficient capacity for the additional load. The A5 connection was also very convenient
- Improvements to bus stops and footpaths had been proposed
- The development was considerate in ensuring that existing trees around the site would be preserved – the trees had an ecological and biodiversity worth and were valued. The scheme contributed to this value with careful landscaping around it
- Surface and foul water systems complied with the requirements of Welsh Water who was satisfied with the proposal and plan

- Reports and positive results in relation to noise, air quality and archaeology issues had been submitted and were acceptable
 - The application was one of high quality, assisting to meet the significant need for housing in the City
 - Use of a designated site that was handled in a sensitive manner – respecting the location
 - Consultees and Council officers were satisfied with the proposal
 - Complied with national and local policies
- c) Taking advantage of the right to speak, the Local Member made the following observations:
- That he supported the application.
 - The development would contribute to reducing the waiting list for social housing in the City
 - That the design was of good quality
 - Would like to see a Local Housing Policy in place
 - Concern about the speed limit - that the speed limit near the crematorium was 40mph but reduced to 30mph at the proposed entrance - it was imperative that the 30mph limit be extended up to the entrance to the crematorium so that drivers would reduce their speed when going downhill
 - Looking forward to the development
- d) It was proposed and seconded to approve the application
- ch) During the ensuing discussion, the following observations were made by Members:
- Welcomed that the development was 100% affordable
 - Agreed with the Local Member that the speed limit needed to be lowered
 - That the development met the need
 - Welcomed bungalows included in the mix

In response to a question about the provision of electric car charging points within the development as a contribution to meeting the Council's net zero target, it was noted that charging points were not incorporated into the application, but prospective residents would be able to apply. This could not be included as a condition. It was reiterated that adaptations to public transport and to a crossing had been approved - these made the development sustainable.

In response to a comment that the developer had paid for a language assessment that could possibly appear to be positive in their favour, and to concerns that there was a 'lack of consideration of the indirect cumulative effect', and why could the Council not commission an independent language assessment; it was emphasised that the service did not accept that the information submitted by developers was accurate, and that every element of any application was challenged. It was reiterated that linguistic issues were considered by the Council's Language Unit experts and in addition, in terms of cumulative impact, a development similar to this had not been proposed in Bangor for several years. It was noted that this scheme met a very different need from previous applications (such as flats on the High Street), which had been submitted to the Committee in the past. The scheme was a means of meeting the needs of the people of Gwynedd, and it was likely that a high percentage of the tenants would be able to speak Welsh.

In response to a comment that the proposed exterior materials were to include Welsh slate for the roofs, but that the condition stated 'slate' only, it was noted that the planning condition referred to colour, appearance and similarity and that the slate could not be restricted to Welsh slate. Although the Council had raised this on appeal in the past, the appeal had failed – there was a legal reason for imposing the condition as it was.

An observation was made that Bangor City Council had not submitted observations for the application and that this was now a regular occurrence. The Assistant Head of Department noted that the Authority did not have the right to ask for a response.

In terms of the future protection and safeguarding of public footpaths and the need for further details, it was noted that there were no concerns about footpaths being stopped here, however, discussions would be held between the agent and the footpaths officer to find solutions.

In response to a request by the proposer to consider a speed limit as a condition, it was noted that, while acknowledging the concern, the scheme had been assessed by the Transportation Unit who did not mention the need to lower the speed level in its assessment. Consequently, there was no evidence of the need to act and therefore no condition could be made. The Local Member was encouraged to hold further discussion with the Transportation Unit.

RESOLVED: To approve with conditions

1. **Time - five years**
2. **In accordance with the plans**
3. **Must submit and agree on a programme for providing affordable housing**
4. **Restrict the use to C3 use class residential dwellings only**
5. **Removal of Permitted Development Rights**
6. **Slate**
7. **Agree on the finish**
8. **Landscaping Conditions**
9. **Implement the objectives of the Green Infrastructure Statement**
10. **Agree on the details of any play equipment**
11. **Welsh Water Condition**
12. **Highways Conditions**
13. **Public Protection Conditions to include working hours**
14. **Cadw Conditions**
15. **Archaeological Condition**
16. **The estate/houses must be given a Welsh name**

The meeting started at 13.00 and ended at 13:35

CHAIR

PLANNING COMMITTEE	DATE: 02/03/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Number: 1

Application Number: C25/0824/37/LL

Date Registered: 03/12/2025

Application Type: Full

Community: Trefor and Llanaelhaearn

Ward: Yr Eifl

Proposal: Full application to build 15 affordable homes with associated developments including creation of a new vehicular access and estate road, landscaping and creation of a sustainable surface water drainage area.

Location: Land adjacent to Llys yr Eifl, Trefor, LL54 5BJ

Summary of the Recommendation: To approve subject to the completion of a Section 106 agreement or a unilateral agreement for the open spaces contribution.

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1. Description:

- 1.1 This is a full application to construct 15 affordable homes on an exception site in the village of Trefor with associated developments including the creation of a vehicular access, estate road, landscaping and the creation of a sustainable surface water drainage area.
- 1.2 For clarity, further details regarding the application as submitted are as follows:
- Creation of a vehicular access with an access road extending into the site with parking spaces to the front and rear of the houses. In addition, a footpath with a direct pedestrian link opening from the estate to the existing pavement along the parallel public road.
 - The construction of 15 houses which would be a mix of semi-detached two-storey houses, single-storey houses and one detached two-storey house with gardens and/or parking spaces to the front and rear gardens with some side gardens.
 - Create a central green amenity area that would also include a sustainable drainage area.
- 1.3 In terms of the details of the houses, which are all affordable housing, the following is noted:
- Four 2-bedroom bungalows with an internal floor area of 58m²
 - Four 2-bedroom two storey houses with an internal floor area of 83m²
 - Five 3-bedroom two storey houses with an internal floor area of 93m²
 - One 4-bedroom two-storey house with an internal floor area of 114m²
 - One 6-bedroom house with an internal floor area of 208m²
 - They are to be finished externally with a mixture of render, stone and cement cladding on the walls and a natural slate roof.
- 1.4 According to information received with the application, the scheme intends to provide neutral tenure which means that the applicant would provide 100% affordable units but with the tenure not specifically noted. Grŵp Cynefin's intention as an owner would be to provide a mix of fully affordable housing which would be a mix of tenure such as social rented housing, intermediate affordable rental housing, part ownership, etc. as highlighted would then allow flexibility according to the circumstances of the needs should that change, e.g. an occupier moving from a rental house to a part ownership house. It is claimed that this would be reasonable and suitable by ensuring that Grŵp Cynefin has the flexibility for the exact mix of tenure within the plan by being able to respond to the community's specific needs as it changes to ensure the long-term affordability of the houses.
- 1.5 The site of the proposed development is currently open agricultural land with surrounding boundaries of mainly natural hedgerows. There is residential housing within a relatively new small estate parallel to the site in a westerly direction with a class 3 public road running along the northern boundary of the site and residential houses scattered on the other side of the road in a north and northwest direction. The elevations of the area's houses are a mix of design, form, and various finishes.
- 1.6 The entire site is outside the current development boundary of the village of Trefor and is therefore in open countryside. Part of the western boundary of the proposed site touches the existing development boundary as highlighted within the Local Development Plan. As already stated, the class 3 public road is situated parallel to the northern boundary and what would be the front of the site with existing agricultural access into the fields. The site is entirely within the Llŷn AONB and the Llŷn and Ynys Enlli Landscape of Outstanding Historic Interest designations.
- 1.7 As part of the application, the following information was submitted:
- Design and Access Statement
 - Construction Environmental Management Plan
 - Language Impact Assessment

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- Preliminary Ecological Evaluation
- Drainage Strategy
- Green Infrastructure Statement
- Construction Transport Management Plan
- Housing Needs Survey
- Housing Needs and Affordable Housing Statement
- Landscape Visual Evaluation
- Lighting Report
- Planning Statement
- Transport Statement
- Trees Assessment
- A Pre-application Consultation Report (PAC Report)
- Landscape and Ecology Management Plan
- Heritage Impact Assessment
- Archaeological Evaluation
- Project Design for Archaeological Evaluation

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

2. Relevant Policies:

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

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

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

PS 1: The Welsh Language and Culture

ISA 1: Infrastructure provision

PS 4: Sustainable transport, development and accessibility

TRA 2: Parking standards

TRA 4: Managing transport impacts

PS 5: Sustainable development

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

PCYFF 1: Development Boundaries

PCYFF 2: Development Criteria

PCYFF 3: Design and place shaping

PCYFF 4: Design and landscaping

PS 16: Housing Provision

PS 17: Settlement strategy

TAI 4: Housing in local, rural and coastal villages

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TAI 8: An appropriate mix of housing
 PS 18: Affordable housing
 TAI 16: Exception sites
 PS 19: Conserving and where appropriate enhancing the natural environment
 AMG 1: Areas of Outstanding Natural Beauty management plans
 AMG 5: Local biodiversity conservation
 PS 20: Preserving and where appropriate enhancing heritage assets
 AT 1: Conservation areas, world heritage sites and Scheduled Historic Landscapes, Parks and Gardens
 AT 4: Protection of non-designated archaeological sites and their setting

Supplementary Planning Guidance (SPG):

SPG: Maintaining and Creating Distinctive and Sustainable Communities
 SPG: Housing Mix
 SPG: Affordable housing
 SPG: Landscape character
 SPG: Planning Obligations
 SPG: Building New Houses in the Countryside

2.4 National Policies:

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 12 - February 2024)

Technical Advice Note (TAN) 2: Planning and affordable housing
 TAN 5: Planning and Nature Conservation
 TAN 6: Planning for sustainable rural communities
 TAN 12: Design
 TAN 18: Transport
 TAN 20: Planning and the Welsh Language
 TAN 24: The historic environment

3. Relevant Planning History:

3.1 There does not appear to be any planning history relating to this particular plot of land.

4. Consultations:

Community/Town Council: Trefor and Llanaelhaearn Community Council wish to unanimously declare that it has no objection to this application per se, but that this is conditional. These are the two conditions along with a strong suggestion at the end on how to proceed with the plan.

1. We understand that the Welsh Language Commissioner has received a legal opinion which states unequivocally that it would not be illegal to make 'able to speak Welsh' a condition for the letting of social housing. We also understand that the Commissioner has asked Cyngor Gwynedd, along with the Housing Associations operating within the county, to consider this vital issue seriously and come to a decision on it. We as a Community Council have sent a letter to the Chief Executive of Cyngor Gwynedd, Dafydd Gibbard, along with a copy to the Leader of the Council, Councillor Nia Wyn Jeffreys, asking what the situation is by now. Has this been discussed?

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2. In addition, we wish to send you an earnest request that, in relation to this proposed development, you implement a Local Lettings Policy rather than the Common Housing Allocation Policy. Please allow me to remind you of the most relevant sections of the document 'Gwynedd Common Housing Letting Policy 2019' (page 28)

Local letting policies

‘4.28: Section 167 (2E) of the 1996 Act enables housing authorities to allocate certain accommodation to people of a particular description, whether or not they fall within reasonable priority categories. Such a policy is known as a 'local lettings policy'.

4.29: Local Letting Policies work by including criteria in addition to those in the main lettings policy that will be considered when letting a property in a particular estate or community. Local Letting Policies are used to achieve a wide range of housing management and other housing policy objectives and are usually developed where there is a desire to change the balance of a community or to achieve a balanced community at the time when new development is being let.

4.30: Each of the housing association partners will be able to introduce Local Letting Policies in areas of their stock and those policies will be approved by the relevant Housing Association Board.

4.31: Every Local Letting Policy submitted will be published. It will be monitored for effectiveness and reviewed regularly so that it can be amended or revoked when not relevant or not needed.'

In conclusion. It's fair to say that Cyngor Gwynedd is often proud to announce, if not to boast at times, that it is a progressive Council that leads the rest of Wales on the issue of the Welsh language. It is our duty to recognise that there is a great deal of truth in that and thank you for your efforts. Therefore, in this case, this is a golden opportunity to be truly progressive and innovative by being the first planning authority in Wales to venture to impose a language condition on a new social housing estate, in the heartland of the Welsh language. It would be a credit and a precedent for the Council itself and an enlightened and long-awaited lead for the rest of Wales. By now colleagues, you have the legitimate right, and this has been confirmed by an expert. This can give a decisive and solid start to the preservation of the soul of our nation and the few remaining fragile areas. We beg for your willingness to do so and to show our people that Cyngor Gwynedd's mission for our language is genuine, sincere and uncompromising.

And the way forward? Under the circumstances, we feel that the appropriate step to be taken, at this time, is to defer a decision on this application until there is a definite outcome to the discussion regarding what has been submitted by the Language Commissioner to Cyngor Gwynedd and the Housing Associations. It's too important an opportunity to miss and it's high time for us to step forward confidently. It is an opportunity to make 'Gwynedd's robustness' a true resilience.

Trefor and Llanaelhaearn Community Council is unanimous in the

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view that it will have no objection to the application if the conditions set out are given due regard and support.

Transportation Unit:

Impact on the Highway Network

The road linking the proposed development is a good link to the A499. The road speed limit is 20mph and there is no record of any accidents during the past five years. We welcome the plans by the applicant to extend the 20mph speed limit further east, install access road markings and speed bumps. A TRICS analysis was submitted by the applicant which confirms traffic flow would be low and is unlikely to create an additional burden on the road network.

Access to the site

The visibility splay addresses the requirements of TAN 18 in all directions. Vegetation can be seen on the plans which may obstruct essential visibility, so it will be necessary to ensure that the access is constructed in a way that keeps the visibility splay clear of any obstruction, including vegetation.

Parking

The number of parking spaces per unit is in accordance with the Parking Guidance for Wales 2014.

Pedestrian Links with the Village Centre

The plans include the provision of a 2m wide footpath within the development, the introduction of an uncontrolled pedestrian crossing along with a 2m wide westbound footpath to connect to the existing pedestrian network.

Public transport

A bus stop is located very close to the development which offers a regular service to various significant areas.

Conclusion

As a result, we believe that the proposed development will not have a significant impact on the road network. In addition, as part of the road changes agreement some aspects of the development will need to be agreed with the Highways Authority. That is, the exact location for the proposed crossing along with ensuring that the street lighting provision on the highway is in line with national speed limit guidelines. Therefore, I would like to confirm that the transport unit has no reason to refuse the planning application. I ask that any permissions given include standard conditions.

Natural Resources Wales:

We have concerns about the application as submitted as insufficient information has been provided to support the proposal. To overcome these concerns, you should seek more information from the applicant regarding the landscape. If this information is not provided, we will oppose this planning application.

We also advise that, based on the information submitted to date, a condition setting out the approved plans and documents should be included on the notice of decision. Without the inclusion of this document, we would object to this planning application.

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Observation

In response to the concerns highlighted, the applicant has commissioned a specialist company to produce a revised Landscape and Visual Appraisal which would respond to the specific issues raised in Natural Resources Wales' comments. The document has not been received at the time of writing this report, but it is believed that it will be possible to report on this and any further response received from Natural Resources Wales at the committee.

Welsh Water:

Foul water - the proposed development site is within a public sewerage system area that flows into the north Trefor treatment works. The impact of the additional flow from the proposed development was considered and it was concluded that it was possible to be received within the public sewerage system.

Water Supply – adequate capacity is available within the water supply system for the development.

In addition, a water main crosses the site but given the plans it appears that the development would be located outside the protected zone for this pipeline and therefore the proposal is acceptable in principle.

Standard advice is given regarding other issues including drainage and suds systems.

Public Protection Unit:

Standard advice regarding issues relating to Building Noise, Internal Noise and Air Source Heat Pumps.

Land Drainage Unit:

A SAB application has been submitted for this development; however, it has currently been deferred as Standard 1 (surface water area) has not been satisfactorily resolved. Therefore, we are issuing a provisional objection to the planning application until the concerns raised about compliance with Standard 1 have been resolved.

Further observations

We have now moved forward with the SuDS application. The applicant has now received approval from the Highways Authority to run a surface water system along the Highway, into the culverted watercourse. As such, we are satisfied that standard 1 has been achieved. There are still minor points unresolved on the SuDS application, however, we do not offer any objection to the planning application.

Biodiversity Unit:

The tree and ecological reports have been produced to a good standard.

Both reports identify important habitat features along the western boundary including trees, hedgerows and 'cloddiau'. The setting of the proposed site threatens these habitats. A 5m buffer area along the border needs to be included.

Planned improvements include planting trees and hedgerows, a reptile area, bird and bee boxes. These are appropriate measures; however some types of trees should be amended to be planted to

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include more native species.

Re-consultation

A revised site plan was received in response to the above comment. In response, the biodiversity officer confirmed that this was a positive change but that concerns remained about the impact of the number 5 house on the site on trees to be preserved.

Language Unit:

This is a comprehensive linguistic assessment, which analyses the history of developments in neighbouring areas, as well as a linguistic analysis of the area.

The authors have also outlined the demand locally, including Housing Options and Tai Teg Team statistics for the application area and surrounding communities.

As this is a development for affordable homes, they are likely to appeal to Welsh speakers in the area.

We are weighing up the conclusions against the 'negative', 'neutral' and 'positive' terms. Conclusions should not be presented as 'semi-positive', or 'substantial' or 'fairly positive' or similar.

Fire Service:

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

ScottishPower:

Not received

Archaeological Service:

The evaluation carried out in November 2025 reveals that there is limited evidence of surviving archaeological features, remains or deposits. Apart from a post-medieval field boundary and a small number of finds from the same period, no significant remains have been found. The full archaeological potential of the site is therefore considered low and further mitigation would be unlikely to reveal additional information.

AONB Unit:

Not received

Health Authority:

Not received

Education Department:

Considering the capacity and number of learners at the relevant primary and secondary schools, it is seen that there is current capacity in the local schools.

Housing Strategic Unit:

Information about need:

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

6 options on the Tai Teg register for intermediate properties;
48 applicants from the common housing waiting register for social property.

Information on the type of need:

The following shows the number of bedrooms that the applicants wish to have: (Tai Teg)

Number of bedrooms Required as % purchase rent

1 bed	0%
2 beds	50%
3 beds	50%
4+ beds	0%

Number of bedrooms (Housing Options Team)

Number of bedrooms Required as %

1 bed	39%
2 beds	38%
3 beds	13%
4 beds	8%
5 beds	1%

Suitability of the Plan:

Based on the above information it seems that the Plan addresses the need in the area. The plan has been included within the programme to receive a Social Housing Grant from the Welsh Government. These schemes contribute directly to the aim of the Cyngor Gwynedd's Housing Action Plan to provide more housing to satisfy the current high demand that exists in the county.

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Public Consultation:

Notices were posted at the site and scattered within the local area and nearby residents were notified. The advertising period has expired, and letters / correspondence were received objecting on the following grounds:

- Sustainable flooding/drainage risk
- Traffic safety and highway hazard
- Housing needs and their allocation
- Design standards
- Lack of compliance with local and national policies including TAN 15
- Development incompatible with the current pattern and character of the village
- Detrimental effect on visual amenities
- Plenty of 2-bed houses and empty houses already/ disproportionate number of two-bedroom units
- Lack of local demand for so many houses
- Village life will be disrupted causing a major change in the composition of the population and the Welsh language will suffer
- The site is outside the development boundary of the village, and this is a dangerous precedent
- Inappropriate housing mix in a rural setting
- Conflict with local needs and community sustainability
- Impact on the Welsh language and community cohesion
- Inappropriate Development in an Area of Outstanding Natural Beauty
- The nearby river overflows
- Demand for housing for sale to local people would be beneficial not just to anyone with a connection to Gwynedd
- Impact on Residential Amenity/fundamental change of environment, bringing noise, activity and disturbance.
- Health and Well-being
- Pressure on Local School Capacity
- Infrastructure and Environment/local services such as GPs and public transport already under pressure
- The Strength of Local Feeling
- Lack of attention to sensitive archaeological sites/archaeological remains found in field
- Loss of green land contributing to biodiversity and natural drainage affecting local natural habitats
- No economic advantage locally

5. Assessment of the relevant planning considerations:

The principle of the development

- 5.1 Policy PCYFF 1 of the Anglesey and Gwynedd Joint Local Development Plan (LDP) notes that the plan itself identifies development boundaries for a range of settlements within the county and that proposals within development boundaries will be approved in accordance with the requirements of other relevant policies in the Plan. It also states that “*outside the development boundaries, proposals will be refused unless they are in accordance with specific policies in this Plan or national planning policies or that the proposal shows that its location in the countryside is essential*”.

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5.2 In this case, the application has been submitted for residential development on an exception site and therefore policies PS 17 and TAI 16 are primarily considered in such cases.

5.3 The village of Trefor is defined as a rural/coastal village in the LDP with approximately 300 houses and a few facilities within the current development boundary. According to the latest information received from the Planning Policy Unit, the indicative supply level of housing for Trefor over the Plan's period is 13 units (which includes a 10% 'slippage allowance', which means that the method of calculating the figure has taken into account possible unforeseen circumstances that could influence the provision of housing, e.g. land ownership issues, infrastructure restrictions, etc.). It is said that in the period between 2011 to 2025, a total of 10 units were completed in Trefor all at windfall sites. The windfall land bank, i.e. sites with extant planning permission, in April 2025 was 3 units. This means that there is no capacity within Trefor's indicative supply for a development of this scale and therefore a justification is needed for the proposal.

5.4 Policy TAI 4 applies to locations within the development boundary but in this case, the boundaries of the proposal only partially touch the boundary and therefore must be regarded as an exception site outside the development boundary and the relevant policy in this case would therefore be policy TAI 16 which states:

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

5.5 Evidence was submitted in the form of a Housing Needs and Affordable Housing Statement as well as a Housing Needs Survey prepared by the Rural Housing Facilitator. This information, as well as chapter 5.3 in the Planning Statement is the justification for the need for these 15 houses. The information submitted refers to a need highlighted on the Social Housing and Tai Teg Register in Trefor as well as Llithfaen, Llanaelhaearn and Clynnog Fawr as villages with a development boundary located within 6km to the village of Trefor. It is therefore believed that the situation in terms of the level of growth in these settlements also needs to be considered. These are as follows:

- Llithfaen – Indicative supply = 9; Completed housing units (2011-25) = 7; Land bank = 1; Remaining shortfall = 1
- Llanaelhaearn - Indicative supply = 15; Housing units completed (2011-25) = 2; Land bank = 2; Remaining shortfall= 11
- Clynnog Fawr - Indicative supply = 10; Housing units completed (2011-25) = 6; Land bank = 0; Remaining shortfall = 4

5.6 Policy TAI 8 promotes proposals that contribute to improving housing balance and meeting needs identified in the whole community. It is therefore necessary to consider if the mix of units and tenure proposed here is suitable to promote a sustainable mixed community. It is important to consider the inclusion of the 'Housing Mix' SPG when establishing whether what is proposed is suitable, and it is noted that the guidance expects all applicants submitting a planning application for a Use Class C3 housing development consisting of 5 or more housing units to submit a Housing Statement in support of their planning application. As noted, a Housing Needs and Affordable Housing Statement has been submitted, although some local residents refer to a sufficient number of 2-bedroom houses already in Trefor, the evidence to hand confirms that the proposal compares well with the need highlighted in the combined register.

5.7 The Plan's List of Glossary Terms defines Local Need Affordable housing within or on exception Local Rural/Coastal sites as; "... people in need of an affordable house who have resided within the

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Village or in the surrounding rural area for a continuous period of 5 years or more, either immediately before submitting the application or in the past..."

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

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

It is known that the Social Housing Register contains a 5-year local connection confirmation, but it is not entirely clear what the length of the local connection is for those currently on the Tai Teg register, and confirmation on this matter is awaited.

5.8 The information submitted as part of the application includes figures of need for the following villages, having considered any development opportunities and existing consents or applications for affordable units. These figures are subject to confirmation that a local connection exists.

- Trefor: Combined Need 19
- Llanaelhaearn: Combined Need 12
- Llithfaen: Combined Need 11
- Clynnog Fawr: Combined Need 7

This information shows a combined need for all the villages as 49. As noted above, exemption sites normally provide a need for the village itself, along with the 6km surrounding rural area and excluding villages with development boundaries within this area, but in this case the information submitted shows that the listed villages (which are within the 6km area) are unable to meet their requirement for affordable units. To this end, and further to receiving confirmation of the local connection, this proposal is therefore an opportunity to satisfy a proven need for affordable units through this site, and it is considered that sufficient information has been received to include the need of all villages listed in the development.

5.9 The proposal will provide a neutral tenure scheme which means that it could offer a different mix of tenures (social rented housing, intermediate affordable rental housing, part ownership) to be able to meet a wide range of need at the time and allow households to move from renting to ownership as their circumstances change.

5.10 It is therefore considered that the application provides sufficient information as to the justification of the mix and type of housing provided and how the proposal will meet the needs of the local community. This is echoed in the response received to the consultation from the Strategic Housing Unit which confirms that the Plan addresses a need in the area.

5.11 The need for evidence is essential to carry out a full assessment and is a fundamental requirement with this type of application and therefore to this end the proposal for housing where there is an affordable local need has been tested on a site which is located outside but touches the development boundary for Trefor. The proposal is in full compliance with the requirements of policies TAI 8, TAI 15 and TAI 16 of the Local Plan as well as the relevant advice given within the Supplementary Planning Guidance and national guidance within Planning Policy Wales and Technical Advice Notes.

Visual amenities

5.12 Existing nearby houses are a mix of two-storey, single-storey, dormer buildings, etc. However, the setting of the proposed houses would be within an existing open field with six of the houses away from the existing built pattern and therefore likely to stand out by changing the visual appearance of the site. Criterion 1 of policy PCYFF 3 notes that proposals will only be granted if ... *"...they*

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complement and enhance the character and appearance of the site, the building or the area in terms of siting, appearance, scale, height, massing and elevation treatment".

In the same manner, paragraph 7.8.3 of the SPG: Affordable Housing states that: *"The exception site needs to be immediately adjacent to the development boundary and form a reasonable extension to the settlement. "Immediately adjacent" means that the proposed exception site should be linked to the development boundary in the vicinity of the site. In relation to whether or not the proposal would be considered as a reasonable extension to the settlement, regard will be given to whether the proposal is a rounding off of the built form or whether it would form an unacceptable intrusion into the open countryside. The impact of the proposed site on the landscape will be an important consideration in judging its suitability".*

- 5.13 The site would be fully visible within the AONB and from points beyond the site due to the open nature of the land from the application site in a predominantly south and easterly direction. Concerns were highlighted by NRW regarding the application as submitted from the point of view of a lack of information. Further information has been requested from the applicant regarding the landscape and as written in this report, a revised Landscape and Visual Evaluation is being prepared. This is thought to be primarily organisational concerns, that is, that the original evaluation submitted does not include a more thorough assessment in terms of additional aspects. It is not believed to be a complete objection to the proposal in terms of the physical impact of the development on the surrounding area. The proposal sets out landscaping measures and boundary treatments that would make the visual impact one that could be coped with and reduced through appropriate measures as proposed.
- 5.14 The proposed design and finishes reflect the type of elevations generally seen within the local area namely the use of render, stone and timber cladding and slate roofs. A relatively recent residential development can be seen parallel to the site, which is the residential estate of Llys yr Eifl, featuring mixed exterior finishes consisting of pebble-dashed walls and render. It is therefore not believed that a new residential development such as this, although clearly greater in density than other residential developments already built nearby, would be out of character within the built context of the local area. It is therefore considered that the proposal is acceptable on the basis of compliance with the relevant requirements of policies PS 5, PCYFF 3 and TAI 16.

General and residential amenities

- 5.15 It is inevitable that there would be an increased impact on the general amenities of the local area and nearby residents compared to the existing situation, as the site is currently open agricultural land.
- 5.16 The boundaries of the four nearest houses to be erected near the western boundary flank have a strip of land believed to be a right of way to nearby agricultural lands. The houses nearest to Llys yr Eifl estate are adjacent to this strip of land and therefore it is believed that there is sufficient space between the existing houses and the four new bungalows to be erected on plots 1-4. Due to their form and height combined with proposed landscaping, the impact of over-looking would be very low as a result while the presence of a right of way between the two boundaries would create a sort of 'buffer' between the two sites. It is recognised that some disruption is unavoidable given the current agricultural use of the land and its proposed residential use, but it is considered that an attempt has been made to design and set the proposed housing so that the immediate impact is minimised and therefore the proposal is not considered unacceptable on the basis of all the relevant requirements of policy PCYFF 2.

Consideration of the Welsh language

- 5.17 Criterion (2) of Policy PS 1 states that a Welsh Language Impact Assessment will be required with a proposed development on an unexpected windfall site for large-scale housing development.

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fact that this is an exception site outside the development boundary therefore means it is an unexpected windfall site. A definition of major development is set out in Diagram 7 in the SPG 'Sustaining and Creating Distinctive and Sustainable Communities' of five or more units in a Rural/Coastal Village such as Trefor.

- 5.18 It is noted that a Community and Linguistic Impact Assessment has been submitted with the application. In their response to the consultation, the Language Unit confirmed that the language assessment was comprehensive and analysed the history of developments in neighbouring areas, as well as a linguistic analysis of the area. It outlines local demand, including Housing Options and Tai Teg Team statistics for the application area and surrounding communities. It notes that since this is a development for affordable homes, they are likely to appeal to Welsh speakers in the area. It is therefore believed that on the basis that these considerations as well as the high percentage of Welsh speakers in the community, sufficient evidence has been presented to support the view of a small positive impact. Consequently, the proposal is not considered to be contrary to the material requirements of policy PS 1.
- 5.19 For clarity, from the point of view of material Planning considerations, detailed consideration will be given to the likely impact of any relevant application on the Language, but a planning condition restricting housing to Welsh speakers only would not be lawful. Cyngor Gwynedd's Common Housing Allocation Policy was recently discussed with the Language Commissioner, and she considers that the policy is entirely appropriate. It was established in accordance with the legislation and guidance set out by the Minister namely the Housing Act 1996 and the Welsh Government's Code of Guidance for Local Authorities. The Minister notes that the Code of Guidance is currently being updated and the Council will revisit the Policy in light of the new Code when it is published.

Transport and access matters

- 5.20 A response has been received from the Transport Unit, and it is seen that there is no objection to the proposal subject to the inclusion of standard conditions. Access along with details of the estate's road and parking spaces are part of the proposal and therefore the form and location of these elements are considered in relation to the relevant requirements of policies TRA 2 and TRA 4. Parking spaces are proposed on the site for individual plots. Therefore, it is considered that the proposal is acceptable in terms of the current parking requirements and is in accordance with policy TRA 2. The proposed entrance appears standard for serving such a site and is located on a section of the road within the 20-mph zone with relatively clear visibility in both directions. To avoid any obstruction from having an impact on visibility, it is proposed to include a condition to prevent planting or installing obstacles within the entrance visibility splay. It is therefore deemed that the entrance would be acceptable and in accordance with the relevant requirements of policy TRA 4.
- 5.21 It is also noted that direct pedestrian access from the estate to the existing pavement on the side of the vehicular road which would ensure pedestrian access and provide a connection for the residents of the new development. It is recognised that concerns have been highlighted regarding the impact of the development on the public road and vehicular and pedestrian movements, however, it is believed that what has been shown is acceptable and is supported by the Transportation Unit, in accordance with the current requirements in terms of the standard and the technical requirements of such developments.

Biodiversity matters

- 5.22 It can be seen from the Biodiversity Unit's initial comments that some issues have been raised in relation to the proposal in its original form regarding issues relating to biodiversity and ecology. Nevertheless, they confirm that the tree and ecological assessments have been carried out to a good standard. The existing land is agricultural grazing land and therefore such land would be of low

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value in terms of biodiversity. However, it is on the outskirts of the built-up form of the village with open lands flanking to the south and east.

- 5.22 Improvements in the form of landscaping through the planting of appropriate species within the finished site as well as the planting of hedges on the boundaries of the site are proposed. It is also seen that habitats for reptiles, amphibians and various other species would be created and scattered within the site. Finally, bird boxes would be provided, access for hedgehogs and improvements by infilling hedges to retain them on the site. It is therefore deemed that the proposal is acceptable and in accordance with the requirements of policies PS 19 and AMG 5.
- 5.23 In line with recent legislative changes to Planning Policy Wales (PPW) and the need to submit a Green Infrastructure Statement, a statement has been submitted that satisfies the PPW and is acceptable in terms of this particular aspect.

Educational Contribution

- 5.24 The Education Department has been consulted on the proposal and confirmation has been received that capacity is available at Ysgol Gynradd yr Eifl and Ysgol Uwchradd Glan y Môr. Specifically:
- Ysgol Yr Eifl: Capacity 55 – Total present – 34 (September 25) – Projected numbers – September 2026 – 32; September 2027 – 32; September 2028 – 28.
 - Ysgol Uwchradd Glan y Môr: Capacity 732 – Total present – 457 (September 25) – Projected numbers – September 2026- 457; September 2027 – 438; September 2028 - 435.
- 5.25 As there is existing capacity within the local schools, it would not be relevant to consider an educational contribution in this case for the additional pupils that would result from the proposed development.

Drainage Matters

- 5.26 In accordance with the requirements of paragraph 7.6 of Technical Advice Note 15: Development, Flooding and Coastal Erosion, a Drainage Strategy must be submitted as part of an application to outline the drainage scheme for surface water from the site, unless a separate application has been made to the approval body, Cyngor Gwynedd's Land Drainage Unit. Although initial concerns were highlighted about technical elements of the drainage arrangements, the drainage unit confirmed that the applicant had received approval from the Highways Authority to run a surface water system along the road and into a nearby watercourse. As such, they offered no objection to the planning application.
- 5.27 A section of the north-western part of the site is within flood zone 2/3 which is a river zone. The Land Drainage Unit confirmed that there were no concerns in terms of flooding as the maps suggest that the existing field has a hollow where rainwater is likely to collect, and as there is no source for this water from outside the existing site a suitable SuDS scheme should be adequate to manage flood risk associated with the development. According to TAN 15, a flood assessment is normally required for the development as it is partially within zone 2/3, and although one has not been submitted as part of the application, in this case reference to the drainage statement is sufficient.

Archaeological Matters

- 5.28 Detailed Archaeological Assessments were submitted with the application. It will be apparent from the response to the consultation on the application by the Archaeological Service that there is no concern for the development of the land because of the examinations and discoveries made. Although concern has been raised by a local resident about possible remains within the land and the area in general, because of the Archaeological Service's guidance on the matter it is not believed

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that there is concern in terms of loss of recognised archaeological remains. As would normally be the case, it is considered that the inclusion of a standard condition to ensure that the development is carried out in accordance with the relevant recommendations of the reports is entirely reasonable in this case and thus, it is believed that the relevant requirements of policies PS 20 and AT 4 are met.

Open spaces

- 5.29 Policy ISA 5 states that new housing proposals for 10 or more dwellings, 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 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 children's playgrounds with equipment in this area.
- 5.30 No provision is offered on the site, and an explanation is given in section 5.15 of the Planning Statement that states why offering a provision is not viable. In this case, the area required to provide for an equipped play area would be very modest and a provision of this scale would not provide a useful facility. In addition, the Housing Association would be required to maintain and manage any play area with equipment that would be fitted to the Proposed Development, and the subsequent cost would be passed on to the householders in the form of a service charge.
- 5.31 Policy ISA 5 recognises that the inclusion of provision on sites would not be practical in all cases but that the applicant must provide a solid justification to prove that it is not possible to provide outdoor play areas as part of a new housing development. In such cases, the Authority will seek to arrange a planning obligation under Section 106 or a unilateral agreement to enable developers to make a contribution towards suitable off-site play areas instead of direct provision within the development site.
- 5.32 It is believed that in a case such as this and as has already been agreed with similar developments, a financial contribution is intended to be secured by means of a 106 agreement or a unilateral agreement and thereby, to ensure that the proposal is acceptable in accordance with the relevant requirements of policy ISA 5. To this end, on the basis of the need calculated below, the total contribution required is £2993.61.

Provision of open spaces from the new development:

- Play areas with children's play equipment = 78.80m² x £37.99 = £2993.61

Response to the public consultation

- 5.33 It is acknowledged that objections have been received to this proposal and all relevant planning issues are considered to have received appropriate consideration as part of the above assessment. A decision is made based on full consideration of all the material planning considerations and all the comments received during the public consultation and that no one was let down when considering this application.

6. Conclusions:

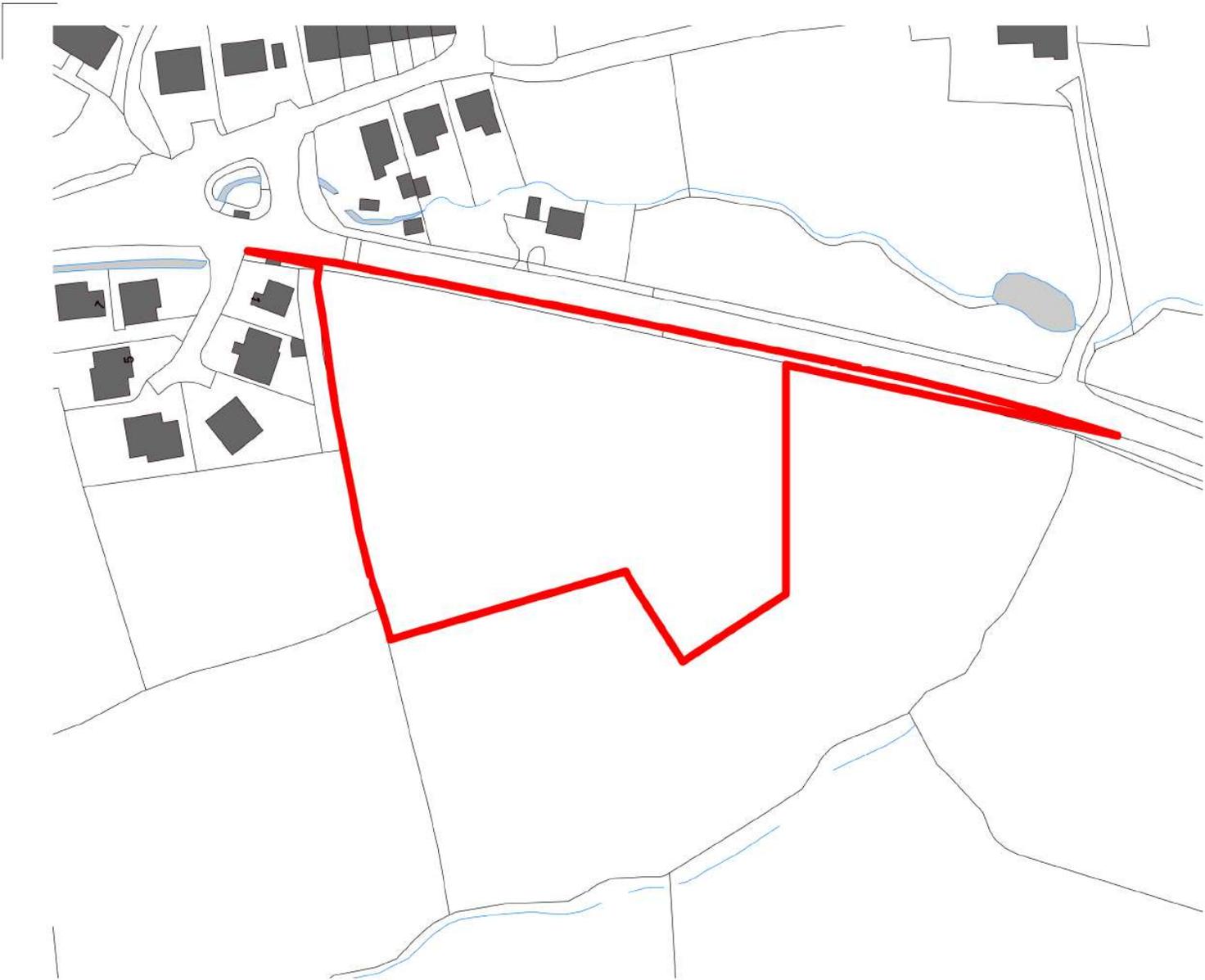
- 6.1 Having considered the above and all the relevant matters including the local and national policies and guidance, as well as all the observations received, it is believed that this proposal is acceptable and satisfies the requirements of the relevant policies as noted above.

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7. Recommendation:

7.1 Approve subject to conditions and subject to a 106 agreement or unilateral agreement for securing open space contribution

1. Time
2. In accordance with the plans
3. Materials
4. Affordable housing condition
5. Highway conditions
6. Biodiversity conditions
7. Landscaping condition
8. Welsh Water Condition
9. Removal of permitted development rights involving extensions and use
10. Drainage matters
11. Building Control Plan
12. Matters relating to air pumps



C	RED LINE UPDATED	01.07.25	ED
B	SITE BOUNDARIES AMENDED	11.06.25	ED
A	REVISED BOUNDARY	04.10.24	ED

REV	DESCRIPTION	DATE	BY
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PROJECT
TREFOR
for GRWP CYNEFIN

DRAWING TITLE
PLANNING - LOCATION PLAN

SCALE	DATE	DRAWN	CHECKED
1 : 1250 @A4	07/05/2024	ED	SV

DRAWING STATUS
PLANNING

JOB No	DRAWING No	REVISION
C1114	001	C



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VISUAL SCALE 1:1250 @ A4

PRINTED: 01/07/2025 07:48:54

A4



- NOTES:**
- Do not scale from this drawing.
 - Always work to noted dimensions.
 - All dimensions are in millimetres unless otherwise stated.
 - All setting out, levels and dimensions to be agreed on site.
 - The dimensions of all materials must be checked on site before being laid out.
 - The drawing must be read with the relevant specification clauses and detail drawings.
 - Order of construction and setting out to be agreed on site.

KEY

- S1- Meadow Mix
- S2- Lawn Grass Planting
- S3- Ornamental Planting
- S4- SUDS Planting Mix
- H1- Proposed Hedgerow
- Existing Hedgerow
- H2- Existing Hedgerow to be enhanced and filling gaps
- Proposed Tree
- Existing Tree
- Paving sets
- Vehicular Asphalt
- Pedestrian Asphalt
- Footpath to properties
- Fence
- Timber Fence
- Mown path
- Sealing
- Fallen Log
- Stepping Loop
- Boulders
- Bee Tower (3 units)
- Hedgerow Access
- Reptile Hibernaculum
- Visible Sign
- Swift Boxes - place high up on building

1 Proposed Landscape General Arrangement
Scale: 1:250

PLANTING SCHEDULE

S3 Special General Purpose Meadow Mix

Plant Name	Specification	% mix	Area/m ²	C/N ² p/m ²	Total Plants
Common Bird's-foot	100mm deep	1	100	1	100
Total					100

S3 Strong Lawn Grass Mix

Plant Name	Specification	% mix	Area/m ²	C/N ² p/m ²	Total Plants
Perennial ryegrass	100mm deep	1	100	1	100
Total					100

S4 Ornamental Planting

Plant Name	Specification	% mix	Area/m ²	C/N ² p/m ²	Total Plants
Perennial ryegrass	100mm deep	1	100	1	100
Common Bird's-foot	100mm deep	1	100	1	100
Perennial ryegrass	100mm deep	1	100	1	100
Common Bird's-foot	100mm deep	1	100	1	100
Total					400

S4- SUDS Planting Mix

Plant Name	Specification	% mix	Area/m ²	Denisty p	Total Plants
Common Bird's-foot	100mm deep	1	100	1	100
Perennial ryegrass	100mm deep	1	100	1	100
Common Bird's-foot	100mm deep	1	100	1	100
Perennial ryegrass	100mm deep	1	100	1	100
Total					400

H1 Proposed Hedgerow

Plant Name	Specification	% mix	Linear m	Denisty p	Total Plants
Common Bird's-foot	100mm deep	1	100	1	100
Perennial ryegrass	100mm deep	1	100	1	100
Common Bird's-foot	100mm deep	1	100	1	100
Perennial ryegrass	100mm deep	1	100	1	100
Total					400

H2 Existing Hedgerow Retained and enhanced

Plant Name	Specification	% mix	Linear m	Denisty p	Total Plants
Common Bird's-foot	100mm deep	1	100	1	100
Perennial ryegrass	100mm deep	1	100	1	100
Common Bird's-foot	100mm deep	1	100	1	100
Perennial ryegrass	100mm deep	1	100	1	100
Total					400

Note: Existing Hedgerow Planting, needs to be protected during the construction development.

In addition, to protect and enrich it, we proposed the H2 Existing Hedgerow Retained and Enhanced planting schedule to be applied to the existing hedgerow.

New hedgerow planted in Root Protection Areas (RPA) should be planted by hand.

REPTILE HIBERNACULAE

BEE TOWER

HEDGEHOG ACCESS

Note: Hedgerow access points to be located in fencing or walls wherever feasible and to access individual private gardens in addition to boundaries to create a 'Hedgehog Highway' comprising a 100 x 100 mm square hole at bottom of every fence or gravel board, to include signage explaining net to



Revision	Date	Description	Drawn/Approved
P10	2001/04	Add Fence	SL CF
P09	2001/04	Revised Site	CF SR
P08	2001/04	Parking Update	SL CF
P07	2001/04	Updated Layout	SL SR
P06	2000/02	Updated Parking	CF SR
P05	2000/02	Updated Annotations	CF SR
P04	2000/02	Updated Layout	CF SR
P03	2000/02	Updated Elevation Provision	TI CF
P02	1999/02	Updated Layout	TI CF
P01	2000/04	Final Issue	TI SR

Client: Williams Homes

Project: Pen Lyn Sites-Trefor

Draw Title: Landscape Planning Plan

Created on: 15/10/24
Created by: TI
Approved by: SR

Scale: 1:250
Site: A1
Sheet: S2

Draw No: 412-LST-XX-XX-DR-L-0101
Subsity: S1
Revision: P10

land studio

PROPOSED SITE LAYOUT

SCALE: 1:500

NOTES:

- REFER TO SCP DRAWINGS FOR FURTHER INFORMATION OF PROPOSED HIGHWAYS LAYOUT.
- REFER TO LAND STUDIO DRAWINGS FOR FURTHER INFORMATION OF PROPOSED PLANTING & LANDSCAPING.
- REFER TO ARBORICULTURAL REPORTS FOR FURTHER INFORMATION OF EXISTING TREES.
- REFER TO DATRYS DRAWINGS FOR DRAINAGE SCHEME AND HIGHWAY VERTICAL ALIGNMENTS

■	4x 3P2B BUNGALOW	58m ²
■	4x 4P2B HOUSE	83m ²
■	3x 5P3B HOUSE	93m ²
■	2x 5P3B HOUSE SIDE ENTRY	93m ²
■	1x 7P4B HOUSE	114m ²
■	1x 10P6B HOUSE	208m ²

TOTAL - 15 PLOTS



K	FENCE ADDED TO PLOTS 1-5 WESTERN BOUNDARY	28.01.26	ED
J	PLOT 15 ROOF REVISED. LANDSCAPING COORDINATED.	22.01.26	ED
H	PLOTS 12 & 13 REVISED TO 5P3B	30.10.25	ED
G	LANDSCAPING COORDINATED. GARDEN SHEDS & DRYING AREAS SHOWN	27.06.25	ED
F	UPDATED SCHEME	20.06.25	ED
E	NOTES REMOVED	11.06.25	ED
D	SITE BOUNDARIES AMENDED	11.06.25	ED
C	DWELLING MIX ADJUSTED	21.05.25	ED
B	UPDATED LAYOUT - 15 UNITS	21.05.25	ED
A	AMENDED TO REFLECT LATEST LANDSCAPE INFORMATION	22.10.24	GT

REV	DESCRIPTION	DATE	BY

PROJECT
TREFOR
for GRWP CYNEFIN

DRAWING TITLE
PROPOSED SITE LAYOUT

SCALE	DATE	DRAWN	CHECKED
As indicated @A2	07/08/24	ED	SV

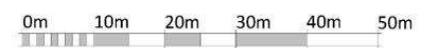
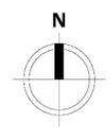
DRAWING STATUS
FOR INFORMATION

JOB No	DRAWING No.	REVISION
C1114	012	K



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VISUAL SCALE 1:500 @ A2



3D VIEW 1 - SOUTH-EAST TO NORTH-WEST

G	FENCE ADDED TO PLOTS 1-5 WESTERN BOUNDARY	28.01.26	ED
F	PLOT 15 ROOF REVISED. LANDSCAPING COORDINATED.	22.01.26	ED
E	PLOTS 12 & 13 REVISED TO 5P38	30.10.25	ED
D	PLANNING ISSUE	29.09.25	AL
C	LANDSCAPING COORDINATED. GARDEN SHEDS & DRYING AREAS SHOWN.	27.06.25	ED
B	UPDATED SCHEME	20.06.25	ED
A	AMENDED TO REFLECT LATEST LANDSCAPE INFORMATION	22.10.24	GT

REV	DESCRIPTION	DATE	BY
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PROJECT
TREFOR
 for GRWP CYNEFIN

DRAWING TITLE
3D VIEW 1

SCALE	DATE	DRAWN	CHECKED
@A3	15/08/24	TB	ED

DRAWING STATUS
PLANNING

JOB No	DRAWING No	REVISION
C1114	014	G

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A3



G	FENCE ADDED TO PLOTS 1-5 WESTERN BOUNDARY	28.01.26	ED
F	PLOT 15 ROOF REVISED. LANDSCAPING COORDINATED.	22.01.26	ED
E	PLOTS 12 & 13 REVISED TO 5P3B	30.10.25	ED
D	PLANNING ISSUE	29.09.25	AL
C	LANDSCAPING COORDINATED. GARDEN SHEDS & DRYING AREAS SHOWN.	27.06.25	ED
B	UPDATED SCHEME	20.06.25	ED
A	AMENDED TO REFLECT LATEST LANDSCAPE INFORMATION	22.10.24	GT

REV	DESCRIPTION	DATE	BY
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PROJECT
TREFOR
 for GRWP CYNEFIN

DRAWING TITLE
3D VIEW 2

SCALE	DATE	DRAWN	CHECKED
@A3	15/08/24	TB	ED

DRAWING STATUS
PLANNING

JOB No	DRAWING No	REVISION
C1114	015	G

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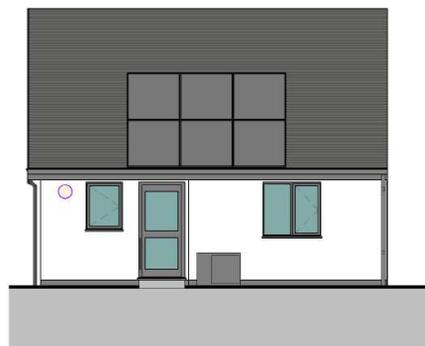
A3

3D VIEW 2 - NORTH-WEST TO SOUTH-EAST



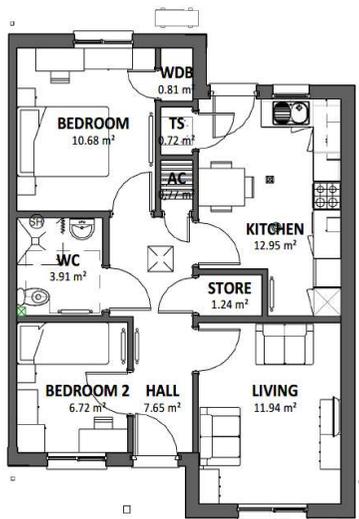
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SCALE: 1 : 100



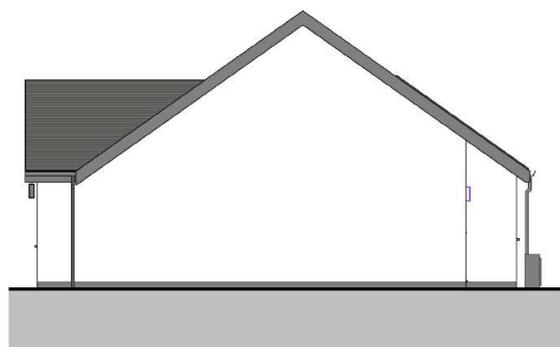
REAR ELEVATION

SCALE: 1 : 100



GROUND FLOOR PLAN

SCALE: 1 : 100



SIDE ELEVATION

SCALE: 1 : 100

Area Schedule (GIA) 3P2B...	
Level	Area
DQR MIN	58 m²
GROUND FLOOR LEVEL	61.14 m²
TOTAL	61.14 m²

- MATERIAL KEY**
- ROOF TILES (MATERIAL SUBJECT TO APPROVAL)
 - RENDER
 - WINDOWS AND DOORS - UPVC GRAPHITE
 - FACIAS, SOFFITS AND RWG'S - UPVC

REV	DESCRIPTION	DATE	BY
C	PLANNING ISSUE	29/09/25	AL
B	PAC SUBMISSION	27/06/25	ED
A	AMENDMENTS TO MATRIALITY AND PLOT NUMBERING	25/06/25	OR

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PROJECT
TREFOR
for WILLIAMS HOMES
(BALA)

DRAWING TITLE
3P2B BUNGALOW
(HANDED)

SCALE	DATE	DRAWN	CHECKED
As @A3	04/10/24	OR	SV

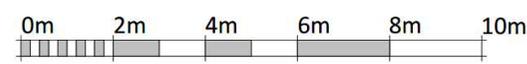
indicated DRAWING STATUS **PLANNING**

JOB No	DRAWING No	REVISION
C1114	060(1)	C



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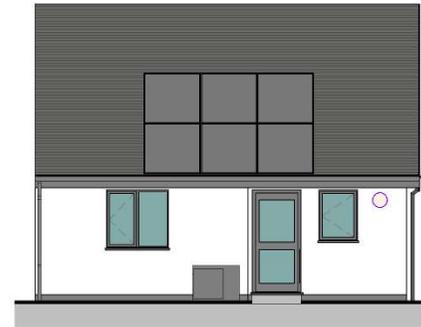


VISUAL SCALE 1:100 @ A3



FRONT ELEVATION

SCALE: 1 : 100



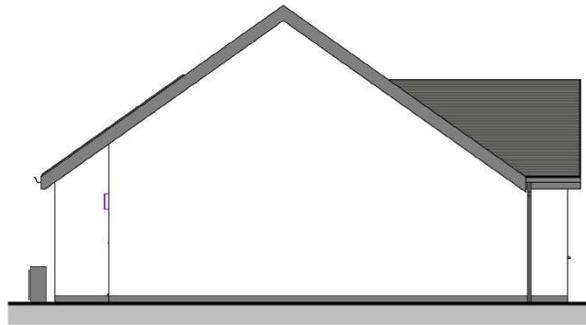
REAR ELEVATION

SCALE: 1 : 100



GROUND FLOOR PLAN

SCALE: 1 : 100



SIDE ELEVATION

SCALE: 1 : 100

Area Schedule (GIA) 3P2B...	
Level	Area
DQR MIN	58 m²
GROUND FLOOR LEVEL	61.14 m ²
TOTAL	61.14 m²

MATERIAL KEY

- ROOF TILES (MATERIAL SUBJECT TO APPROVAL)
- RENDER
- WINDOWS AND DOORS - UPVC GRAPHITE
- FACIAS, SOFFITS AND RWG'S - UPVC

REV	DESCRIPTION	DATE	BY
C	PLANNING ISSUE	29/09/25	AL
B	PAC SUBMISSION	27/06/25	ED
A	AMENDMENTS TO MATRIALITY AND PLOT NUMBERING	25/06/25	OR

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PROJECT
TREFOR
for WILLIAMS HOMES
(BALA)

DRAWING TITLE
3P2B BUNGALOW

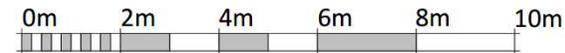
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As @A3	04/10/24	OR	SV
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JOB No	DRAWING No	REVISION
C1114	060	C



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VISUAL SCALE 1:100 @ A3

DERBYN

Adran Cynllunio 12-11-2025

Plot #1

Area Schedule (GIA) 3P2B...

Level	Area
DQR MIN	58 m²
GROUND FLOOR LEVEL	61.14 m ²

TOTAL 61.14 m²

MATERIAL KEY

-  ROOF TILES
(MATERIAL SUBJECT TO APPROVAL)
-  RENDER
-  STONE
-  WINDOWS AND DOORS -
UPVC GRAPHITE
-  FASCIAS, SOFFITS AND RWG'S - UPVC



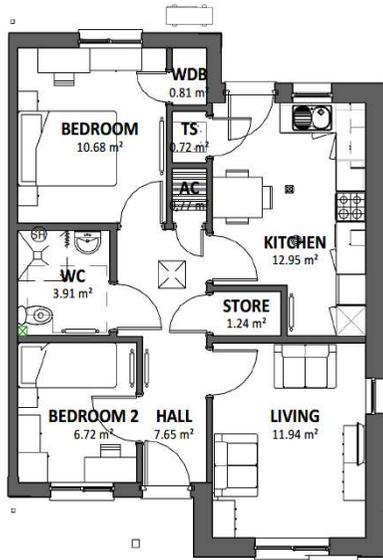
FRONT ELEVATION

SCALE: 1 : 100



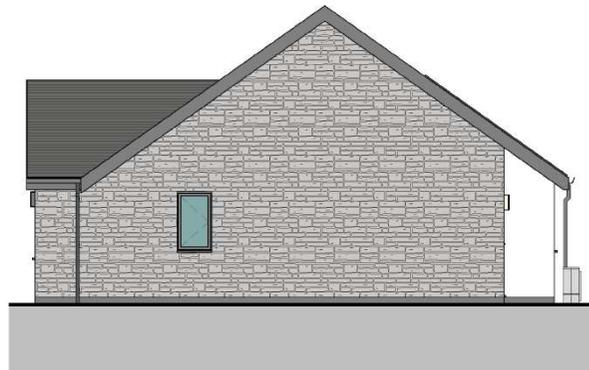
REAR ELEVATION

SCALE: 1 : 100



GROUND FLOOR PLAN

SCALE: 1 : 100



SIDE ELEVATION

SCALE: 1 : 100

REV	DESCRIPTION	DATE	BY
B	PLANNING ISSUE	29/09/25	AL
A	PAC SUBMISSION	27/06/25	ED

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PROJECT
TREFOR
for WILLIAMS HOMES
(BALA)

DRAWING TITLE
3P2B BUNGALOW (STONE HANDED)

SCALE	DATE	DRAWN	CHECKED
As @A3	25/06/25	OR	SV

indicated DRAWING STATUS: **PLANNING**

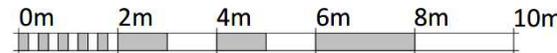
JOB No	DRAWING No	REVISION
C1114	061(1)	B

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A3



VISUAL SCALE 1:100 @ A3

Area Schedule (GIA) 3P2B...

Level	Area
DQR MIN	58 m²
GROUND FLOOR LEVEL	61.14 m ²
TOTAL	61.14 m²

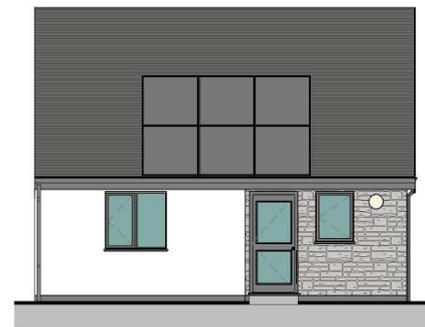
MATERIAL KEY

-  ROOF TILES (MATERIAL SUBJECT TO APPROVAL)
-  RENDER
-  STONE
-  WINDOWS AND DOORS - UPVC GRAPHITE
-  FACIAS, SOFFITS AND RWG'S - UPVC



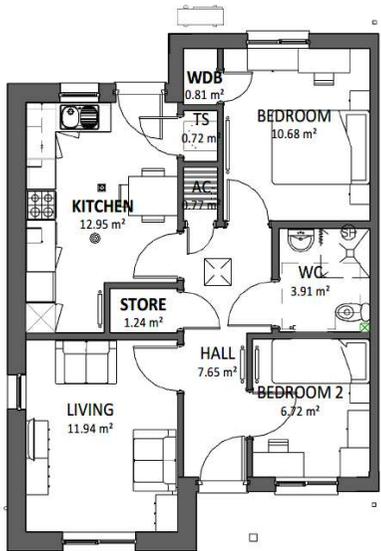
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SCALE: 1 : 100



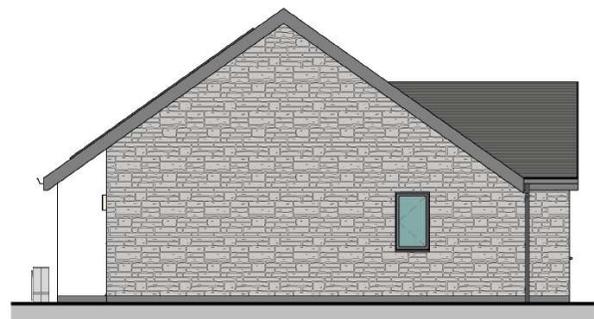
REAR ELEVATION

SCALE: 1 : 100



GROUND FLOOR PLAN

SCALE: 1 : 100



SIDE ELEVATION

SCALE: 1 : 100

REV	DESCRIPTION	DATE	BY
B	PLANNING ISSUE	29/09/25	AL
A	PAC SUBMISSION	27/06/25	ED

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PROJECT
TREFOR
for WILLIAMS HOMES
(BALA)

DRAWING TITLE
3P2B BUNGALOW (STONE)

SCALE	DATE	DRAWN	CHECKED
As @ A3	25/06/25	OR	SV

indicated DRAWING STATUS
PLANNING

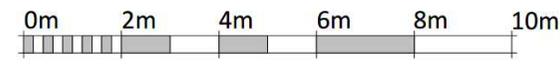
JOB No	DRAWING No	REVISION
C1114	061	B



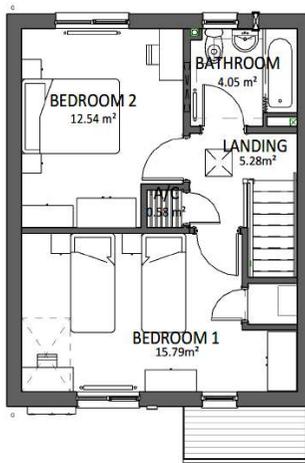
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A3



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FIRST FLOOR PLAN

SCALE: 1 : 100



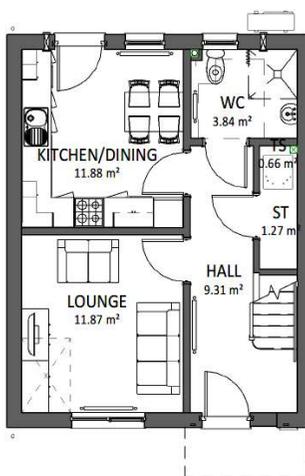
FRONT ELEVATION

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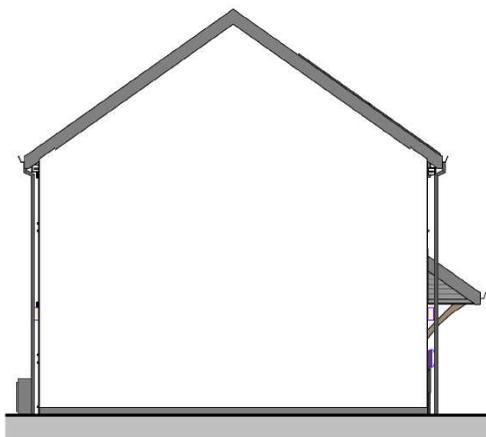
REAR ELEVATION

SCALE: 1 : 100



GROUND FLOOR PLAN

SCALE: 1 : 100



SIDE ELEVATION

SCALE: 1 : 100

Area Schedule (GIA) 4P2B	
Level	Area
DQR MIN	83 m²
00 - GROUND FLOOR	41.29 m ²
01 - FIRST FLOOR	41.29 m ²
TOTAL	82.7 m²

MATERIAL KEY

- ROOF TILES (MATERIAL SUBJECT TO APPROVAL)
- RENDER
- TIMBER FEATURE CLADDING
- WINDOWS AND DOORS - UPVC GRAPHITE
- FACIAS, SOFFITS AND RWG'S - UPVC

REV	DESCRIPTION	DATE	BY
C	PLANNING ISSUE	29/09/25	AL
B	PAC SUBMISSION	27/06/25	ED
A	AMENDMENTS TO PLOT NUMBERING	25/06/25	OR

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PROJECT
TREFOR
for WILLIAMS HOMES
(BALA)

DRAWING TITLE
4P2B HOUSE (HANDED)

SCALE	DATE	DRAWN	CHECKED
As @ A3	04/10/24	OR	SV

indicated DRAWING STATUS
PLANNING

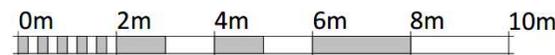
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C1114	065(1)	C

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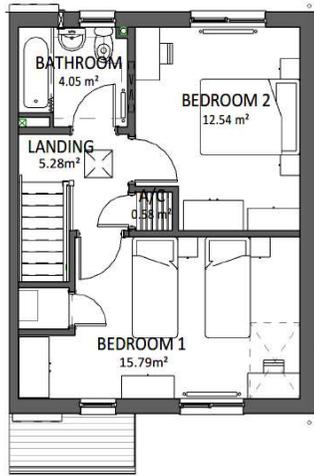
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A3



VISUAL SCALE 1:100 @ A3



FIRST FLOOR PLAN

SCALE: 1 : 100



FRONT ELEVATION

SCALE: 1 : 100



REAR ELEVATION

SCALE: 1 : 100

Area Schedule (GIA) 4P2B	
Level	Area
DQR MIN	83 m²
00 - GROUND FLOOR	41.29 m ²
01 - FIRST FLOOR	41.29 m ²
TOTAL	82.7 m²

MATERIAL KEY

- ROOF TILES (MATERIAL SUBJECT TO APPROVAL)
- RENDER
- TIMBER FEATURE CLADDING
- WINDOWS AND DOORS - UPVC GRAPHITE
- FACIAS, SOFFITS AND RWG'S - UPVC

REV	DESCRIPTION	DATE	BY
C	PLANNING ISSUE	29/09/25	AL
B	PAC SUBMISSION	27/06/25	ED
A	AMENDMENTS TO PLOT NUMBERING	25/06/25	OR

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PROJECT
TREFOR
for WILLIAMS HOMES
(BALA)

DRAWING TITLE
4P2B HOUSE

SCALE	DATE	DRAWN	CHECKED
As @A3	04/10/24	OR	SV

indicated DRAWING STATUS **PLANNING**

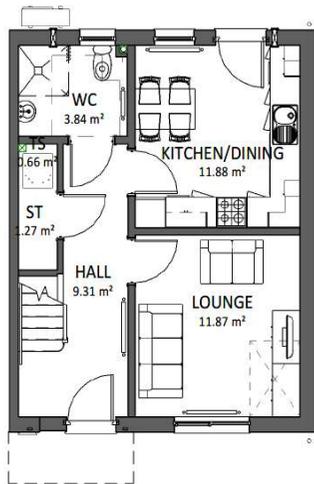
JOB No	DRAWING No	REVISION
C1114	065	C



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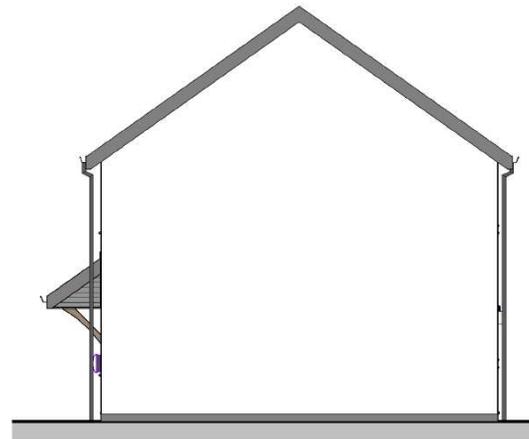
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A3



GROUND FLOOR PLAN

SCALE: 1 : 100



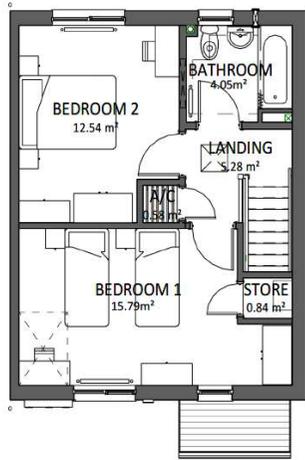
SIDE ELEVATION

SCALE: 1 : 100



VISUAL SCALE 1:100 @ A3





FIRST FLOOR PLAN

SCALE: 1 : 100



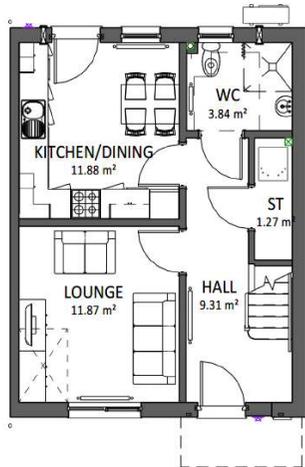
FRONT ELEVATION

SCALE: 1 : 100



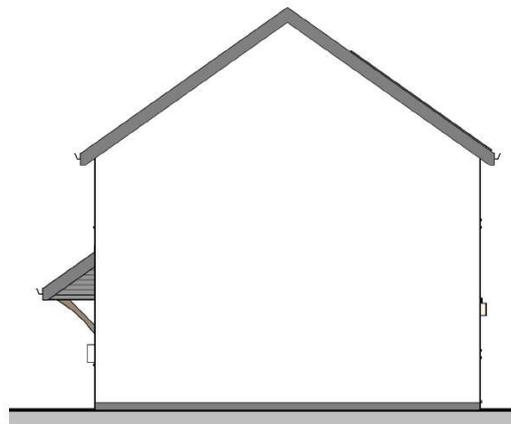
REAR ELEVATION

SCALE: 1 : 100



GROUND FLOOR PLAN

SCALE: 1 : 100



SIDE ELEVATION

SCALE: 1 : 100

Area Schedule (GIA) 4P2B

Level	Area
QDR MIN	83 m ²
00 - GROUND FLOOR	41.29 m ²
01 - FIRST FLOOR	41.29 m ²
	82.58 m ²

- MATERIAL KEY**
- ROOF TILES (MATERIAL SUBJECT TO APPROVAL)
 - RENDER
 - TIMBER FEATURE CLADDING
 - WINDOWS AND DOORS - UPVC GRAPHITE
 - FACIAS, SOFFITS AND RWG'S - UPVC

REV	DESCRIPTION	DATE	BY
D	PLOTS 12 & 13 REVISED TO SP3B	31/10/25	ED
C	PLANNING ISSUE	29/09/25	AL
B	PAC SUBMISSION	27/06/25	ED
A	AMENDMENTS TO PLOT NUMBERING	25/06/25	OR

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PROJECT
TREFOR
for WILLIAMS HOMES
(BALA)

DRAWING TITLE
4P2B HOUSE (STAIR TO GABLE HANDED)

SCALE	DATE	DRAWN	CHECKED
As @A3	04/10/24	OR	SV

-indicated DRAWING STATUS **PLANNING**

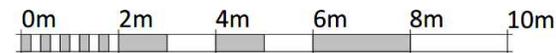
JOB No	DRAWING No	REVISION
C1114	067(1)	D



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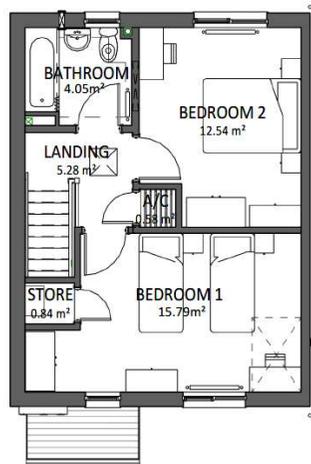
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A3



VISUAL SCALE 1:100 @ A3





FIRST FLOOR PLAN

SCALE: 1 : 100



FRONT ELEVATION

SCALE: 1 : 100



REAR ELEVATION

SCALE: 1 : 100

Area Schedule (GIA) 4P2B	
Level	Area
DQR MIN	83 m ²
00 - GROUND FLOOR	41.29 m ²
01 - FIRST FLOOR	41.29 m ²
	82.58 m ²

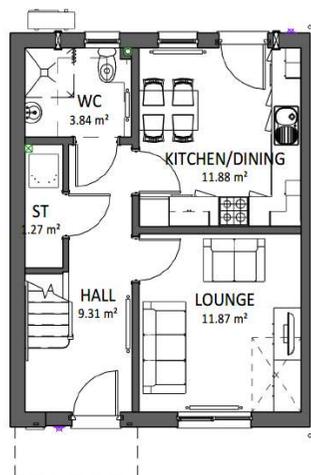
MATERIAL KEY

- ROOF TILES (MATERIAL SUBJECT TO APPROVAL)
- RENDER
- TIMBER FEATURE CLADDING
- WINDOWS AND DOORS - UPVC GRAPHITE
- FACIAS, SOFFITS AND RWG'S - UPVC

D	PLOTS 12 & 13 REVISED TO 5P3B	31/10/25	ED
C	PLANNING ISSUE	29/09/25	AL
B	PAC SUBMISSION	27/06/25	ED
A	AMENDMENTS TO PLOT NUMBERING	25/06/25	OR

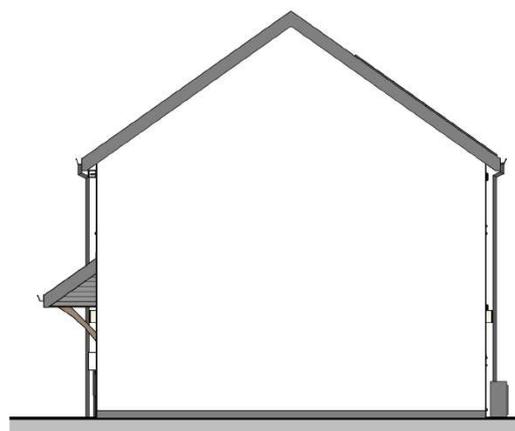
REV	DESCRIPTION	DATE	BY
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GROUND FLOOR PLAN

SCALE: 1 : 100



SIDE ELEVATION

SCALE: 1 : 100



VISUAL SCALE 1:100 @ A3

PROJECT
TREFOR
for WILLIAMS HOMES
(BALA)

DRAWING TITLE
4P2B HOUSE (STAIR TO GABLE)

SCALE	DATE	DRAWN	CHECKED
As @A3	25/06/25	OR	SV

indicated DRAWING STATUS
PLANNING

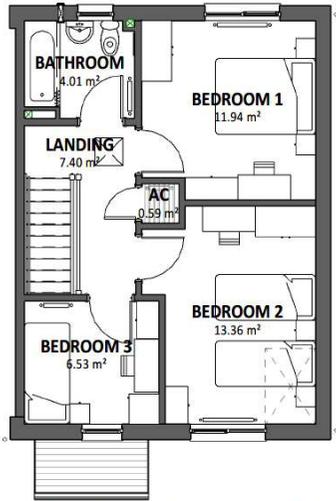
JOB No	DRAWING No	REVISION
C1114	067	D



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A3



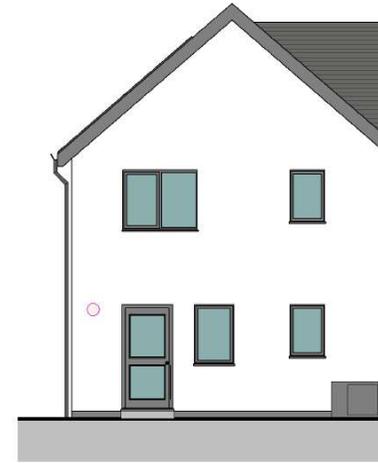
FIRST FLOOR PLAN

SCALE: 1 : 100



FRONT ELEVATION

SCALE: 1 : 100



REAR ELEVATION

SCALE: 1 : 100

Area Schedule (GIA) 5P3B	
Level	Area
DQR MIN	93 m²
00 - GROUND FLOOR	46.28 m ²
01 - FIRST FLOOR	46.28 m ²
TOTAL	94.2 m²

MATERIAL KEY

- ROOF TILES
(MATERIAL SUBJECT TO APPROVAL)
- RENDER
- TIMBER FEATURE CLADDING
- WINDOWS AND DOORS -
UPVC GRAPHITE
- FASCIAS, SOFFITS AND RWG'S - UPVC

REV	DESCRIPTION	DATE	BY
C	PLANNING ISSUE	29/09/25	AL
B	PAC SUBMISSION	27/06/25	ED
A	AMENDMENTS TO PLOT NUMBERING	25/06/25	OR

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PROJECT
TREFOR
for WILLIAMS HOMES
(BALA)

DRAWING TITLE
5P3B HOUSE GABLE FRONT

SCALE	DATE	DRAWN	CHECKED
As @A3	04/10/24	OR	SV
indicated DRAWING STATUS		PLANNING	

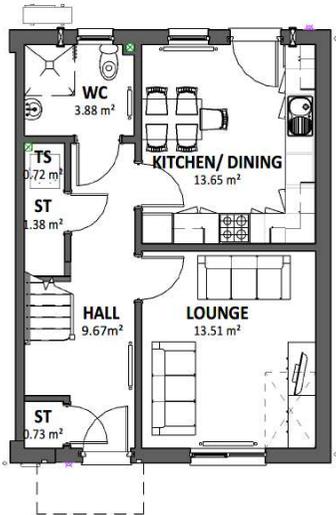
JOB No	DRAWING No	REVISION
C1114	070	C



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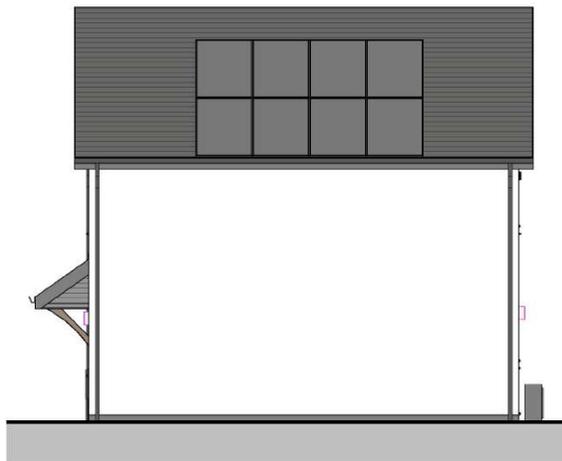
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A3



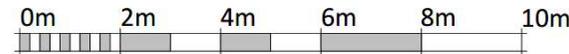
GROUND FLOOR PLAN

SCALE: 1 : 100



SIDE ELEVATION

SCALE: 1 : 100



VISUAL SCALE 1:100 @ A3



Area Schedule (GIA) 5P3B	
Level	Area

00 - GROUND FLOOR	46.28 m ²
01 - FIRST FLOOR	46.28 m ²
	92.56 m ²

- MATERIAL KEY**
-  ROOF TILES
(MATERIAL SUBJECT TO APPROVAL)
 -  RENDER
 -  TIMBER FEATURE CLADDING
 -  WINDOWS AND DOORS -
UPVC GRAPHITE
 -  FASCIAS, SOFFITS AND RWG'S - UPVC

REV	DESCRIPTION	DATE	BY
A	PLOTS 12 & 13 REVISED TO 5P3B	31/10/25	ED

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PROJECT
TREFOR
for **WILLIAMS HOMES**
(BALA)

DRAWING TITLE
5P3B HOUSE EAVES FRONT

SCALE	DATE	DRAWN	CHECKED
As @A3	04/10/24	OR	SV

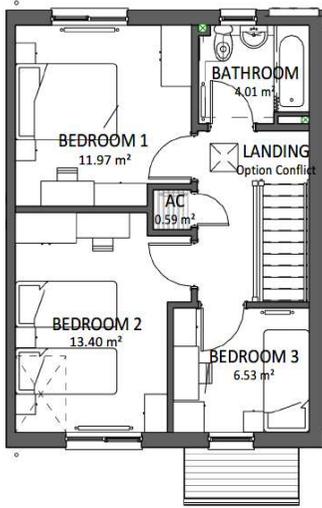
Indicated DRAWING STATUS: **PLANNING**

JOB No	DRAWING No	REVISION
C1114	072	A



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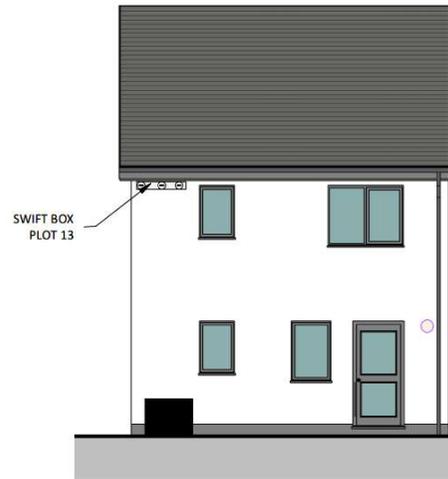
FIRST FLOOR PLAN

SCALE: 1 : 100



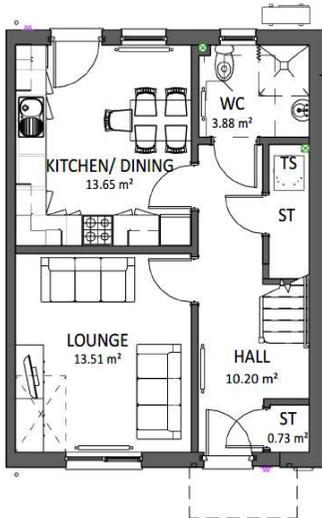
FRONT ELEVATION

SCALE: 1 : 100



REAR ELEVATION

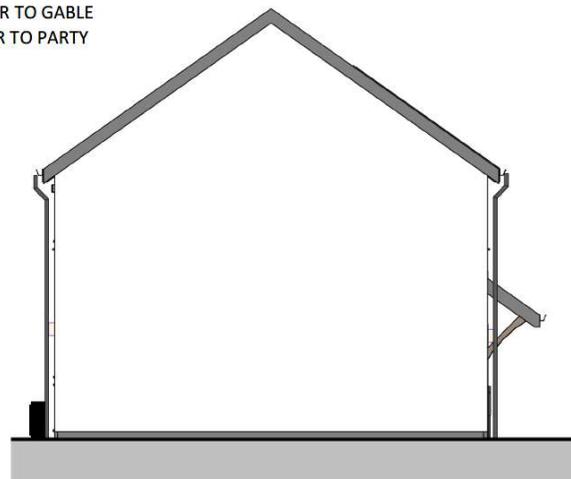
SCALE: 1 : 100



GROUND FLOOR PLAN

SCALE: 1 : 100

PLOT 13 - STAIR TO GABLE
PLOT 12 - STAIR TO PARTY WALL



SIDE ELEVATION

SCALE: 1 : 100



VISUAL SCALE 1:100 @ A3

Area Schedule (GIA) 5P3B SE	
Level	Area
DQR MIN	93 m²
00 - GROUND FLOOR	46.58 m ²
01 - FIRST FLOOR	46.58 m ²
TOTAL	93.17 m²

MATERIAL KEY

-  ROOF TILES
(MATERIAL SUBJECT TO APPROVAL)
-  RENDER
-  STONE
-  WINDOWS AND DOORS -
UPVC GRAPHITE
-  FACIAS, SOFFITS AND RWG'S - UPVC

REV	DESCRIPTION	DATE	BY
C	PLANNING ISSUE	29/09/25	AL
B	PAC SUBMISSION	27/06/25	ED
A	AMENDMENTS TO PLOT NUMBERING	25/06/25	OR

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PROJECT
TREFOR
for WILLIAMS HOMES
(BALA)

DRAWING TITLE
5P3B SIDE ENTRY - STONE GF

SCALE	DATE	DRAWN	CHECKED
As @A3	04/10/24	OR	SV

Indicated DRAWING STATUS
PLANNING

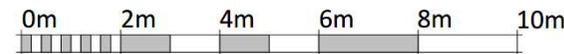
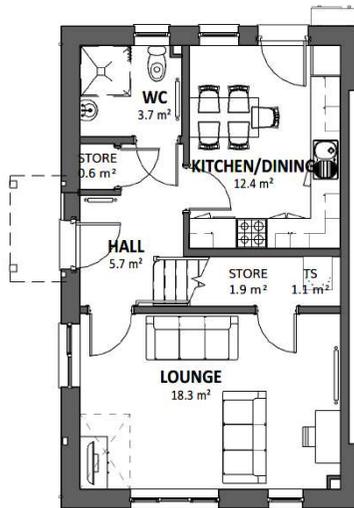
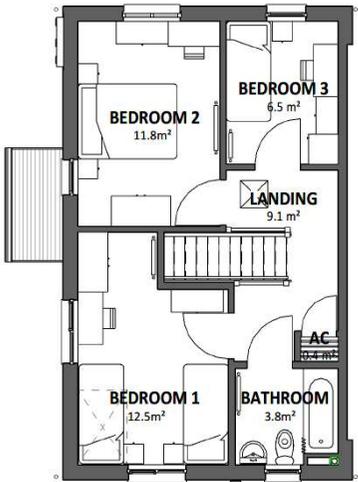
JOB No	DRAWING No	REVISION
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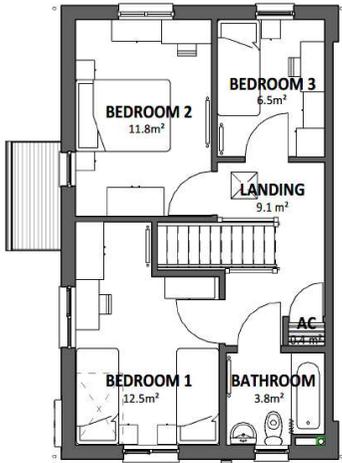
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A3

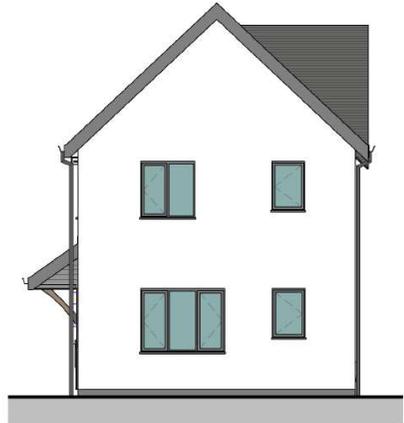


VISUAL SCALE 1:100 @ A3



FIRST FLOOR PLAN

SCALE: 1 : 100



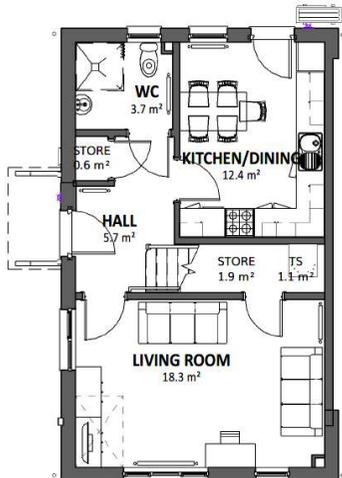
FRONT ELEVATION

SCALE: 1 : 100



REAR ELEVATION

SCALE: 1 : 100



GROUND FLOOR PLAN

SCALE: 1 : 100



SIDE ELEVATION - ENTRANCE

SCALE: 1 : 100



VISUAL SCALE 1:100 @ A3

Plots #10

Area Schedule (GIA) 5P3B SE	
Level	Area
DQR MIN	93 m²
00 - GROUND FLOOR	46.58 m ²
01 - FIRST FLOOR	46.58 m ²
TOTAL	93.17 m²

- MATERIAL KEY**
- ROOF TILES (MATERIAL SUBJECT TO APPROVAL)
 - RENDER
 - TIMBER FEATURE CLADDING
 - WINDOWS AND DOORS - UPVC GRAPHITE
 - FACIAS, SOFFITS AND RWG'S - UPVC

REV	DESCRIPTION	DATE	BY
C	PLANNING ISSUE	29/09/25	AL
B	PAC SUBMISSION	27/06/25	ED
A	AMENDMENTS TO PLOT NUMBERING	25/06/25	OR

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PROJECT
TREFOR
for WILLIAMS HOMES
(BALA)

DRAWING TITLE
5P3B SIDE ENTRY

SCALE	DATE	DRAWN	CHECKED
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Indicated DRAWINGS STATUS	PLANNING		
JOB No	DRAWING No	REVISION	
C1114	076	C	



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A3



Area Schedule (GIA) 7P4B

Level	Area
DQR MIN	114 m²
00 - GROUND FLOOR	68.80 m ²
01 - FIRST FLOOR	46.23 m ²
TOTAL	115.03 m²

MATERIAL KEY

- ROOF TILES (MATERIAL SUBJECT TO APPROVAL)
- RENDER
- TIMBER FEATURE CLADDING
- WINDOWS AND DOORS - UPVC GRAPHITE
- FASCIAS, SOFFITS AND RWG'S - UPVC

REV	DESCRIPTION	DATE	BY
C	PLANNING ISSUE	29/09/25	AL
B	PAC SUBMISSION	27/06/25	ED
A	MATERIAL KEY ADDED	25/06/25	OR

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PROJECT
TREFOR
for WILLIAMS HOMES
(BALA)

DRAWING TITLE
7P4B HOUSE SEMI

SCALE	DATE	DRAWN	CHECKED
As @A3	24/10/24	OR	SV

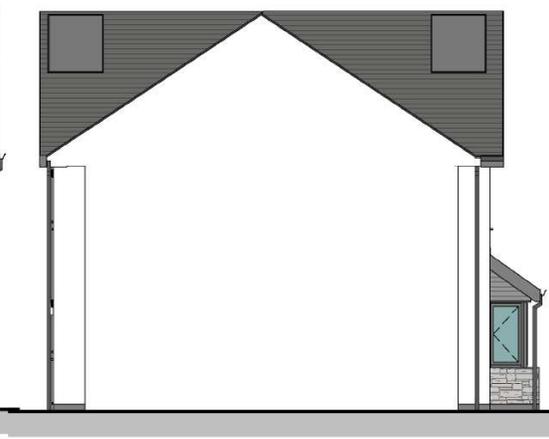
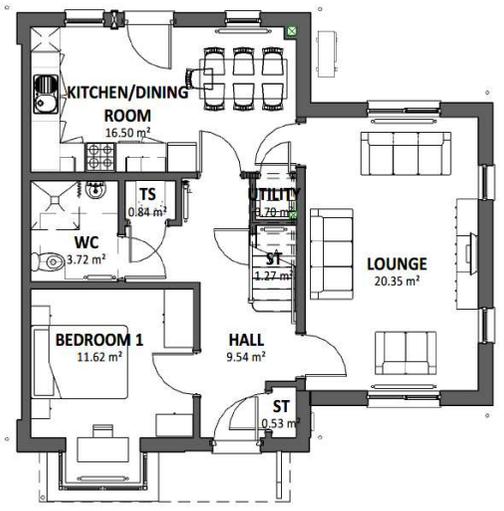
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JOB No	DRAWING No	REVISION
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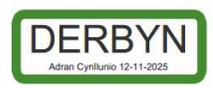


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VISUAL SCALE 1:100 @ A3



Area Schedule (GIA) 10P6B	
Level	Area
DQR MIN	N/A m²
FIRST	91.31 m ²
GROUND	117.29 m ²
TOTAL	208.60 m²

- MATERIAL KEY**
- ROOF TILES (MATERIAL SUBJECT TO APPROVAL)
 - RENDER
 - TIMBER FEATURE CLADDING
 - WINDOWS AND DOORS - UPVC GRAPHITE
 - FACIAS, SOFFITS AND RWG'S - UPVC



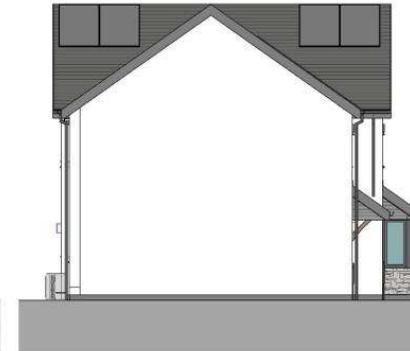
FIRST FLOOR PLAN

SCALE: 1 : 100



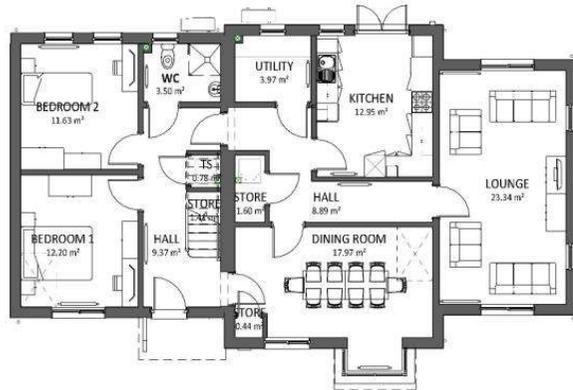
FRONT ELEVATION

SCALE: 1 : 100



SIDE ELEVATION 1

SCALE: 1 : 100



GROUND FLOOR PLAN

SCALE: 1 : 100



REAR ELEVATION

SCALE: 1 : 100



SIDE ELEVATION 2

SCALE: 1 : 100

REV	DESCRIPTION	DATE	BY
B	PLANNING ISSUE	29/09/25	AL
A	PAC SUBMISSION	27/06/25	ED

PROJECT
TREFOR
for WILLIAMS HOMES (BALA)

DRAWING TITLE
10P6B HOUSE

SCALE	DATE	DRAWN	CHECKED
As indicated @A2	25/06/25	OR	SV

DRAWING STATUS	PLANNING
JOB No	DRAWING No
C1114 085	B



VISUAL SCALE 1:100 @ A2

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PLANNING COMMITTEE	DATE: 02/03/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Number: 2

Application Number: C25/0651/23/LL

Date Registered: 22/09/2025

Application Type: Full

Community: Llanrug

Ward: Llanrug

Proposal: Full planning application for 17 affordable dwellings, together with the creation of new vehicular access and an internal access road, the closure of 2 existing agricultural access points, the creation of a new access to serve a new substation, extension works to Ffordd Glanffynnon along with landscaping, drainage and other associated works.

Location: Land off Ffordd Glanffynnon, Llanrug, LL55 4PT

Summary of the Recommendation: To approve with conditions and a 106 agreement or unilateral agreement for open space/play contribution.

PLANNING COMMITTEE	DATE: 02/03/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

1. Description:

- 1.1 A full planning application for the erection of 17 affordable dwellings, along with the creation of new vehicular access and an internal access road. It is proposed to build five 2 bedroom two-storey houses, four 2 bedroom bungalows, six 3 bedroom two-storey houses, one 4 bedroom bungalow and a 5 bedroom two-storey house.
- 1.2 The single-storey and two-storey houses would have a simple and plain design without architectural features. The applicant states that it is proposed to provide 100% affordable housing within the scheme with a mix of social and intermediate rented tenures.
- 1.3 It is proposed to maintain a 3-metre-wide easement between the development and a watercourse running along the eastern boundary of the site, create an ecological corridor in the southeastern corner of the site and develop a water retention basin in the north and south corners of the site.
- 1.4 The site of the application measures approximately 0.74 ha. and is bordered by existing residential dwellings to the south, Ffordd Glanffynnon to the west, an agricultural field and overgrown vacant land to the east and residential houses to the north. The land consists of three fields currently used for sheep and cattle grazing and has been assessed and classified as an Agricultural Land Class (DTM) Levels 3b and 4. The site gradually slopes downwards from the west toward the watercourse along the eastern boundary.
- 1.5 It is proposed to construct a new access to the adjacent unclassified county road to serve the new estate. Regarding landscaping issues, it was stated in the ecological report (trees) and landscaping plan that most of the hedge that runs alongside the county road along the western boundary of the site is to be retained.
- 1.6 It is not proposed to change the location of the public footpath which is situated at the centre of the site and runs from west to east.
- 1.7 The site is located outside the Llanrug development boundary as set out in the Joint Local Development Plan but with the northern corner of the site touching the development boundary.
- 1.8 The following documents were submitted as part of the application.
 - Land quality report
 - Gradiometer Report
 - Flood modelling report
 - Drainage Strategy
 - Water conservation statement
 - Development Impact Assessment
 - Flood Consequence Assessment
 - Porosity Report
 - Utility Study
 - Reptile Survey
 - Preliminary ecological evaluation
 - Geological Environmental Report
 - Green infrastructure statement
 - Transport Statement
 - Design, access and planning statement
 - Pre-application consultation report
 - Scheme Delivery Statement
 - Trees Statement

PLANNING COMMITTEE	DATE: 02/03/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

- Affordable Housing Statement
- Evidence of need and letting strategy

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

2. Relevant Policies:

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

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

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

PS 1 The Welsh Language and Culture

ISA 1 Infrastructure Provision

ISA 5 Provision of existing open spaces

PS 4 Sustainable Transport, Development and Accessibility

TRA 2 Parking Standards

TRA 4 Managing transport impacts

PS 5 Sustainable development

PS 6 Alleviating and adapting to the effects of climate change

PCYFF 1 Development Boundaries

PCYFF 2 Development Criteria

PCYFF 3 Design and place shaping

PCYFF 4 Design and Landscaping

PCYFF 5 Carbon Management

PCYFF 6 Water Conservation

PS19 Conserving and enhancing the natural environment

AMG 5 Biodiversity Conservation

PS20 Safeguarding and Where Relevant Improving Heritage Assets

AT1 Conservation Areas, World Heritage Sites and Scheduled Historic Landscapes, Parks and Gardens

PS 17 Settlement Strategy

TAI 16 Exception Sites

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REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

HOUSING 8 Appropriate Mix of Housing
TAI 15 Threshold of Affordable Housing and their Distribution

Supplementary Planning Guidance (SPG):

SPG: Maintaining and Creating Distinctive and Sustainable Communities

SPG: Housing Mix

SPG: Affordable housing

SPG: Planning obligations

SPG: Open Spaces in New Housing Developments

2.4 National Policies:

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 12 - February 2024)

Technical Advice Note 12 - Design

Technical Advice Note 15 Development, flooding and coastal erosion

Technical Advice Note 16 Sports, Leisure and Open Spaces

Technical Advice Note 2 Planning and affordable housing.

Technical Advice Note 20 Planning and the Welsh Language

Technical Advice Note 18 Transport

3. Relevant Planning History:

No current planning history.

4. Consultations:

Community/Town Council: No response.

Transportation Unit: The applicant has responded to all the concerns raised by the Highways Authority and we are satisfied that the applicant has dealt with all the issues identified. Following this, the Transportation Unit has no objection to the application.

NOTE: The applicant is directed to contact the Street Works Manager to obtain permission under Sections 38 and 278 of the Highways Act, 1980 for the development of a new residential estate road and for the imposition of permanent alterations to the public highway.

Further comments because of local residents' concerns:

Traffic Assessment

The current Transport Statement provides an initial picture of the expected increase in traffic on the network as a result of the development. However, in order to carry out a thorough assessment, we ask the applicant to submit a detailed assessment of the existing traffic on Ffordd Glanffynnon over a full week period, paying

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particular attention to the impact during peak hours, particularly outside the surrounding school.

Road Safety Inspection

The Service is concerned about the impact of the increase in traffic as a result of the development on Ffordd Glanffynnon on safety, particularly on the corner before reaching the site. While the developer has proposed widening the road, it's unclear what the impact would be on the safety of vehicles and other users, especially on the corner.

We therefore ask the applicant to undertake a **Road Safety Inspection** for the whole plan and provide detailed information about how it will respond to any problems identified. In particular, details are needed on the elements relating to the widening of the road and the proposed improvements to the road.

Further observations following receipt of the plan dated 04.02.2026

I would like to confirm that we have reviewed and noted the changes to the plan to widen the road, along with the Safety Assessment. The additional information provided is in response to our observations on the plan.

I would like to submit the following response to the safety issue raised by YGC in their safety study, namely the visibility of the pavement.

This concern has been identified in the safety review, and I would expect the recommendation to be considered as part of the detailed design that will be submitted under agreement 278. As the recommendation relates to a matter of technical detail and does not affect the overall layout of the development, it is our view that it is not an issue that requires attention as part of the decision on the planning application.

Natural Resources Wales:

Thank you for re-consulting Natural Resources Wales (NRW) regarding the above, which we received on 24/12/2025.

We have concerns regarding the application as submitted. However, we are satisfied that these concerns can be overcome if the document set out below contains the following in the condition of the plans and approved documents on the notice of decision:

- **Enfys Ecology Ltd., Ffordd Glanffynnon, Llanrug, Preliminary Ecological Appraisal (PEA), 22/5/2025**

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

Protected Species

We have reviewed the following information submitted in support of the application:

- Enfys Ecology Ltd., Ffordd Glanffynnon, Llanrug, Preliminary Ecological Appraisal (PEA), 22/5/2025

Bats

We note that the Lead Ecological Appraisal has noted that bats are likely to use the site for foraging and commuting, with the potential for bat nesting characteristics in mature trees on the site.

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

We believe that the above report provides a sufficient basis to consider the potential impacts of the scheme on this species and inform the decision-making process.

We agree with the mitigation measures set out in section 6.3.2 of the report submitted.

Therefore, we advise that the following document be included in the approved list of plans/documents within the decision notice:

- Enfys Ecology Ltd., Ffordd Glanffynnon, Llanrug, Preliminary Ecological Appraisal, 22/5/2025

Otters

We note that the Preliminary Ecological Appraisal considers that otters may temporarily use the site for foraging or commuting, we agree with the reasonable avoidance measures outlined in section 6 and advise that these are retained.

Pollution Prevention

The Rhos river lies within the boundaries of the site. We note the buffer strip and 3m ecology corridor as shown on the proposed site plan (DWG NO. FGL-SAL-A1-ZZ-DR-A-003).

Please inform the developer: During the construction phase, precautions should be taken to prevent contamination of surface

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water drains and local watercourses. Oils and chemicals should be stored in contaminated areas and spill kits should be readily available in case of accidental spillages. For further guidance, please refer to 'Guidance for Pollution Prevention (GPP) 5: Works and maintenance in or near water', and 'GPP 6: Working on construction and demolition sites', available on the NetRegs website.

Land Pollution

We have reviewed the Phase 1 Desk Study and the findings of the Phase 2 Invasive Site Investigation (presented in the Geological Environmental Report, Cadarn Consulting Engineers Ltd, Reference 5824L-CCE-XX-XX-RP-S-0001, dated July 2024). Based on the information provided, we have no concerns to raise in relation to land pollution.

Flood Risk

The Flood Map for Planning states that the site of the application is within Flood Zone 1, and therefore at low risk of flooding. We have no further observations on flood risk.

As they fulfil the role of the Lead Local Flood Authority, we recommend that you contact the Local Authority's Drainage Department for further advice in relation to the proposed site drainage. We advise that any proposed surface water drainage scheme should ensure that run-off from the proposed development is reduced or will not exceed existing run-off rates. Adoption and management details should also be submitted to ensure that the plan/systems remain effective for the life of the development.

Observations on local residents' concerns:

Thank you for forwarding some of the concerns related to the proposed development above. We note that some of the concerns that have been identified are drainage and wildlife concerns.

In relation to drainage concerns, the Flood Map for Planning states that the application site is within Flood Zone 1, and therefore at low risk of flooding. We have no further observations on flood risk. As they fulfil the role of the Lead Local Flood Authority, we recommend that you contact the Local Authority Drainage Department for further advice in relation to the proposed site drainage. We advise that any proposed surface water drainage scheme should ensure that run-off from the proposed development is reduced or will not exceed existing run-off rates. Adoption and management details should also be submitted to ensure that the plan/systems remain effective for the life of the development.

For any concerns about foul water drainage, this should be discussed with Welsh Water.

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In relation to wildlife concerns, we refer to our response of 16 October 2025. We recommend that you discuss the need to secure further ecological measures / avoidance / lighting measures with your in-house ecological advisor

Welsh Water:

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

FOUL WATER

The proposed development site is located in the catchment of a public sewerage system which drains to Llanrug Wastewater Treatment Works (WwTW). We have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the public sewerage system.

SURFACE WATER

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

SEWAGE TREATMENT

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

WATER SUPPLY

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

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

Rights of Way Unit

I refer to the above application. Public Rights of Way (Footpath) number 74 in the Community of Llanrug is affected by this proposal

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(See plan above). As can be seen, the footpath crosses the site. Public safety takes priority here, and the applicant must contact the Rights of Way Unit at Llwybrau@gwynedd.gov.wales, to discuss the temporary closure of the route. It will also be an opportunity to discuss the design of the footpath with the officer. The applicant will also need to accept that the path is expected to be at least 2 metres wide.

Heneb

Thank you for consulting us on this application. As detailed in the submitted documents, the application site has been subject to staged archaeological evaluation, comprising desk-based assessment, geophysical survey and trial trenching. We have monitored this work on behalf of the council and can confirm that all stages have been carried out in accordance with the relevant professional standards. The fieldwork established that archaeology is absent from most of the site but confirmed the presence of a Late Bronze Age burnt mound in the south-eastern field. Burnt mounds vary widely in form but typically consist of a lined earth-dug trough, fire pits or hearths, other pits and postholes, and a large mound of burnt stone. Although relatively common features, they are important indicators of settlement and a principal source of evidence for this period. The burnt mound is not of sufficient importance to merit preservation in situ, but does need to be properly excavated and recorded to mitigate its loss as a result of the development.

In light of the above observations and in accordance with Planning Policy Wales 12 and TAN24 The Historic Environment, it is recommended that, should planning permission be granted, the local planning authority should require that a proportionate mitigation programme is put in place. The following condition wording is suggested to secure such work:

(i) No development (including any topsoil strip, site clearance or other groundworks) shall take place until a written scheme of investigation for archaeological work has been submitted by the applicant (or their agent or successors in title) and approved in writing by the Local Planning Authority. The development shall be carried out and all archaeological work completed in accordance with the approved written scheme of investigation.

(ii) A detailed analytical final report on the archaeological work described in the approved written scheme of investigation shall be submitted to the Local Planning Authority within 6 months of completion of archaeological fieldwork. The report must be approved in writing by the Local Planning Authority.

Reasons: 1) To ensure the implementation of an appropriate

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programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2024 and TAN24: The Historic Environment.

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

The mitigation programme should entail the targeted excavation of the burnt mound and any associated features that were not revealed in the trial trenching, together with subsequent analysis, reporting and archiving as necessary according to the discoveries made. All aspect of the mitigation programme must be undertaken by a professional archaeological firm experienced in work of this nature.

Land Drainage Unit

A full SDC application has been submitted for this development. The CCS has been in discussions with the agent and there are only a few small points that need to be addressed before we can issue a certificate of approval. Because of this, we have no objections to this planning application.

Biodiversity Unit

The ecological reports have been completed to a good standard – this development follows the stepwise approach by avoiding and retaining significant biodiversity features as far as reasonably practicable, and offering appropriate mitigation, compensation and enhancement measures to achieve a Net Benefit for Biodiversity, as shown in the soft landscaping design plan.

Planning should be conditioned in strict conformity with the landscaping design and RAMS provided in both ecological reports (PEA and Reptile Survey) and the arboricultural report – particularly regarding reptile translocation and tree root / stream protection areas and fencing prior to commencement of works.

Water and Environment Unit
YGC

The site of the proposed development is partly located within Flood Zones 2 and 3 (Surface Water and Small Watercourses) as shown in the Flood Map for Planning. As such, and in accordance with part 6 of TAN 15, the applicant has submitted a Flood Consequences Assessment as part of the application (Cadarn, June 2025 – version 3 received in December 2025). We have reviewed the Flood Consequences Assessment (FCA) and are satisfied with the level of risk shown to the development for various events, and also that there is no increase in flood risk to properties beyond the proposed development site.

INFORMATION: An open watercourse runs along the eastern boundary of the proposed development and the new development will

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need to consider this ditch and ensure that it can be maintained in the future. We recommend a corridor of 3m (minimum) from the shore of the undeveloped watercourse to enable this. An Ordinary Watercourse Consent will be required for any work that could affect the flow of this culvert, and the developer should contact FCRMU@gwynedd.llyw.cymru to seek further advice.

Language Unit: The risk/impact on the language identified by the applicant:
Generally beneficial

Language Unit's brief opinion:

This is a comprehensive Language Assessment, which outlines the linguistic context, not only within the boundaries of Llanrug Community Council (which is the application area), but also within the nearby Llanddeiniolen Community Council and Waunfawr Community Council areas, including the latest language statistics available from the 2021 Census, as well as a breakdown by age groups. The author has also outlined the need locally in providing Housing Options and Tai Teg statistics, as well as the history of planning applications in the area.

The information in the assessment supports the linguistic risk/impact identified above.

Education Unit: Given the capacity available in the Primary and Secondary Schools and the number of children that would result from the development, it is seen that capacity is currently available in the local schools.

Public Protection: Not received

Housing Strategic Unit: **Information about need:**
The following indicates the number of applicants who wish to live in the area:-

131 options on the Tai Teg register for intermediate properties

292 applicants from the common housing waiting register for social property

Data source:

Tai Teg
Cyngor Gwynedd's Common Housing Register

Observations:

** The figures could be duplicated **

Information on the type of need:

The following shows the number of bedrooms that the applicants wish

to have:

Number of bedrooms (Tai Teg)

Number of bedrooms	Need as a %	rent	buy
1 bed	2%	8%	1%
2 bed	39%	32%	17%
3 bed	53%	17%	20%
4+ bed	6%	2%	2%

Number of bedrooms (Housing Options Team)

Number of bedrooms	Need as a %
1 bed	27%
2 bed	43%
3 bed	22%
4 bed	8%
5 bed	1%

Data source:

Tai Teg

Cyngor Gwynedd's Common Housing Register

** The figures could be duplicated **

Suitability of the Plan:

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

Meeting the area's needs

Schemes are expected to include 20% of affordable housing.

It is noted that 100% of the units will be affordable as part of this scheme

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

Please note that the application is on behalf of the Adra housing association and therefore requires compliance with WG standards (DQR)

The plan has been included within the programme to receive a Social Housing Grant from the Welsh Government.

These schemes contribute directly to the aim of the Cyngor Gwynedd's Housing Action Plan to provide more housing to meet

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with the current high demand that exists in the county.

Public Consultation:

A notice was posted on the site and nearby residents were notified and correspondence was received objecting on the grounds of:

- Road safety, increased traffic and traffic volume during certain times, existing roads are dangerous and narrow, sub-standard junction, on-road parking and emergency vehicle access.
- Concerns about pedestrian safety and impact on the public footpath.
- Impact on the School/no intention to extend the School.
- Puts extra pressure on the local health service.
- Doubt and concern over the number of houses.
- Concern about the sewerage situation.
- Concerns over Biodiversity.
- Surface Water and wet ground concerns.
- Concerns over the development of grassland/ an exception site rather than within the boundary and that it sets a precedent.
- Premature application due to no new Development Plan.
- Impact on amenities of nearby residents due to air pollution.
- Setting a precedent for similar developments.
- Visual and landscape impact.
- Concerns about flooding.
- Installing an electricity station and relocating a cable near a neighbour's house.
- There are empty houses in the village at present.

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

- Doubts about the use of the field
- Discussions about developing other sites

Correspondence in support:

- No social housing has been built in Llanrug for years

5. Assessment of the material planning considerations:

The principle of the development

5.1 The site in question is located outside the Llanrug development boundary as set out in the Joint Local Development Plan but directly adjoins the development boundary. In this respect the site can be regarded as an exception site in terms of the requirements of Policy TAI 16 (Exception sites) of the Joint LDP.

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- 5.2 Policy PCYFF 1 ('Development Boundaries') states that outside development boundaries, proposals will be refused unless they are in accordance with specific policies in the Plan or national planning policies or that the proposals show that their location in the countryside is essential. Policy TAI 16 ('Exception Sites') enables the development of housing on sites that are outside but abutt the development boundaries but must ensure that the proposal complies effectively with the Policy requirement. This site has not been designated or protected for any specific land use.
- 5.3 Criterion (3) in Policy PCYFF 2 seeks to ensure that the best use of land is made, including a density of at least 30 living units per hectare for residential development (unless there are local circumstances or site constraints which dictate a lower density). The proposal includes the construction of 17 residential houses along with an estate road on land measuring approximately 0.74 ha. This means that the density of the proposal is approximately 22 units per hectare, which is significantly less than the figure of 30 in the Policy. It is noted that information submitted with the application states that the density is lower than that required by Policy PCYFF 2 due to site constraints and the need to accommodate SuDS features and areas for ecology enhancement. This is realised, and that the northern part of the estate road serves housing on one side only.
- 5.4 The indicative supply level of housing for Llanrug over the Plan period, as noted in Appendix 5 of the Joint Local Development Plan, is 61 units (including a 10% 'slippage allowance', which means that the method of calculating the figure has taken into account potential unforeseen circumstances which could influence the provision of housing, e.g. land ownership matters, infrastructure restrictions, etc.). In the period 2011 to 2025 a total of 53 units have been completed in Llanrug (38 on random sites and 15 on T44 and T45 house designations). The windfall land bank i.e. sites with existing planning permission on sites not designated for housing, in April 2025 was 10 units. One unit on T44 designation (Cae'r Ysgol) remains in the land bank (did not commence in April 2025).
- 5.5 This proposal would therefore involve provision that would exceed the indicative supply figure for Llanrug considering the units already completed during the life of the Plan and the units in the land bank.
- 5.6 The Plan's Monitoring Framework will consider the number of units that will be completed annually to determine whether the Scheme meets the housing requirement. 1317 units were completed between 2011 and 2025 in each Local Service Centre and 297 were in the land bank in 2025. This means there is a shortage of 92 units within the entire tier. Based on the completion rate to date within the Local Service Centres category this proposal is acceptable given the current situation.
- 5.7 However, as the proposal would involve going beyond its local indicative growth level, a justification is needed for this development, and it is noted that the proposal has been introduced to meet a recognised need for affordable housing.
- 5.8 Evidence was presented in the form of an Affordable Housing Statement, Evidence of Need and Letting Strategy. This information is the justification for the need for these 17 houses. The information submitted refers to a need highlighted on the Social Housing and Tai Teg Register in Llanrug as well as Cwm-y-glo as a village with a development boundary located within 6km of Llanrug. It is believed, therefore, that the situation in terms of the level of growth in this settlement needs to be considered as well. This is as follows:

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Cwm-y-glo – Indicative supply = 13; Housing units completed (2011-25) = 10; Land bank = 5; Remaining shortfall = -2

5.9 Policy TAI 8 promotes proposals that will contribute towards improving the balance of housing and will meet the needs noted for the entire community. Therefore, there is a need to consider whether the mix of units and tenure proposed here is suitable to promote a sustainable mixed community. It is therefore important to consider the contents of the 'Housing Mix' SPG when establishing whether the proposal is suitable, and it is noted that the guidance expects all applicants submitting a planning application for a Use Class C3 housing development consisting of 5 or more housing units to submit a Housing Statement in support of their planning application. As noted in the application documents, the proposal compares well with the need that has been highlighted in Llanrug, noting that a specific need has been highlighted for the 5 bedroom house for residents of the housing association within the village.

5.10 The Plan's List of Glossary Terms defines Local Need Affordable Housing within or on Local Service Centre exception site as; "... people in need of an affordable house who have resided within the Local Service Centre or in the surrounding rural area for a continuous period of 5 years or more, either immediately before submitting the application or in the past..."

Paragraph 8.1.3 of the Affordable Housing SPG gives a definition of the 'surrounding rural area' as:

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

It is known that the Social Housing Register contains a 5-year local connection confirmation, but it is not entirely clear what the length of the local connection is for those currently on the Tai Teg register, and the Tai Teg register figure has been filtered to include only those with a 5 year connection. The proposal will provide a scheme with a mix of social rent and intermediate rent.

5.11 Evidence was submitted as part of the application for the need for affordable housing in Llanrug. The information submitted includes confirmation that the number on the Social Housing Register with a 5-year connection for Llanrug is 22, and the number for the Tai Teg Register is 26 which gives a combined figure of 48. There is no designated housing site available in Llanrug, and there are extant permissions for 4 affordable units and opportunities for windfall affordable housing provision are limited to one or two units. This means that the combined and current figure for need for affordable housing in Llanrug is 42, having considered other opportunities available in Llanrug. Information has been provided which confirms that Adra's housing stock in Llanrug (67 houses) includes underusing and overusing existing houses in terms of size and number of bedrooms. This means that the need for 2 bedroom houses is higher, and it justifies the need for the 5 bedroom property. Having given regard to all the information that has been submitted, it is considered that it is sufficient to prove a specific need for this proposal on the outskirts of the village. As has already been stated, there is an intention to meet the need for affordable housing in the neighbouring village of Cwm-y-glo as a priority as well as Llanrug. To this end evidence has been provided showing the number on the Social Housing Register with a 5-year connection for Cwm-y-glo at 7 and the Tai Teg Register at 3 which gives a combined figure of 10. It is possible that this figure includes duplication with Llanrug's combined figure, and therefore it is not considered appropriate

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to consider this figure only an additional need, but as there is no opportunity for housing development in the village and there are no current applications or permits for affordable units, and due to the proximity of the village to Llanrug, it is considered that it is acceptable for this development to meet the need of Cwm y Glo as well. There is no opportunity for housing development in the village and there are no existing applications or permissions for affordable units.

5.12 As noted above exception sites normally provide for the need of the village itself, together with the 6km surrounding rural area and excluding villages with development boundaries within this area, but in this case the information submitted shows that Cwm-y-glo (which is within the 6km area) is unable to meet its need for affordable units. To this end, this proposal is therefore an opportunity to satisfy a proven need for affordable units through this site, and it is considered that sufficient information has been received to include the need of Llanrug and Cwm-y-glo in the development.

5.13 Paragraph 4.1.7 of the Affordable Housing SPG confirms:

"Where the main sources (LHMA, Common Housing register and Tai Teg) or evidence submitted by the applicant have not identified a need for Local Need Affordable Housing in a rural area (e.g. because the households concerned have not chosen to register their need or priority for specific settlements) then a local survey is the best way to demonstrate a need for affordable housing. The survey should be carried out by a qualified individual / company / service, such as a Rural Housing Facilitator and the methodology should be agreed with the Council"

5.14 In this case therefore, as the need has been proven from the main sources and evidence from the applicant, in accordance with the requirements of the SPG there is no purpose to carry out a local survey by a Rural Housing Facilitator.

5.15 It is therefore considered that the application provides sufficient information as to the justification of the mix and type of housing provided and how the proposal will meet the needs of the local community. This is echoed in the response received to the consultation from the Strategic Housing Unit which confirms that the Plan addresses a need in the area.

5.16 The need for evidence is completely essential to undertake a full assessment and is a fundamental requirement with this type of application and to this end the proposal is for housing where an affordable local need has been proven on a site located outside but abutting the development boundary for Llanrug. It is considered that the proposal forms a logical extension to the village and therefore fully conforms to the requirements of policies PCYFF 1 and 2, TAI 8, TAI 15 and TAI 16 of the Local Development Plan as well as the relevant advice provided by the Supplementary Planning Guidance and national guidance within Planning Policy Wales and the Technical Advice Notes.

Visual amenities

5.17 Policy PCYFF 3 states that proposals will be approved, including extensions and changes to existing buildings and structures, if they comply with a number of criteria including that the proposal adds to or improves the character or appearance of the site, the building or the area in terms of setting, appearance, scale, mass, the height and elevation treatment; that it respects the context of the site and its place in the local landscape; that it uses materials that are appropriate to their surroundings and incorporates soft landscaping; that it improves a safe and integrated transport and communications network; that it limits the risk and danger of flood water run-off and prevents

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

- 5.18 The application involves the development of a green field into an estate of residential housing. The site is located on the outskirts of the village and outside its development boundary. There are dwellings to the south, Ffordd Glanffynnon to the West, an agricultural field and overgrown vacant land to the east and the village's residential houses to the north. The land consists of three fields that are currently used for sheep and cattle to graze on. A *clawdd* and hedge run along the boundary of the site with the Ffordd Glanffynnon.
- 5.19 The proposal would include opening a gap in the *clawdd* for the creation of a new access in the southern part of the site. The tree report states that it is proposed to retain the hedge along the boundary of Ffordd Glanffynnon, a grove of native trees in the northeast corner, an oak tree at the boundary of Ffordd Glanffynnon and an oak tree in the middle of the site. The houses are of a design that resembles those seen in the village and subject to a suitable finish are considered acceptable. A landscaping plan was submitted showing hedges and trees to be preserved, and as this proposal is located on the outskirts of the village, it is considered acceptable and will not have a significant adverse effect on the character of the area or the wider landscape. It is therefore considered that the proposal is acceptable based on compliance with the relevant requirements of policies PS 5, PCYFF 3 and 4 and TAI 16.

General and residential amenities

- 5.20 The application was advertised in the press, on the site and nearby residents were informed and correspondence was received objecting to the proposal and in support of it. Points of support and objection are set out above.
- 5.21 The site is located outside the development boundary and as such is not surrounded by housing. The house closest to the site of the application is located approximately 13 metres to the north, the rear design of that house would face the side elevation of a bungalow on the proposed estate. The southern boundary of the site would be the width of small field away from a dwelling called Afon Rhos. The houses on the Minffordd estate to the west on the opposite side of the county road and are afforded some shade by a road hedge. It is unlikely that the proposal would have a significant negative impact on the privacy of nearby residents. With regard to the impact of noise emanating from the activities and traffic of a new housing estate, it is not anticipated that it would significantly disrupt nearby houses.
- 5.22 The site plan indicates that it is proposed to place a small substation building between plot number 8 and a property known as Glanffynnon Bungalow together with the removal of the electricity cables above the site and installing them above ground in this area, with the exact location of the cables to be confirmed. The substation will be landscaped with a native hedge to be planted around it, and it is considered that there is sufficient distance between it and the surrounding houses. No observations have been received from Public Protection at the time of writing this report, but it is considered that any noise concerns could be mitigated with measures to reduce it such as insulation, increased landscaping or an acoustic barrier. Moving the overhead cables would be subject to separate consideration under the Electricity Act as electricity consultants have delegated rights for the provision of poles / cables.

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5.23 To this end, the proposal is not considered to have a significant adverse effect on the amenities of neighbouring residents and therefore the proposal is considered acceptable and complies with the requirements of policy PCYFF 2 of the LDP.

Transport and access matters

5.24 The proposal involves developing a housing estate on a green field. It is proposed to construct a new access to the adjacent county road at the southern end of the site. The work would involve creating a gap with visibility lines in the existing *clawdd*. The road is narrow and narrows near a bend in the road to the south and the access to the village to the north of the site. It is also noted that the new access is located approximately 40 metres into a blind bend in the county road.

5.25 Extensive correspondence was received from local residents raising significant concerns about the impact of the proposal on road safety and as a result, further information was received in the form of a Road Safety Audit from the applicant which includes an examination of the plans and other information. The report looks at the safety implications of the proposed highway. It considers the problems arising from the proposals and the measures that will be required for their resolution in order to improve the safety of the scheme and reduce accident incidents.

Mainly, the report refers to 3 sites:

- 1) End of pavement footway from the estate to the village.
Vehicles travelling south may not see the footway and could drive over it or hit the footpath, especially at night. This could result in the vehicle coming into contact with pedestrians or vice versa, resulting in a collision that causes injury to the pedestrians, plus the vehicle may have to slow down suddenly which can lead to a rear-end shunt type collision with the vehicle following from behind.
Recommended - The end of the pavement would need to be illuminated with road markings or low posts to warn road users.
- 2) Lines of visibility from the intended access.
It is likely that a hedge on the south side of the proposed access would create a barrier for users of the access and impair road safety.
Recommend - Ensure adequate visibility lines.
- 3) No road signs. That would result in road users making inappropriate movements.
Recommend standard signage.

5.26 Further to this survey, discussions have taken place between the applicant and the Transportation Unit and there is a plan that indicates improvements which include widening the right turn from the site (on highway land only) and the latest observations from the Transportation Unit confirm that the proposal is now acceptable on the basis of the improvements included and issues such as technical details and issues which would be subject to an s278 agreement that is separate to the planning permission. To this end, whilst the objections that have been received regarding road and pedestrian safety, parking and increased traffic are acknowledged, the proposal is considered to be acceptable on the basis of the above assessment and does not contravene the requirements of policies PS4, TRA 2 and 4 of the LDP.

Biodiversity matters

PLANNING COMMITTEE	DATE: 02/03/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

- 5.27 It is proposed to develop an agricultural field for the creation of a residential housing estate. The work would include excavating the field, constructing water retention ponds, demolishing the inner *clawdd* of the field along with the removal of a hedge and brambles along the boundary *clawdd* for laying out the estate. It is also planned to undertake a landscaping scheme including an ecology corridor in the south-east corner of the site. The Department consulted with the Council's Biodiversity Unit and observations were received confirming that it was satisfied with the proposal subject to adhering to the landscaping plan and the mitigation and enhancement measures contained in the surveys submitted as part of the application. In view of this, the proposal is considered acceptable and complies with the requirements of policies AMG 5 and PS19 of the LDP together with chapter 6 of Planning Policy Wales.

Archaeological Matters

- 5.28 The application site has undergone an archaeological assessment, including internal evaluation and geological survey and drilling tests. Heneb submitted observations stating that the work at every stage had been carried out in accordance with the relevant professional standards. Fieldwork found that archaeology was not present at most of the site, but confirmed the presence of a Late Bronze Age burnt mound in the field to the east. It is recommended that a further archaeological examination be made conditional and this is considered acceptable and therefore in compliance with the requirements of policies PS20 and AT1 of the LDP.

Flooding matters

- 5.29 It is proposed to develop an agricultural field for the construction of residential housing. The site is in open countryside with a watercourse running along the eastern boundary of the site. During the application phase, the Department received correspondence from local residents stating that there were surface water problems at the site and nearby lands.
- 5.30 The applicant submitted a Flood Consequence Assessment stating that the site is within flood zones 2 and 3 (Surface Water and Small Watercourses) as defined in TAN: Development, Flooding and Coastal Erosion 15 published in March 2025. Observations were received from Natural Resources Wales (NRW) stating that the Flood Map for Planning states that the site of the application is within Flood Zone 1 and is therefore at low risk of flooding. The Council's Water and Environment Unit confirmed that it had reviewed the Flood Consequence Assessment (FCA) and was satisfied with the level of risk shown to the development for various events, and also that there was no increase in flood risk to properties beyond the proposed development site. It also states that the watercourse running along the eastern boundary of the site needs to be protected with a 3-metre-wide corridor (as a minimum) from the watercourse to the development. Note that the site plan indicates this. In these circumstances, the proposal is considered to meet the objectives of TAN 15 in terms of surface water flooding.
- 5.31 In accordance with the requirements of paragraph 7.6 of Technical Advice Note 15: Development, Flooding and Coastal Erosion, a Drainage Strategy must be submitted as part of an application to outline the drainage scheme for surface water from the site, unless a separate application has been made to the approval body, namely Cyngor Gwynedd's Land Drainage Unit. In this case, the Land Drainage Unit has confirmed that an application has been received and that there are only a few minor points that need to be addressed before it can issue a certificate of approval. To this end it does not object to the application and the proposal is therefore deemed to be in compliance with the relevant part of TAN 15.

Education Matters

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5.32 The Department for Education was consulted on the proposal and confirmation was received that there is available capacity at Llanrug Primary School and Brynrefail High School. Specifically:

- Ysgol Llanrug: Capacity 307 – Current total – 235 (September 25) – Projected numbers – September 2026 – 225; September 2027 – 220; September 2028 - 226.
- Ysgol Uwchradd Brynrefail: Capacity 790 – Current total – 761 (September 25) – Projected numbers – September 2026- 740; September 2027 – 734; September 2028 - 717.

5.33 The estimated number of children that would result from the development is shown below:

- Projected numbers of primary age children as a result of the development: $17 \times 0.4 = 6.8 = 7$ additional primary pupils
- Numbers of secondary age learners projected as a result of the development:
Secondary School years 7-11: $17 \times 0.29 = 4.93 = 5$ additional pupils (years 7-11)
Secondary School years 12 and 13: $17 \times 0.02 = 0.34 = 0$ additional pupils (years 12 and 13)

5.34 On the basis of this information and as there is existing capacity within the local schools, this proposal would not cause Schools to exceed their capacity and therefore it is not relevant to consider an educational contribution in this case for the additional pupils that would result from the proposed development.

Open Spaces and Play Areas

5.35 Policy ISA 5 states that new housing proposals for 10 or more dwellings, in areas where existing open spaces cannot meet the needs of the proposed housing development, are expected to provide suitable provision of open space. 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 children's playgrounds with equipment in this area.

5.36 No provision is proposed on site, but sections 5.65-5.72 of the Planning Statement explain why provision cannot be made on site. In this case, the restrictions of the site which include an existing public footpath and watercourse, the provision of an ecological corridor and the provision of SUDS mean that although there are informal open areas on the site, it is not possible to provide an open play area and equipment within the site.

5.37 ISA Policy 5 recognises that the inclusion of provision on sites would not be practical in all cases however, the applicant must provide a solid justification to prove that it is not possible to provide outdoor play areas as part of a new housing development. In such cases, the Authority will seek to arrange a planning obligation under Section 106 or a unilateral agreement to enable developers to make a contribution towards suitable off-site play areas instead of direct provision within the development site.

5.38 It is held that in a case such as this and as has already been agreed with similar developments, a financial contribution is intended to be secured through a 106 agreement or unilateral agreement thereby, ensuring that the proposal is acceptable in accordance with the relevant requirements of

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policy ISA 5. To this end, based on the need calculated below, a total contribution of £10,350.86 will be required,

Provision of open spaces from the new development:

- Outdoor Sports = 596.28m² x £11.69 = £6970.51
- Play Areas with Children's Equipment = 88.98m² x £37.99 = £3380.35

Language Matters

5.39 Criterion (2) of Policy PS 1 states that a Welsh Language Impact Assessment will be required for a proposed development on an unexpected windfall site for a large-scale housing development. The fact that this is an exception site outside the development boundary therefore means it is an unexpected windfall site. 'Large scale' as noted in the SPG 'Maintaining and Creating Distinctive and Sustainable Communities' is defined as five or more new housing units in Llanrug.

5.40 It is noted that a Welsh Language Impact Assessment has been submitted with the application. In its response to the consultation, the Language Unit confirmed that the linguistic assessment was comprehensive and had analysed the history of developments in neighbouring areas, as well as providing a linguistic analysis of the area. It outlines local demand, including Housing Options and Tai Teg Team statistics for the application area and surrounding communities. The information in the assessment supports the beneficial effect offered. It is noted that a condition for providing a Welsh name for the estate would be placed on any decision. Consequently, the proposal is not considered to be contrary to the material requirements of policy PS 1.

Response to the public consultation

5.41 It is acknowledged that objections have been received to this proposal and all relevant planning issues are considered to have received appropriate attention as part of the above assessment. A decision is made based on full consideration of all the material planning considerations and all the observations received during the public consultation and that no one was let down when considering this application.

6. Conclusions:

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

7. Recommendation:

7.1 Approve subject to conditions and subject to a 106 agreement or unilateral agreement for securing open space contribution

1. Time
2. In accordance with the plans
3. Materials
4. Affordable housing condition
5. Highway conditions
6. Biodiversity conditions

PLANNING COMMITTEE	DATE: 02/03/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

7. Landscaping condition
9. Removal of permitted development rights involving extensions and use
10. Drainage matters.
11. Building Control Plan
12. Protection of the public footpath.
13. Archaeological conditions

Notes:

Highways

Bat Licence

Natural Resources Wales

Welsh Water

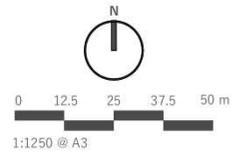
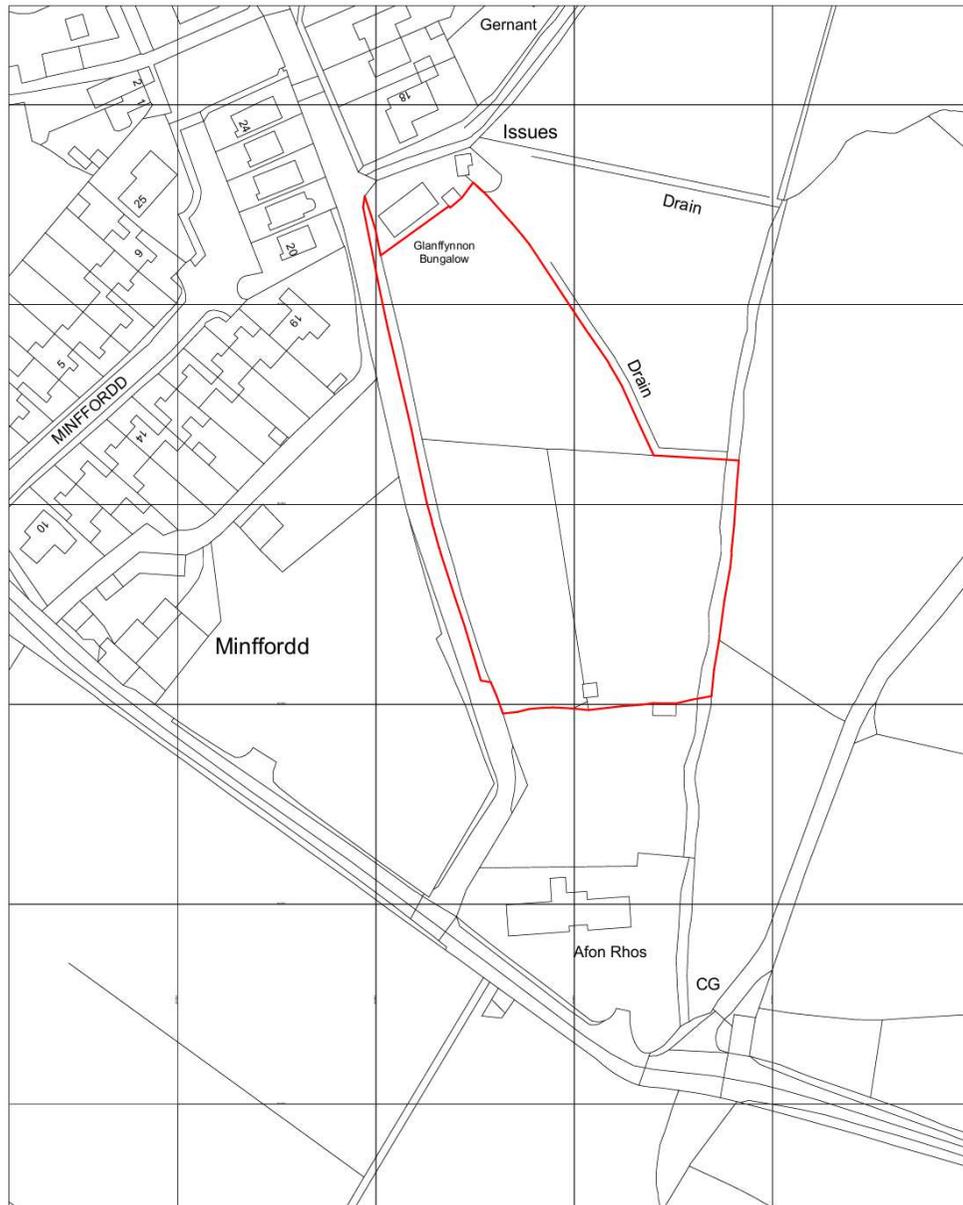
Footpaths

SUDS

Major development

Land Drainage Unit

PRINTED:	09/09/2025 09:37:48
REV. DESCRIPTION:	DATE BY CHK
P1 ISSUED FOR WG TECHNICAL APPROVAL	07/02/2025 ME DP
P2 BOUNDARY UPDATED	13/02/2025 ME DP
P3 ISSUED FOR PAC	29/05/2025 ME DP
P4 BOUNDARY UPDATES	09/09/2025 ME DP



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PROJECT:
FFORDD GLANFFYNNON,
LLANRUG
CLIENT:
ATTICUS LAND AND
DEVELOPMENT

DRAWING TITLE:
CYNLLUN LLEOLIAD -
LOCATION PLAN

PURPOSE OF ISSUE: PLANNING STATUS: S3

DRAWING No: FGL-SAL-A1-ZZ-DR-A-0001 PROJECT No: P1212

SCALE: 1:1250@A3 REVISION: P4

CYNLLUN LLEOLIAD - LOCATION PLAN

SCALE: 1 : 1250

PROJECT:	PRESENOL - EXISTING
DATE:	08/05/2024
DESIGNER:	saer architects
SCALE:	1:2000



PROJECT:
FFORD
GLANFFYNNON,
LLANRUG
ATTICUS LAND AND
DEVELOPMENT

PROJECT TITLE:
CYNLLUN SAFLE
PRESENOL - EXISTING
SITE PLAN

DATE:
08/05/2024

SCALE:
1:2000



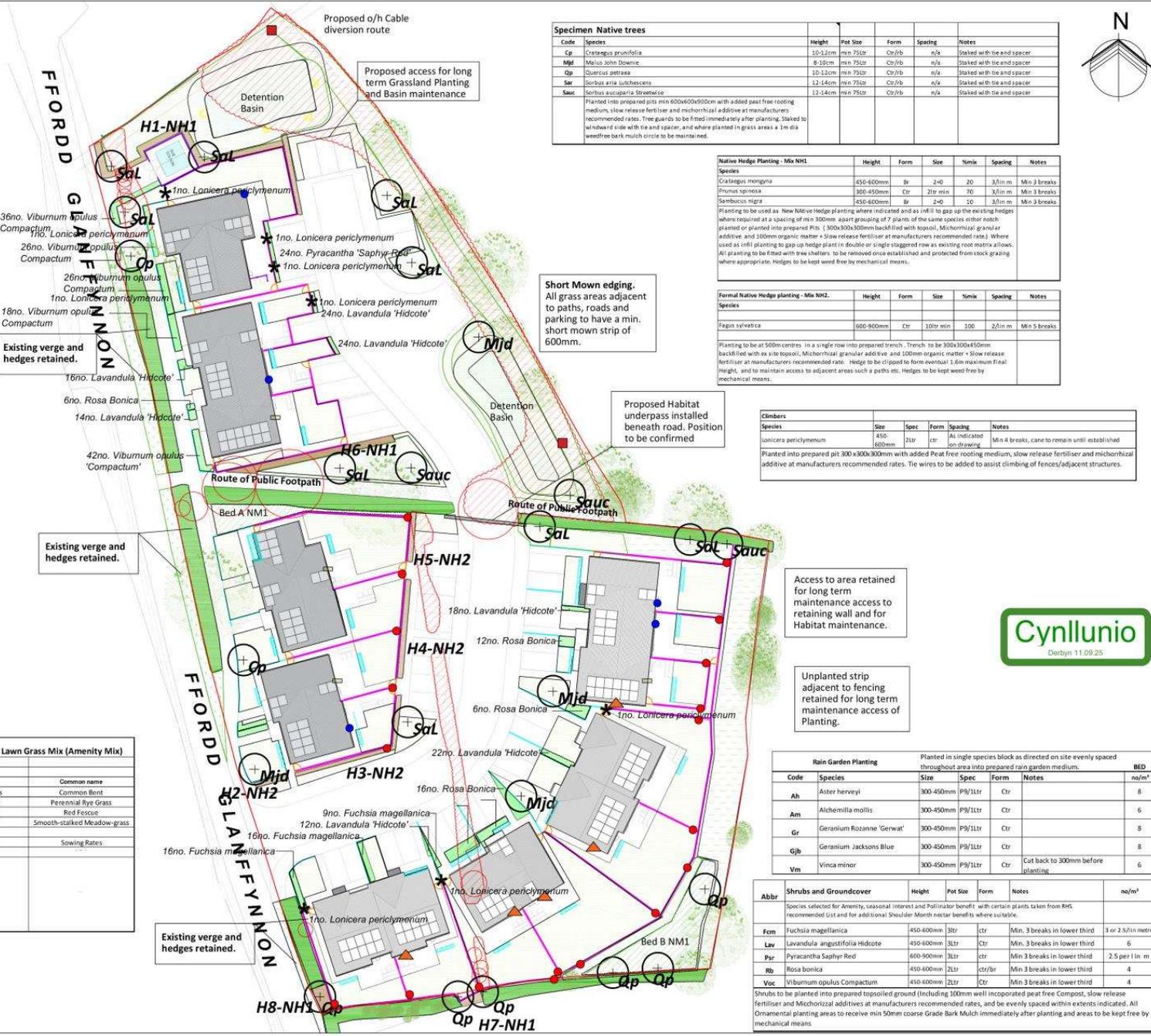
Wetland Seed Mix 3		
Emorgate EM8-B Meadow Grass Mixture for wet soils		Wildflowers
<i>Agrostis capillaris</i>	12.5	Common Bent
		Meadow Foxtail
<i>Allopecurus pratensis</i>	3.75	
		Sweet vernal grass
<i>Anthoxanthum odoratum</i>	3.75	
		Quaking Grass (w)
<i>Briza media</i>	3.75	
		Crested Dogtail
<i>Cynosurus cristatus</i>	32.5	
		Tufted Hair-grass (w)
<i>Deschampsia cespitosa</i>	2.5	
<i>Festuca rubra</i>	35	Red Fescue Meadow
<i>Schedonorus pratensis</i>	6.25	Fescue
	100	

Species Rich Seed Mix 2		
Emorgate EM2 - STANDARD GENERAL PURPOSE MEADOW MIXTURE		Wildflowers

Latin name	Common name	%
<i>Achillea millefolium</i>	Yarrow	0.5
<i>Centaurea nigra</i>	Common Ragwort	1.6
<i>Daucus carota</i>	Wild Carrot	3
<i>Galium verum</i>	Field Bedstraw	3
<i>Koeleria arvensis</i>	Field Scabgrass	0.3
<i>Leontodon hispidus</i>	Rough Hawkbit	0.3
	Oxeye Daisy / Moon Daisy	
<i>Leucanthemum vulgare</i>	Shag Daisy	2.5
<i>Malva moschata</i>	Mallow	3
<i>Plantago lanceolata</i>	Ribwort	0.8
<i>Potentilla sanguisorba</i> - (<i>Sanguisorba minor</i>)	Salad Burnet	1
<i>Thymus praecox</i>	Cowslip	0.6
<i>Scandellia vulgaris</i>	Bedstraw	0.3
<i>Ranunculus acris</i>	Meadow Buttercup	0.8
<i>Rhinanthus minor</i>	Yellow Rattle	1.2
<i>Rumex acetosa</i>	Common Sorrel	1.1
		20

Latin name	Common name	%
<i>Agrostis capillaris</i>	Common Bent	8
<i>Cynosurus cristatus</i>	Crested Dogtail	28
<i>Festuca rubra</i>	Slender-creeper Red Fescue	24
<i>Phleum bertolonii</i>	Smaller Cat's-tail	4
<i>Poa pratensis</i>	Smooth-stalked Meadow Grass	16

MIX 1 Emorgate - EG22 Basic Strong Lawn Grass Mix (Amenity Mix)			
Grasses	%	Latin name	Common name
5		<i>Agrostis capillaris</i>	Common Bent
25		<i>Lolium perenne</i>	Perennial Rye Grass
50		<i>Festuca rubra</i>	Red Fescue
20		<i>Poa pratensis</i>	Smooth-stalked Meadow-grass
100			
All seeding to be carried out in April/May or late August/September using prepared topsoil, cultivated to a fine silt with an application of peat seeding fertilizer applied before sowing and in accordance with the manufacturers recommendations. Any failed areas to be made good. If turf is used instead of seed it will comprise an Amenity Mix as shown to be approved.		Sowing Rates	



Code	Species	Height	Pot Size	Form	Spacing	Notes
Cp	<i>Crataegus prunifolia</i>	10-12cm	min 75ltr	Cr/Rb	n/a	Staked with tie and spacer
Mjd	<i>Melus John Downie</i>	8-10cm	min 75ltr	Cr/Rb	n/a	Staked with tie and spacer
Op	<i>Quercus petraea</i>	10-12cm	min 75ltr	Cr/Rb	n/a	Staked with tie and spacer
Sr	<i>Sorbus aria lutescens</i>	12-14cm	min 75ltr	Cr/Rb	n/a	Staked with tie and spacer
Sauc	<i>Sorbus aucuparia</i> Stewartii	12-14cm	min 75ltr	Cr/Rb	n/a	Staked with tie and spacer

Planted into prepared pits min 600x600x900mm with added peat free rooting medium, slow release fertiliser and mycorrhizal additive at manufacturers recommended rates. Tree guards to be fitted immediately after planting. Staked to windward side with tie and spacer, and where planted in grass areas a 1m dia weedfree bark mulch circle to be maintained.

Native Hedge Planting - Mix NH1	Height	Form	Size	%mix	Spacing	Notes
<i>Crataegus monogyna</i>	450-600mm	Br	2+0	20	3/1m	Min 3 breaks
<i>Prunus spinosa</i>	300-400mm	Cr	2/1r min	70	3/1m	Min 3 breaks
<i>Sambucus nigra</i>	450-600mm	Br	2+0	10	3/1m	Min 3 breaks

Planting to be used as New Native Hedge planting where indicated and as infill to gap up the existing hedges where required at a spacing of min 300mm apart grouping of 7 plants of the same species either match planted or planted into prepared pits. 100% 300x300mm backfilled with topsoil, Micorrhizal granular additive, and 100mm organic matter + slow release fertiliser at manufacturers recommended rate. Where used as infill planting to gap up hedge plant in double or single staggered row as existing root matrix allows. All planting to be fitted with tree shelters, to be removed once established and protected from stock grazing where appropriate. Hedges to be kept weed free by mechanical means.

Formal Native Hedge planting - Mix NH2	Height	Form	Size	%mix	Spacing	Notes
<i>Fagus sylvatica</i>	600-900mm	Cr	3/1r min	100	2/1m	Min 5 breaks

Planting to be at 500mm centres in a single row into prepared trench. Trench to be 300x300x450mm backfilled with site topsoil, Micorrhizal granular additive, and 100mm organic matter + slow release fertiliser at manufacturers recommended rate. Hedge to be clipped to form eventual 1.6m maximum final Height, and to maintain access to adjacent areas such as paths etc. Hedges to be kept weed free by mechanical means.

Climbers	Size	Spec	Form	Spacing	Notes
<i>Lonicera periclymenum</i>	450-600mm	2ltr	cr	As indicated on drawing	Min 4 breaks, cane to remain until established

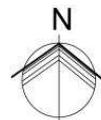
Planted into prepared pit 300x300x300mm with added Peat free rooting medium, slow release fertiliser and micorrhizal additive at manufacturers recommended rates. The wires to be added to assist climbing of fences/adjacent structures.

Rain Garden Planting					
Code	Species	Size	Spec	Form	Notes
Ah	<i>Aster heterely</i>	300-450mm	P9/1ltr	Cr	
Am	<i>Alchemilla mollis</i>	300-450mm	P9/1ltr	Cr	
Gr	<i>Geranium Rozanne 'Gerwat'</i>	300-450mm	P9/1ltr	Cr	
Gjb	<i>Geranium Jacksons Blue</i>	300-450mm	P9/1ltr	Cr	
Vm	<i>Vincia minor</i>	300-450mm	P9/1ltr	Cr	Cut back to 300mm before planting

Planted in single species block as directed on site evenly spaced throughout area into prepared rain garden medium.

Abbr	Species	Height	Pot Size	Form	Notes	no/m ²
Fcm	<i>Fuchsia magellanica</i>	450-600mm	3ltr	ctr	Min. 3 breaks in lower third	3 or 2.5/1m metre
Lav	<i>Lavandula angustifolia Hidcote</i>	450-600mm	3ltr	Cr	Min. 3 breaks in lower third	6
Pyz	<i>Pyracantha Saphyr Red</i>	600-900mm	2ltr	ctr	Min 3 breaks in lower third	2.5 per 1m in
Rb	<i>Rosa bonica</i>	450-600mm	2ltr	ctr/br	Min 3 breaks in lower third	4
Voc	<i>Viburnum opulus Compactum</i>	450-600mm	2ltr	Cr	Min 3 breaks in lower third	4

Shrubs to be planted into prepared topsoiled ground (including 100mm well incorporated peat free Compost, slow release fertiliser and Micorrhizal additives) at manufacturers recommended rates, and be evenly spaced within extents indicated. All Ornamental planting areas to receive min 50mm coarse Grade Bark Mulch immediately after planting and areas to be kept free by mechanical means



Key

- Proposed dwellings - refer to Architects drawings for details
- Proposed parking and access roads - refer to Architects drawings for details
- Existing retained trees - refer to Arboricultural reporting for details
- Existing mixed Native hedgerows (retained)
- Existing trees and vegetation to be removed (refer to Arboricultural report provided separately)

Proposed Planting and seeding

- Proposed Specimen Native tree (species as indicated within schedules)
- Proposed Amenity/Pollinator/ Low shrubs and groundcover (refer to schedule for species)
- Proposed Rain Garden (species as indicated)
- Short mown Amenity grass seeded areas Mix 1 (species as indicated)
- Species Rich Long sward seeded areas Mix 2 (species as indicated)
- Species Rich Wetland long sward seeded areas Mix 3 (species as indicated)
- Retained/managed wetland margin (refer to Ecological report provided separately)
- Proposed Native tree and Shrub Mix planting NM1 (species as indicated)
- Specimen Shrub/Climber (species as indicated)

Proposed Native Hedge Planting (species as indicated)

Proposed Biodiversity Mitigation

- Proposed Bat Box
- Proposed Bird Box
- Proposed Hedgehog House
- Proposed Hedgehog Hole (Highway route)
- Proposed Swift Brick/Box
- Proposed Reptile refugia/Hibernacula

NOTES:

- Proposals based upon layout provided with SAER Architects Proposed Site Plan. Drawing Ref: FGL/SAL-A1-ZI-DR-A-003 Rev 09
- Drawing issued for Planning purposes only - not for tendering.
- Ecological Arboricultural and Drainage reporting provided separately.
- All fencing to have complete Hedgehog Holes and signage as indicated - Bat Bird and Hedgehog House types as detailed by Project Ecologists.
- For tree retention and felling details refer to Arboricultural reporting provided separately.
- Plant schedules as indicated.
- For Hard Landscape proposals refer to Architects Proposals.
- For Drainage proposals refer to Civilian Drawing Proposed BIDS Approval Body (S&B) Layout ref: 10524L-CC-XX-XX-UK-C-0008 Rev 007 dated 20/05/23.
- This drawing remains © copyright of Trunbur Associates.

0m 4m 8m 12m 16m 20m
Scale 1:250 @ A1

v4	PW	JB	JB	11/06/25
v3	PW	JB	JB	02/06/25
v2	PW	JB	JB	01/06/25
DRAFT v1	PW	JB	JB	30/05/25

Drawn: [] Checked: [] Approved: []

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Client: **Adra**

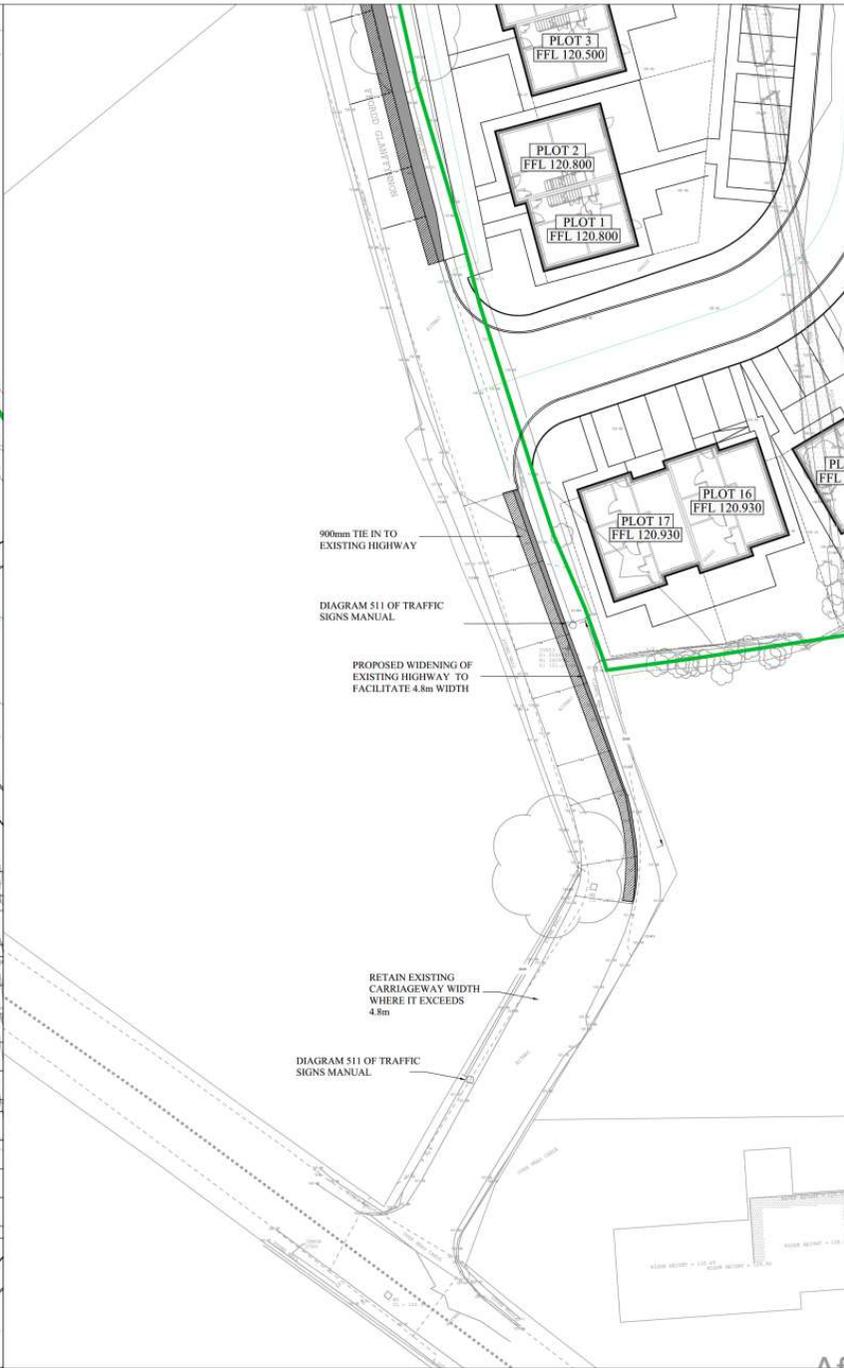
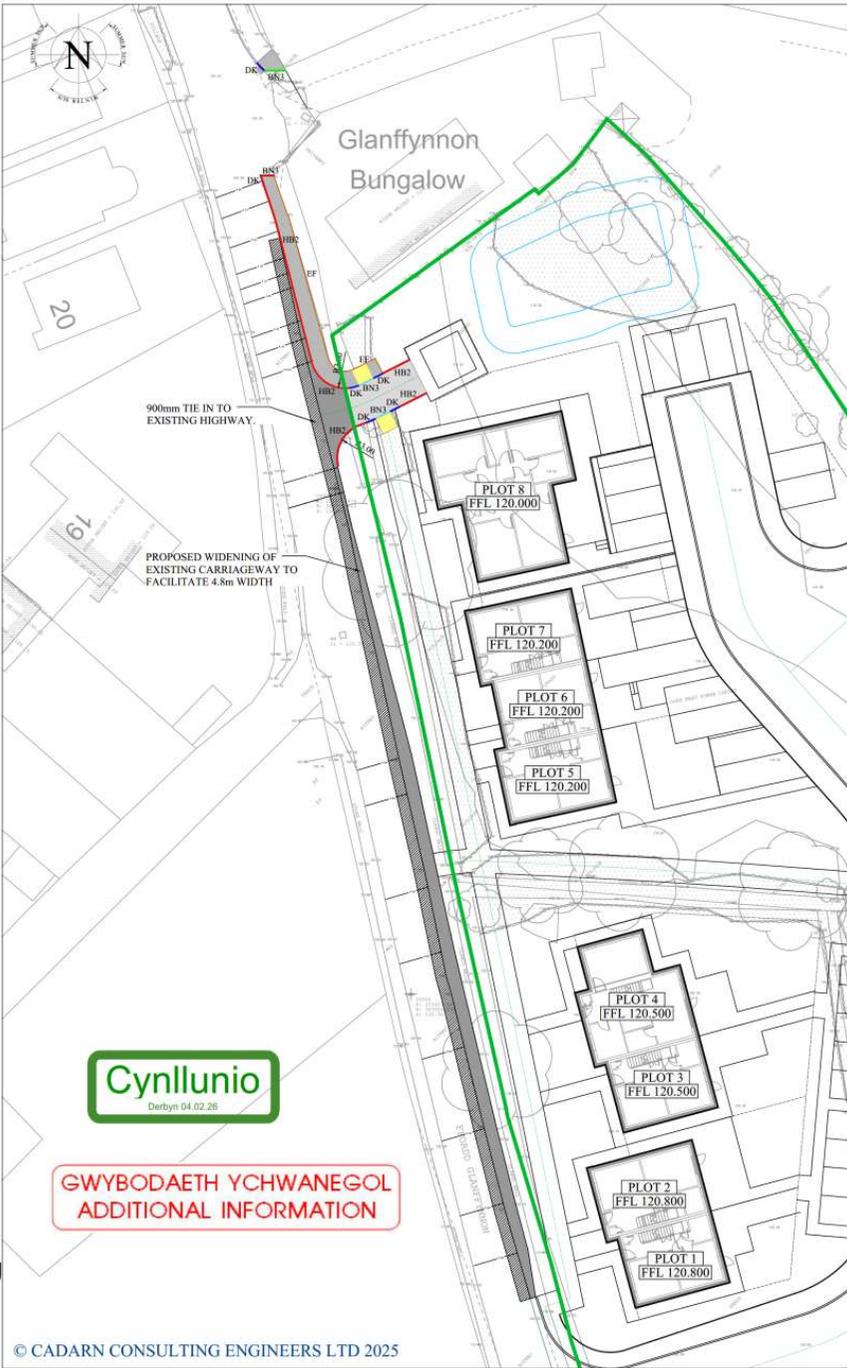
Project Title: Land at Glanffynnon, Llanrug

Drawing Title: Soft Landscape and Ecological Mitigation Proposals

Drawing Number: 11/025/PP/01.01

Scale: 1:250

Sheet: v4



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**TENDER ISSUE
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NO.	REV.	DATE	DESCRIPTION	BY	CHECKED
01	001	16.10.2024	ISSUED FOR TENDER PURPOSE		
02	001	16.10.2024	ISSUED TO FACILITATE ABBREVIATED DESIGN		
03	001	16.10.2024	ISSUED TO TENDER BIDDERS		
04	001	16.10.2024	ISSUED FOR TENDER PURPOSE		
05	001	16.10.2024	ISSUED FOR TENDER PURPOSE		

FFORDD GLANFFYNNON, LLANRUG

DRAWING TITLE: **PROPOSED OFFSITE STREET WORKS**

DRAWING NO: **15824L-CCE-XX-XX-DR-C-0013**

DATE:	SCALE:	SHEET NO.:	REVISION:
16.10.2024	1:200	D2	P03

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**GWYBODAETH YCHWANEGOL
ADDITIONAL INFORMATION**



AWYRLUN 3D AERIAL

SCALE:



AWYRLUN 3D AERIAL

SCALE:

REV.	DESCRIPTION	DATE	BY	CHK
P1	ISSUED FOR COMMENTS	15/09/2023	ME	DF
P2	ISSUED FOR MTD TECHNIQUE APPROVAL	01/10/2023	ME	DF
P3	ISSUED FOR PAC	29/09/2023	ME	DF
P4	UPDATES FOLLOWING CLIENT COMMENTS	03/06/2023	ME	DF
P5	UPDATES FOLLOWING CLIENT/CONTRACTOR COMMENTS	23/06/2023	ME	DF



MYNEDFA SAFLE - SITE ENTRANCE

SCALE:



FFORDD GLANFFYNNON

SCALE:



GOLYGFA'R STRYD - STREET SCENE

SCALE:



AWYRLUN 3D AERIAL

SCALE:



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PROJECT:
**FFORDD GLANFFYNNON,
LLANRUG**

CLIENT:
**ATTICUS LAND AND
DEVELOPMENT**

DRAWING TITLE:
**3D ARFAETHEDIG -
PROPOSED 3D**

DRAWING STATUS	STATUS
PLANNING	S3
DRAWING No: FGL-SAL-A1-ZZ-DR-A-0006	PROJECT No: P1212
SCALE: @A2	REVISION: P5

ELEVATIONS



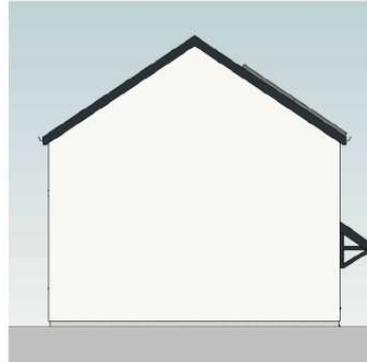
**EDRYCHIAD BLAEN
FRONT ELEVATION**

SCALE: 1:100



**EDRYCHIAD CEFN
REAR ELEVATION**

SCALE: 1:100



**EDRYCHIAD OCHR
SIDE ELEVATION**

SCALE: 1:100



REV	DESCRIPTION	DATE	BY	CHK
F1	INITIAL ISSUE	25/06/2024	MM	DP
F2	ISSUED FOR COMMENTS	15/07/2025	MM	DP
F3	ISSUED FOR IWS TECHNICAL APPROVAL	07/02/2025	MM	DP
F4	ISSUED FOR IAC	29/06/2025	MM	DP
F5	UPDATED FOLLOWING CLIENT COMMENTS	03/06/2025	MM	DP
F6	UPDATED FOLLOWING CLIENT/CONTRACTOR COMMENTS	22/06/2025	MM	DP

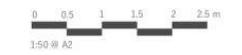
MATERIAL SCHEDULE

- RENDER
- STONE CLADDING
- SLATE/TILE
- WINDOW/DOOR

4P2B STORAGE (2.5m²)

NAME	AREA	COMMENTS
00 - GROUND FLOOR		
ST	0.5 m ²	
ST	1.3 m ²	
ST	0.2 m ²	
ABOVE STAIR LIFT		
AC	0.7 m ²	
	2.7 m ²	

GFA	
FLOOR	AREA
GROUND FLOOR	415 m ²
FIRST FLOOR	415 m ²
	829 m ²



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PROJECT:
**FFRDD GLANFFYNNON,
LLANRUG**

CLIENT:
ADRA

DRAWING TITLE:
**CYNLLUNIAU TY 4P2B
HOUSE TYPE PLANS AND
ELEVATIONS**

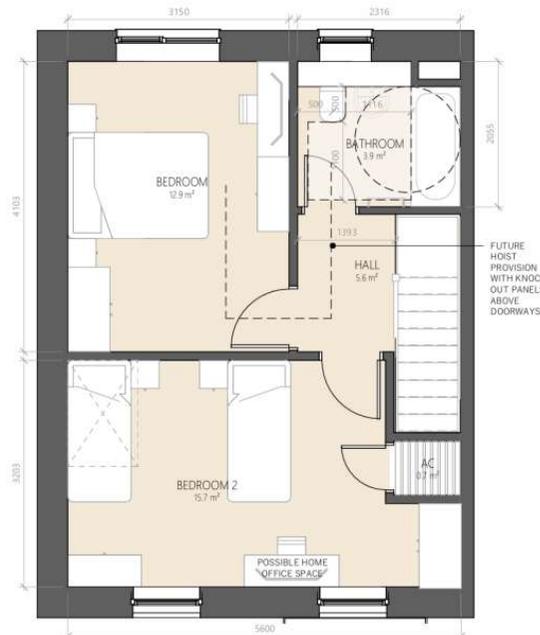
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DRAWING No: FGL-SAL-02-ZZ-DR-A-0041	PROJECT No: P1212
SCALE: As indicated@A2	REVISION: P6

PLANS



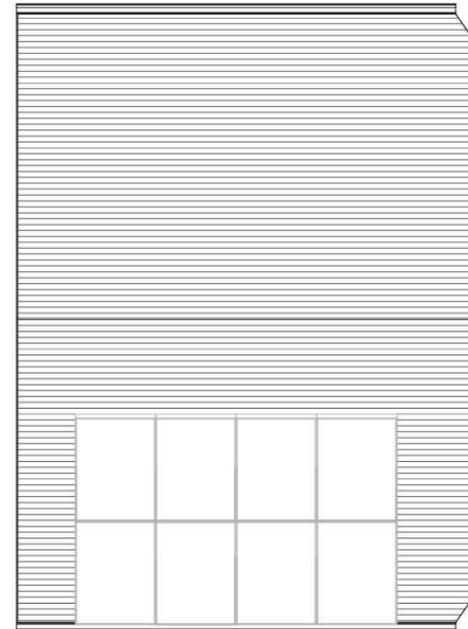
**LLAWR GWAELOD
GROUND FLOOR**

SCALE: 1:50



**LLAWR CYNTAF
FIRST FLOOR**

SCALE: 1:50



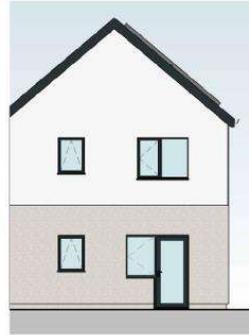
**CYNLLUN Tŏ
ROOF PLAN**

SCALE: 1:50

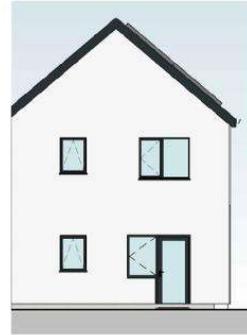
ELEVATIONS



EDRYCHIAD BLAEN
FRONT ELEVATION
SCALE: 1:100



EDRYCHIAD CEFN
REAR ELEVATION PLOTS 2,5&7
SCALE: 1:100



EDRYCHIAD CEFN
REAR ELEVATION PLOTS 9,11&14
SCALE: 1:100



EDRYCHIAD OCHR
SIDE ELEVATION
SCALE: 1:100

REV.	DESCRIPTION	DATE	BY	CHK
P1	INITIAL ISSUE	20/06/2024	MM	DF
P2	ISSUED FOR COMMENTS	15/07/2024	ME	DF
P3	ISSUED FOR MTD TECHNICAL APPROVAL	07/08/2024	ME	DF
P4	ISSUED FOR ILC	20/08/2024	ME	DF
P5	UPDATES FOLLOWING CLIENT COMMENTS	03/09/2024	ME	DF
P6	UPDATES FOLLOWING CLIENT/CONTRACTOR COMMENTS	22/09/2024	ME	DF



MATERIAL SCHEDULE

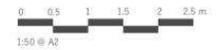
- RENDER
- STONE CLADDING
- SLATE/TILE
- WINDOW/DOOR

SP3B STORAGE (2.5m²)

NAME	AREA	COMMENTS
00 - GROUND FLOOR		
STR	1.3 m ²	UNDER STAIRS
01 - FIRST FLOOR		
A/C	0.6 m ²	MINIMUM 1m ² SHELVING
	2.5 m ²	

SP3B GIFA (93m²)

FLOOR	AREA
GROUND FLOOR	46.5 m ²
FIRST FLOOR	46.5 m ²
	93.0 m ²



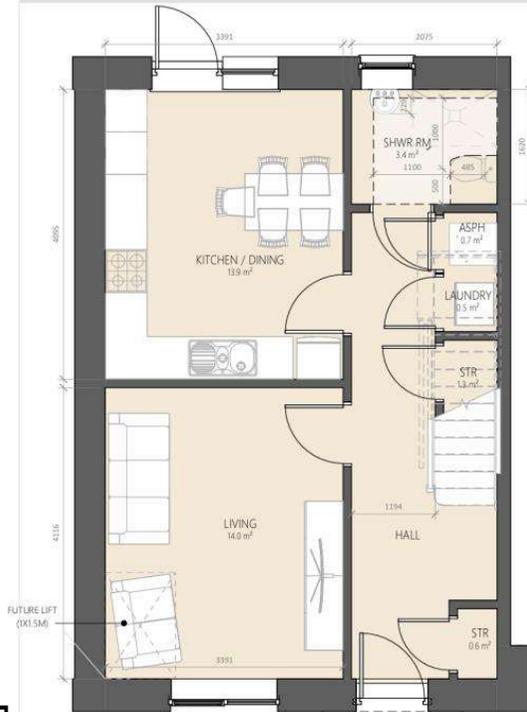
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PROJECT:
FFORDD GLANFFYNNON,
LLANRUG
CLIENT:
ADRA

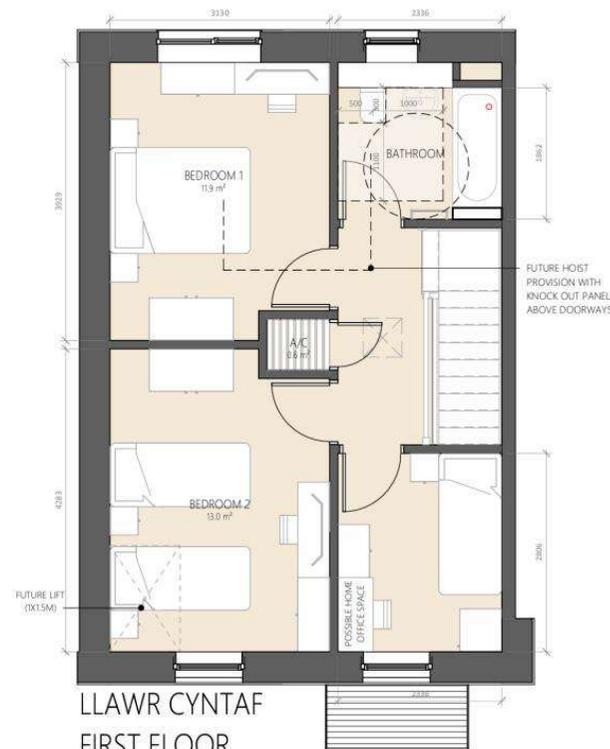
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CYNLLUNIAU TY SP3B
HOUSE PLANS AND
ELEVATIONS

DRAWING STATUS	STATUS
PLANNING	S3
DRAWING No: FGL-SAL-03-ZZ-DR-A-0042	PROJECT No: P1212
SCALE: As indicated@A2	REVISION: P6

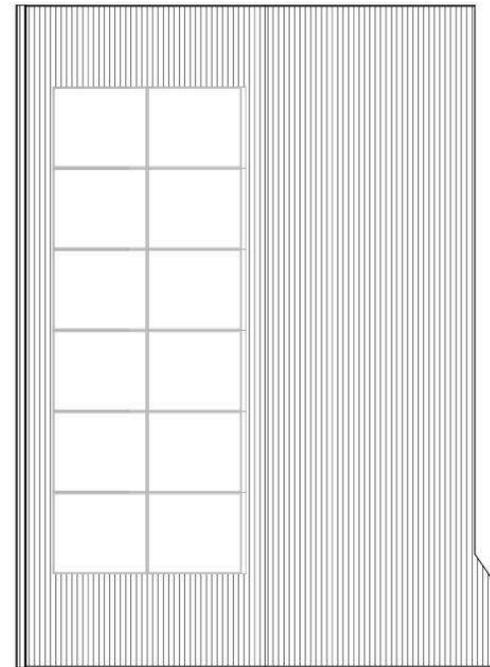
PLANS



LLAWR GWAELOD
GROUND FLOOR
SCALE: 1:50



LLAWR CYNTAF
FIRST FLOOR
SCALE: 1:50



CYNLLUN TŌ
ROOF PLAN
SCALE: 1:50

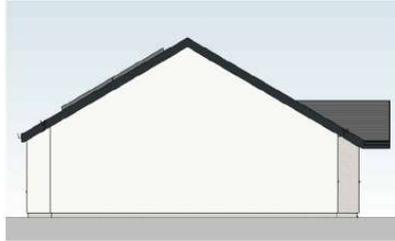
ELEVATIONS



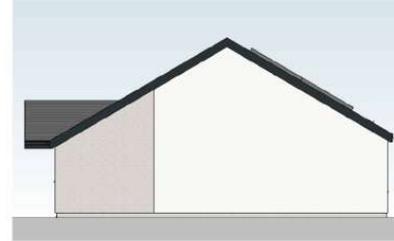
EDRYCHIAD BLAEN
FRONT ELEVATION
SCALE: 1 : 100



EDRYCHIAD CEFN
REAR ELEVATION
SCALE: 1 : 100

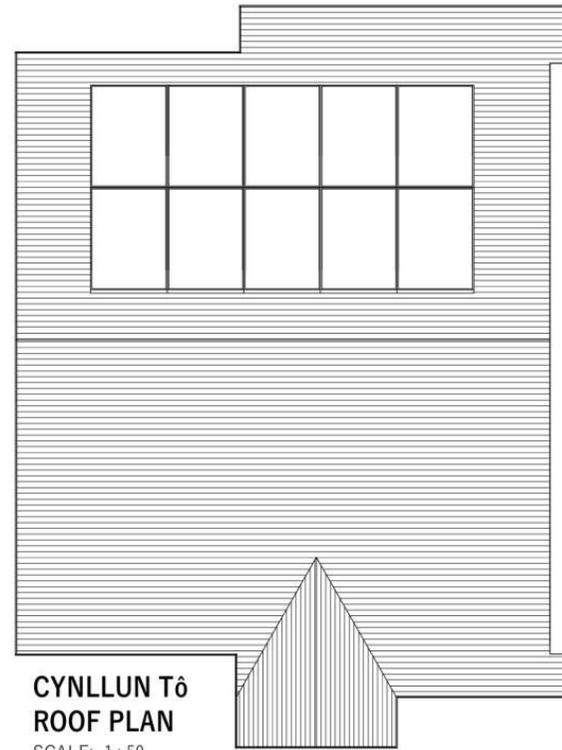
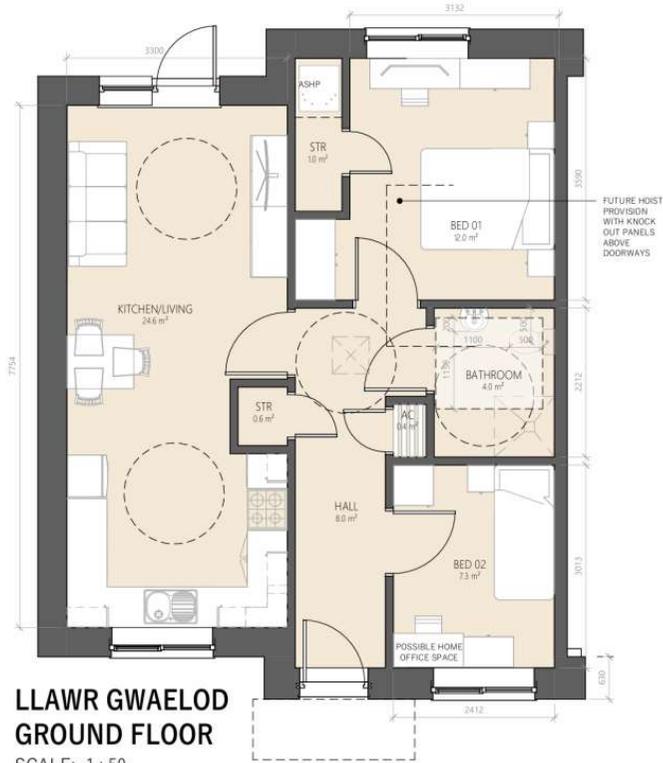


EDRYCHIAD OCHR
SIDE ELEVATION
SCALE: 1 : 100



EDRYCHIAD OCHR
SIDE ELEVATION - PLOT 17
SCALE: 1 : 100

PLANS



REV	DESCRIPTION	DATE	BY	CHK
P1	ISSUED FOR COMMENTS	15/07/2023	ME	DF
P2	ISSUED FOR ME TECHNICAL APPROVAL	07/08/2023	ME	DF
P3	ISSUED FOR PAC	29/08/2023	ME	DF
P4	UPDATES FOLLOWING CLIENT COMMENTS	03/09/2023	ME	DF
P5	UPDATES FOLLOWING CLIENT/CONTRACTOR COMMENTS	23/09/2023	ME	DF



MATERIAL SCHEDULE

- RENDER
- STONE CLADDING
- SLATE/TILE
- WINDOW/DOOR

3P2B STORAGE (2m²)

NAME	AREA	COMMENTS
00 - GROUND FLOOR		
STR	1.0 m ²	
AC	0.4 m ²	MINIMUM 1m ² SHELVING
STR	0.6 m ²	
	2.0 m ²	

FLOOR

FLOOR	AREA
GROUND FLOOR	61.4 m ²
	61.4 m ²



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PROJECT
FFORDD GLANFFYNNON,
LLANRUG
CLIENT:
ADRA

DRAWING TITLE
CYNLLUNIAU BYNGALO
3P2B BUNGALOW PLANS
AND ELEVATIONS

DRAWING STATUS	STATUS
PLANNING	S3
DRAWING No:	PROJECT No:
FGL-SAL-03-ZZ-DR-A-0040	P1212
SCALE	REVISION
As indicated@A2	P5

REV.	DESCRIPTION	DATE	BY	CHK
R1	FINAL TITLE	28/08/2024	MM	CP
P1	ISSUED FOR COMMENTS	18/01/2025	ME	CP
P2	ISSUED FOR WORK TECHNICAL APPROVAL	07/02/2025	ME	CP
P3	ISSUED FOR SALE	28/02/2025	ME	CP
P4	ISSUED FOLLOWING CLIENT COMMENTS	05/03/2025	ME	CP
P5	ISSUED FOLLOWING CLIENT/CONTRACTOR COMMENTS	22/08/2025	ME	CP



ELEVATIONS



**EDRYCHIAD BLAEN
FRONT ELEVATION**
SCALE: 1:100



**EDRYCHIAD CEFN
REAR ELEVATION**
SCALE: 1:100



**EDRYCHIAD OCHR
SIDE ELEVATION**
SCALE: 1:100

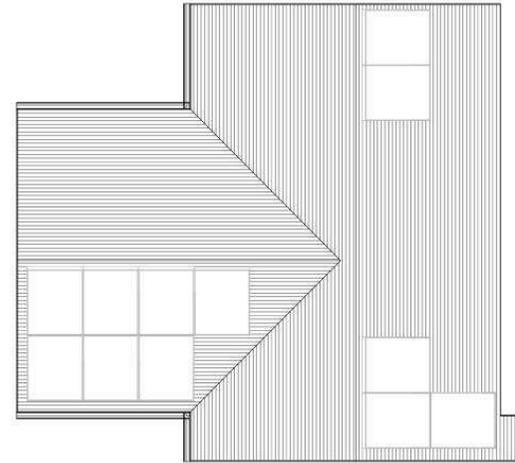
PLANS



**LLAWR GWAELOD
GROUND FLOOR**
SCALE: 1:50



**LLAWR CYNTAF
FIRST FLOOR**
SCALE: 1:50



**CYNLLUN T6
ROOF PLAN**
SCALE: 1:50

MATERIAL SCHEDULE

- RENDER
- STONE CLADDING
- SLATE/TILE
- WINDOW/DOOR

SPB STORAGE (m²)

FLOOR	NAME	AREA	COMMENTS
00 - GROUND FLOOR	ST	0.7 m ²	
	ST	1.3 m ²	
	ST	2.8 m ²	
01 - FIRST FLOOR	ST	15.0 m ²	
	A/C	3.3 m ²	

SPB GIFA (120m²)

FLOOR	AREA
GROUND FLOOR	24.3 m ²
FIRST FLOOR	18.3 m ²
	128.1 m ²



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PROJECT:
**FFORDD
GLANFFYNNON,
LLANRŪG
ADRA**

DRAWING TITLE:
**CYNLLUNIAU Tŷ 8P5B
HOUSE TYPE PLANS AND
ELEVATIONS**

DRAWING STATUS	STATUS
PLANNING	S3
ISSUED BY:	PROJECT No:
FGI-SAL-05-ZZ-DR-A-0044	P1212
SCALE:	REVISION:
As indicated@A1	P6

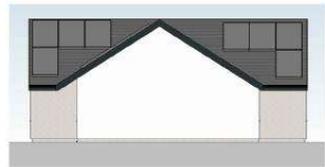
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R2	07/01/2024
R3	20/01/2024
R4	08/02/2024
R5	02/03/2024



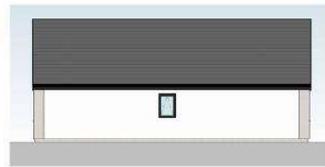
ELEVATIONS



**EDRYCHIAD BLAEN
FRONT ELEVATION**
SCALE: 1 : 100



**EDRYCHIAD OCHR
SIDE ELEVATION**
SCALE: 1 : 100



**EDRYCHIAD OCHR
SIDE ELEVATION**
SCALE: 1 : 100



**EDRYCHIAD CEFN
REAR ELEVATION**
SCALE: 1 : 100

PLANS



**LLAWR GWAELOD
GROUND FLOOR**
1 : 50



**CYNLLUN Tŵ
ROOF PLAN**
SCALE: 1 : 50

MATERIAL SCHEDULE

- RENDER
- STONE CLADDING
- SLATE/TILE
- WINDOW/DOOR

STORAGE VOLUME - 3m3 REQUIRED

NAME	AREA
KITCHEN	10.68 m²
LIVING ROOM	20.00 m²
STORE	6.00 m²
STORE	6.00 m²
STORE	6.00 m²
TOTAL	32.68 m²

SPACE DATA (99m²)

FLOOR	AREA
GROUND FLOOR	102.65 m²
TOTAL	102.65 m²



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PROJECT: **CRAIG Y DON, BENLLECH**
CLIENT: **CLWYDALYN / DU CONSTRUCTION**

DRAWING TITLE: **CYNLLUNIAU BYNGALO 6P4B BUNGALOW PLAN & ELEVATIONS**

DRAWING STATUS: PLANNING	STATUS: S3
DRAWING No: CYD-SAL-02-ZZ-DR-A-0043	PROJECT No: P1254
SCALE: As indicated@P&T	REVISION: P5

NOTES

General
This drawing is to be read in conjunction with document SUB-03-017 General Specification for the Civil Engineering and Building Design and Construction of Secondary Substations. It is the constructor's responsibility to confirm, before construction, that the details on this drawing are correct as per SUB-03-017.

This is a generic guidance drawing that is deemed suitable for construction. However the constructor should consider all site specific risk that will affect the design and operation of the substation. Proposed substation details are to be submitted for acceptance before installation.

Details shown on this drawing are typical for this type of substation building but may not be suitable for substations housing alternative equipment. The constructor shall satisfy themselves that the appropriate details shown are correct depending on the type of substation being constructed.

Concrete
General
The concrete shall be in accordance with the specification and attain the relevant cub crushing strength at 28 days.

Foundations (Concrete 40N/mm² 28-Day Cube Strength)
Foundations are to be set on undisturbed inorganic strata that provide the required minimum design safe ground bearing capacity. Minimum bearing capacity to be 75kN/m².

Floor (Concrete 40N/mm² 28-Day Cube Strength)
A flat, level and smooth floor surface is essential for installation of plant. Tolerances to finished level expressed as a maximum permissible deviation beneath a straight edge with feet placed anywhere on the floor shall not exceed 1mm in 2m or 3mm in 3m. Floors to be cured, prepared & painted with 2 No. Coats of non-slip floor paint on completion.

Brickwork
General
All brickwork below D.P.C. to be H.D. category 1 min. 75N/mm² mean compressive strength and max 7% M.A. and durability designation F2 S2 (Ex Engineering Brickwork Class B) in English bond except for exposed faces.
External facing brickwork to be H.D. category 1 min. 30N/mm² mean compressive strength and max 12% M.A. and durability designation F1 S1 or better.
Internal facing brickwork to fair faced smooth textured solid concrete bricks, sized to match external facing bricks and with a mean compressive strength of not less than 20N/mm².
Class iii mortar.

Walls
Walls shall be 215mm English garden wall bond or Collar jointed stretcher bond. Leaves of collar jointed double stretcher walls to be tied together by means of type 1 or type 2 stainless steel ties laid in every fourth course at 375mm centres and set back 38mm from outer face, ties are to be staggered.

Doors
Details of proposed doors shall be submitted to SPEN for comment, before work commences.
Proprietary GRP faced aluminium or steel security doors are the preferred option, unless stated otherwise.
An alternative option for hardwood doors (see Drg SP4000543 for details) or GRP doors is also available.

Cable Trench & Slots
On completion of cabling, cable trench and slots to be filled with dry sand topped with a minimum 150mm depth of rounded gravel chippings (top to be level with F.F.L).

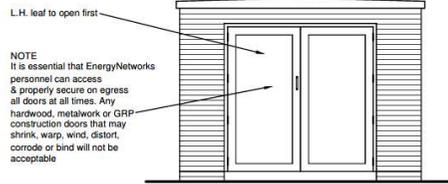
Roof
Standard Concrete Roofs (Concrete 40N/mm² 28-Day Cube Strength)
Wherever practicable, roofs should be cast in situ reinforced concrete construction with a soffit finish. Slip joints shall be incorporated at wall bearings, polysulphide sealed externally. Internal / External faces of concrete to be fair faced. All external faces to be cured, prepared, primed and finished with a two coat high performance (Aliphatic) polyurethane waterproofing system (flat roof grade) with glass fibre mat reinforcement to initial coat, e.g.

1.No. Coat of LPL bonding primer then
2.No. Coats of LPL Decothane.
Obtainable from Liquid Plastics Tel. 01772 259 781 or Equal System

All finishes are to be in accordance with the manufacturers recommendations.
Where permanent structural metal soffit shutters are used as part of a composite roof system these shall be corrosion resistant and the Constructor's proposals for screening or tagging for earthing purposes shall be expressly agreed with SPEN prior to construction.

Ventilation
Ventilation shown is typical for a single 500kVA transformer substation. The typical ventilation indicated may not be adequate in certain supply conditions which might require additional or alternative ventilation arrangements.

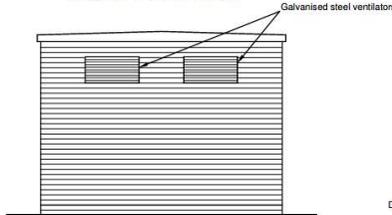
Related Typical Deemed to Satisfy Drawings
Hardwood Doors SP4000543
Meter Cupboards SP4078901
Vent for Brickbuilt substation SP4000542



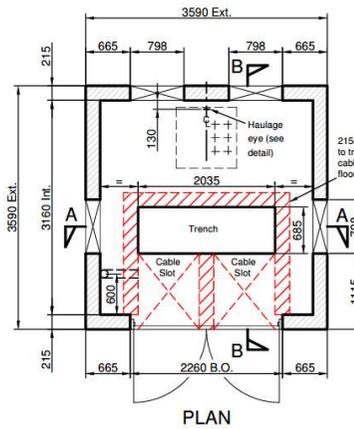
FRONT ELEVATION



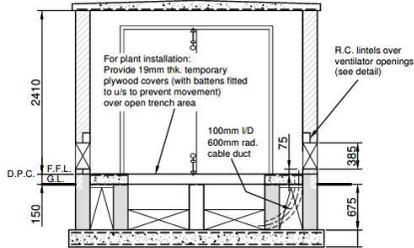
SIDE ELEVATION



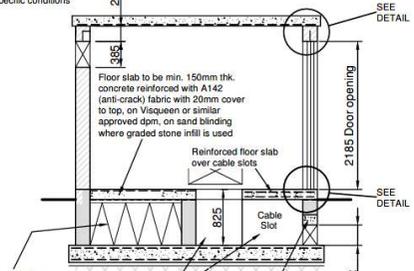
REAR ELEVATION



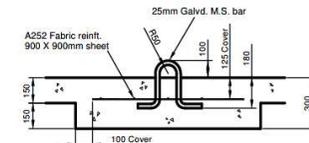
PLAN



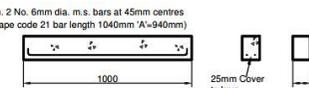
SECTION A-A



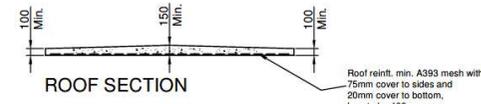
SECTION B-B



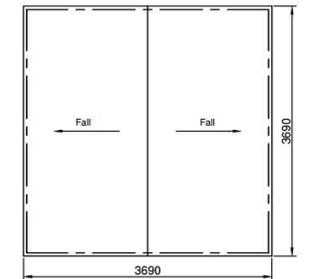
HAULGE EYE DETAIL Scale 1:20



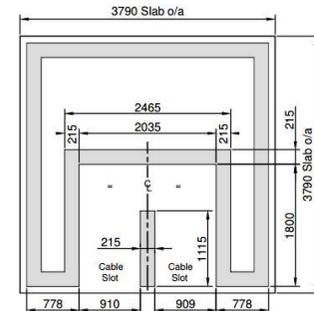
LINTOL TO VENT OPENING SCALE 1:20



ROOF SECTION



ROOF PLAN



PLAN OF BRICKWORK BELOW FLOOR SLAB



FOUNDATION SECTION



Rev. 6.0	Date 27/11/17	GENERAL UPDATES TO REFLECT CHANGES TO CIVIL POLICY DOCUMENTS			
Drawn C.B.	Checked GR				
Approved GR					
SP PowerSystems Ltd System Design, Drawing Office 3 Prenton Way, Prenton, CH43 3ET Telephone 0151 6092491					
TYPICAL TRADITIONAL BUILDING DETAILS FOR 11kV BRICKBUILT SUBSTATION (CLOSE COUPLED GEAR)					
Location TYPICAL					
Drawn M.T.	Date JAN.07	Checked C.W.	Date JAN.07	Approved A.J.R.	Date JAN.07
Status ISSUED	Drg. No. SP3020357			Rev. 6.0	Scale 1:50
© Copyright property of SP PowerSystems Ltd.					Size A2















PLANNING COMMITTEE	DATE 02/03/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Number: 3

Application Number: C25/0914/44/LL

Date Registered: 26/01/2026

Application Type: Full

Community: Porthmadog

Ward: Porthmadog (East)

Proposal: Proposal to remove the existing boundary wall to provide better access to Cob Crwn and create a new footpath for pedestrians and cyclists.

Location: Llyn Bach, Porthmadog, LL49 9DF

Summary of the Recommendation: To approve with conditions

PLANNING COMMITTEE	DATE 02/03/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

1. Description:

- 1.1 This is a full application to demolish an existing boundary wall to provide better access to Cob Crwn, and to create a new footpath (2.75m wide with a parallel 1.5m wide drainage pit) for pedestrians and cyclists. The informal route to Cob Crwn currently consists of a grassed area and an uneven surface that does not comply with Active Travel standards and contemporary accessibility standards. The proposal includes the construction of a joint active path for pedestrians and cyclists. The improvement will replace sections of existing grassy surface with a sturdy, level and accessible path.
- 1.2 The site lies adjacent to the Llyn Bach car park in an area designated as Flood Zone 3 under policy TAN 15 and outside the development boundary as set out in the Anglesey and Gwynedd Joint Development Plan and is within the Area of Outstanding Historic Interest designation.

2. Relevant Policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.
- 2.2 The Well-being of Future Generations (Wales) Act 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the 7 well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.
- 2.3 **Anglesey and Gwynedd Joint Local Development Plan 2011-26, adopted 31 July 2017**

PS1: The Welsh Language and Culture

PCYFF 2: Development criteria

PCYFF 3: Design and place shaping

PCYFF 4: Design and landscaping

ISA 2: Community facilities

AMG 5: Local Biodiversity Conservation

PS19: Conserving and where appropriate enhancing the natural environment

PS 4: Sustainable transport, development and accessibility

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

PS 20: Preserving and where appropriate enhancing heritage assets

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

2.4 National Policies:

PLANNING COMMITTEE	DATE 02/03/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

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

Technical Advice Note 15: Development, Flooding and Coastal Erosion
 Technical Advice Note 20: Planning and the Welsh Language

3. Relevant Planning History:

3.1 There is no relevant planning history

4. Consultations:

Community/Town Council: Not received

Transportation Unit: No observations

Natural Resources Wales: Not received

Welsh Water: Not received

Rights of Way Unit: Not received

Trees Unit: Not received

Land Drainage Unit: Confirm that the application for a sustainable drainage system has been approved

Biodiversity The applicant has included an Initial Environmental Appraisal, dated September 2025. There is some vegetation, mainly buddleia on the site and an otter resting area has been recorded within 30m of the plan therefore, an otter disturbance licence is required from NRW. In line with Planning Policy Wales, all planning applications should demonstrate a net benefit to biodiversity by following the stepwise approach: avoid, reduce, mitigate and remedy. The Green Infrastructure Statement should explain how the development has followed this approach and outline the proposed biodiversity enhancements. It should also refer to the findings of the ecological reports and demonstrate how they have been incorporated into the design. All biodiversity enhancements should be detailed within the approved planning design. It appears that this development may affect trees on the site, and therefore I have referred the application to the trees officer for further assessment.

Public Consultation: A notice was posted on the site and nearby residents were notified. The advertisement period has expired, and the following observations were received:

- Concern about accident risk due to increased use of the route
- It is not clear which path is the safe route for cyclists once they reach the bridge
- Impact on availability of open space for dogs/recreation
- Lack of consideration of other options

5. Assessment of the material planning considerations:

PLANNING COMMITTEE	DATE 02/03/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

The principle of the development

5.1 It is believed that policy ISA 2: Community facilities, is the primary policy consideration in this case. The requirements of this policy state:

"The Plan will help sustain and enhance community facilities by:

1. Granting the development of new community facilities, provided that:

i. they are located within or adjoining development boundaries or they are located outside development boundaries but within clusters where the proposal will provide an essential facility to support the local community;

ii. in the case of new buildings, the local community cannot be satisfied by making dual use of existing facilities or converting existing buildings;

iii. where the proposal is for a facility being relocated, it can be demonstrated that the existing site is no longer suitable for that use;

iv. that the proposal is of an appropriate scale and type compared to the size, character and function of the settlement.

v. that the proposal is easily accessible by foot, bicycle and public transport".

Criterion i: this site is located outside but directly adjacent to the development boundary of the town of Porthmadog. It is therefore believed that the proposal is in accordance with this requirement.

Criterion ii: no building is part of the proposal, so this criterion does not apply.

Criterion iii: this criterion does not apply.

Criterion iv: this is a proposal to create improved access to the Cob Crwn site by creating a new footpath for pedestrians and cyclists which will also be wheelchair accessible with seating areas and picnic tables, it is therefore considered that the scale of the proposal is acceptable for the location on the outskirts of Porthmadog town centre.

Criterion v: this site is on the outskirts of the town of Porthmadog, and level access would be via an existing car park serving a nearby town and supermarket. Its location is believed to be completely central and easily accessible by various roads whether on foot, public transport or by bicycle.

5.2 The explanation to this policy confirms that the policy is intended to protect existing community facilities and encourage the development of new facilities where appropriate. It notes the importance of local recreation and community facilities to the health, social, educational, linguistic and cultural needs of the Plan area, as well as its economic well-being. Community facilities are defined as facilities used by local communities for health, recreation, social and educational purposes and include schools, libraries, leisure centres, healthcare provision, theatres, village halls, cemeteries, places of worship, pubs, and any other facility that fulfils the role of serving the community. This is a scheme for a public path with seating areas and picnic tables to enjoy the outdoors, which will be accessible for all. It is believed that the proposal and location are appropriate to the site and accessible to the local community. It is therefore considered that the proposal is fully acceptable based on the policy requirements of ISA 2.

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REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Visual, general and residential amenities

- 5.3 As has already been noted, the site is on the outskirts of the town off the existing Llyn Bach car park. The proposal involves the removal of an existing boundary wall and the creation of a new public path. Although a new public path will be created, it is not considered that the proposal would cause significant harm to the amenities of the local neighbourhood. Visually, it is not considered that the proposal would significantly impair the visual amenities of the area more than what currently exists in the area. It is noted that an objection has been received on the grounds of the loss of recreational use of the site, but it is not considered that the path would have a significant adverse impact in this regard on existing users of the site. The proposal is therefore considered acceptable in terms of policies PCYFF 2 and PCYFF 3 of the LDP.

Transport and access matters

- 5.4 No comments had been received at the time of writing from the transportation unit on this application. It is not believed that the proposal is likely to cause any disruption to matter relating to transport. Access to the site would be in the form of a footpath and would start from one side of an existing car park. Its location is convenient from the town of Porthmadog and makes it accessible in terms of being able to reach it via existing paths and roads as well as using public transport as there is a permanent bus stop nearby as well as a standard size car park at the start of the path. It is noted that an objection has been received based on concerns about accidents and it is not clear where cyclists would travel having arrived at the bridge. The proposal is not considered likely to cause an uncontrollable hazard, and this proposal does not go beyond the bridge. It is therefore considered that the proposal is acceptable based on the relevant requirements of policy PS 4

Biodiversity Matters

- 5.5 The applicant has included an Initial Environmental Assessment, and the Biodiversity Unit notes its contents. It is noted that no biodiversity enhancements have been submitted as part of the application, but it is considered appropriate to impose a planning condition to agree on the enhancements. It is noted that there are several trees on the site and that a tree survey has been submitted as part of the application. The survey highlights root protection zones and a plan indicates an intention to install a fence-like barrier along the trees during the works, and the path bypasses tree preservation zones. Based on the information submitted and a condition for securing enhancements, the proposal is considered acceptable and complies with the requirements of policies AMG 5 and PS19 of the LDP together with Chapter 6 of Planning Policy Wales which relates to the stepwise approach.
- 5.6 It is noted that the site is located approximately 220m away from the Pen Llŷn a'r Sarnau Special Area of Conservation and on the basis of the reasonable avoidance measures relating to otters, together with measures to avoid pollution during the working period, it is considered that the proposal would be unlikely to have a significant impact on the SAC and therefore the proposal is considered acceptable in terms of the requirements of the Habitats Regulations together with policy PS19 of the LDP.

Flooding and Drainage Matters

- 5.7 The site is located within Flood Zone 3 (Rivers and Sea) together with Protected Zones. Paragraph 10.22-23 of TAN 15 confirms that highly vulnerable development on grassland in Zone 3 should not be permitted, and other proposals will only be appropriate if they are essential to the Development Plan's strategy to regenerate existing settlement or achieve key economic or environmental objectives. It is proposed to provide a formal path on the outskirts of the town of Porthmadog and is not a highly vulnerable development and based on the above assessment it is considered essential to the Development Plan's strategy to regenerate the existing settlement. It is therefore considered that the proposal complies with Section 10 of TAN 15.

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REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

5.26 A Flooding Consequence Assessment has been submitted as part of the application and at the time of writing no response has been received from Natural Resources Wales. The Assessment states that the path would be raised higher than the existing land and would act as an additional layer of protection against flooding. It is expected that the proposal will comply with the requirements of part 11 of the TAN and it will be possible to confirm Natural Resources Wales's comments in the Committee.

5.9 A copy of an application for a sustainable drainage system consent has been submitted as part of the application. The Land Drainage Unit has confirmed that an application has been approved and therefore the proposal is considered acceptable and compliant with part 7 of TAN 15.

Language Matters

5.10 In accordance with the Planning (Wales) Act 2015, it is a duty when making a decision on a planning application to consider the Welsh language, where it is relevant to that application. This is reiterated further in para 3.28 of Planning Policy Wales (Edition 12, 2024), along with Technical Advice Note 20. The Supplementary Planning Guidance (SPG) 'Maintaining and Creating Distinctive and Sustainable Communities' (adopted July 2019), provides further guidance on how it is expected for Welsh language considerations to be incorporated in each relevant development.

5.11 It is noted that there are some specific types of development where the proposal will be required to submit a Welsh Language Statement or Report on the Welsh Language Impact Assessment. The thresholds in terms of when it is expected to submit a Statement/Report have been highlighted in Policy PS1 of the Joint LDP, along with Diagram 5 of the SPG. In terms of the types of developments in question, the following are noted: The proposal does not reach the thresholds for submitting a Welsh Language Statement or a Report on a Welsh Language Impact Assessment. However, Appendix 5 of the SPG notes that every housing, retail, commercial or industrial development where there is no need to submit a Welsh Language Impact Statement/Assessment should demonstrate how consideration has been given to the language.

5.12 The proposal is to provide a new accessible path within an area on the outskirts of the town of Porthmadog. The proposal would provide a facility for the local community and allow more people to enjoy the area, and therefore the proposal is not considered likely to have an adverse impact on the Language and therefore complies with the requirements of policy PS1 in this regard.

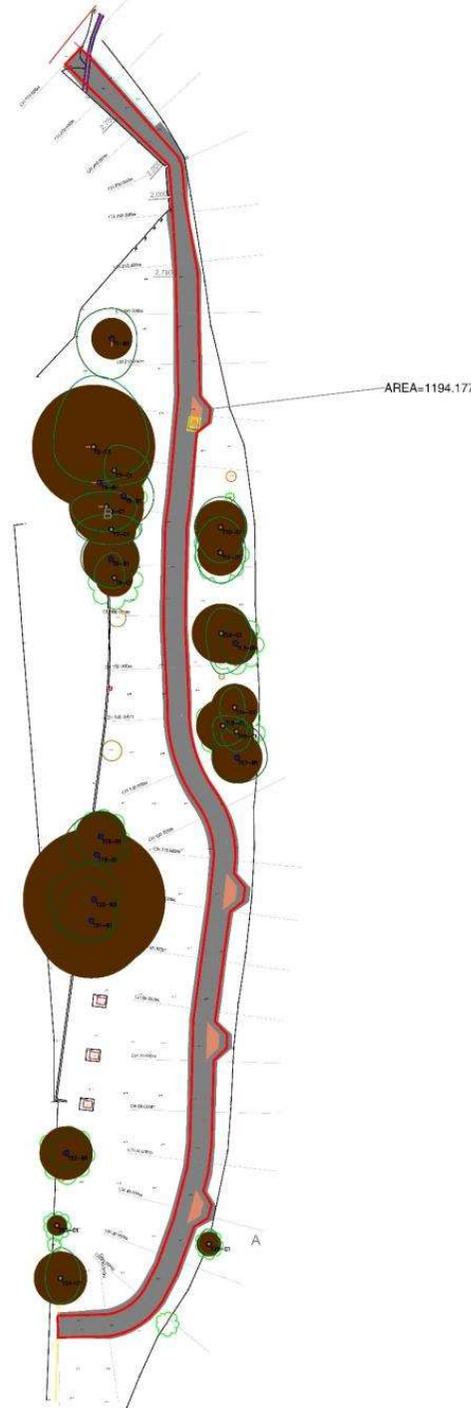
6. Conclusions:

6.1 Having weighed up the proposal in the context of the relevant policies, the proposal is considered acceptable and consistent with the relevant policies.

7. Recommendation:

Approve with conditions -

1. 5 years
2. Completion of the proposal in accordance with the Plans
3. Complete the proposal in accordance with the reasonable mitigation and avoidance measures, and pollution avoidance measures contained within the Initial Environmental Assessment and the tree preservation measures included within the Tree Planning Review.
4. Biodiversity enhancements condition.



CLIENT/CLIENT:

NODIADAU/NOTES

BOUNDARY OF ENGINEERING WORKS

DISCLAIMER

All efforts have been made to identify all visible features above ground. It is possible that features may have been obscured at the time of survey due to debris or vegetation. No allowance has been made for sub-surface entry into manholes, other chambers or void below ground level. Therefore, any details relating to depth, pipe sizes, flow directions etc. were taken from above ground and as such will be approximate only. All critical measurements should be checked on site prior to design and no liability will be taken for the survey if passed on to third parties. If there is any conflict between the details shown on this drawing and those shown on other drawings, HCC Surveying Team should be informed as soon as possible prior to any design or construction work taking place.

REF NO.	REVISIONS/PROJECTIONS	DATE	BY



CYNLLUN / SCHEME:
15072
Cob Crwn Active Travel Scheme

TEITL LLUNIAID / DRAWING TITLE:
Boundary Extent Drawing

DRALLUNWYD GAN / DRAWN BY:	DWW	DYDDIAD DRALLUNWYD / DATE DRAWN:	07.01.26
GWYBLYD GAN / CHECKED BY:	N/A	DYDDIAD GWYBLYD / DATE CHECKED:	N/A
Talen / Sheet:	1 of 1	GWYBLYD / CHECKED:	As Shown
Rhif Llunaid / Drawing No.	15072	CYMRU 2007	



C:\Users\jgallagher\Desktop\15072_CobCrwn\15072_Boundary_Extent_LLUNIAID.rvt



**GWYBODAETH YCHWANEGOL
ADDITIONAL INFORMATION**

KEY

- Category A Tree or Group
- Category B Tree or Group
- Category C Tree or Group
- Category U Tree or Group
- Nominal RPA (Refer to tables for constraints)
- Theoretical RPA (Refer to tables for constraints)
- 1st Branch Direction
- Group RPA

Note: Tree codes, codes and categories are designed to comply with the conventions set out in BS 5837: 2012 'Trees in relation to design, demolition and construction. Recommendations'.

06/02/2026	B	Final revision based on revised design	
02/10/2025	A	Preliminary Data Issued on Day of Collection	
Date	No.	Zone	Revision Notes



WEST COAST
arboriculture &
land planning ltd

Contact
West Coast Arboriculture & Land Planning Ltd
13b Ash Court
Fford y Llyn
Parc Menai
Bangor
LL57 4DF
www.westcoast-land.co.uk

Project Title
**Cob Crwn Active
Travel
Porthmadog**

Shoot Title
Preliminary Tree Assessment

Shoot Scale 1:1,000	Shoot Number 1 of 3
Drawn By SF	Reviewed By SF
Shoot No. WAL_26_003_AIA	Rev. B

File Name
Cob Crwn Porthmadog AIA.rvt

Status code
Code - 00000000



KEY

- Category A Tree or Group
- Category B Tree or Group
- Category C Tree or Group
- Category U Tree or Group
- Nominal RPA
- 1st Branch Direction
- Tree to be Removed
- Group to be Removed
- RPA Surface Overlaps
- RPA Building Overlaps
- Hand/Supervised Excavation
- Arboricultural Solutions Matrix Location

1

Note: Tree colour coding and categories are designed to comply with the arboriculture act, June 1985 S.67 2012. This is in relation to design, demolition and construction. Arboriculture.

06/02/2026 B Final revision based on revised design
 02/10/2025 A Preliminary Data Issued on Day of Collection

Date	No.	Zone	Revision Notes
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Contact
 West Coast Arboriculture & Land Planning Ltd
 13b Ash Court
 Fford y Llyn
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www.westcoast-land.co.uk

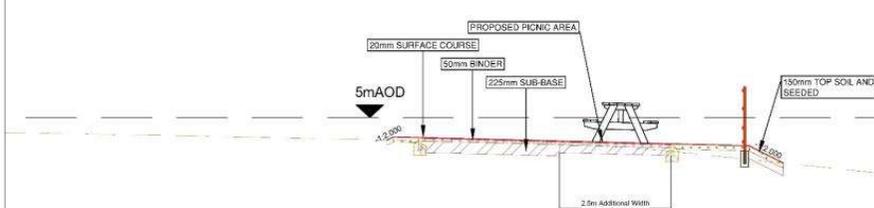
Project Title
**Cob Crwn Active
 Travel
 Porthmadog**

Sheet Title
Arboricultural Impact Assessment

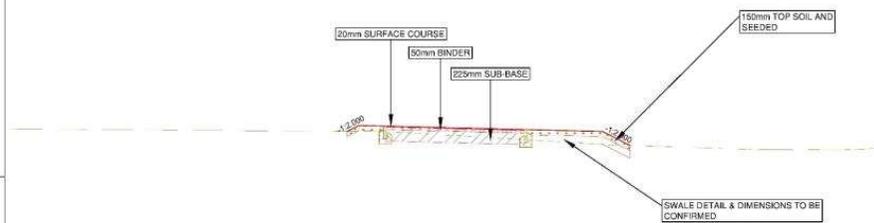
Sheet Scale 1:1,000	Sheet Number 2 of 3
Drawn By SF	Reviewed By SF
Sheet No. WAL_26_003_AIA	Rev. B

File Name
Cob Crwn Porthmadog AIA.rvt

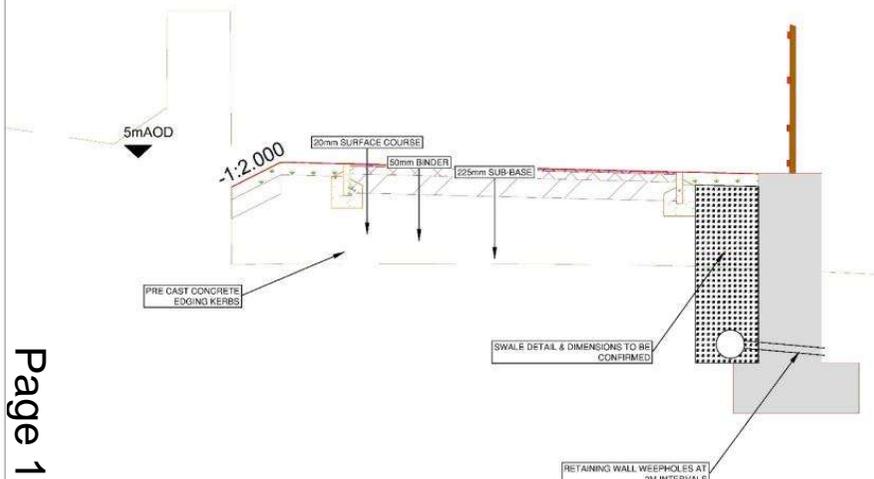
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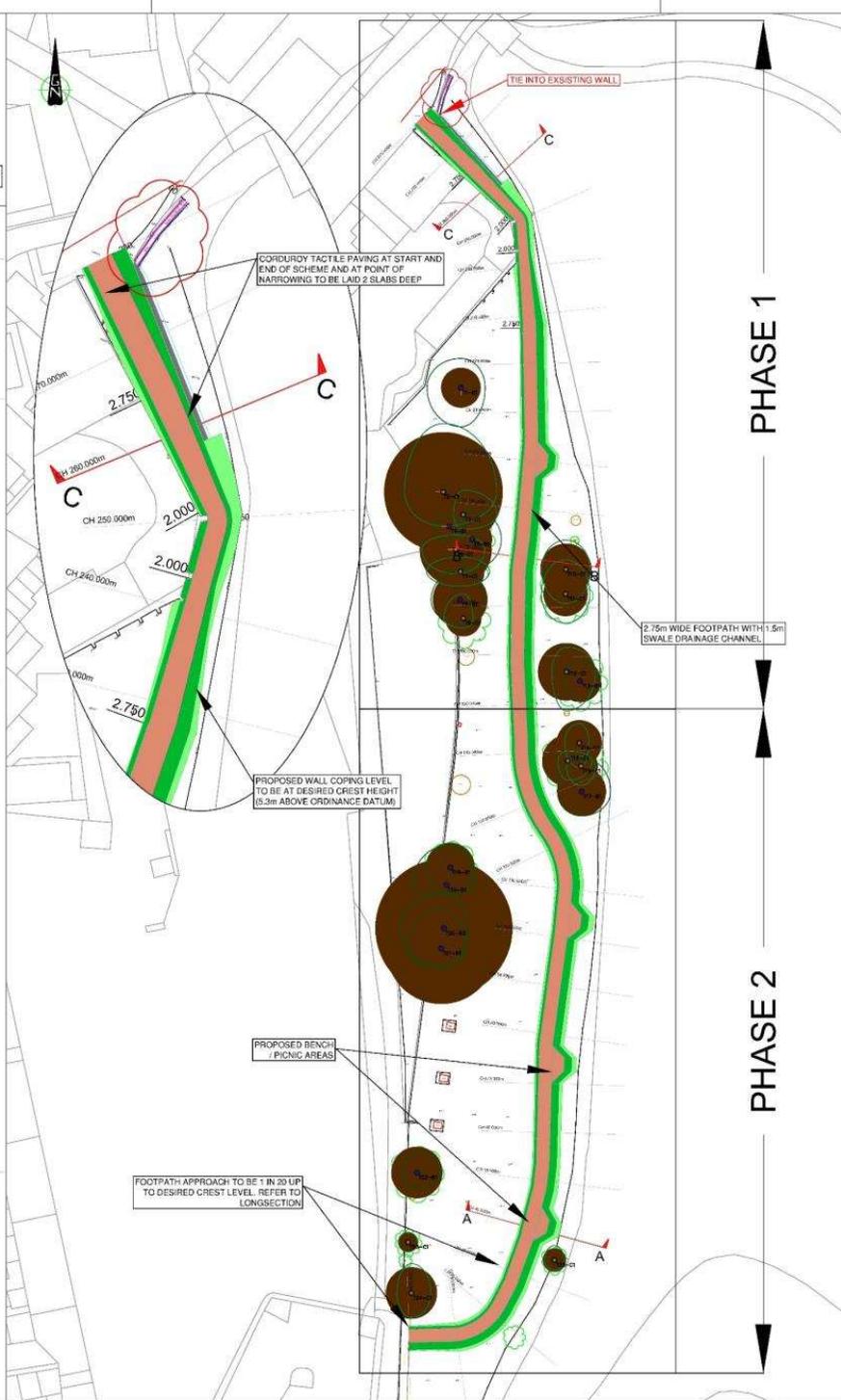
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Typical XS B-B. Scale 1:50 EXISTING



Typical XS C-C. Scale 1:20 EXISTING



CLIENT/CLIENT:

- NODIADAU/NOTES**
- PROPOSED FOOTPATH
 - GRASS VERGE / SWALE FEATURE
 - EARTHWORKS FILL EXTENT
 - PROPOSED RETAINING WALL

DRAFT

DISCLAIMER
 All efforts have been made to identify all visible features above ground. It is possible that features may have been obscured at the time of survey due to debris or vegetation. No allowance has been made for subsurface entry into manholes, other chambers or void below ground level. Therefore, any details relating to depth, pipe sizes, flow directions etc. were taken from above ground and as such will be approximate only.
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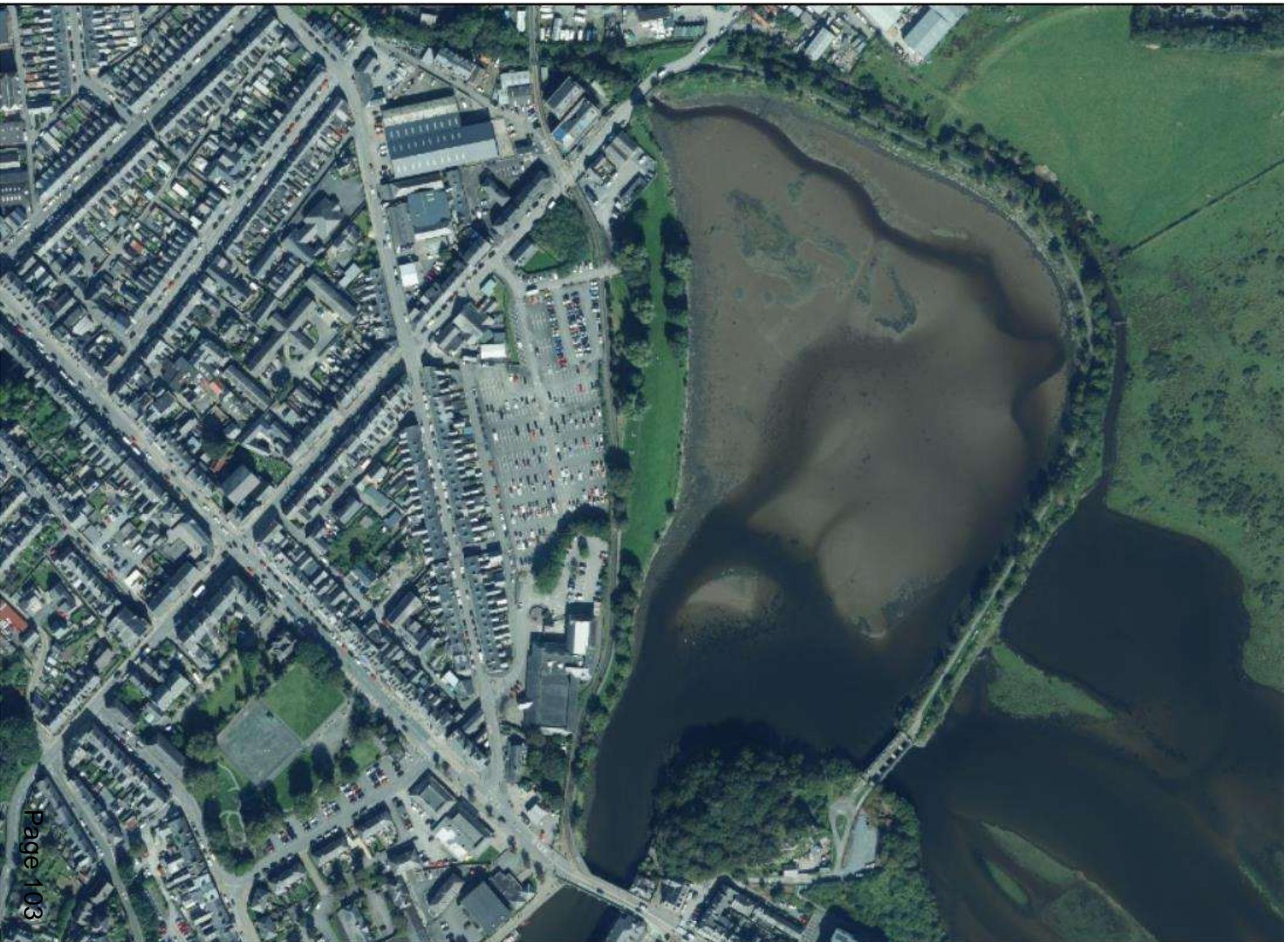
B Retaining Wall to tie into Existing		DRAWN BY: MT/DWW	DATE DRAWN: 08/01/2026
REV. NO.	REVISIONS/DESCRIPTIONS	CHECKED BY: CME	DATE CHECKED: 08/01/2026

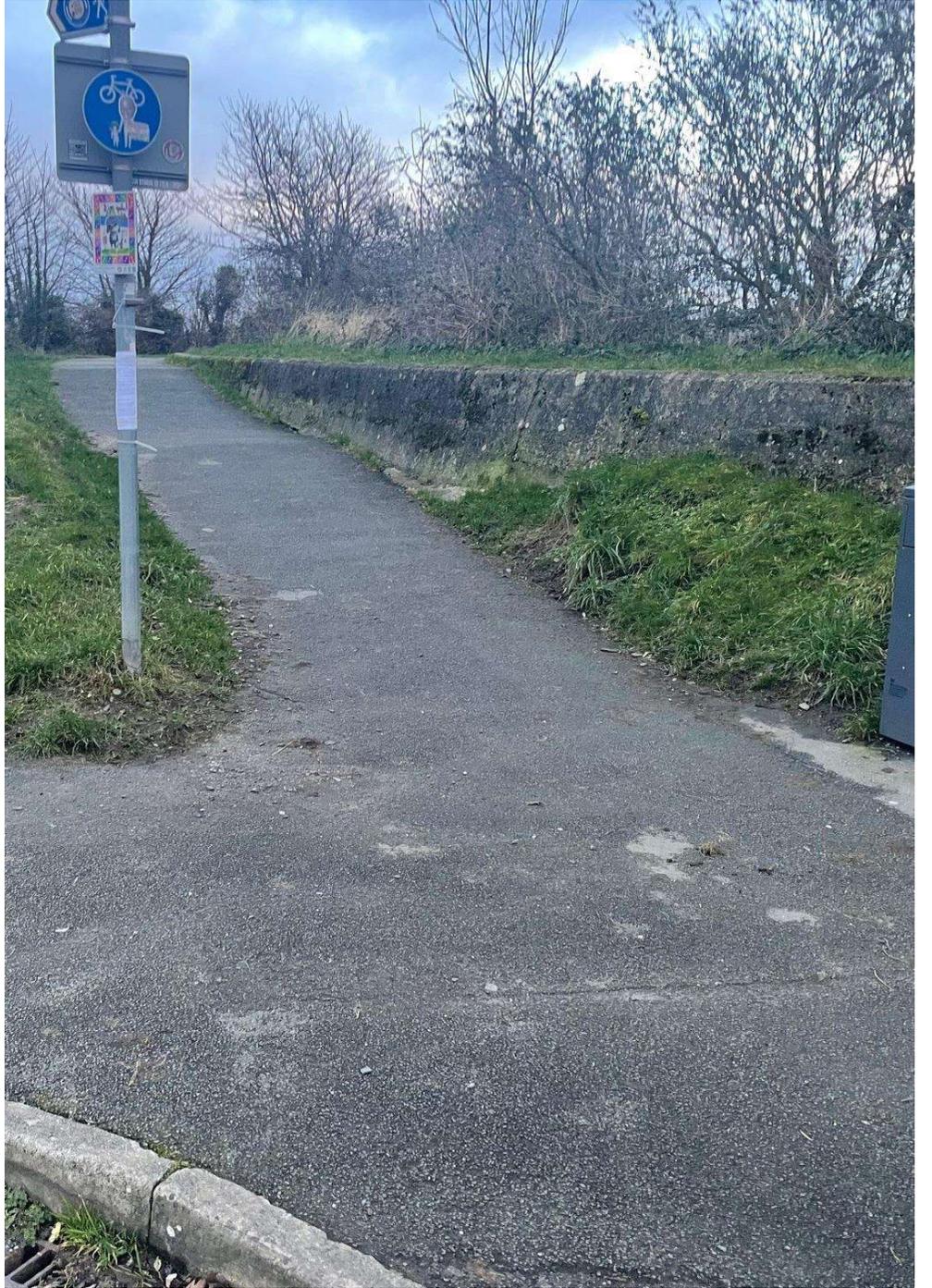


CYNLLUN / SCHEME:
 15072
 Cob Crwn Active Travel Scheme

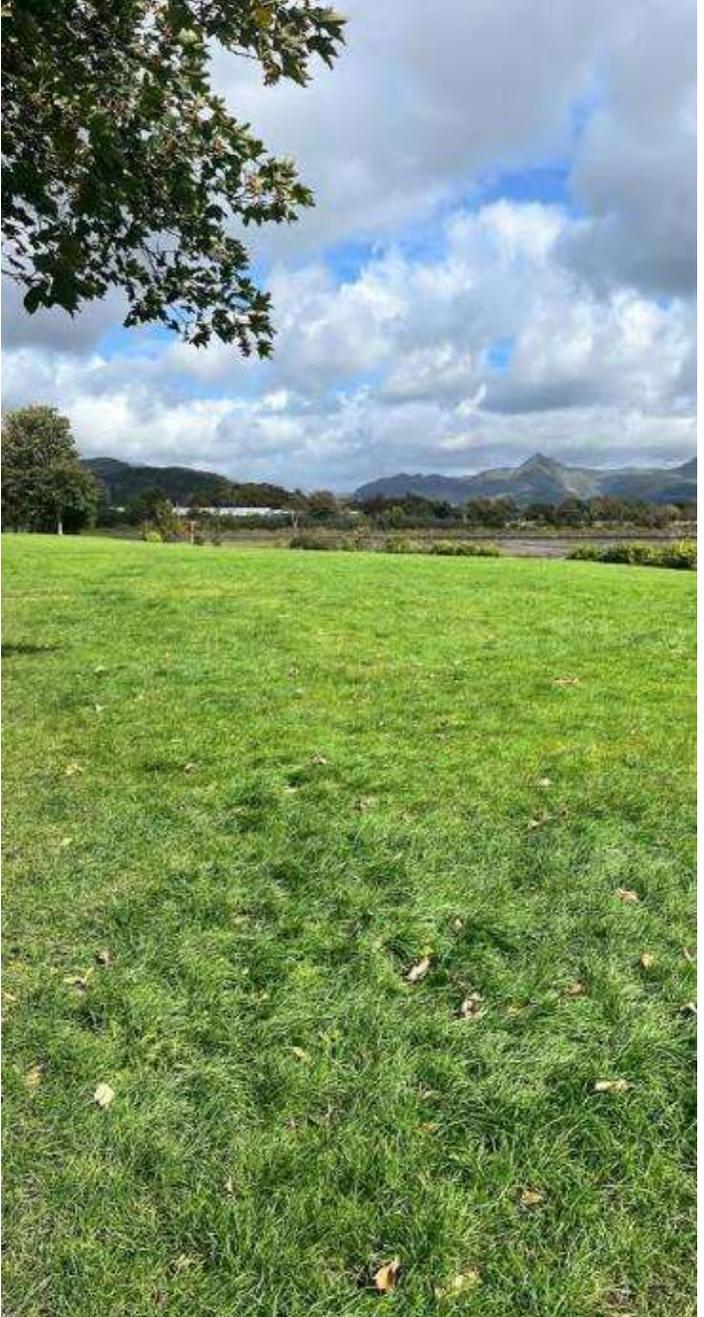
TITL LUNIAID / DRAWING TITLE:
 GENERAL ARRANGEMENT

DRAWN BY: MT/DWW	DYDDIAD ENLLYRTO: 08/01/2026
CHECKED BY: CME	DYDDIAD GWYBRTO: 08/01/2026
Tafel: 1 of 1	GRACOREDD: Ag Show
Sheet: 1 of 1	LEAD: Ag Show
Rhif Luniad: 15072_GA_01	CON. NO: B











PLANNING COMMITTEE	DATE: 02/03/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Number: 4

Application Number: C26/0005/46/DA

Date Registered: 15/01/2026

Application Type: Non-material Amendment

Community: Tudweiliog

Ward: Morfa Nefyn and Tudweiliog

Proposal: Non-material amendment to the design of planning permission C21/0411/46/LL.

Location: Tyddyn Du, Dinas, Pwllheli, Gwynedd, LL53 8SU

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

PLANNING COMMITTEE	DATE: 02/03/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

1. Description:

- 1.1 This is an application for a non-material amendment to plans granted under planning permission C21/0411/46/LL 'Erection of building to keep agricultural equipment and feed including two stables and a tack store'. The amendments include:
- Change the orientation of the building on the eastern side of the site compared to the approved plans.
 - Amend some window / roof window openings in various locations compared to the approved plans.
 - Amend the roofing material to recycled Welsh slate instead of the permitted grey coloured steel sheets.
- 1.2 The building has already been constructed and substantially completed. The application was submitted following enforcement inspections and, in an effort, to retain and regulate the work completed on the site which differed from the permitted plans.
- 1.3 The building stands on a plot of agricultural land which is detached from the Tyddyn Du land. The site is in open countryside approximately 700m south-west of the hamlet of Groeslon Dinas. It lies within the designated Llŷn and Ynys Enlli Special Landscape Area and Landscape of Outstanding Historic Interest. The site is 180m to the west of the boundary of the Llŷn Area of Outstanding Natural Beauty. An unclassified road links the northern boundary of the site with the class 3 road that leads to the north towards Nefyn.
- 1.4 The application is submitted to the Committee for a decision as the applicant is a close relative of an Elected Council Member, in accordance with the Council's delegation scheme.

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 seven well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.
- 2.3 **Anglesey and Gwynedd Joint Local Development Plan 2011-26, adopted 31 July 2017**
 PS1: The Welsh Language and Culture
 PCYFF 1: Development Boundaries
 PCYFF 2: Development criteria
 PCYFF 3: Design and place shaping
 AMG 2: Special Landscape Areas
 AT 1: Conservation Areas, World Heritage Sites and Landscapes, Registered Historic Parks and Gardens

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2.4 National Policies:

Future Wales: The National Plan 2040

Planning Policy Wales (Issue 12 February 2024)

Technical Advice Note (TAN) 6: Planning for sustainable rural communities

Technical Advice Note (TAN) 12: Design

3. Relevant Planning History:

- 3.1 C21/0411/46/LL - Erection of building to keep agricultural equipment and feed including two stables and a tack store: Granted at Planning Committee 28 February 2022
(Decision release date 3/03/22)

4. Consultations:

Public Consultation: A notice was posted near the site. The advertising period has expired and no comments were received on the application.

5. Assessment of the material planning considerations:

- 5.1 As this is an application for a non-material amendment, the only issues requiring attention are the following:

- Is the proposed change so great that its effect is different to the effect of the originally approved development?
- Would the proposed change have an adverse effect either visually or in terms of local amenity?
- Would the interests of any third party or organisation be placed at a disadvantage in terms of Planning?
- Would the proposed change conflict with national planning policies or development plans?

An assessment of these points has been included in the body of the report.

Visual amenities

- 5.1 The building, which is largely complete, is situated in a secluded location in the countryside, a field's width from the nearest residential dwellings. It must be recognised that it is a vast building, visible from public spaces. An 'L' shaped building was granted permission, but the shape of the building has been changed to a 'T' shape, and the orientation has been slightly altered compared to that permitted. There are extensive changes to the locations of door and window openings, and roof windows have been added that were not shown in the original plans. The building has been finished with a recycled slate roof rather than a grey-coloured sheet roof as approved in the original application. It is noted that the building has been finished internally and externally in high quality materials which has raised local suspicion regarding the true intended use of the building. Given the remote location of the site, the permission previously granted and the nature of the changes, it is not believed that the changes have a significantly different impact from that originally permitted. With time the timber finish will fade and increasingly blend into the landscape. It is considered that

PLANNING COMMITTEE	DATE: 02/03/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

the changes, in this particular case, can be accepted as non-material and are acceptable in relation to the requirements of policies PCYFF3 and AMG 2 of the LDP.

General and residential amenities

- 5.2 Given that a field's width separates the building from the nearest houses, there is no substantial concern regarding a significant impact on neighbours or residential amenities in this case. The additional window openings would not cause any significant disruption. Given that the principle of erecting a substantial stable building has been accepted by the Planning Committee, it is not considered that the change to the orientation, window openings or slate roof finish would have a significantly different impact on the neighbouring residents. As previously noted, doubts have been raised locally about the intended use of the building. Attention is drawn to a condition placed on the original consent:

The building approved here must only be used for agricultural purposes or as a stable for horses, and if its use for agricultural purposes or as a stable ceases permanently within 10 years of the date of completing this significant development, unless the local planning authority approves an alternative use, the building will have to be demolished and moved away from the land and the land restored to its previous condition before the development took place.

The condition will remain in place, and the enforcement department will monitor the situation. Overall, it is not considered that the changes have an impact on neighbouring residents or are significantly different from what was previously permitted, and therefore meet the requirements of policy PCYFF 2 in the LDP.

Language Matters

- 5.3 In accordance with the Planning (Wales) Act 2015 it is a duty when determining a planning application to give consideration to the Welsh language, where relevant to that application. This is reiterated further in para 3.28 of Planning Policy Wales (Edition 12, 2024), and Technical Advice Note 20. The Supplementary Planning Guidance (SPG) 'Maintaining and Creating Distinctive and Sustainable Communities' (adopted July 2019), provides further guidance on how it is expected for Welsh language considerations to be incorporated in each relevant development.
- 5.4 It is noted that there are certain types of development where the proposal will be required to submit a Welsh Language Statement or a Welsh Language Impact Assessment Report. The thresholds in terms of when it is expected to submit a Statement/Report have been highlighted in policy PS1 of the Joint LDP, along with Diagram 5 of the SPG. In terms of the types of developments in question, the following are noted: The proposal does not reach the thresholds for submitting a Welsh Language Statement or a Report on a Welsh Language Impact Assessment. However, Appendix 5 of the SPG notes that every housing, retail, commercial or industrial development where there is no need to submit a Welsh Language Impact Statement/Assessment should demonstrate how consideration has been given to the language.
- 5.5 It is noted that this is a request for a non-material amendment and therefore there is no change to the nature or principle of the original application and only external changes are intended here. It is not considered that the changes are likely to have an adverse effect on the Language and therefore it is considered that it complies with the requirements of the policy PS1 in this regard.

PLANNING COMMITTEE	DATE: 02/03/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

6. Conclusions:

- 6.1 Given the above assessment and the main planning considerations for this type of application, it is not considered that the proposed change is so large as to have an effect which is different from the development plan originally approved; the proposed change would not have an adverse effect either visually or in terms of local amenity; the interests of any third party or body would not be placed at a disadvantage in terms of Planning; and the proposed change would not conflict with national policies or development plans as noted above.

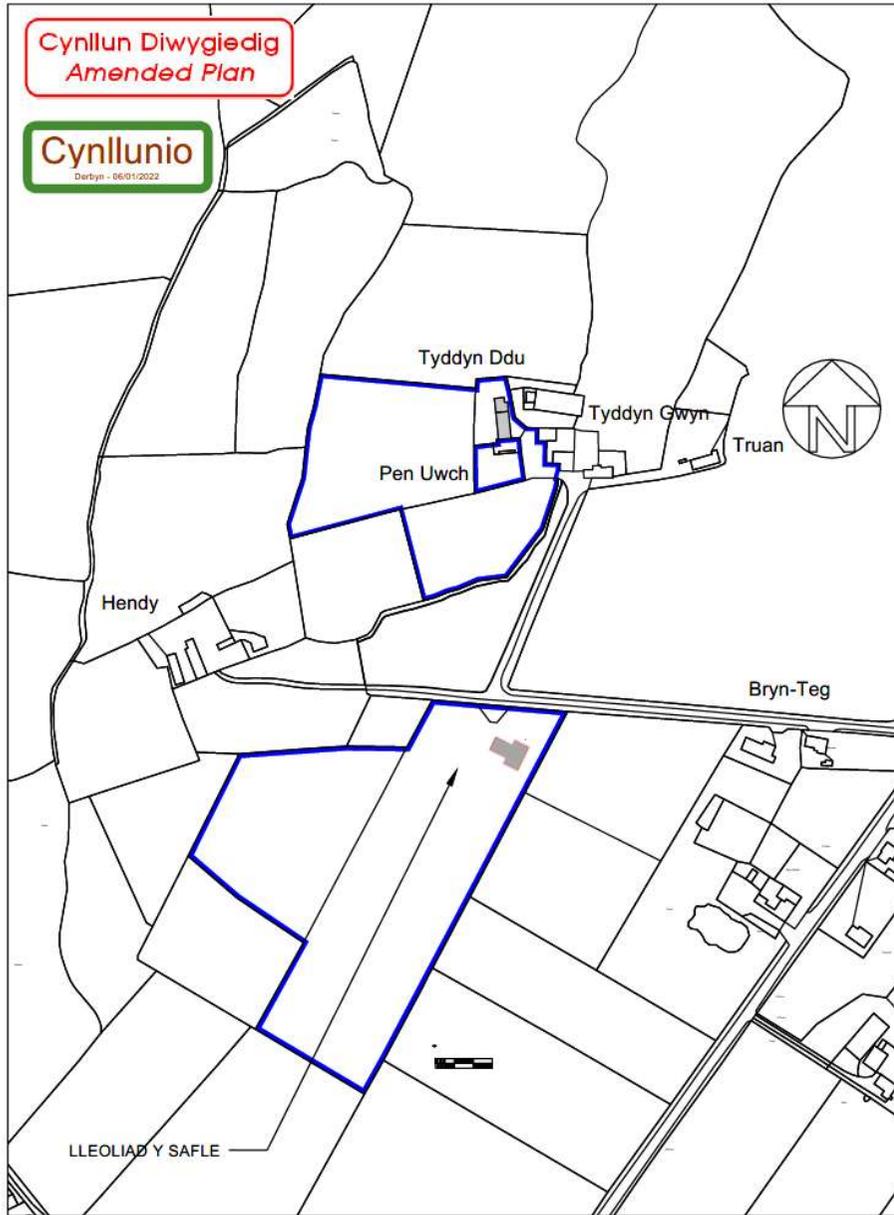
7. Recommendation:

- 7.1 Delegate the right to the Senior Planning Manager to approve the application subject to the following condition:
1. The development hereby permitted shall be carried out in strict conformity with the details shown on the plan(s) numbered 673-01B, Revised Elevation plan, Ground Floor plan, First Floor plan submitted to the Local Planning Authority on 12 January 2026, and contained in the form of application and in any other documents accompanying such application unless condition(s) to amend them is/are included on this decision notice. Notwithstanding the amendments hereby approved the remainder of the development shall be carried out in accordance with the conditions and details contained within planning permission number C21/0411/46/LL.

Cynllun Diwygiedig
Amended Plan

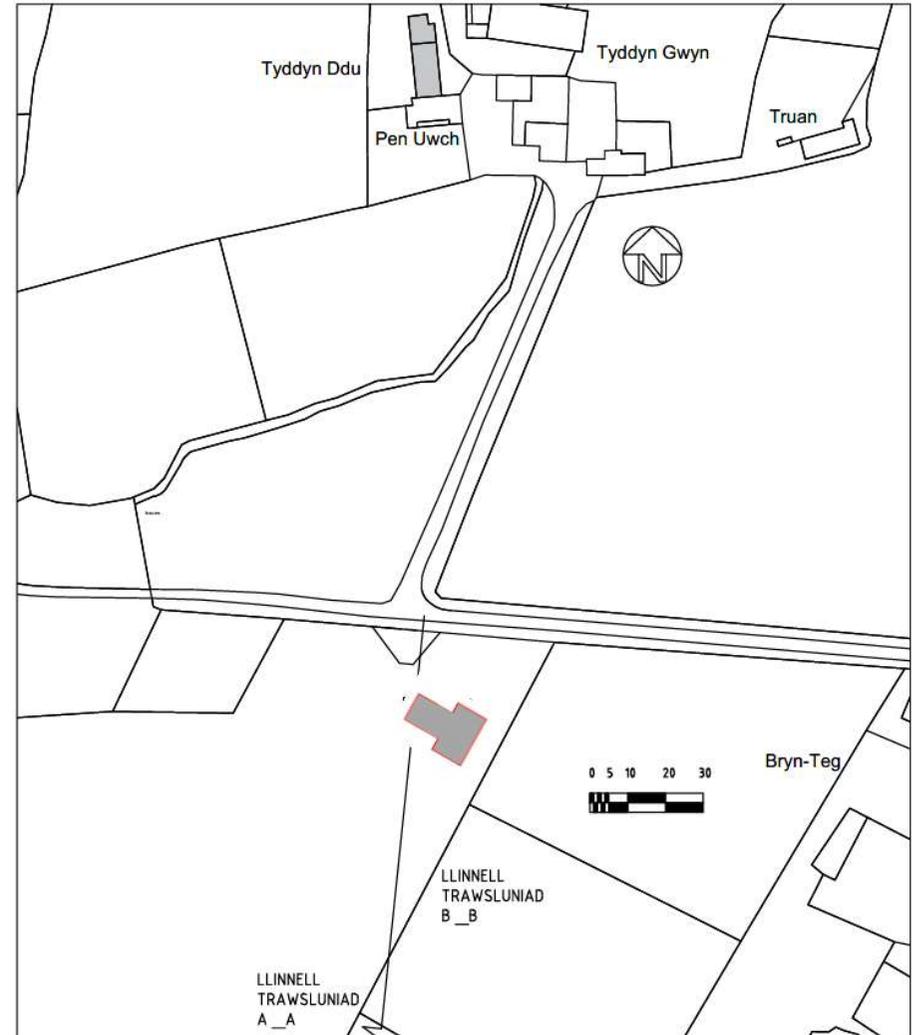
Cynllunio

Diabyrn - 06/01/2022



LLEOLIAD Y SAFLE

LLEOLIAD Y SAFLE GRADFA 1:2500



CYNLLUN BLOC GRADDFFA 1:1250

Cynllunio

Diabyrn - 12/01/2026

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YN CAE RHWNG HENDY A BRYNTEG RHAN O DDALIAD
TYDDYN DU DINAS

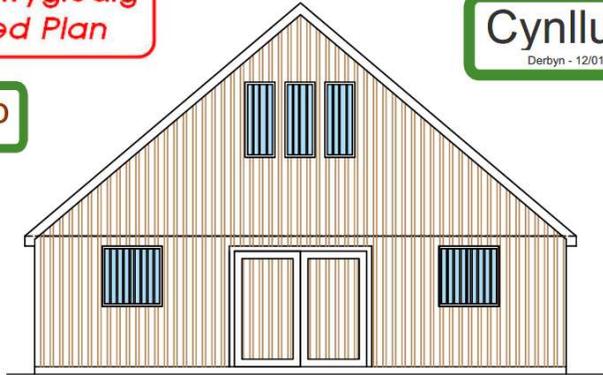
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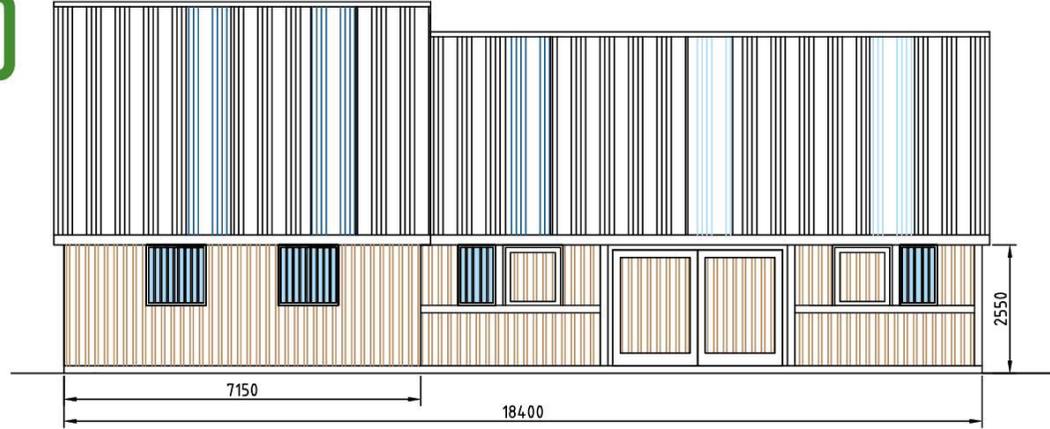
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Amended Plan

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Derbyn - 06/01/2022

Cynllunio
Derbyn - 12/01/2026



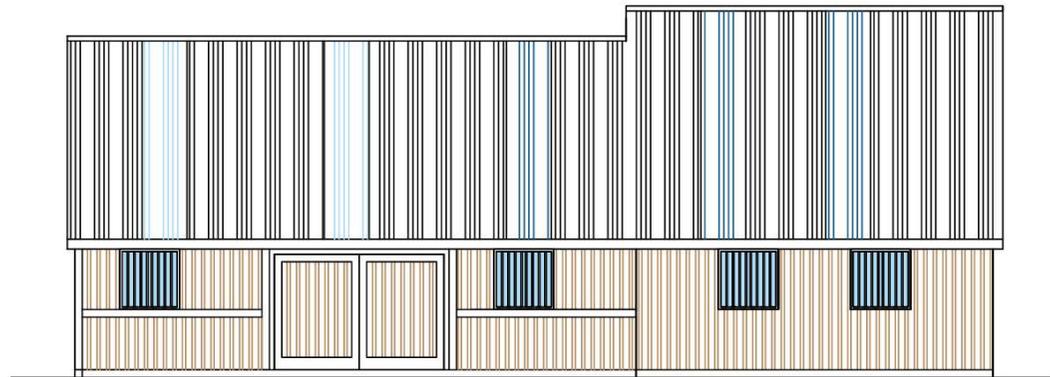
GWELEDIAD LLAW CHWITH ARFAETHIEDIG



GWELEDIAD BLAEN ARFAETHIEDIG



GWELEDIAD LLAW DDE ARFAETHIEDIG



GWELEDIAD CEFN ARFAETHIEDIG



WALIAU ALLANNOL I FOD YN STYLLENOD COED WEDI I
STEINIO YN FROWN TYWYLL.
TO I FOD YN SHITIAU METEL WEDI I PEINTIO YN LLWYD
TYWYLL GYDA PUMP PANEL CLIR BOB OCHR

ADEILAD I GADW PEIRIANNAU A STABALAU CEFFYL
YN CAE RHWNG HENDY A BRYNTEG RHAN O DDALIAD
TYDDYN DU DINAS

ARLUN RHIF 673 - 03B

GRADDFA 1:100

Tyddyn Du, Dinas

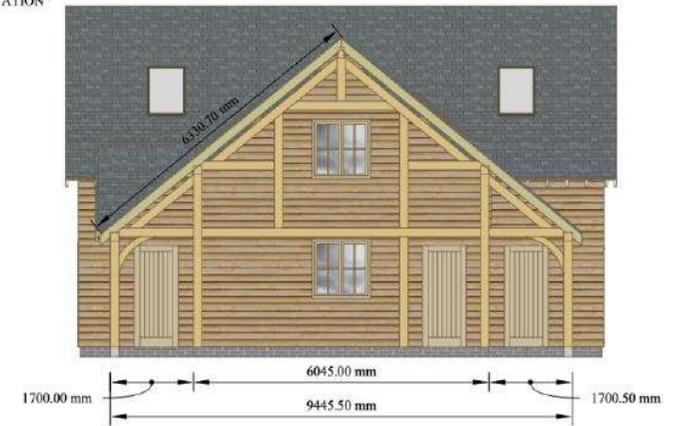
BARN & STABLES



FRONT ELEVATION



SIDE (STABLE) ELEVATION

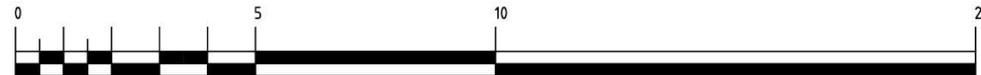
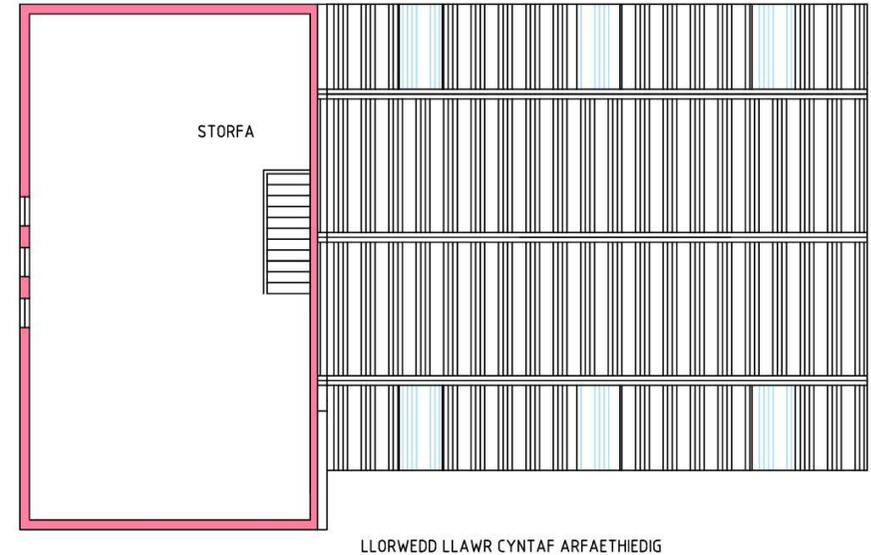
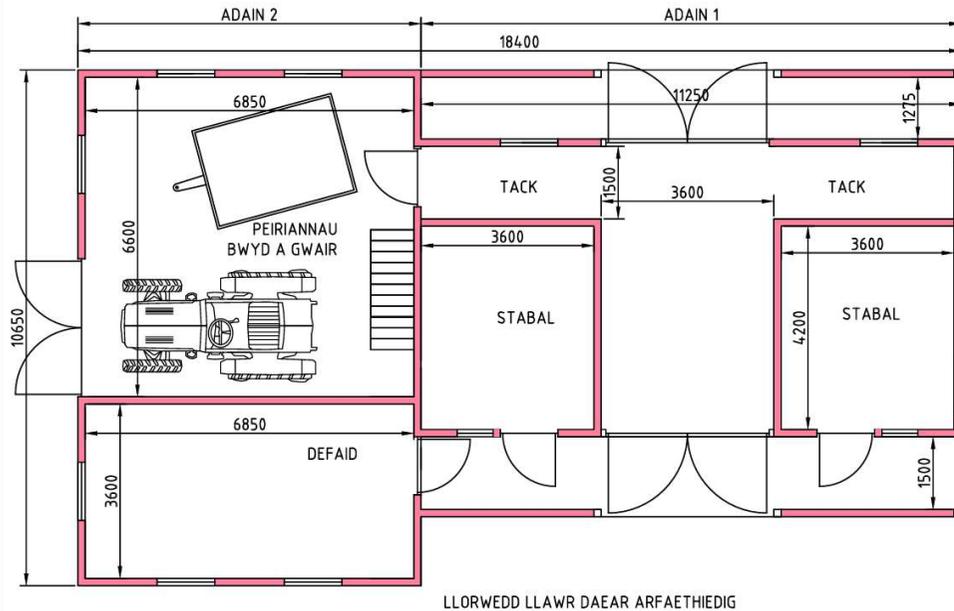


BACK ELEVATION



SIDE (BARN) ELEVATION



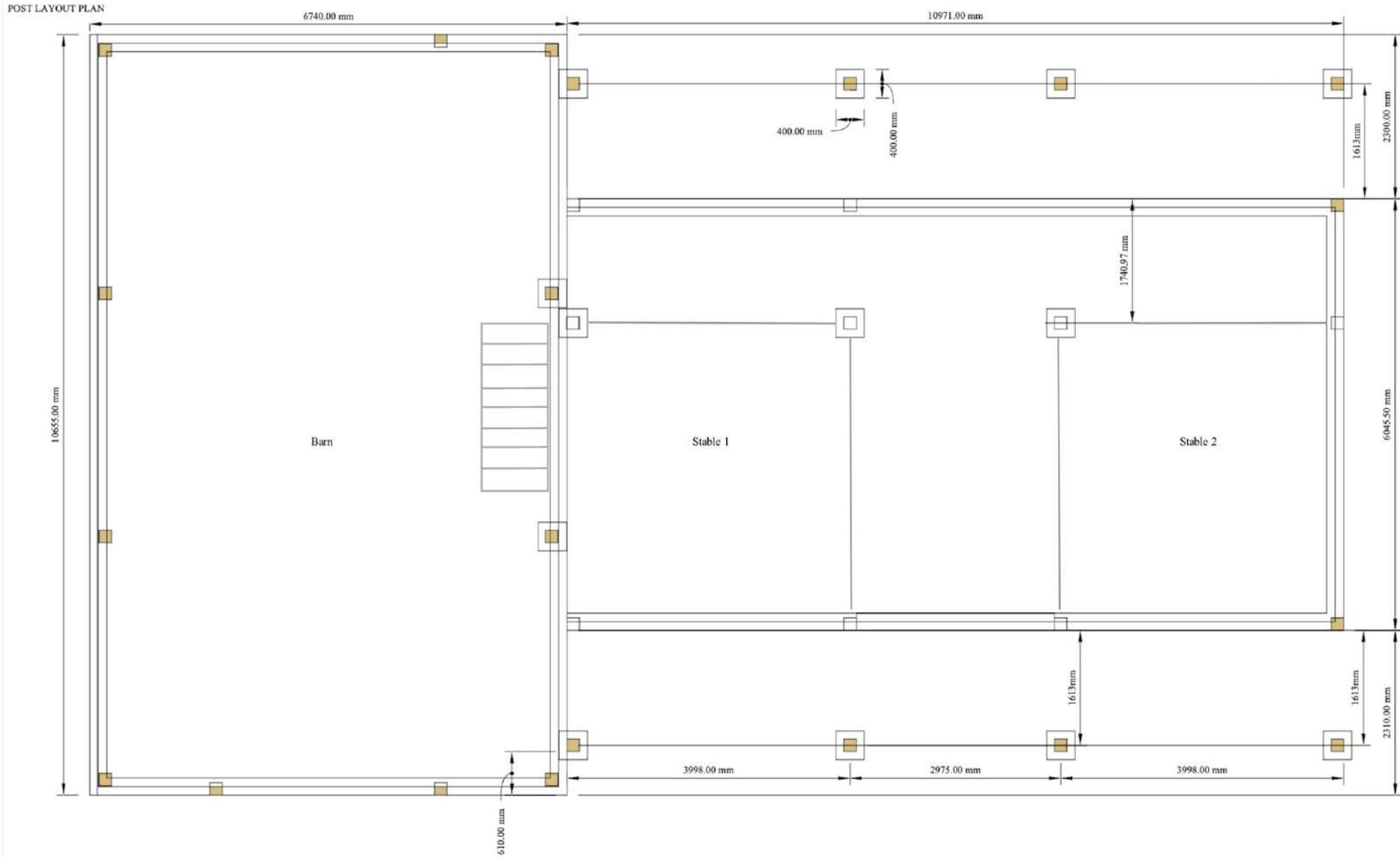


ADEILAD I GADW PEIRIANNAU FFERM A 2 STABAL CEFFYL
YN CAE RHWNG HENDY A BRYNTEG RHAN O DDALIAD
TYDDYN DU DINAS

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Ground Floor Layout Plan



First Floor Plan Layout

