



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, 18TH MAY, 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

Lowri Haf Evans

01286 679 878

lowrihafevans@gwynedd.llyw.cymru

(DISTRIBUTED 11/05/26)

PLANNING COMMITTEE

MEMBERSHIP (15)

Plaid Cymru (10)

Councillors

Dafydd Meurig
Delyth Lloyd Griffiths
Gareth Tudor Jones
Edgar Wyn Owen
Berwyn Parry Jones

Elwyn Edwards
Elin Hywel
Olaf Cai Larsen
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. ELECT CHAIR

To elect Chair for 2026 / 2027

2. ELECT VICE CHAIR

To elect Vice Chair for 2026 / 2027

3. APOLOGIES

To accept any apologies for absence.

4. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

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

5. URGENT ITEMS

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

6. MINUTES

6 - 19

The Chairman shall propose that the minutes of the previous meeting of this committee, held on the 27th of April 2026, be signed as a true record.

7. PLANNING APPLICATIONS

To submit the report of the Head of Environment Department.

7.1 APPLICATION NO C25/0949/36/EIA LAND SOUTH OF A487, 20 - 53 GLAN DWYFACH, GARNDOLBENMAEN, LL51 9PQ

Application for a new substation and associated infrastructure and ancillary works, including a new access road from the A487 and the upgrading of an existing agricultural access track, and new underground 132 kV cables to connect to the existing Electricity Networks overhead line.

LOCAL MEMBERS: Councillor Stephen Churchman and Councillor Rhys Tudur

[Link to relevant background documents](#)

**7.2 APPLICATION NO C22/0977/36/AC LLECHEIDDIOR UCHAF, 54 - 74
BRYNCIR, GARN DOLBENMAEN, GWYNEDD, LL51 9EZ**

Application under Section 73 to vary conditions 2, 5 and 37 of planning permission reference C12/0495/36/MW so as to extend the period for the winning and working of mineral up to 31/12/2030 and restoration of the site by 31/12/2031, increase annual output of material from the site to 100,000 tonnes at an average rate of 14 loads per day and use material that has not derived from the operations permitted on site as part of the restoration plan.

LOCAL MEMBER: Councillor Stephen Churchman

[Link to relevant background documents](#)

**7.3 APPLICATION NO C24/1050/19/LL CYNGOR GWYNEDD, YSGOL 75 - 118
GYNRADD BONTNEWYDD, BONTNEWYDD, CAERNARFON,
GWYNEDD, LL55 2UF**

Demolition of the existing school buildings and construction of a new school and community centre complete with all external landscaping, access road and car parking. Installation of ancillary structures including free standing canopies, cycle shelters, refuse compounds and sprinkler tanks and all external play equipment as required to support the new school building.

LOCAL MEMBER: Councillor Menna Trenholme

[Link to relevant background documents](#)

PLANNING COMMITTEE 27 April 2026

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

Councillors:

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

Local Members: Councillors John Pughe, Elin Walker Jones and Rhys Tudur

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

1. APOLOGIES

Apologies were received from Councillor Dafydd Meurig.

Councillor Gareth Coj Parry lost connection during item 5.1 and was unable to rejoin the meeting.

Councillor Louise Hughes was welcomed back to the Committee after a period of ill-health.

2. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

- a) The following Members declared that they were Local Members in relation to the items noted:

Councillor John Pughe (Morfa Tywyn ward - not a Member of this Planning Committee), in item 5.1 C25/0403/09/CR on the agenda

Councillor Elin Walker Jones (not a Member of this Planning Committee) in relation to items 5.2 C25/0705/11/LL and 5.3 C25/0706/11/LL on the agenda

Councillor Rhys Tudur (not a Member of this Planning Committee), in item 5.4 C25/0710/41/LL on the agenda

Although the name of Councillor Anne Lloyd Jones (a Member of this Planning Committee), appeared as the Local Member in relation to application 5.1 on the agenda, the Monitoring Officer confirmed that the Corbett Arms Hotel (C25/0403/09/CR) was not within the Councillor's ward (West Tywyn), however, she was permitted to take part in the discussion.

3. URGENT ITEMS

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

4. MINUTES

The Chair accepted the minutes of the previous meeting of this committee held on 23 March 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: C25/0403/09/CR Corbett Arms Hotel, Corbett Square, Tywyn, Gwynedd, LL36 9DG

Application for listed building consent [LBC] for the phased deconstruction and partial demolition of the building, and the maintenance works required to stabilise the remaining structure

- a) The Planning Manager, having received more information, highlighted that the total demolition work had reduced and that it was now only relevant to the rear part of the building.

It was explained that the building was a former hotel, that was grade II listed, and within the Tywyn development boundary, it was a significant structure that faced Corbett Square, with a gable-end facing Maengwyn Street with further additions to the rear and the left side of the building. It was also noted that a nearby residential property and the building's gable-end were on Maengwyn Street. It was considered that the building was at risk in accordance with the Listed Buildings at Risk register, kept by Cadw.

The use of the building as a hotel came to an end around 2009, and there had been barely any maintenance on the building over the following years. The building was now becoming derelict, with parts of the rear of the building having collapsed in January and February 2025.

A structural survey report, demolition and deconstruction methodology and a Heritage Impact Assessment were submitted with the application. Reference was made to the footprint of the whole building that had been divided into 8 zones to refer to them easier. It was reported that there was an intention to demolish zones 1-5 based on the building's structural stability due to health and safety reasons following a recent collapse, with zones 2 and 4 being areas that fell in January and February 2025.

It was noted that the amended proposal requested listed building consent to demolish Zones 1, 2, 4 and part of Zone 5 (noted as 5A), as well as associated work to stabilise the remaining structure and secure it from the weather. It was reiterated that the existing plan represented a significant reduction in the scale of the demolition work that was originally intended, following responses to the consultation and submitting more structural information.

It was highlighted, when determining the application, there was a need to carefully consider whether it would be desirable to protect the listed building, its location and any features of special architectural or historic interest associated with the building, in accordance with

section 96(2) of Historic Environment (Wales) Act 2023. It was reiterated that preserving a building or historic asset did not mean that it had to be maintained unchanged, but that its significance was sustained for the future; the statutory duty had received considerable importance and weight when reaching the recommendation.

It was expressed that the proposed work would lead to losing a historic fabric within the zones noted, causing damage to the significance of the listed building. However, Members were reminded that Zones 2 and 4 had already partially collapsed, that Zone 1 included a modern conservatory of negligible heritage value, and Zone 5A had been structurally compromised and directly associated with the collapsed areas. The proposal would retain the principal elevations and the majority of the historic fabric which defined the building's character and significance, and the damage deriving from the proposals were assessed as less than significant.

A national policy demands that the demolition of a listed building should be something extreme, and the decision was supported by a clear and convincing justification; made only as the last resort. The application was supported by structural review information, evidence of the recent collapses in January and February 2025, and ongoing concerns regarding structural instability and risks to public safety (especially given the location of the building adjacent to a highway). It was reiterated that monitoring data and subsequent reassessment had informed a revised approach which significantly reduced the extent of demolition and focused only on those areas that had already collapsed or were demonstrably unstable.

It was reported that the Authority had carefully considered whether the building could be stabilised and repaired without demolition, or whether less intervention would be sufficient. Although consultants had raised concerns regarding the adequacy of the evidence base and questioned whether the alternative options had been considered sufficiently, it was considered that the amended proposal reflected a more commensurate response that would target those elements where it was not possible to retain them without unacceptable risk. On this basis, it was concluded that the proposed work represented the minimum necessary intervention to secure the building and the "last resort" test had been satisfied.

The proposed work would provide clear and significant public benefits, and, in this case, it was considered that the benefits of stabilising the building, addressing safety concerns immediately by ensuring the retention of the building's main historic fabric in the long-term outweighed the damage that derived from losing impacted areas. It was reiterated, as a relevant consideration, that without intervention, a further collapse and deterioration would likely occur, leading to more significant harm, including the loss of the entire building.

It was acknowledged that the front porch had been removed without listed building consent and it was highlighted that there was consideration to this unauthorised work in the assessment; it would be necessary to impose a condition requiring details to restore the porch and the associated features to address the damage.

The officers considered that the proposal complied with the local and national planning policy and recommended approving the application with conditions.

- b) Taking advantage of the right to speak, an objector to the application made the following observations:
- He was a Chartered Structural Engineer, a full member of the Institute of Historic Building Conservation (IHBC) and the Conservation Accreditation Register for Engineers (CARE). He was a member of the National Trust's expert advisory panel, a

consulting engineers director for the Mann Williams company and he had over 30 years of experience of assessing, caring for and repairing historic buildings.

- He had provided structural conservation advice to SAVE Britains Heritage in relation to the Corbett Arms, and that he spoke on behalf of SAVE.
- He had worked on many listed buildings in different repair conditions and fully acknowledged the challenges facing the Corbett Arms. The challenges were not unusual and they could be addressed. The building could be saved and secured.
- Although SAVE supported the proposed proposal with conditions, they felt that the conditions were open to interpretation, and therefore a more comprehensive explanation was required to ensure that the conditions were robust and sufficient.
- Attention was drawn to the condition that noted that a professional should be employed who was qualified in conservation to submit and agree a detailed methodology and gradual plan of the demolition work, to include details to secure and protect the building prior to commencing the work.

He noted that professional bodies had qualifications and accreditation schemes that focused on historic building work. For engineers, the qualification was CARE, which was administered by IStructE, ICE and Engineers Ireland. It was suggested that the existing consultants in this case had 'equivalent' experience - this remained to be a matter of controversial opinion. It was assumed that the condition made it a requirement for CARE registered engineers to be employed by the applicant to satisfy the detailed methodology requirements associated with engineering. The wording should be explained 'suitably' to avoid ambiguity, confusion or misunderstanding and it was essential to impose a condition that a CARE registered engineer was employed.

- He welcomed that the proposed conditions required detailed methodology and a gradual plan for the demolition work, and to submit and agree on details to secure and protect the building prior to commencing the work. The details should also include a plan to restore the porch and garden within the wall, as well as details of salvaging materials.
- However, he questioned how any methodology could be assessed for approval when the applicant continued to refuse access for independent scrutiny. Appropriate checks to the methodology should be checked to ensure that it was only the least necessary work that occurred.
- SAVE was trying to protect the Corbett Arms Hotel.
- There was support for the application for essential restricted dismantling based on a better explanation of the robust commitment from the applicant to repair and secure the building.
- Acting on behalf of SAVE, he had tried to engage constructively and productively with the Council's consultants, acknowledging that immediate action was required to secure the building.
- That applications to gain access to review the building had been refused time after time by the applicant and any suggestions proposed to the consultants had been refused. Refusing to engage or allow access ruled out reasonable scrutiny.
- He noted that the porch and garden within the wall had been removed without listed building consent and therefore, he welcomed that conditions required it to be fully restored. However, there was suspicion that removing these elements had been necessary, and no evidence was submitted to justify the unauthorised work.
- Providing the details of the restoration would be considered a reasonable condition to approve the existing application.

c) Taking advantage of the right to speak, the Local Member made the following observations;

- The building and the current situation of having scaffolding around the site created disturbance to the town's residents.
- Traffic diversions on narrow roads created chaos in the town centre.
- Local businesses, including the cinema and the laundrette, were losing revenue.
- With falling debris, the property had to be secured, the cottages next door to the building had to be secured and the public had to be protected. The area of the site had to be made safe and avoid a situation that would go from bad to worse - this was the priority.
- Although scaffolding had been up for 12 months, the town's residents understood that safety was essential.
- Had gained access to the building with the Police and the Fire Service, the damage was significant. Water damage had made some parts very unstable.
- The property's owner was unknown.
- The building was beautiful and iconic - the property was full of good memories
- There was a need for care during the demolition work - request for constant updates and photos.
- No probate, therefore who would pay for the reconstruction?

ch) The approval of the application was proposed and seconded

d) It was proposed and seconded to undertake a site visit.

The proposal was discussed, highlighting that visiting the site would be a valuable opportunity for all Members to see the impact that the building in its current form was having on the town's infrastructure and businesses, and to get a better explanation of the situation; what value would demolishing parts of the building have on the situation and what other possibilities could be considered.

In response to the proposal, the Assistant Head of Department noted that the details of the application were based on evidence from structural engineers and experts. He explained that the application was unusual, because a situation had arisen where the Council had to step in and take responsibility for the building to ensure the safety of the public. Despite accepting that the situation created disturbance in the town, this was because of an immediate response to health and safety matters. Should the application be approved, then it would be possible to move forward by revisiting and reassessing the situation.

In response to a question regarding the cost of scaffolding to taxpayers, it was noted that costs were not a planning consideration, but the Cabinet had approved funding from the Council's Financial Strategy Fund to fund the work of securing the building.

In response to an observation made by the objector that there was a 'lack of exploring alternative options' and there was a need for commitment to work with SAVE and tighten conditions to ensure the best action, it was noted that the views and observations from external bodies had been considered and the final proposal had been amended in relation to those observations. He elaborated that the Council did not own the building and the response was in accordance with a listed building statutory requirement.

dd) During the ensuing discussion the following points were made by Members:

- The safety of the people of Tywyn was the priority - the site must be made safe
- After demolition, the situation could be reassessed and consider the next steps
- Visiting the site and resubmitting an application would be a further delay to the process

- e) A vote was taken on the proposal to carry out a site visit. The proposal fell.

In accordance with the procedure, the proposer and seconder who had recommended to approve the application were asked to confirm their proposal.

- f) Confirmation was requested from the officers whether observations from Tywyn Town Council or Aberdyfi Town Council had been submitted 08-07-25 - it was confirmed that the ones submitted were Aberdyfi Town Council observations.

- ff) During the ensuing discussion, the following observations were made by Members;
- It was sad to see that part of the building was being demolished, especially part 5A
 - There was a need to move forward - this would at least start the process.

RESOLVED: To approve with conditions

1. **5 years**
2. **In accordance with the plans**
3. **Submit and agree a detailed methodology and a phased plan of the demolition works, to include details for securing and protecting the building prior to the commencement of the work. The details should also include a plan to restore the porch and garden along with details of salvaging materials.**
4. **A qualified conservation professional should be employed to supervise and agree the methodology and demolition work as they commence, and to have it agreed with the Local Planning Authority (LPA) before work commences.**
5. **The LPA should agree in writing on the details of the anchor bolts or pinning anchors before they are installed.**
6. **Completion of the Level 3 historic building record of the Corbett Arms Hotel. Subject to structural integrity with the building made safe and secure, a photographic record of the interior should be included in this record.**

5.2 APPLICATION NUMBER C25/0706/11/CR Coleg Menai, Friars Building, Coleg Menai, Ffriddoedd Road, Bangor, Gwynedd, LL57 2TS

Demolition of rear extensions and erection of a new two-storey extension along with landscaping works, erect a bicycle and bin storage building, and rearrange car park layout.

Attention was drawn to the Late Observations Form (observations from the Land Drainage Unit).

- a) The Planning Officer highlighted that this was a full application with a proposal to demolish the two-storey rear section of the building and erect a new modern two-storey extension to enable teaching rooms to be brought up to modern standards. The new extension would be a mix of light grey / red brick and red aluminium cladding to include two large lecture halls, a general teaching room, toilets and seating areas, as well as corridors, stairs and external doors and a new lift. On the second floor of the extension, there will be space for the two lecture halls, as well as seating areas, toilets, equipment rooms and stores - all of these

connecting to the main building. It was explained that internal restoration work within the main building was also part of the application, but the work did not require formal planning permission, but it had been assessed within the associated listed building application (C25/0706/11/CR). It was reiterated that a listed building assessment had been completed on the demolition work and the extensions' buildings.

It was reported that the building was very striking and significant, with an emphasis on its front elevation. There would be no change to the front elevation because the demolition work to the rear of the building would mean demolishing a significant extension from the 1930s; however, the demolition would mean that an extension could be erected that provided purposeful space to ensure long-term use of the building by Bangor University as part of their existing campus. It was noted that the landscaping work, re-arranging the parking provision and creating bicycle spaces also formed part of the application, with an intention to facilitate the connection by creating a new path to connect the University sites.

The site lies within the development boundary of the City of Bangor but outside the central area. It was highlighted that there were University sites near the site, as well as adjacent residential dwellings. The building was a grade II listed building.

Given the previous use of the site as a school and college, the relevant policy was Policy ISA 3 which noted that proposals were permitted for new facilities or extensions to existing buildings for academic or support purposes as long as there was consideration to the scale, location, design, amenity and transportation.

In terms of design matters, it was considered that the extension was designed around the existing features of the building which included use of the colour red around the windows; a modern contemporary design located to the rear of the main building as an ancillary extension. It was elaborated that the main building would continue to be the main focus, and with features such as the pitched roof on the extension suited the old building, it was considered that the design was acceptable and complied with policies PCYFF 2, PCYFF 3 and PS 10.

In the context of transportation and access matters, it was noted that a transportation statement had been submitted with the application, expressing that there was no intention to change or adapt the existing vehicular access, but to re-arrange the existing parking spaces within the site - the Transportation Unit had no objection to the proposal. It was reiterated, although public transport services often passed the site and there were paths for pedestrians and cyclists, however, it was considered that it would be reasonable to include a condition to agree to create a safe path for cyclists to improve the current situation. The proposal addressed the requirements of policies TRA 2 and TRA 4 of the Local Development Plan (LDP).

In the context of Biodiversity matters, the Biodiversity Unit had no objection to the proposal after they received and approved a plan showing the locations of the bat and bird nest boxes. However, concern was highlighted about the installation of two of the boxes at the front of the main building and although there was an agreement with the Biodiversity Unit to relocate them, it was considered that imposing a condition to agree the new location prior to their installation was acceptable. Reference was made to observations from Natural Resources

Wales that agreed with this, but proposed relevant conditions to follow the appropriate measures.

In the context of Archaeological matters, reference was made to the Heneb observations which suggested, due to the demolition on the site, to impose a condition to ensure a suitable operating plan in advance. It was considered that this was reasonable and the proposal therefore complied with the requirements of policy PS20 of the LDP.

When discussing Drainage matters, it was noted that there was an initial proposal to connect the surface water to the main sewer, but it was highlighted that Welsh Water had noted that this was not acceptable. The Land Drainage Unit had confirmed that the developer had now submitted a SAB application for the development, but they were not in a situation to approve the application because further investigation was required. Having received new observations from the Land Drainage Unit (late observations form), which noted that it could not be assured that it was possible to deal with the surface water from the site in an acceptable way, and in accordance with the requirements of Technical Advice Note 15 without further information and approval of the SuDS Approval Body, the recommendation was amended.

Attention was drawn to the language statement submitted as part of the application with the Language Unit providing positive observations. It was considered that it would be appropriate to impose conditions to ensure that signs promoting the development were bilingual and therefore complied with policy PS 1 and the relevant SPG.

The Officers recommended to approve the application with conditions subject to receiving further information and positive observations from the Drainage Unit.

- b) Taking advantage of the right to speak, the Local Member made the following observations:
- She welcomed the idea of building the Albert Gubay Business School and wished Bangor University good luck with the venture. The University would certainly benefit, and it would also benefit Bangor. Excellent.
 - However, many concerns have been raised and therefore would like to see further conditions on the application as it was being approved.
 - Completely agree with the Land Drainage Unit's concerns - they needed to be addressed before moving forward.
 - She had consulted personally and arranged a specific meeting with her fellow ward councillors and University officers, where concern was expressed about traffic, water, ecological and environmental impacts, asbestos, disturbance to local residents and the deficiencies of the local consultation process. Although a meeting had been held at Pontio during the summer, it was considered that this was not sufficient as a local consultation, and there was a need to address the concerns of the Maestryfan community located adjacent to the site (a letter was sent to all Maestryfan residents following the meeting with the officers).
 - Drawing attention to a map of the site, it was noted that the plot of land adjacent to the former Ysgol Friars was a plot of land given to the people of Bangor, in a will from a local doctor. It was noted that there was a covenant on the land that nobody could build on it (the doctor was a strong believer that residents required green spaces). Until 2021, it was a piece of derelict land, where dogs were fouling and people used drugs. In 2021, the Maestryfan Community Group was established, and after receiving

a grant, the community worked hard to create a beautiful, community garden out of land that was in tatters. Destroying the garden would destroy the heart of the community and therefore there was a need to ensure that all the construction, the dirt and the dust, would not impact the garden.

- Although uncertain whether bats lived in the nearby trees, it was certain that birds nested in the trees and in the nest boxes around the garden, and therefore she did not want to see these being impacted.
- The community's narrative had changed since creating the garden - from being a community that felt that everyone had forgotten about it, to being a positive, hopeful community, that was full of enthusiasm and care for each other. The garden was a symbol of the intense community work that had happened and was happening daily in the Maestryfan community; a symbol of the success of a community enterprise and the impacts of losing it would be far-reaching, and damaging to the community spirit.
- Asbestos disposal - expected that the University would ensure that clearing the asbestos would not have a harmful impact on the nearby community.
- She welcomed the assurance that there were no plans to develop the green field nearest to the construction.
- Ffordd Ffriddoedd was a main road into Bangor city, a strategic civic corridor; that included specific bus routes in and out of the city. At peak hours, the road was used by over 2000 school pupils and their parents and the staff, who travel to and from two secondary schools, a primary school and an independent school - all of them a stone's throw away from the development. When creating a Traffic Management Plan in and out of the site, the safety of children and adults, as pedestrians, cyclists and car drivers must be considered.
- There was an underground stream under Belmont Avenue that ran down towards the playing field next to the former Ysgol Friars. This must be considered when planning anything in the vicinity and any changes in the underground water flow, displacing water surface and flood risks because of disturbing the land.
- Attention was drawn to the fact that the Drainage Unit had refused the application until further investigations had been completed and the recommendation amended.
- It was asked about the specific impact on Coed Menai. Although observations had been noted about bats and birds, there were no observations about squirrels and barn owls. Consideration should also be given to these species.
- In principle, I believe that the development could be supported, but definite conditions were required on many matters. The Planning Committee was requested to delay the decision, to allow time to fully address the matters or impose tight conditions when approving - conditions that would consider public safety, detrimental impacts on ecology, the environment and the local community and nearby properties to;
 - Fully address the drainage department's concerns, considering the geographical stream, the area's water flow patterns etc.,
 - Safe disposal of asbestos
 - Consider and submit detailed plans to avoid harming the existing environment that would include the community garden, nearby garden birds and any other wild species
 - Public Safety. There was a need to submit a plan that considered general traffic density on Ffriddoedd Road, especially at peak times
 - To consider the laudable community benefit to this deprived local community
 - Make good / compensate the community for any damage to the garden.

- c) It was proposed and seconded to approve the application subject to including an additional condition about an environmental management plan prior to commencing the work - to include working hours, noise and dust.
- ch) During the ensuing discussion, the following observations were made by Members:
- The investment was significant to Bangor
 - Welcomed that the building was for education purposes
 - Needed to ensure that the modern additions suited the old buildings
 - Needed to keep the dignity of the building and not take away from the striking appearance
 - Did not wish to see further deterioration to the building that would lead to its demolition

RESOLVED to approve with conditions subject to receiving further information and positive observations from the Drainage Unit

1. **5 years**
2. **In accordance with the plans**
3. **Archaeological condition**
4. **Details of secondary glazing to be agreed beforehand**
5. **Agree to reuse materials from the building to be demolished**
6. **Aluminium rainwater goods**
7. **Specifications of solar panels**
8. **Details of any lights to be agreed**
9. **Details of any signs to be agreed**
10. **Details of the screen by the stairs to be submitted before its installation**
11. **Details of how the footprint of the gym will be recorded must be submitted before its demolition**
12. **Submit samples of the materials**
13. **Use of lime with any pointing/rendering work**
14. **Highways Condition**
15. **Welsh Water Conditions**
16. **Language Conditions**
17. **Biodiversity conditions including agreeing mitigation measures and completing the improvements**
18. **Agree on a Construction Environmental Management Plan (CEMP) before work commences – to include working hours**

5.3 APPLICATION NUMBER C25/0706/11/CR
Coleg Menai, Friars Building, Coleg Menai, Ffriddoedd Road, Bangor, Gwynedd, LL57 2TS

Listed building application to demolish rear extensions and erect a new two-storey extension along with internal alterations to the main building.

- a) The Planning Manager highlighted that part of the main building, which is visible from Ffriddoedd Road, was a very impressive two-storey building made of stone and built around 1899. It was reported that evidence existed which showed that the school evolved and

developed over time, and by the 1940s this was the building that existed - a grade II listed building. It was noted that two other separate buildings formed part of the site, but they did not form part of the application.

The proposal was to demolish the two-storey rear section added in the 1930s and erect a new modern two-storey extension to enable teaching rooms to be brought up to modern standards. The extension would be finished with a mix of light grey/red brick and red aluminium cladding. The front elevation, which was the southern elevation facing Ffriddoedd Road, would remain as it is, as this was the original part. On the western side of the main building, it is proposed to remove the existing car port and remove mechanical ventilation equipment from the roof and install new vents.

In the context of internal adaptations, it was proposed to remove a lot of modern work that had been added over time, close existing openings and open new ones, remove false ceilings, install new party walls, remove the internal wall but retain the parts on the side, repair the windows, as well as remove modern plaster from the walls. Several original doors also existed, and the intention was to preserve and reuse these.

Information was submitted as part of the application which highlighted that part of the building that was intended for demolition was quite contemporary with the main building, however, due to a significant lack of maintenance over time, it was noted that this part was in a poor condition and the size and space of the rooms were unsuitable for the University's requirements as a lecture hall. Although an extensive record had been made of the building, with the rear sections being important to the development and history of the site, it was elaborated that it was not possible to convert these for lecture use and it was considered that their demolition and providing a more suitable space would provide a long-term future for the site. It was also noted that an effort had been made to re-use the materials from the part that was to be demolished and retain the gymnasium footprint on the floor within the new extension to preserve the evidence of the location. The internal work would mean removing modern unsuitable features and restoring the building's typical and historical elements.

It was explained that the extension was of a modern design which suited the design and colour finish features of the main building; the plan from the front elevation showed parts of the new extension being visible, and following receiving additional information that considered the nature of the land raising up from the main road, the extension would not be visible from the front. Despite being visible from the other sides, it was considered that this would be acceptable in terms of seeing the building in its entirety and the extension would not take away from the appearance or the importance of the main building, but instead, it would show the evolution of the building over time, as had happened with the building's historic extensions.

Given the importance and the significant weight on the statutory duty to retain the listed building, the significance of the asset, the extent of the damage, justification for the work, and the public benefits, the Officers had noted that the proposed development represented a just and proportionate intervention and complied with local and national planning policies. They recommended to approve the application with conditions.

- b) Taking advantage of the right to speak, the Local Member noted that she was supportive of the application
- c) It was proposed and seconded to approve the application

RESOLVED to approve the application subject to the following conditions:

- 1. 5 years**
- 2. In accordance with the plans**
- 3. Heneb conditions**
- 4. Details of secondary glazing to be agreed beforehand**
- 5. Agree to reuse materials from the building to be demolished**
- 6. Aluminium rainwater goods**
- 7. Specifications of solar panels**
- 8. Details of any lights to be agreed**
- 9. Details of any signs to be agreed**
- 10. Details of the screen by the stairs to be submitted before its installation**
- 11. Details of how the footprint of the gym will be recorded must be submitted before its demolition**
- 12. Submit samples of the materials**
- 13. Use of lime with any pointing/rendering work**

5.4 APPLICATION NUMBER C25/0710/41/LL

Land adjacent to Brynhyfryd / Cae Capel, Chwilog, LL53 6SF

Erection of 25 affordable houses, creation of new vehicular access off the B4354 as well as associated work

- a) The Planning Manager highlighted that most of the area of this full application was within a site which had been accepted and earmarked as suitable for residential development by means of its designation in the LDP for this specific proposal. It was noted that the status of Chwilog (a village defined as a Service Village within the LDP) meant that new houses to serve Gwynedd as a whole was expected for this site as in other similar cases on designated sites throughout the County. Attention was drawn to the fact that a section in the north-west of the site was outside the designation of the development boundary itself and therefore, this section was considered as an exception site.

It was explained that the class 2 public road B4354 ran parallel with the northern boundary of the site; there were residential homes directly abutting the eastern boundary of the site, and residential homes on the other side of the road to the north. It was noted that the section of the site outside the boundary abutted the north-western part of the main site and currently formed part of the curtilage of the adjacent residential property - Brynhyfryd Farm.

The proposal, specifically, would include 6 one-bedroom flats, 9 two-bedroom houses, 8 three-bedroom houses and 2 two-bedroom bungalows - the proposed development offered 100% affordable housing with a mix provided in terms of occupancy. In terms of appearance, the houses would be finished in a mix of materials to convey different styles and to vary the appearance on the site.

It was reported that the Planning Committee had already approved the principle of a residential development on this designated site on three past occasions, and it was highlighted that the policy considerations made on two previous applications remained the same - it was considered that there was justification and demand for the proposal, and it continued to

address the needs of the local community. Information was submitted as part of this application from the Housing Strategic Unit clearly showing the demand.

In terms of the land outside the development boundary and the designation that formed the exception site, it was explained that the requirements of policy TAI 16 applied to this element of placing four houses in this part of the site (2 three-bedroom houses, 1 two-bedroom house and 1 two-bedroom bungalow). In terms of considering the demand for the four houses, it was elaborated that the local definition included the village of Chwilog itself as well as the nearby rural area (a distance of 6km from the application site and the entire area of any Community Council divided by the 6km distance, excluding property within the development boundary of any settlement, except for the settlement where the application is located). It was highlighted that information on the need for affordable housing had been submitted as a part of the planning application and they would be provided as housing on intermediate and social rent - there would be 2 two-bedroom units for social rent for the local demand in Chwilog.

It was noted that figures on the need for Chwilog (social rent), indicated that some have a local connection and there were seven on the list who needed a two-bedroom house, with a local connection. In terms of the two houses let on intermediate rent, information from the Tai Teg register confirmed that three on the list lived in Chwilog and had a local connection and were therefore eligible for the units. Based on the information submitted as part of the application, it was considered that a suitable need had been confirmed for the development, and the section of the proposal located outside the boundary formed a logical extension to the village.

In the context of the Welsh language, the Language Unit, in their response to the consultation, noted that the linguistic assessment submitted was comprehensive, looking at the history of developments in the area, a comprehensive study area and an analysis of the current linguistic position. They also noted that the statement had included presumptions on the fluency of prospective tenants, and the potential linguistic impact and that the assessment had confirmed the local need. It was acknowledged that concerns had been raised regarding the proposal, but no irrefutable evidence had been submitted to show that the proposal would have a detrimental effect on the Language. Consequently, it was considered that the proposal was acceptable in terms of policy PS1 and the relevant supplementary planning guidance.

In the context of visual and residential amenities, it was noted that the site was located on the outskirts of the village, and it was not considered that it would have a significant visual impact on the landscape and would suit the built context of the existing area and the rest of the village. The report also included a full assessment of the amended proposal on general and residential amenities, and it was not considered that the proposal was likely to have a significant detrimental impact on nearby residents.

It was reiterated that matters of transport, biodiversity, infrastructure and archaeology had been addressed and had received a full assessment, and it was considered that they were acceptable subject to planning conditions.

In the context of open spaces, reference was made to the proposed plan that included providing a public open space in the south-eastern corner of the site that would also include a sustainable drainage area. It was explained, as it was not possible to provide play equipment on this section, a contribution to provide equipment in another area would be relevant.

In the context of educational matters, it was noted that capacity was available within the local School in connection with this development, but as had happened for other sites designated

within Chwilog, it was considered essential that the three designated sites were considered in terms of the impact on education locally. Consequently, it would be impossible to anticipate which site would be developed first and that it would not be reasonable for the first developer to pay a higher contribution. Therefore, in fairness, it was decided that all contributions would be divided equally so that the three designated sites would face the same costs, and to this end, an educational contribution was needed for this application.

It was considered that the proposal complied with the requirements of local and national policies and therefore, the officers recommended to approve the application subject to a 106 or unilateral agreement for an open and educational space contribution and relevant conditions.

b) Taking advantage of the right to speak, an objector to the application made the following observations:

- The majority of Chwilog residents objected to the application.
- Many estates had already been built in the village over previous years and building more would have a negative impact on the community, including the school and the Welsh language.
- There were not enough facilities in the village to allow more people into the village - no shop, post office or a regular bus service.
- Health and safety concerns about the site's risk assessment - the pavement from the entrance ended on the 'clawdd' boundary of the telephone exchange. This meant that residents who would use the pavement would have to step out into the road to continue their journey - very dangerous to the elderly, the disabled and children.
- On behalf of Cadnant, a company called SAP Transport Planning had conducted a survey in terms of amount, size and the speed of vehicles going up and down the village - the data highlighted, from the direction of Y Ffôr, it appeared that 85% of vehicles drove more than 20mph and, from the direction of Cricieth, that 60% drove over 20mph - this needed the attention of the Council's Highways Unit. The survey was completed in February, the quietest month of the year, and should it be conducted in the busiest summer month, this would present very different conclusions and highlight that the development was located next to a very busy road.
- The Council had improved the speed bumps in the village and there was a need for a further survey to prove that the speed bumps had made a difference to slow traffic speed.

c) Taking advantage of the right to speak, the agent noted the following observations:

- The application was submitted jointly between Grŵp Cynefin and Williams Homes Y Bala to address the increasing need for affordable housing.
- The development would be led by Grŵp Cynefin, with support from the Welsh Government Housing Grant, under the control of Cyngor Gwynedd through a development programme - the grant was earmarked to develop the plan within this financial year.
- Most of the site was within the LDP housing designation and was designated for 20 houses.
- There was planning permission for 21 houses, to include seven affordable houses on the site since 2017, which was renewed in 2022 and continued to be valid and it could be implemented - the permission was approved in accordance with the LDP which remained operational and therefore the situation between the current permission and the application in question was comparative and was a relevant planning matter to be considered by the committee.

- Cynefin had worked closely with the Housing Department to ensure that the type and housing mix supported the Housing Strategy and responded to the housing crisis.
- The Housing Strategic Unit had confirmed that the proposal addressed the need for housing.
- There had been a lot of public consultation; a meeting with the Community Council and the Local Member prior to submitting the application; discussed with the Planning Department and statutory consultants.
- Discussions with the Highways Department had led to changes such as improving road safety by upgrading a nearby 'speed cushion' to be a 'raised table' and installing a formal crossing for pedestrians.
- A comprehensive linguistic assessment had been submitted and there was no evidence that the proposal would have a harmful impact on the Language - it addressed Policy PS1.
- The Allocation Policy addressed local connection and a high % of Welsh speakers - the policy had received consideration by the Language Commissioner who had noted that the policy was completely appropriate.
- The proposal would provide housing to local people.

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

- That he objected the application.
- The Community Council was unanimous in refusing the application.
- Almost everyone from the village was against the development - there was a petition, that had been signed by 160 residents in a short period of time (a significant number in a village the size of Chwilog).
There were clear, appropriate grounds to object on the petition - the proposal was a large development; there was no evidence of the local need of this scale; it would change the character of the village; it would lead to a detrimental linguistic impact; an impact on traffic and infrastructure.
- No e-mail noting the full observations of the Community Council had been included in the report, but the developer's information was included in full - no fair play to the voice of the local community - this in itself was grounds to refuse.
- There were several grounds to refuse:
- Growth that was not properly anticipated and was incompatible with Policy TAI3 - this was a development of a large scale and would change the village.
- It was contrary to policy ISA 2 and ISA 1 - there was no appropriate infrastructure in place, not many services and not enough space in the local school. Traffic levels were high and there were no suitable footpaths from the village to other places.
- The Chwilog housing designation in the LDP was 38, but 36 had already been constructed during the current LDP's life. Another 25 would be far above the designation of 38 which would lead to an over-development - a 10% increase in the village's housing stock and almost double the social housing stock in one application.
- Failure to satisfy Policy PS1 and TAN 20 - a thorough and meaningful assessment was required of the linguistic impact - no quantitative modelling of the impact of 25 units or mitigation measures had been recommended e.g., local allocation policy. In addition, there was no action plan for the development with the Welsh language or evidence regarding how the linguistic character of Chwilog could be protected. This made the development contrary to PSI, TAI 3 and the principles of TAN 20. No consideration to the reduction in the percentage of speakers over time with housing turnover or consideration to the residents of the new houses (most likely, these had not been completely validated by the County Council). The data also did not validate the language of households or the village's language use. Chwilog was amongst the

highest in Dwyfor with 80% of Welsh speakers - the application was contrary to PS 1 sub-clause 4. Applications that caused linguistic harm should not be approved - this development was too big and too soon, which threatened the village's linguistic capacity.

- Contrary to Policy TAI 8 sub-clause 4 - where the correct mix of housing and occupancy must be ensured to satisfy the area's current community needs - there was no mix of occupancy - it doubled the social housing stock in one application.
- The data was contrary to what was recommended by Planning Policy Wales - namely the need for local data to be owned locally - this was where there was data of wide regional interest which gave a misunderstanding of the genuine need in the village.
- The houses were outside the development boundary - Policy TAI 16 noted that they had to be subject to a local residence clause. This was a promise - an empty promise? A 106 local condition was required to ensure that the four houses were for local people.
- There were several grounds to refuse the application and therefore the Committee was encouraged to refuse it.

d) It was proposed and seconded to approve the application

dd) During the ensuing discussion, the following observations were made by the Members:

- The proposal was part of the Gwynedd Housing Strategy.
- Most of the site was within the development boundary.
- There was existing permission on the site for 21 days.
- There were 79 names on the housing list.
- The proposal offered 100% affordable housing.
- An appropriate mix of housing.
- There was a need for a thorough and robust language assessment. The linguistic statement had been submitted by the developer - therefore, how could a decisive conclusion be reached?
- Concern about the impact on the Welsh language. Another introduction to the village could undermine the Welsh population that was already in the village.
- There was a failure to comply with Policy TAI 3 - there was a need for the development to be proportional with the village's scale.
- Some units were outside the development boundary - a mechanism had to be in place to ensure there was a 106 agreement on them.
- Contrary to Policy PCYFF 2 - it created a detrimental impact on the local community.
- 36 houses had already been constructed. The village's capacity, in accordance with the LDP, was 38. Anything more than 38 would be too much and Chwillog would be unable to support the community.
- Any housing developments had to reasonably fit the village - 25 was too much, too soon.
- There was a need to look at the Gwynedd Housing Allocation Policy.
- The existing permission of seven affordable housing would have been acceptable - why not continue with this?
- How could the local need be evidenced? A local detailed assessment was required, supported by vast research - why were there no observations by the Local Housing Facilitator?
- Generally, units for one person were not easy to fill.
- The educational contribution was insufficient.
- The houses had been squeezed together - this was likely to lead to a dispute between tenants.

- There was no assurance of the justification for local housing in the exception site.
- The Community Council had unanimously refused the application.
- Suspicion about the 'local demand' for housing.
- There was not enough space in the school.
- That Housing Associations 'leading' on this was best - was it not the local opinion that was most important? The local opinion in this case was completely clear - 25 dwellings was too much for a village the size of Chwilog. There was a need to listen to the voice of the local community - a petition had been submitted.
- Chwilog was an area of linguistic significance in terms of the Welsh language.
- The right houses in the wrong place. The change was too big, too soon which would impact the character of the village.

e) In response to the observations, the Assistant Head noted that information about Chwilog's indicative supply had been clearly explained in the report, as well as evidence about the demand - there was specific justification about the county need evidence and the rationale for the four houses (located outside the development boundary) was limited to the local need. He reiterated that the Language Unit's observations noted that the linguistic statement submitted was detailed.

The Monitoring Officer elaborated that the statutory role of the Committee was to make objective decisions based on evidence. He noted that the four houses on the exception site had specific conditions in accordance with requirements; that planning history highlighted that there was already permission given for 20 houses on the designated site that would include seven affordable houses. With evidence on the need and views expressed about the impact on the Welsh language, the committee must submit evidence to the contrary should they refuse the application.

f) A request was made for a registered vote:

In accordance with the Procedural Rules, the following vote was recorded on the proposal to approve:-

In favour: 3 - Councillors Elwyn Edwards, Edgar Owen, Anne Lloyd Jones.

Against: 10 - Councillors Elin Hywel, Cai Larsen, Gareth A Roberts, Berwyn Parry Jones, Delyth Lloyd Griffiths, Gareth Tudor Jones, Huw Rowlands, Louise Hughes, John Pughe Roberts and Gruffydd Williams.

Abstaining: 0

The proposal fell.

It was proposed and seconded to refuse the application based on a lack of need for the affordable housing located on the part of the site that forms an exception site.

In response, the Assistant Head of the Department noted, should the application be refused, he would refer the application to a cooling off period.

RESOLVED to refuse the application contrary to the recommendation.

Reason: On the basis of a lack of need for the affordable housing located on the part of the site that forms an exception site.

As a result, the application will be referred to a cooling off period and will return to the Committee on another date with a report highlighting risks arising from this reason for refusal and the reasons noted by the Local Member during the Committee.

5.5 APPLICATION NUMBER C25/0947/25/EIA

Pentir Sub-station, Bangor, LL57 4ED

Replacing existing underground cables and the installation of new cross-site underground cables at the current Pentir sub-station as well as associated works.

Attention was drawn to the late observations form - guidance to impose a condition by the Assembly's Transport Unit.

- a) The Planning Officer highlighted that the proposal was part of a wider project to reinforce overhead lines and cables on the existing circuits between the Pentir and Trawsfynydd sub-stations; the Project was part of the wider network transmission upgrades needed to facilitate the work of connecting 50 Gigawatt of offshore wind energy by 2030.

It was explained that the proposed works will be fully incorporated within the existing footprint of Pentir Sub-station and will utilise the existing access road, storage areas, welfare facilities, office spaces, and staff car park. Reference was made to the Environmental Statement which provided an overview of the Project, the main alternatives considered in the development of the Project (where appropriate), information about the current environment, and an assessment of the likely significant impacts of the Project. Where appropriate, it was noted that mitigation measures have been included to avoid, prevent, reduce or offset significant adverse environmental impacts.

Increasing capacity on the existing transmission line between Pentir and Trawsfynydd sub-stations has been identified as a step that urgently needs to be taken to provide more transmission capacity, and is acknowledged by Ofgem.

Reference was made to policy ISA 1 which was supportive of proposals regarding water, electricity, gas services, etc. to improve the local provision, subject to detailed planning considerations. In the context of policy ADN 3, although the development is not a renewable energy scheme, it would form part of the support network that could be used in managing the renewable supply. To this end, it could be considered part of the renewable energy network. A thorough assessment was conducted of the relevant criteria, and it was considered that the proposal was acceptable in terms of principle and complied with Criterion 1 Policy ADN3 in terms of the fact that all impacts had been sufficiently mitigated. Similarly, it was noted that policies PCYFF 5, PS 5, PS 6 and PS 7 are supportive of schemes for the development of renewable technologies that contribute to protecting the environment and mitigating climate change and this plan therefore met the objectives of these policies.

In the context of transport and access matters, once it is operational, there will be no demand for additional vehicular access to the site and there will be no long-term impacts on highway

safety deriving from the development. It was noted that the Assembly's Transport Unit was happy with the development subject to conditions and, consequently, it was considered that the proposal complied with the requirements of Policy TRA 2 and TRA 4 of the LDP in terms of highway safety and convenience.

In terms of archaeology and heritage matters, it was highlighted that there were many Scheduled Monuments in the site's vicinity. Heneb noted that the desk assessment was very thorough and had been written well and they agreed with the conclusion of the Assessment of the Environmental Impact (AEA); the application was therefore acceptable under policies PS 20 - impact on heritage features and AT 4 of the LDP - the protection of sites of archaeological importance from harm.

A Welsh Language Statement was submitted as part of the application which had considered the potential impacts of the Pentir proposed work on the use of the Welsh language in the local community. Although no adverse effects were identified in the assessment, measures were proposed to ensure that the use of the Welsh language was maintained. An Environmental Statement was also submitted which assessed the impact on the environment and it was concluded that, with the imposition of planning conditions, the impacts of the development could be satisfactorily mitigated and environmental features protected.

The visual and landscape impacts were considered acceptable as the works were within an already developed site and the development protected the amenities of residential properties around the site satisfactorily.

It was reported that the proposed development would extend and improve electricity connections across north Wales with the economic benefits acknowledged. Having considered all the relevant planning matters including the local and national policies and guidance, the officers recommended to approve the application with conditions.

- b) Taking advantage of the right to speak, the applicant's representatives made the following observations:
- The application included work that would occur within the existing Pentir National Grid Sub-station and part of the Pentir to Trawsfynydd Project that would reinforce and restore the existing line between Pentir and Trawsfynydd.
 - The work would provide more capacity in the network and allow the network to be safer whilst allowing more clean energy to supply homes and businesses.
 - The work forming part of the application normally would be considered as an 'approved development'. However, because the work forms part of the Pentir to Trawsfynydd Project, with planning applications being submitted to the Planning Committee in the coming months, planning permission was required for the work.
 - The work proposed as part of the application will occur within the existing boundaries of the Pentir Sub-station site and include replacing the existing underground cables, as well as installing new underground cables across the site.
 - The planning officers expressed that the work was acceptable and recommended to approve with conditions.
 - He asked the Committee kindly to support the application, which formed a key part of the work to reinforce the network between Pentir and Trawsfynydd.

- c) The Monitoring Officer noted that the Local Member (Councillor Menna Baines) had noted in an e-mail that she had no objection to the recommendation.
- ch) It was proposed and seconded to approve the application

RESOLVED to approve with conditions

1. 5 years
2. In accordance with the plans, all recommendations in the documents and assessments, and the approved Environmental Statement.
3. Public Protection Conditions
4. Trunk Road Conditions
5. Compliance with the Green Infrastructure Statement along with future maintenance work.
6. Ensure bilingual signage with priority given to the Welsh language.
7. The applicant must submit to the Local Planning Authority a Construction Traffic Management Plan (CTMP) which will satisfy the Welsh Government, as the Overseeing Organisation for the Strategic Road Network (SRN).

The meeting commenced at 13:00 and concluded at 15:50

CHAIR

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Number: 1

Application Number: C25/0949/36/EIA

Date Registered: 24/12/2025

Application Type: Environmental Impact Assessment

Community: Garndolbenmaen

Ward: Dolbenmaen

Proposal: Application for a new substation and associated infrastructure and ancillary works, including a new access road from the A487 and the upgrading of an existing agricultural access track, and new underground 132 kV cables to connect to the existing Electricity Networks overhead line.

Location: Land South Of A487, Glan Dwyfach, Garndolbenmaen, LL51 9PQ

Summary of the Recommendation: TO DELEGATE THE RIGHT TO APPROVE WITH CONDITIONS SUBJECT TO THE RECEIPT OF A FAVOURABLE RESPONSE FROM THE TRUNK ROAD AGENCY

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

1. Description:

- 1.1 This is an application for a proposed new substation and associated infrastructure and ancillary works that include a new access road from the A487 and the upgrading of existing agricultural access track and new underground 132kV cables to connect to the existing Electricity Networks overhead line.
- 1.2 This proposal forms part of a wider project which encompasses the reinforcement of overhead lines and cables on the existing circuits between Pentir and Trawsfynydd substations in North West Wales. The Project is part of the wider network transmission upgrades required to facilitate the connection of 50 Gigawatt (GW) of offshore wind by 2030. Increasing capacity on the existing transmission line between Pentir and Trawsfynydd substations has been identified as a step that needs to be taken urgently to provide more transmission capacity. This is recognized by Ofgem (Great Britain's energy regulator), who have identified the necessary work as Accelerated Strategic Transmission Investment (ASTI).
- 1.3 Full planning permission is required from the relevant Local Planning Authority for:
- Pentir – Replacement of existing underground cables; installation of new cross site underground cables in the existing Pentir substation; and ancillary works. A planning application has been submitted under reference C25/0947/25/EIA.
- Glaslyn Cables – an extension to the existing Wern Cables Sealing End Compound (CSEC) including a new permanent access; a new Minffordd CSEC and Tunnel Head House (THH) with permanent access; the removal of the existing Garth CSEC; installation of new 400 kV cables to replace redundant 400 kilovolt (kV) and 132 kV cables; and other associated infrastructure and ancillary works. A planning application has been submitted under reference C25/0947/25/EIA.
- Trawsfynydd – Installation of new underground cables and cable sealing ends, shunt reactor and gantry and the widening of part of the existing access road in the fenced compound at Trawsfynydd substation and ancillary works. This site falls within the Snowdonia National Park area and a planning application has been submitted to the Park Authority.
- Section 37 consent under the Electricity Act 1989 will be required for the following (these will not be subject to a planning application):
- Bryncir – Replacement of Tower 4ZC067 and downloads into the proposed Bryncir substation. Installation of fibre optic cable.
- Bryncir – A new 132 kV overhead line (for part of the route) to connect the existing SPEN DB route to the Bryncir substation and removal of a redundant section of SPEN DB route.
- Trawsfynydd – Amendment to downloads from the existing Tower 4ZC005 to turn into a new gantry in the substation and changes to the alignment of substation compound southern western boundary fence. (This site falls under the jurisdiction of the Snowdonia National Park Authority)
- 1.4 The site subject to this application is located to the southeast of Bryncir (1km), south of the A487 and to the east of the junction with the B4411 and 1.2km southwest of Garndolbenmaen. The proposed development site is located on relatively flat ground and comprises predominantly pastoral fields, with an area of marshy grassland to the southwest. The site is enclosed by a variety of field boundary types, primarily dry-stone walls and post and wire fencing, with overgrown hedgerows and hedgerow trees along the southern and north-eastern boundaries. Managed hedgerows are also present along the southern side of the A487.
- 1.5 The proposed works will cover a total of 12.4 hectares (ha) with the substation compound measuring 1ha with the remaining land comprising of the cable routing, access roads and construction compounds. It is noted that a similar proposal has previously been approved under reference

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

C17/0772/36/LL (and a subsequent permission to extend the time period for commencing works under C22/1102/36/AC), however this permission no longer meets the needs of the project.

The development will include;

- Construction of a new 400 kV substation, including a permanent access road.
- Installation of a new section of 132 kV underground cable and two fibre-optic cables to provide substation communications, comprising one routed underground from Tower 4ZC068 and one routed directly from replacement Tower 4ZC067.
- Permanent diversion of Public Right of Way Dolbenmaen No. 18 and construction of a new land-owner access track.
- Installation of a small kiosk to supply low-voltage electricity to the substation.

The proposed substation would comprise the following equipment and infrastructure:

- One Super Grid Transformer (400/132 kV).
- Ancillary buildings, including: A small single-storey amenity building measuring approximately 38 m in length and up to 5 m in height; and a separate small single-storey building housing the main control systems.
- Busbars and Air Insulated Switchgear (AIS), comprising one 400 kV installation; and one 132 kV installation.
- Earth switches (Six at 400 kV and three at 132 kV).
- Disconnectors (Four at 400 kV and one at 132 kV).
- Circuit breakers two at 400 kV and one at 132 kV.
- Three cable sealing ends.
- Twelve current transformers.
- Three settlement metering units.
- One diesel generator.
- A gantry structure with a maximum height of up to 10.5 m.
- One low voltage alternating current (LVAC) transformer.
- Surge arrester (Three at 400 kV and three at 132 kV).
- Voltage transformers (Three at 400 kV and four at 132 kV).
- One water tank.
- One oil interceptor.

1.6 The Scottish Power Energy Networks (SPEN) Distribution Boundary (DB) route would connect to the proposed Bryncir substation via a combination of underground cables and overhead line. The DB connection route would leave the proposed Bryncir Substation to the east as approximately 600 m of 132 kV underground cable, installed in trefoil formation, crossing beneath the Pentir to Trawsfynydd 400 kV overhead line before routing north through two fields and turning west to a cable terminal structure. From this point, the route would continue as approximately 250 m of overhead line, and would be subject to a separate s37 of the Electricity Act consent.

1.7 A permanent access road providing access to the proposed works site from the A487 via an upgraded existing access track opposite Bryn-yr-Efail-Uchaf. The access route would follow field boundaries to the substation compound. The permanent access road would be approximately 250 to 300 m in length, have a maximum width of 6 m, and would comprise a tarmacadam surface. Crossing points would be provided to enable landowner access across the road.

1.8 A temporary construction compound would be located near the vehicle access from the A487, with a secondary construction area located adjacent to the proposed substation compound.

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

- 1.9 Public Right of Way (PRoW) Dolbenmaen No. 18 crosses the proposed site and would be permanently diverted to facilitate the Bryncir substation. The diverted route would run adjacent to the substation access track, follow the southern boundary of the drainage pond, and reconnect with the existing route to the west. A separate application under Section 257 of the Town and Country Planning Act 1990 will need to be submitted to formally divert the footpath.
- 1.10 The proposed work is part of the wider Project, and part of it (namely the re-installation of high voltage electric cables under the Glaslyn) has been confirmed as development that requires an Environmental Impact Assessment (EIA) as confirmed in the screening opinion provided under reference C24/0806/08/SC under Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017. An Environmental Statement (ES) has been prepared for the whole project. Volume 3 of the ES is specifically in relation to the Bryncir substation development and is supported by Volumes 6 (Wider works), Volume 7 (The project and cumulative effects) and Volume 8 (Technical Appendices).
- 1.11 Due to the size of the site, this application is defined as a major development. As part of the application, in accordance with the requirements of the Town and Country Planning Order (General Development Procedure) (Wales), a pre-application consultation report was received as part of the application (PAC). The report shows that the developer informed the public and statutory consultee about the intention before submitting a formal planning application. The report concluded that the seven formal responses from statutory consultations received had been considered.

2. Relevant policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be made in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.
- 2.2 The Well-being of Future Generations (Wales) Act 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.
- 2.3 **Anglesey and Gwynedd Joint Local Development Plan 2011-2026, adopted 31 July 2017**
 PS 1: Welsh Language and Culture
 PS 4: Sustainable transport, development and accessibility
 PS 5: Sustainable Development
 PS 13: Providing opportunity for a flourishing economy
 PS 19: Conserving and where appropriate enhancing the natural environment
 PS 20: Preserving and where appropriate enhancing heritage assets
 TRA 4: Managing transport impacts
 PCYFF 2: Development criteria
 PCYFF 3: Design and place shaping
 PCYFF 4: Design and landscaping
 PCYFF 6: Water Conservation
 AMG 3: Protecting and enhancing features and qualities that are distinctive to the local landscape character
 AMG 5: Local Biodiversity Conservation
 AT 1: Conservation areas, world heritage sites and registered historic landscapes, parks and gardens
 AT 4: Protection of non-designated archeological sites and their setting

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Supplementary Planning Guidance – Maintaining and Creating Distinctive and Sustainable Communities 2019

2.4 National Policies:

Future Wales: The National Plan 2040

Planning Policy Wales (Version 12 – February 2025)

Technical Advice Note 5: Nature Conservation and Planning

Technical Advice Note 12: Design

Technical Advice Note 15: Development, flooding and coastal erosion

Technical Advice Note 18: Transport

Technical Advice Note 23: Economic Development

Technical Advice Note 24: The historic environment

3. Relevant Planning History:

C22/1102/36/AC 'Variation of condition 1 (timeframe to start work) on planning permission C17/0772/36/LL to extend the period for starting the work for a further 5 years' permitted with conditions on 27/02/2023.

C18/0168/36/LL 'Application to vary condition 2 of planning permission C17/0772/36/LL in order to move the diversion of the public footpath no. 18' permitted with conditions on 18/05/2018.

C17/0772/36/LL 'New substation, associated infrastructure, landscaping and new access road' permitted with conditions on 12/1/2017.

C17/0063/36/SC 'Screening opinion for a proposed new 400kv substation' EIA not required by decision dated 08/02/2026.

4. Consultations:

Community Council: No response received.

Transportation Unit: No Response received.

Public Rights of Way Unit Response received on 05/01/2026:
The route of public right of way (Footpath) number 18 in the community of Dolbenmaen is affected by this development (see attached plan). The applicant has also noted the proposed diverted route.

The route of a public right of way should not be moved unless the change has first been authorised by a legal Order, known as a Diversion Order. The applicant must contact Cyngor Gwynedd Rights of Way Team prior to submitting a formal application to divert the path under section 257 of the Town and Country Planning Act 1990. Contact:- Llwybrau@gwynedd.llyw.cymru. The Council's Rights of Way Team request that this is a condition in the planning consent.

Before starting any diversion procedure, the applicant and the Council will need to agree on the direction of the diverted route, the standard of the new path in terms of surfacing and any furniture such as gates. It is also expected that the applicant will agree to meet all the relevant costs in terms of diverting the route.

Natural Resources Wales: Response received on 26/01/2026:

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 05 January 2026.

Please note that for the purposes of this application, we have only considered the proposed development within the red line boundary. We have concerns with the application as submitted. However, we are satisfied that these concerns can be overcome if the document identified below is included in the approved plans and documents condition on the decision notice:

Document - Outline Construction Environmental Management Plan, National Grid, December 2025

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

The Afon Dwyfach is within close proximity of the proposed access track and substation. Due to the proximity of the Afon Dwyfach there is a need to minimise the risk of pollution that could occur by the construction of the proposed development. If not managed properly, there may be a high risk of pollution of controlled waters.

We note the submission of Outline Construction Environmental Management Plan, National Grid, December 2025. The mitigation measures proposed in the Outline Construction Environmental Management Plan (CEMP) and supporting documents are comprehensive and appropriate to protect the environment, provided they are implemented rigorously and monitored effectively.

We would therefore advise that your Authority include the following document in the approved plans and documents condition on the decision notice:

- Outline Construction Environmental Management Plan, National Grid, December 2025

Protected Species

Bats

We note the information submitted in support of the above application (Bryncir Bat Survey Report, National Grid, Environmental Statement Appendix 3.5F).

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

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

As this is a lower risk case for bats, we consider that the development is not likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range. We recommend that you discuss the need to secure any avoidance or mitigation (including appropriate lighting controls) measures with your internal ecological advisor.

We note that no other protected species (fully protected under the Wildlife and Countryside Act 1981 (as amended) or European protected species) were noted within the site and as such we have no further comments to make on protected Species.

Flood Risk

The Flood Map for Planning identifies the application site to be within Flood Zone 1, and therefore at low risk of flooding. We do not have any further flood risk comments.

We recommend that you consult your colleagues in 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 runoff rates. Details of adoption and management should also be submitted to ensure that the scheme/systems remain effective for the lifetime of the development.

National Landscape

Due to the distance and sense of separation from the Eryri National Park, direct notable impacts on the National Park or its setting are not anticipated during the construction and operational phases. Effects are considered negligible and not significant.

Due to the separation distance from the Llŷn National Landscape / Area of Outstanding Natural Beauty (AONB), we consider that there would be no significant effects on the AONB.

Other Matters

The advice in this letter relates to matters which are included on our consultation topics list. We do not rule out the potential for the proposed development to affect other environmental interests that are not included on this list.

Dŵr Cymru Welsh Water:

Response received on 21/01/2026:

We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development.

Firstly, we would advise that our response is based on land included within the red line boundary on the Site Location Plan (TCPA) submitted in support of the application. With respect to the submitted application form, we acknowledge that the development proposes to discharge foul and surface water flows to a cess pit and sustainable drainage system respectively.

FOUL WATER

Since the proposal intends utilising an alternative to mains drainage for foul water, we would advise that the applicant seek advice from Natural Resources Wales and/or the Building Regulations Authority

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

as the regulatory body for this method of drainage. Should circumstances change and a connection to the public sewerage system is preferred, we must be re-consulted on this application.

SURFACE WATER

Turning to surface water drainage, as of 7th January 2019, this proposed development may be subject to Schedule 3 of the Flood and Water Management Act 2010. In the event this proposed development amounts to a total impermeable area of 100sqm or more, approval of Sustainable Drainage Systems (SuDS) features will be required 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 sustainable drainage system, in principle, subject to consultation and agreement with the regulatory body or riparian owner of this system.

ASSET PROTECTION

In addition, we would advise it is the applicant's responsibility to ensure that any proposed works do not conflict with any underground services. For Sewers or Watermains that may be present and affected by your proposals, you are advised to contact Dŵr Cymru Welsh Water who will be able to explain whether any consent is required for your proposed works. Prior to commencing works, we recommend you review the information and guidance on available on Welsh Water's website at

<https://developers.dwrcymru.com/en/applications/planning/asset-location-and-cctv-surveys>

WATER SUPPLY

We note as part of the proposal that a water tank is proposed. We would be grateful to receive an estimate of the daily and annual water consumption in order to assess and advise further.

Please be advised Dŵr Cymru Welsh Water is not responsible for fire protection or for providing suitable fire flows. Providing fire flows and fire protection are the responsibility of the appropriate regional Fire Services. We refer you to the 3rd Edition of the National Guidance Document on the Provision of Water for Fire Fighting published by the Local Government Association and Water UK.

Accordingly, for the reasons outlined above, we offer a holding response until such time as additional information has been submitted and request we are re-consulted on receipt of this information.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

If you have any queries please contact the undersigned on 0800 917 2652 or via email at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.

Thank you for consulting on the above application, our observations are as follows; The Service has assessed the Environmental Statement and associated documents in relation to noise and air quality for the above development, namely;

- Environmental Statement (ES) Report, volume 3: Bryncir Works, November 2025
- Operational Noise Assessment (ES Volume 3 – Appendix 3.11.B and A Operational Noise Assessment)
- Outline Construction Environmental Management Plan
- ES report, volume 3, Chapter 10 : Air Quality and Emissions

Operation noise

The submitted noise and vibration assessment has been reviewed with regard to the potential impacts on residential amenity arising from construction activities, construction traffic, ground-borne vibration, and operational noise from the proposed substation and associated equipment.

The location is predominantly surrounded by agricultural fields and in a rural area. The nearest noise sensitive property being 105m North of the site, and 175m South of the site. The proposed substation will operate at voltages up to 400kV , with equipment including one Supergrid Transformers (SGTs), cooling plant, support and electrical equipment, ancillary buildings, an access road and security fencing.

The noise assessment has been undertaken for the SGT and cooling plant as the dominant main noise source from the site. It is understood that there will be further transformers onsite, cable sealing ends and diesel generator. Can the Service have an explanation why these have been excluded from the noise assessment; would other equipment on-site increase the noise level when all operating at the same time? Could the applicant please clarify? The specific sound level used in this assessment for the SGT is based on 102.5% voltage and 50% load. There is the potential for this load to be exceeded in emergencies/exceptional circumstances. The Service would have expected to see the worst-case scenario when the transformers and cooling fans are operating at 100%. Can the applicant submit further information demonstrating what the predicted noise levels would be during the night-time period when the site is operating under maximum load conditions, with all plant and equipment on-site in operation? There is no sound power data provided for low frequency bands for SGT, and therefore the assessment has been modelled on 100Hz for the main SGT tank and placed within an enclosure that provided a minimum of 20dB sound attenuation at 100Hz. A fixed +3 dB acoustic feature penalty has been applied for tonality. Transformers can exhibit tonal components that may warrant +4 to +6 dB penalties, especially at night when background levels are low. As the low frequency data is not available, and there could be a risk of tonality issues/hums, the Service would advise that the highest penalty to be adopted as a worst-case scenario. If this was the case, noise from the substation would have an impact on noise sensitive residents during the night-time period. Can the applicant explain why the worst case in relation to low frequency noise/tonality has not been considered?

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

The report concludes a “low” noise impact; however, key components of the assessment are based on generic source data, assumed low-frequency mitigation performance. There are concerns from the Service that with low background noise levels were even small, tonal noise can be disturbing to residents. Following a review of the submitted Operational Noise Assessment (ES Vol 8 – Appendix 3.11.B Operational Noise Assessment), the Public Protection Service is unable to provide support for the proposal at this stage. While the document broadly follows BS 4142 methodology, there are several material uncertainties, assumptions, and data gaps which prevent the authority from concluding that the development will not result in adverse noise impacts, particularly during the quietest night-time periods. Public Protection Service would request that the applicant clarifies the issues raised above.

If approval is granted prior to receiving the additional information/clarification, the Service would recommend that the following are conditioned: Operational noise:

- The rating level (L_Ar,Tr) from the combined noise of all fixed plant and machinery at the substation shall not exceed the representative night-time background level (23 dB LA90) at any noise-sensitive receptor. Daytime rating levels shall be at least 5 dB below the daytime LA90. All fixed plant, machinery and equipment located on site shall be maintained following installation and throughout the lifetime of the consent.
- A commissioning noise survey shall be undertaken within 3 months of operation to ensure compliance with the noise condition above, and low frequency noise to be assessed.
- The Supergrid Transformers shall be enclosed within an acoustic enclosure that provided a minimum of 20dB attenuation at 100Hz. Validation of enclosure performance before prior to operation.
- Any substitution to plant and Equipment onsite requires demonstration of equal or lower spectral noise levels.
- Should there be any exceedance or adverse impact further mitigation measures shall be implemented within 8 weeks, followed by retesting.
- Where a verified complaint is received by Cyngor Gwynedd that suggests that the Noise Rating Level from all fixed plant, machinery and equipment located on site exceeds the background sound level at receptor identified within the noise report, the operator of the site shall complete an assessment in accordance with the methodology and principles set out in BS 4142:2014+A1:2019, to demonstrate that the Noise Rating Level does not exceed the background sound level. The combined Noise Rating Level of all fixed plant, machinery and equipment located on site should account for any reasonable character corrections, i.e., tonality, intermittency, impulsivity, and other sound characteristics. The assessment shall be completed by a competent person agreed in writing with the Local Planning Authority in advance of the assessment.

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

If the Noise Rating Level exceeds the background sound level a further scheme incorporating further measures to achieve a Noise Rating Level shall be submitted to the Local Planning Authority for approval. All works comprised within those further approved measures shall be completed.

Construction noise

Construction noise has been assessed within Chapter 11 of the ES. The Service agree with the methodology used to assess the predicted construction noise levels at the noise sensitive properties. These being based on category A and B. The Service would recommend that the following are conditioned if the application is granted:

- daytime noise threshold LAeq,T is conditioned for each receptor identified within the table below.
- Noise monitoring shall be undertaken on the boundary of the closest residential properties; to ensure that the noise threshold is not exceeded.
- Noise sensitive property shall be notified by letter or leaflet drop advising of the works programme with estimated start and completion dates. The notification shall also contain the names and telephone numbers of site contacts to deal with enquiries. The notification leaflet/letter shall also be sent to the Planning Authority and Public Protection Department.
- The developer shall be responsible for responding to complaints within an adequate time frame and where appropriate providing details of corrective action taken. All complaints shall be recorded and the Local Authority notified.

Should piling take place, it is recommended that the following is conditioned:

- The piling method adopted must be that of non-percussive nature. Pilling must only be undertaken between the hours of 9:00 – 17:00 Monday to Fridays only, pilling shall not be permitted on Saturday, Sundays or a bank holiday.

Vibrations: Construction Within the BS5228-2 guidance, levels above 1.00mms-1 – 10.0mms-1 may cause complaint but can be tolerated if prior warning and explanation is given to residents. The proposed development work has predicted that vibration will be negligible at the noise sensitive properties as there are no residential properties within 50m of the development.

Outline Construction Environmental Management Plan (OCEMP)

The OCEMP provides details of what needs to be considered and included in a detailed Construction Environmental Management Plan (CEMP) that will be developed prior to works commencing. The proposed working hours during the construction works are 07:00-19:00 Mondays to Fridays, no work over the weekend and bank holidays. Cyngor Gwynedd stipulate that all Construction noise should be

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

within 08:00-18:00 during the week, and 08:00-13:00 on Saturday, with no work on Sundays or Bank Holidays.

Any working outside of the proposed hours must receive consent from the Local Authority. Any night-time working, the developer should make an application for a s.61 Control of Pollution Act consent, accompanied with a noise report for any night-time work.

- Construction work shall only be undertaken between 08:00-18:00 during the week Monday Friday, and 08:00-13:00 on Saturday, with no work on Sundays or Bank Holidays.

The Service agree with the measures to control noise within the OCEMP. This section noted that noise monitoring will be undertaken by the contractor. A competent person shall undertake noise monitoring during the construction phase. The results of the noise monitoring must be recorded, along with the time, duration, location and weather conditions. The records shall be made available to officers of the Local Authority.

Table 4.1 Construction Management and Mitigation states under B-BW-004, the noise levels for general construction work, the background noise level should not be exceeding 70 decibels (dB), or that greater from levels obtained from main A487 road. The noise levels must adhere to the noise limits agreed with the Local Planning Authority, it has been identified that the noise limits at some properties shall be 65dB, not 70dB. Therefore, this section does not correspond with the details within the noise chapter 11 on predicted noise limits, and it will be necessary to ensure that the CEMP coincides with the noise levels in the noise assessment.

Air Quality: we agree with the proposed best working practice to reduce dust emissions during the Construction period.

- It is advised that the details in the OCEMP be implemented in the final CEMP before deciding on the proposed development.

Air Quality

The dust impact assessment follows the IAQM 2024 guidance. The Chapter identifies that there will be large dust-emission magnitude for earthworks, construction and track out, low overall sensitivity due to receptor Distribution and low-risk outcomes for amenity, health, and ecological receptors with mitigation applied.

The use of electric generators rather than diesel is preferred for both noise and air quality benefits, and the developer should consider using electric generators. The mitigation measures outlined within the OCEMP shall be implemented into a Construction Management Plan (CEMP). With the mitigation measures proposed within the OCEMP the Service have no additional comments to make on this chapter.

Contaminated land

A desk-top study should be undertaken to ensure land is not contaminated. If unexpected contamination is found during development, all works must cease immediately. The LPA must be notified within 48 hours and an appropriate investigation/mitigation strategy submitted for approval. Work shall not recommence until written approval has been given.

Lighting

No details have been provided within the application relating to whether external lighting will be implemented at the substation.

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Should external lighting be installed, a lighting assessment must be undertaken. All lighting shall be suitably angled and if necessary shielded (as determined by the Local Planning Authority) to prevent glare and light trespass beyond the site boundary as per the guidance provided by the Institution of Lighting Professionals Guidance – Reduction of Obtrusive Light Guidance Note 01/21. The lighting shall be maintained following installation and throughout the lifetime of the consent.

Conclusion

There is the potential for low frequency noise disturbance from the development to nearby sensitive receptors as the data are not available, and assessment when the substation is running at maximum capacity has not been assessed. The Service has matters which require clarification or additional information to support the application. If approval is considered, the Service recommend that the conditions mentioned above are applied to protect residential amenity.

Biodiversity Unit:

Following a site visit on 18th March 2026, I can confirm that much of this site is on agriculturally improved fields dominated by Perennial Rye-grass with low biodiversity and no species interest.

During the site visit we happened to meet the Morgan Sindal project manager for the construction.

The *clawdd* along the main road, where it is proposed to create a wider access, is on a raised bank and the grassland here is semi-improved with mosses and Field Wood-rush *Luzula campestris*. This bank has the potential for grassland fungi and I recommend that the turves are removed and transplanted into area that will be protected from agricultural operations. In Teams meetings (1st & 7th April 2026) with applicant (TACP) and their ecologist (Donna Hall) it was agreed that the bank turve will be translocated. I recommend that a plan detail this is proved together with a map showing where the receptor site for the turve will be. It will also require monitoring for 5 years.

Temporary Works & Afon Dwyfach

The temporary access works, circled in red below, is along Afon Dwyfach. Although this area is outside of the red line boundary of the planning application the work is integral to the application for development, and works in this area have the potential to impact Marsh Fritillary butterflies associated with the nearby SAC. This area is a wetland habitat with Purple Moor-grass, Sphagnum mosses, in place it is very boggy and wet. This habitat is sensitive to changes in hydrology such as drainage or channels or holes can also lead to drainage. This habitat is sensitive to compaction. Purple Moor-grass habitat is a priority biodiversity habitat listed by the Welsh Government under the Environment Act 2016. The applicant has a duty to minimise damage to this habitat and restore it. Temporary access using bog matting and tracked vehicles can reduce compaction and damage

Part of it has scattered trees and this is wet woodland, which is a biodiversity priority habitat. Afon Dwyfach will have to be crossed. While works are taking place an ecologist must be present at all times. The habitats here are likely to support reptiles, therefore measure must be taken to avoid harm to reptiles.

Further investigation is required to assess the river's potential to support Fresh Water Pearl Mussel.



INNS

Himalayan balsam occurs along Afon Dwyfach and an eradication programme must be in place as soon as possible to control this invasive species.

Comments received 28/04/2026

The water drainage plan is acceptable

Local Authority Tree Officer:

Response received on 18/03/2026:
The proposed works adequately mitigate any loss of arboricultural value. No objection.

SuDS Approval Body:

Response received 07/04/2026:

We had a meeting on site with the agent last week and agreed on a plan. For application C25/0949/36/EIA, we have no objections. For application C25/0947/25/EIA, it does not require a SuDS application, as it is an application to put a cable underground, so there are no drainage implications.

Response received on 28/01/2026:

Following our review of the submission, we are unable to determine whether the proposal is satisfactory due to insufficient evidence demonstrating that the surface water destination hierarchy has been followed. Further details are outlined below.

Priority 1: Rainwater Harvesting

- Due to the nature of the development, we accept that rainwater harvesting would not be suitable.

Priority 2: Infiltration

- Infiltration testing must be carried out in accordance with BRE365. We require an infiltration test report showing timestamps for three tests conducted in a trial pit located where the proposed soakaway would be. The pit depth must reflect the proposed soakaway and be filled with sufficient water to replicate conditions. The three tests should be performed in close succession.

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

- The slowest infiltration rate should then be used to calculate soakaway size.
- Additionally, groundwater monitoring is required.
A minimum 1-metre clearance must be maintained between the base of the soakaway and the highest groundwater level to prevent ingress, which could reduce system capacity.

Priority 3: Watercourse

- If infiltration is proven unfeasible, discharge to a watercourse may be considered. This must be at greenfield run-off rates, requiring attenuation and flow control measures. If no watercourse is reasonably accessible, proceed to Priority 4.

Priority 4: Surface Water System

- Discharge rates must be agreed with the system owner. If no surface water system is within reasonable proximity, proceed to Priority 5.

Priority 5: Combined Sewer

- Comprehensive evidence must be provided to justify dismissal of all higher-priority options. Due to capacity constraints, Welsh Water are reluctant to accept surface water connections.
- If no existing connection exists (e.g., a property is being demolished and rebuilt), the applicant has to demonstrate that the new development will improve flow and volume rate.
- If there is no existing connection, Welsh Water is unlikely to accept a new one.
- If the proposal involves connecting to Welsh Water's system, we strongly advise contacting them at the earliest opportunity to avoid delays in processing the application.

Due to the lack of evidence provided, we strongly encourage the applicant to contact the SAB for a pre-application discussion. Until more information and evidence are provided, we offer a holding objection.

Further details regarding the SAB application process are available through the following link <https://www.gwynedd.llyw.cymru/cy/Trigolion/Cynllunio-a-rheolaeth-adeiladu/Cynllunio/Systemau-Draenio-Cynaliadwy.aspx>

North and Mid Wales Trunk
Roads Agency:

Response received on 26/02/2026:

I refer to your consultation of 5th January 2026 regarding the above application, and advise that the Welsh Government as highway authority for the A487 trunk road directs that planning permission is not granted at this time as the applicant has provided insufficient information to determine the application.

The applicant must provide the following information to support this application or resubmit the application with the following details;

1) The applicant is requested to submit a full suite of Design Manual for Roads and Bridges (DMRB) - compliant engineering details in respect of the proposed site access from the A487. Any non-compliant elements are to be recorded as a Departure from Standards and submitted to the Local Planning Authority (LPA) for review by the Welsh Government, as Overseeing Organisation for the Strategic

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Road Network (SRN).

2) The applicant is requested to submit detailed visibility splay information in both the horizontal (plan) and vertical (cross-section) plane as per the requirements of both CD 109 and CD 123 of the DMRB.

3) The applicant is required to submit to the LPA, the appropriate stage (Preliminary/Detailed Design) of Road Safety Audit, as per the requirements of GG119 of the DMRB.

4) The applicant is requested to submit a swept-path analysis of the proposed site access to confirm that the largest anticipated vehicle can safely access and egress the site from the A487.

5) Site access highway design plans, including sufficient access road width for two vehicles to pass each other for a set distance (15m min.) from the edge of the trunk road subject to the swept path analysis.

6) Public Right of Way, the provision of and revised signage required to maintain (PRoW). Construction Traffic Management Plan and Abnormal Indivisible Loads

7) We refer you to and request you submit documentation to clarify compliance with the requirements of the Procedure and Advice Guidance (PAG) document "Pulling Together, Best Practice for Transporting Abnormal Loads in Wales," see attached copy. Please note Section 5 regarding "Abnormal loads and Development Control" including provision of: -.

- a. Full route details
- b. Vehicle weight, length, width, and height
- c. Swept Path Analysis of all SRN junctions

The following points should be brought to the attention of the applicant:

1) The developer will be required to enter into a S278 Agreement under the Highways Act with the Welsh Ministers prior to the construction of the proposed site accesses and any other trunk road mitigation works.

2) Any Temporary Traffic Orders which are required to facilitate the movement of AILs, speed limit changes, etc. on the trunk road network must be submitted to Welsh Government and can take up to 12 weeks to approve.

3) The developer should consult with the North and Mid-Wales Trunk Road Agent's (NMWTRA) Streetworks Team to ensure that constraints on vehicle movements such as embargo periods, route traffic sensitivity, temporary roadworks, and other highway restrictions are all included within the CTMP.

4) Welsh Government shall be consulted regarding environmental impacts on the Strategic Road network and associated soft estate during design development and the Environmental Statement. It would be expected that:

- a) Potential pathways to environmental contamination of the SRN, including the soft estate and water drainage system, are anticipated and controlled appropriately.
- b) The loss of semi-natural habitats of value to biodiversity on the

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

SRN soft estate is avoided where possible and mitigated and compensated for where impacts cannot be avoided.

c) Opportunities to provide biodiversity enhancements within and adjacent to the SRN soft estate should be perused such that there is a net benefit for biodiversity resulting from any works related to the SRN, in accordance with the Section 6 Enhanced Biodiversity Duty under the Environment (Wales) Act 2016. For example, we would suggest that a low nutrient substrate is used for the poor semi-improved grassland creation for the hedgerow removal areas and that a species rich seed mix of local provenance is used to maximise the biodiversity benefits and minimise the management burden.

If you have any further queries, please forward to the following Welsh Government Mailbox
NorthandMidWalesDevelopmentControlMailbox@gov.wales

Heneb:

Response received on 01/04/2026:

Thank you for consulting us on this application and many apologies for the late response. Archaeological investigations have been progressing in parallel with the application and I am able to provide an update on these with my advice on the application.

The submitted Environmental Statement includes a Historic Environment chapter, which is supported by a site-specific desk-based assessment (Appendix 3.6). The desk-based assessment has some shortcomings, in omitting some standard elements: analysis of the title map(s) for the site including field names; review of modern aerial and satellite imagery; information about land use, field boundaries, terrain, images and any access restrictions from the walkover survey; and landscape analysis of the potential of the site for presently unidentified archaeology (e.g. any peat, wetland areas or watercourses). Some of this information is available in other chapters of the ES (notably the ecology chapter and appendices) and as archaeological work has moved on, it is not expedient to require amendments at this stage.

My comments at PAC on potential archaeology remain applicable to some degree. The later prehistoric, Roman and medieval evidence recorded in the wider area must be viewed as part of contemporary landscapes including the application site, and the potential for remains of these periods is unknown/good rather than negligible as assessed in the desk-based assessment. Responding to this, geophysical survey has been completed (Headland Archaeology ref BRYN25, January 2026); a copy of this report should be submitted to the Council for the planning file. The survey identified numerous anomalies, the majority of which appear to relate to former field boundaries. Some of these can be matched with fields on historic mapping, others are not shown and are therefore earlier (presumed pre-18th century, possibly medieval or earlier). A programme of trial trenching to investigate the geophysical survey results has been agreed, and is anticipated to take place in late May/early summer.

The results of trial trenching are normally required to be submitted as part of an Environmental Statement and prior to determination of

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

a planning application. In this case, however, there is considered to be sufficient evidence that while archaeology is likely to exist at the site, this is not of such significance that it would preclude development. The main aim of trenching will be to inform the scope of mitigation and the timing of trial trenching in parallel with the determination process is therefore considered acceptable in this case.

During the application period, ground investigations have taken place under archaeological supervision. No archaeological evidence was recorded in the trial pits (Heneb report 1844, February 2026), but the applicant team notified us of a previously unrecorded historic milestone that had been exposed in separate hedge cutting work. This has now been added to the regional Historic Environment Record and flagged for avoidance in the upcoming project. This responsible reporting merits acknowledgement.

Whilst significant remains are not predicted at the site, there are evidently archaeological features that merit proportionate investigation and recording under a coherent mitigation programme. The scope of this cannot be detailed on present information, but the provisional approach outlined in the ES is a reasonable expectation, including some level of pre-construction Archaeological excavation with Archaeological monitoring and recording during the construction phase, and subsequent off-site analysis and reporting. In addition, we would advise that pre-construction recording should include a basic record of historic field boundaries affected by the development.

I am pleased to note reference to the proposed archaeological mitigation programme in the OCEMP. This is a reassuring commitment and helpful for constructive working between all parties.

In light of these comments and in accordance with local and national planning policy and guidance, 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 site clearance, topsoil strip or other ground works) shall take place until a written scheme of investigation for archaeological work has been submitted to 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 report on the archaeological work required by condition (i) shall be submitted to the Local Planning Authority within 12 months of completion of archaeological fieldwork. The report must then be approved in writing by the Local Planning Authority.

Reasons: 1) To ensure the implementation of an appropriate 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

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Guidance of the Chartered Institute for Archaeologists (CIfA).

Cyngor Gwynedd's Language and Scrutiny Unit:

Response received on 21/01/2026:

The Language Unit's summary opinion:

As the development is located in one of the strongholds of the Welsh language it is suggested that Welsh language skills should be included as part of the advertisements for new jobs.

We would also like to refer the applicant to the website of the Welsh Language Commissioner and the 'Cynnig Cymraeg', in order to assist them in creating a Language Scheme, and to identify further development steps in terms of promoting the use of the Welsh language: Cynnig Cymraeg

Eryri National Park:

No response received.

Public Consultations:

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

Comments have been received from the Local Member who confirms that he is not objecting the proposal but raises the issues below:

- Impact of noise and dust on the amenities of nearby residents
- Concern about the complexity of the entrance on a busy road
- Archaeology matters

5. Assessment of the material planning considerations

Principle of development

- 5.1 The application is submitted by National Grid Electricity Transmission (NGET); and proposes a new electricity substation and associated works on the proposed site.
- 5.2 A previously approved application for a similar substation development (reference C17/0772/36/LL) remains 'live' but has not been implemented as the North Wales Connection (NWC) project, which proposed replacement conductors on part of the existing overhead line, replacement of the Glaslyn Cables and a new 400/132 kV substation (Bryncir Substation) south of the existing Tower 4ZC067, was cancelled after planning permission was granted. This permission no longer meets the needs of the current project and has led to the submission of this planning application.
- 5.3 The additional capacity would support the efficient transfer of renewable energy across the region, contributing to carbon reduction and Net Zero targets. The proposed works are an essential component of the Pentir to Trawsfynydd Reinforcement project; without the new substation and associated 132 kV infrastructure, this section of the scheme would constrain the network and prevent the project objectives from being achieved.
- 5.4 Future Wales: The National Plan 2040 (Future Wales) is the National Development Framework for Wales. Chapter 2 highlights the need to reduce greenhouse gas emissions by supporting the low-carbon economy, including the development of renewable energy particularly wind and the provision of strategic grid infrastructure required to facilitate this growth.

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

- 5.5 Policy 17: Renewable and Low Carbon Energy and Associated Infrastructure support the principle of renewable and low-carbon energy development at a scale sufficient to meet future energy needs. The policy recognises that new grid infrastructure is critical to delivering this growth, provided it is designed to minimise visual impacts on nearby communities, and confirms the Welsh Government’s commitment to working with stakeholders, including National Grid, to reduce barriers to implementation.
- 5.6 Policy 24: North West Wales and Energy identify North West Wales as a key location for energy development and investment and supports, in principle, developments associated with major energy initiatives, including Trawsfynydd and offshore renewable projects. The policy emphasises the role of energy development in delivering economic benefits, supporting local and regional communities, and facilitating renewable and low-carbon energy generation, confirming that on-shore infrastructure associated with offshore renewable energy projects will be supported in principle.
- 5.7 Chapter 5 of PPW, Productive and Enterprising Places, addresses the economic aspects of place-making. Paragraph 5.7.2 recognises that significant investment in energy generation, transmission and distribution infrastructure will be required to meet future demand. Paragraph 5.7.7 further acknowledges that, to fulfil commitments to tackling climate change, the planning system should *“integrate development with the provision of additional electricity grid network infrastructure”*.
- 5.8 Paragraph 5.7.8 promotes an integrated approach to planning for energy developments and electricity grid network infrastructure to support the Welsh Government’s renewable and low carbon ambitions, recognising that additional grid infrastructure will be required to support new generating capacity. The Welsh Government’s position on new power lines is set out in paragraph 5.7.9, which expresses a preference for undergrounding where possible, while acknowledging that cost and viability considerations may require a balanced approach. Where overhead lines are necessary, early engagement with energy companies and local communities is encouraged to mitigate visual impacts.
- 5.9 Paragraph 5.9.10 states that planning authorities should plan positively for grid infrastructure, supporting appropriate developments and facilitating the provision of grid infrastructure required to enable renewable and low carbon energy, regardless of administrative boundaries.
- 5.10 Strategic Policy PS5 of the adopted Local Development Plan supports development where it can be demonstrated that it accords with the principles of sustainable development. In this instance, a clear and demonstrable need for the proposed substation has been established. While the site lies outside any defined development boundary, a comprehensive design appraisal process has been undertaken. This has identified the preferred option as being sited adjacent to the existing Pentir–Trawsfynydd 400kV overhead line, thereby minimising additional landscape and environmental impacts.
- 5.11 The Local Planning Authority therefore considers that the proposed development is acceptable in principle and supported by National and Local Planning Policy.

Visual amenities and landscape

- 5.12 The proposed works will cover a total of 12.4 ha with the substation compound measuring 1ha with the remaining land comprising of the cable routing, access roads and construction compounds.

The development will include;

- Construction of a new 400 kV substation, including a permanent access road.
- Installation of a new section of 132 kV underground cable and two fibre-optic cables to provide substation communications, comprising one routed underground from Tower 4ZC068 and one routed directly from replacement Tower 4ZC067.

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

- Permanent diversion of Public Right of Way Dolbenmaen No. 18 and construction of a new land-owner access track.
 - Installation of a small kiosk to supply low-voltage electricity to the substation.
 - Temporary construction compounds.
- 5.13 Landscaping works will include the reinstatement of *clawdd* (wall) along the A487 behind the visibility splay. Along the eastern side of the access road species rich hedgerow, *clawdd*, willow trees and species rich meadow will be planted and species rich grassland and stock proof fencing along the western boundary.
- 5.14 Policy PCYFF2 requires that development proposals do not result in an unacceptable adverse impact on the health, safety, or amenities of occupants of nearby residential properties, other land or property uses, or the general character of the locality. Policy PCYFF3 of the Local Development Plan requires that all proposals demonstrate a high-quality design that fully responds to the natural, historic, and built environment, contributing to the creation of attractive and sustainable places. In addition, Policy PCYFF4 seeks to ensure that developments integrate appropriately into their surroundings and demonstrate that landscaping has been considered from the outset.
- 5.15 A Landscape and Visual Impact Assessment (LVIA) has been submitted as part of the Environmental Statement accompanying the application. As previously noted, the site does not lie within any statutory landscape designation and is located within National Landscape Character Area (NLCA) 05: Tremadog Bay and Local Landscape Character Area (LCA) 10: Central Llŷn.
- 5.16 The LVIA concludes that the proposed development would not result in any significant adverse effects on landscape character or landscape receptors during either the construction or operational phases. While visual effects would be more apparent during the construction phase, these impacts would be temporary in nature and confined to the duration of construction activity. During the operational phase, visual effects would be substantially reduced through the implementation of the approved landscaping strategy and the removal of the temporary construction compound and associated works.
- 5.17 It is acknowledged that any new infrastructure within a rural setting may give rise to a degree of visual change; however, in this case, the LVIA demonstrates that such change would not be of a magnitude sufficient to cause significant harm to the character or appearance of the surrounding landscape. The siting of the development adjacent to existing energy infrastructure further limits the extent of landscape and visual effects and avoids the introduction of additional isolated built form within the wider countryside.
- 5.18 Substantial weight must also be given to the clear and overriding need for the development, which forms part of nationally important energy infrastructure and is supported by both national and local planning policy objectives relating to energy security and decarbonisation.
- 5.19 Furthermore, consideration should be given to the fallback position represented by the extant planning permission for a substation on the site. That permitted scheme would result in a comparable level of visual impact, albeit with a different orientation and design. In this context, the proposed development would not materially worsen the visual baseline conditions and, when assessed cumulatively, the identified benefits are considered to clearly outweigh any limited and temporary adverse effects.
- 5.20 Having regard to the submitted information and plans, the Local Planning Authority is satisfied that the proposed development accords with the requirements of Policies PCYFF2, PCYFF3, and PCYFF4 of the LDP.

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

General and residential amenities

- 5.21 Developments must avoid unacceptable impacts to amenity or health of residents in terms of noise, vibration, light, air quality as a result of the operation itself or during construction. The Local Authority's Public Protection Unit have reviewed the submitted information and have provided comments on operational noise, construction noise, the Outline Construction Environmental Management Plan (OCEMP), lighting and contaminated land, and has suggested conditions in order to ensure that the proposal is acceptable. It is also noted that a detailed Construction Environmental Management Plan (CEMP) will also be submitted subject to a planning condition.
- 5.22 There are numerous farmhouses scattered around the site, the closest being directly opposite the proposed access to the site, and then approximately 200m away. It is considered that the conditions provided by the Public Protection Unit together with an updated and detailed CEMP will ensure that this proposal is acceptable and does not cause unacceptable or detrimental harm to the amenities of any neighbouring resident. To this effect it is considered that the proposal is acceptable and conforms to the requirements of policy PCYFF 2 of the LDP.

Traffic and Public Rights of Way

- 5.23 The proposal involves the alteration of an existing farm access from the A8487 which is a Trunk Road in order to gain suitable access to construction traffic. The access will then be maintained and used for maintenance purposes. The response received by the Trunk Roads Agency requests further details to enable the suitability of this access to be assessed as it is a design that departs from the usual standards. At the time of writing the report this information has been submitted to the Trunk Roads Agency by the applicant in the form of an application for a departure from the usual standards, which will be discussed by a panel on the 12th of May 2026, and if approved then a revised response is expected from the Trunk Roads Agency confirming that the access is acceptable and request conditions where applicable. This matter will be reported in the Planning Committee.
- 5.24 The proposed development will require the diversion of public right of way (Footpath) number 18 in the community of Dolbenmaen. The route of a public right of way should not be moved unless the change has first been authorised by a legal Order, known as a Diversion Order. A formal application to divert the path under section 257 of the Town and Country Planning Act 1990 will be required and the Local Authority's Public Rights of Way Unit will need to agree on the direction of the diverted route. It is also understood that further discussions have taken place between the applicant, Public Rights of Way Officer and the Landowner and that the proposed layout will require a slight amendment to the submitted plans, and that a section 257 application was submitted on the 31.03.2026. It is therefore considered reasonable to include a planning condition to ensure that the revised plan is submitted and agreed with the Local Planning Authority and that s257 consent has been secured.
- 5.25 On the basis of the above; and subject to receiving a favourable response from the Trunk Roads Agency regarding the access, the Local Planning Authority considers that the development conforms with the requirements of policy TRA 4 of the LDP.

Hydrology and Hydrogeology

- 5.26 The ES includes a chapter (7) on Geology, Hydrogeology, Land Use and Agriculture (Soils). Parts of the development fall within Flood Zone 2 and 3 from Surface Water and Small Water-courses.
- 5.27 Natural Resources Wales confirm in their comments that there are no objections or concerns regarding drainage or the risk of flooding. Originally, the Land Drainage Unit objected to the application due to a lack of information and evidence to show that the surface water hierarchy is followed in their design for dealing with surface water. A meeting was held to discuss the issue and

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

a revised plan has been submitted changing the procedure for dealing with surface water, and the Land Drainage Unit is now satisfied with the proposal.

- 5.28 It is also noted that Dwr Cymru has requested further information to include a daily and annual estimate of water consumption on the site, and this information has already been submitted to Dwr Cymru, but no response has been received at the time of writing the report
- 5.29 It is considered that the proposed development would not have any detrimental effect on hydrological features and flood risk and complies with the requirements of Strategic Policy PS 19 and Policy AMG 3, AMG 5, PCYFF 2, PCYFF 3 and PCYFF 6 of the Gwynedd and Môn Joint Local Development Plan 2011 – 2026 and TAN 15 (2025).

Ecological and biodiversity matters

- 5.30 The majority of the application site consists of agriculturally improved grassland with walls or cloddiau, and several candidate wildlife sites are located close by. Comments have been received by the Biodiversity Unit which highlighted concerns in the first instance in relation to insufficient enhancements, drainage concerns and lack of information in relation to species and habitat data.
- 5.31 Discussions have taken place between the Biodiversity Unit, case officers and the applicant and their agents, which found that some of the comments provided were for areas located outside of the application site and in relation to development which would be subject to alternative consents (such as s37 of the Electricity Act). These areas will be attended to during the assessment of the proposals under requirements of the alternative consents, and they cannot be controlled via this application. In addition, discussions were held with the Land Drainage Unit in relation to surface water matters as noted in paragraph 5.27 above and measures which removed the requirement to discharge into the streams and watercourses were agreed, and therefore these features are no longer affected. The possible presence of fungi within the site is thought to be limited to a bank near the boundary by the proposed access, and it has been agreed that this will be relocated as part of mitigation measures to be agreed via a planning condition, and which will safeguard the fungi in the future.
- 5.32 A Green Infrastructure Statement and outline Landscape and Ecological Management Plan has been submitted which proposes mitigation and enhancement measures, full details are to be included in full versions of the Landscape and Ecological and Construction and Environmental Management Plans. The content of the outline plans are noted and the proposed mitigation and biodiversity enhancement measures and it is considered reasonable to include a planning condition to ensure that full details are submitted. It is therefore considered that the proposal is acceptable and conforms with the requirements of policy PS19 of the LDP together with chapter 6 of PPW relating to the stepwise approach.

Archaeology and cultural heritage

- 5.33 Policies PS20 and AT 1 of the JLDP and TAN 24: The Historic Environment places a duty on Local Authorities to assess the impacts of new developments on heritage assets and archaeological matters.
- 5.34 Heneb do not object to the application subject to the following conditions being imposed (if minded granting permission);
- Submission of written scheme of investigation for archaeological work prior to the development implementation (extension) and work completed in accordance with submitted scheme.
 - Submission of detailed analytical report of the archaeological work required by 1st permission with 12 months of completion of works.

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

- 5.35 Subject to these conditions and mitigation measures, it is considered that the proposal will have no significant impact on designated and undesignated heritage assets and therefore, complies with policies PS20, AT 1 and AT 4 of the JLDP.

The Welsh language

- 5.36 Criterion 1 (a) of strategic policy PS 1 “*The Welsh Language and culture' notes that a Welsh Language Statement will need to be provided with a proposed "retail, industrial or commercial development which employs more than 50 employees and/or has a floor area of at least 1,000 m sq. or more”.*
- 5.37 In response to this need, the applicant has provided a Welsh Language Statement. Chapter 6 of the statement has assessed the potential effects of the developments on the language and community based on language and population movement; visual elements; quality of life and community infrastructure; employment.
- 5.38 The Local Authority’s Language Unit have reviewed the statement and have not offered any objection and have recommended that Welsh Language skills be included in any advertisement for new jobs.
- 5.39 Based on the nature of the application and evidence to hand, it is not considered likely that the proposal would have a negative impact on the Welsh Language. It is therefore considered that the proposal conforms with policy PS 1 and the guidance contained within the SPG Marinating and creating distinctive and sustainable communities.

The economy

- 5.40 Technical Advice Note 23, Economic Development states; in determining planning applications local planning authorities need to bear in mind that traditional business use, classes B1-B8, only account for part of the activity in the economy. It is important that the planning system recognises the economic aspects of all development and that planning decisions are made in a sustainable way which balance social, environmental and economic considerations.
- 5.41 The proposal is critical to the Pentir to Trawsfynydd Reinforcement project that will have direct and indirect impacts on employment opportunities, economic activity and local supply chains.
- 5.42 Therefore, it is considered that the proposal would make a positive impact of the economy of the area and accord with policy PS 13 of the JLDP and TAN 23.

6. Conclusion:

- 6.1 The proposed new substation and associated infrastructure and ancillary works that include a new access road from the A487 and the upgrading of existing agricultural access track and new underground 132kV cables to connect to the existing Electricity Networks overhead line is acceptable in principle and is supported by National and Local Planning Policy.
- 6.2 The proposed works are an essential component of the Pentir to Trawsfynydd Reinforcement project; without the new substation and associated 132 kV infrastructure, this section of the scheme would constrain the network and prevent the project objectives from being achieved.
- 6.3 There are no overriding planning policy issues sufficient to warrant refusal of planning permission and issues relating to visual impact, impact on amenity, highway safety, ecology and it is considered that subject to appropriate conditions to control the impacts of the development can be safely mitigated.

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

7. Recommendation:

7.1 To delegate the right to approve with conditions subject to the receipt of a favourable response from the Trunk Road Agency

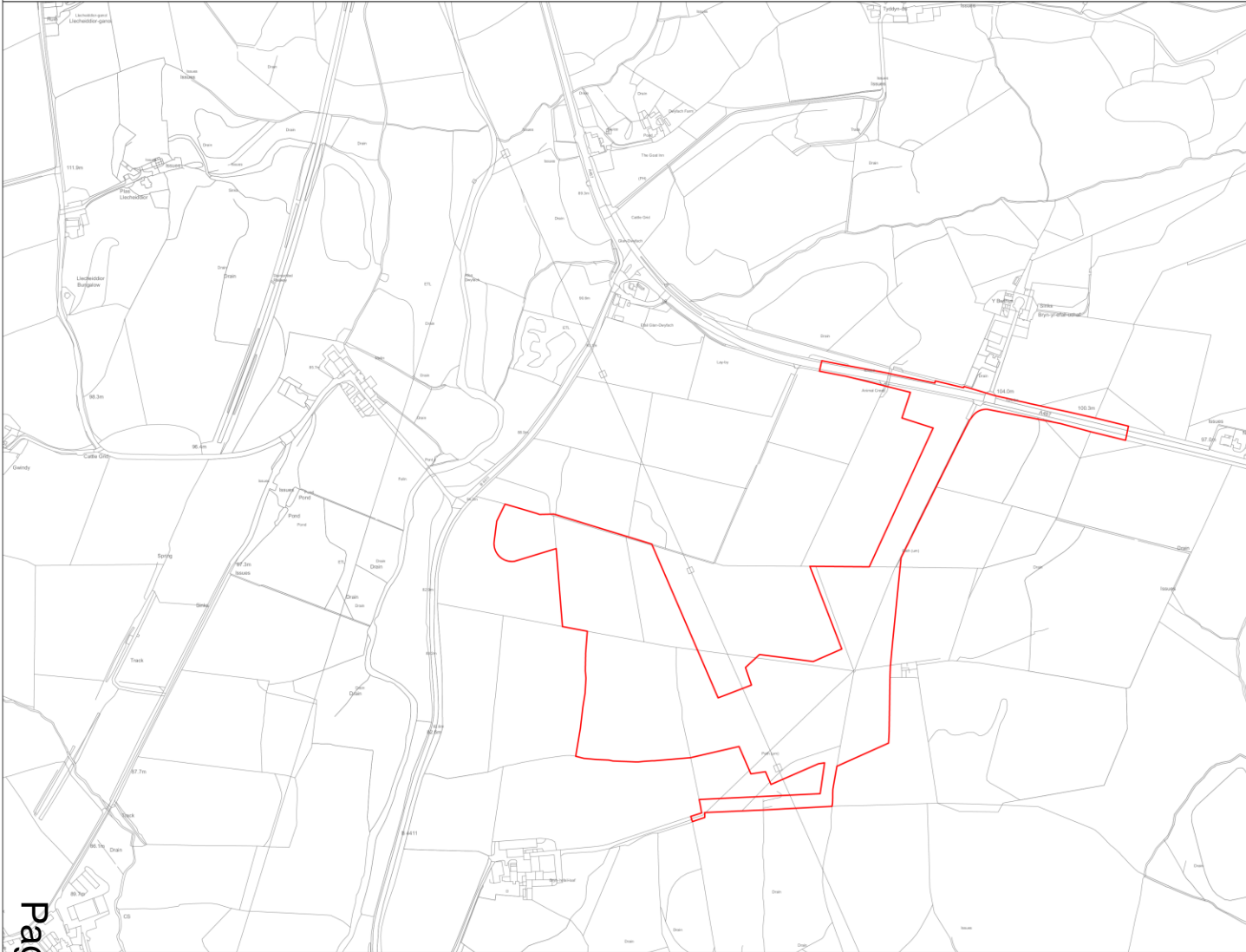
1. 5 years
2. In accordance with approved plans
3. Footpath conditions
4. Public Protection conditions
5. Biodiversity conditions
6. Trunk Road conditions
7. Heneb conditions
8. Language conditions



SITE LOCATION PLAN (TCPA)

Legend

 Boundary of the Proposed Works

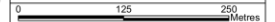
**Notes**

This drawing is scaled at paper size A1, therefore any prints taken at smaller sizes will affect accuracy of the measurement units and should not be scaled against.



Scale: 1:100,000

Coordinate System: British National Grid
Sheet X Centroid Coordinate: 248320.42E Sheet Y Centroid Coordinate: 343314.0N



BACKGROUND MAPPING INFORMATION HAS BEEN REPRODUCED FROM THE ORDNANCE SURVEY BY PERMISSION OF ORDNANCE SURVEY OF THE CONTROLLER OF HIS MAJESTY'S STATIONERY OFFICE. © CROWN COPYRIGHT AND DATABASE RIGHTS 2025 ORDNANCE SURVEY AC0000080122.

Issue	Date	Remarks	Drawn	Checked	Approved
2	OCT 25	PLANNING	VA	SB	RW
1	JUL 25	PRE-APP	PN	SB	RW

Title

SITE LOCATION PLAN (TCPA)

nationalgrid

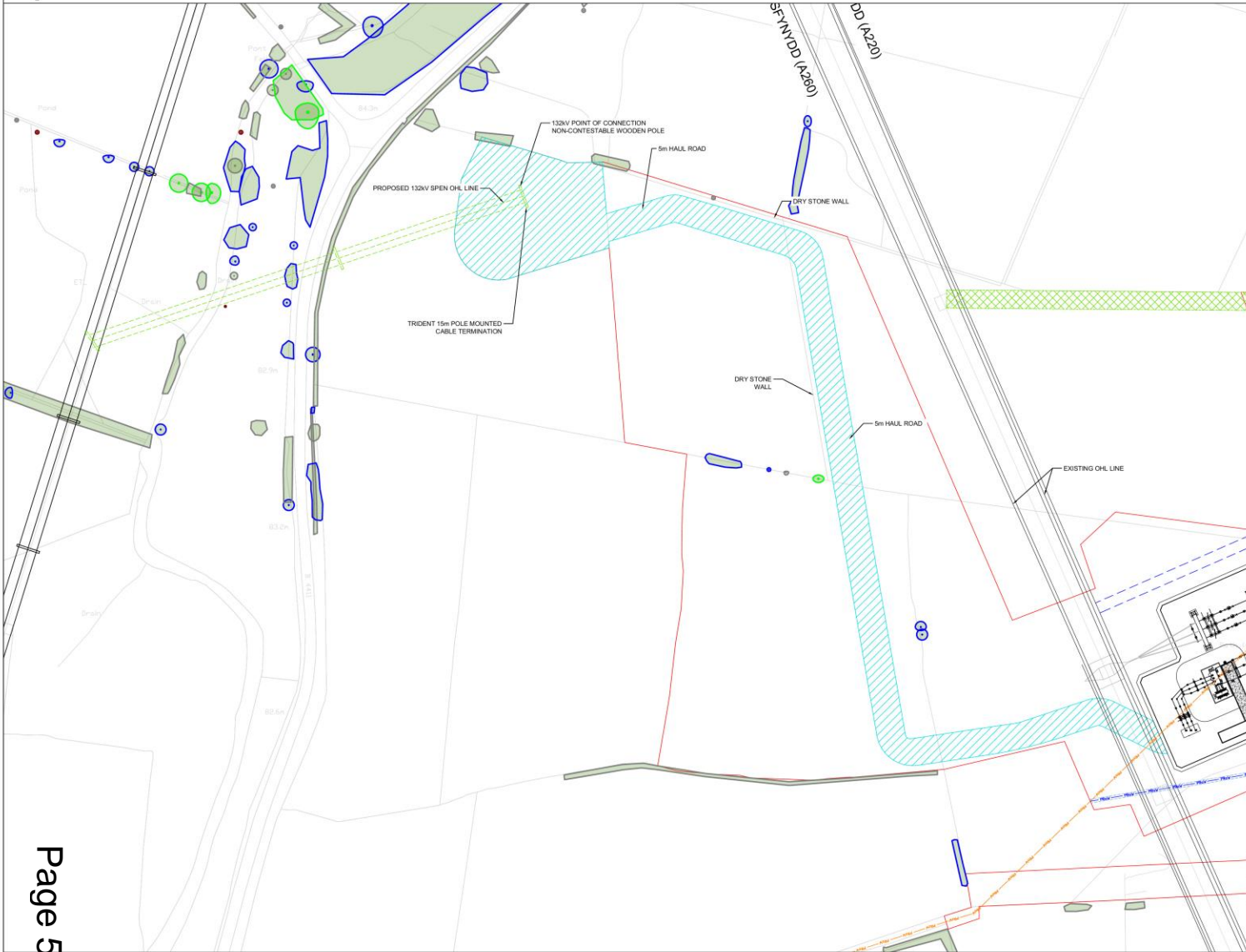
Figure Number

PTC18PTNO - BRVNCIR

Drawing Reference

PTNO-WSP-S930-C0484-DRW-CP-000003

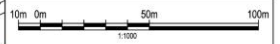
Scale	Sheet Size	Sheet	Issue
1:2,500	A1	SHEET 1 OF 1	2



- Legend**
- APPLICATION SITE BOUNDARY
 - PROPOSED SUBSTATION ACCESS ROAD EDGE OF CARRIAGEWAY
 - FUTURE 132kV SPEN OHL LINE
 - PROPOSED OVERHEAD LINE TEMPORARY HAUL ROAD EDGE OF CARRIAGEWAY
 - EXISTING PUBLIC RIGHT OF WAY (PROW)
 - PROPOSED DIVERTED PUBLIC RIGHT OF WAY (PROW)
 - ▨ AREA FOR CABLE ROUTE AND HAUL ROAD
 - ▨ AREA FOR UNDERGROUND FIBRE COMMS ROUTE
 - ▨ AREA FOR CONSTRUCTION COMPOUNDS
 - GATE AND CATTLE GRID
 - VEGETATION TO BE REMOVED
 - CATEGORY A VEGETATION
 - CATEGORY B VEGETATION
 - CATEGORY C VEGETATION

- NOTES:**
1. ALL MEASUREMENTS ARE IN METRES.
 2. FOR LANDSCAPING DETAILS PLEASE REFER TO DRAWING PTNO-AEC-2222-22222-DRW-LA-00001

Notes
 This drawing is scaled at paper size A1, therefore any prints taken at smaller sizes will affect accuracy of the measurement units and should not be scaled against



BACKGROUND MAPPING INFORMATION HAS BEEN REPRODUCED FROM THE ORDNANCE SURVEY BY PERMISSION OF ORDNANCE SURVEY OF THE CONTROLLER OF HIS MAJESTY'S STATIONERY OFFICE CROWN, © COPYRIGHT AND DATABASE RIGHTS 2024 ORDNANCE SURVEY 0100031673.

PI02	17/11/25	SECOND ISSUE	TM	MT	RW
PI01	12/05/25	FIRST ISSUE	TM	MT	RW
Issue	Date	Remarks	Drawn	Checked	Approved

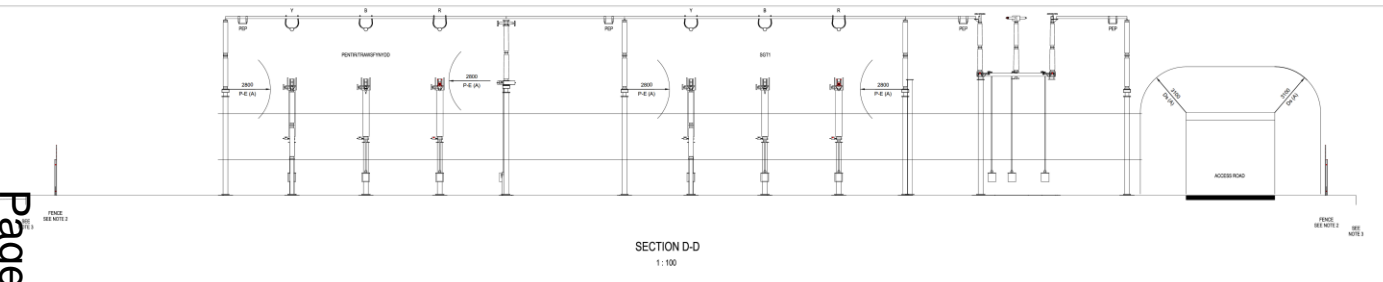
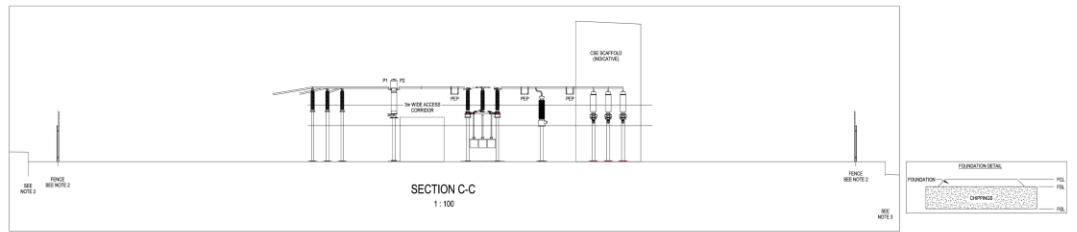
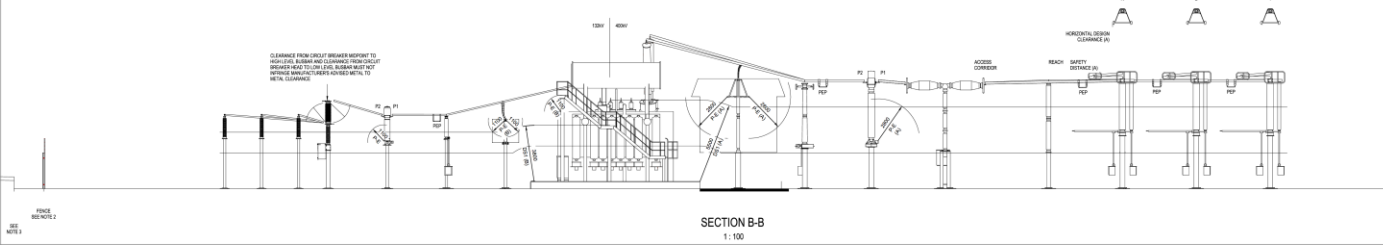
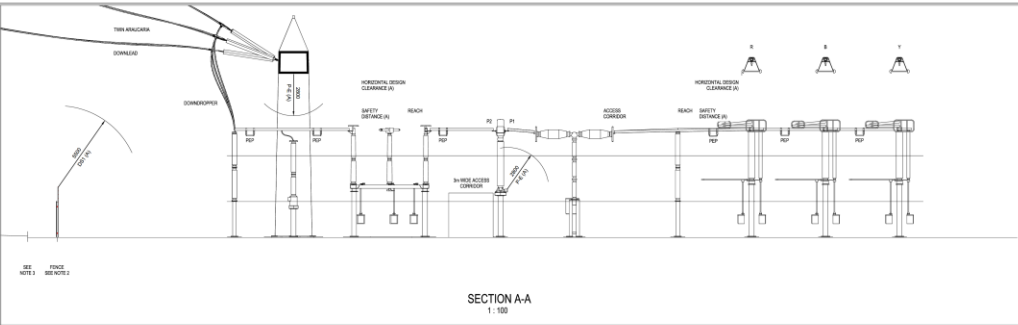
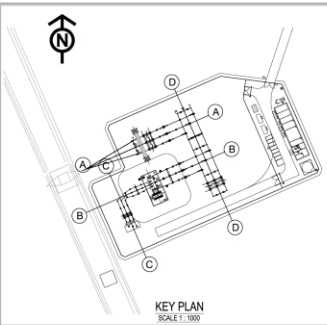
Title
 BRYNCIR
 PROPOSED SUBSTATION LAYOUT
 CABLE AND OVERHEAD LINE ROUTE
 (FOR TCPA)
 (SHEET 1 OF 3)



Figure Number
 PTC1 / PTNO - BRYNCIR

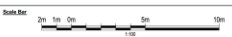
Drawing Reference
 PTNO-WSP-SS50-C00484-DRW-CP-000013

Scale	Sheet Size	Sheet	Issue
1:1000	A1	SHEET 1 OF 3	PI02



- NOTES**
- THIS IS A REFERENCE DRAWING. NOT FOR CONSTRUCTION.
 - REFER TO THE FIELD DRAWING FOR THE LOCATION OF THE SUBSTATION. THE SUBSTATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL GRID (NG) AND THE NATIONAL GRID (NG) SPECIFICATION FOR THE LOCATION OF THE SUBSTATION.
 - THE SUBSTATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL GRID (NG) AND THE NATIONAL GRID (NG) SPECIFICATION FOR THE LOCATION OF THE SUBSTATION.
 - ALL WORK SHALL BE PROVIDED FOR ACCORDING TO THE NATIONAL GRID (NG) AND THE NATIONAL GRID (NG) SPECIFICATION FOR THE LOCATION OF THE SUBSTATION.
 - ALL WORK SHALL BE PROVIDED FOR ACCORDING TO THE NATIONAL GRID (NG) AND THE NATIONAL GRID (NG) SPECIFICATION FOR THE LOCATION OF THE SUBSTATION.
 - ALL WORK SHALL BE PROVIDED FOR ACCORDING TO THE NATIONAL GRID (NG) AND THE NATIONAL GRID (NG) SPECIFICATION FOR THE LOCATION OF THE SUBSTATION.
 - ALL WORK SHALL BE PROVIDED FOR ACCORDING TO THE NATIONAL GRID (NG) AND THE NATIONAL GRID (NG) SPECIFICATION FOR THE LOCATION OF THE SUBSTATION.
 - ALL WORK SHALL BE PROVIDED FOR ACCORDING TO THE NATIONAL GRID (NG) AND THE NATIONAL GRID (NG) SPECIFICATION FOR THE LOCATION OF THE SUBSTATION.

NO.	EQUIPMENT DESCRIPTION
01	CABLE BRACKET
02	CABLE BRACKET
03	CABLE BRACKET
04	CABLE BRACKET
05	CABLE BRACKET
06	CABLE BRACKET
07	CABLE BRACKET
08	CABLE BRACKET
09	CABLE BRACKET
10	CABLE BRACKET
11	CABLE BRACKET
12	CABLE BRACKET
13	CABLE BRACKET
14	CABLE BRACKET
15	CABLE BRACKET
16	CABLE BRACKET
17	CABLE BRACKET
18	CABLE BRACKET
19	CABLE BRACKET
20	CABLE BRACKET
21	CABLE BRACKET
22	CABLE BRACKET
23	CABLE BRACKET
24	CABLE BRACKET
25	CABLE BRACKET
26	CABLE BRACKET
27	CABLE BRACKET
28	CABLE BRACKET
29	CABLE BRACKET
30	CABLE BRACKET
31	CABLE BRACKET
32	CABLE BRACKET
33	CABLE BRACKET
34	CABLE BRACKET
35	CABLE BRACKET
36	CABLE BRACKET
37	CABLE BRACKET
38	CABLE BRACKET
39	CABLE BRACKET
40	CABLE BRACKET
41	CABLE BRACKET
42	CABLE BRACKET
43	CABLE BRACKET
44	CABLE BRACKET
45	CABLE BRACKET
46	CABLE BRACKET
47	CABLE BRACKET
48	CABLE BRACKET
49	CABLE BRACKET
50	CABLE BRACKET
51	CABLE BRACKET
52	CABLE BRACKET
53	CABLE BRACKET
54	CABLE BRACKET
55	CABLE BRACKET
56	CABLE BRACKET
57	CABLE BRACKET
58	CABLE BRACKET
59	CABLE BRACKET
60	CABLE BRACKET
61	CABLE BRACKET
62	CABLE BRACKET
63	CABLE BRACKET
64	CABLE BRACKET
65	CABLE BRACKET
66	CABLE BRACKET
67	CABLE BRACKET
68	CABLE BRACKET
69	CABLE BRACKET
70	CABLE BRACKET
71	CABLE BRACKET
72	CABLE BRACKET
73	CABLE BRACKET
74	CABLE BRACKET
75	CABLE BRACKET
76	CABLE BRACKET
77	CABLE BRACKET
78	CABLE BRACKET
79	CABLE BRACKET
80	CABLE BRACKET
81	CABLE BRACKET
82	CABLE BRACKET
83	CABLE BRACKET
84	CABLE BRACKET
85	CABLE BRACKET
86	CABLE BRACKET
87	CABLE BRACKET
88	CABLE BRACKET
89	CABLE BRACKET
90	CABLE BRACKET
91	CABLE BRACKET
92	CABLE BRACKET
93	CABLE BRACKET
94	CABLE BRACKET
95	CABLE BRACKET
96	CABLE BRACKET
97	CABLE BRACKET
98	CABLE BRACKET
99	CABLE BRACKET
100	CABLE BRACKET



THESE DRAWINGS ARE THE PROPERTY OF NATIONAL GRID. NO PART OF THESE DRAWINGS IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF NATIONAL GRID.

NO.	DATE	REVISION	BY	CHKD.
1	12/11/20	ISSUE FOR TENDER	SA	MT
2	12/11/20	ISSUE FOR TENDER	SA	MT
3	12/11/20	ISSUE FOR TENDER	SA	MT

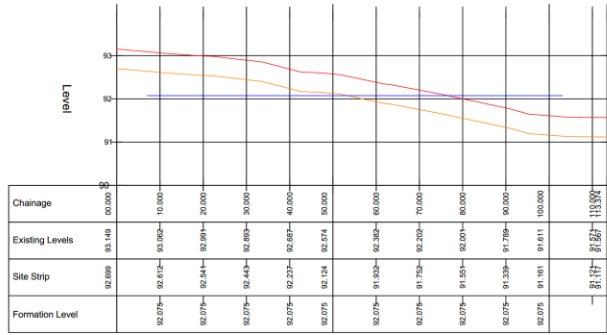
BRNCR
PROPOSED SUBSTATION SECTIONS
(FOR TCR)

nationalgrid

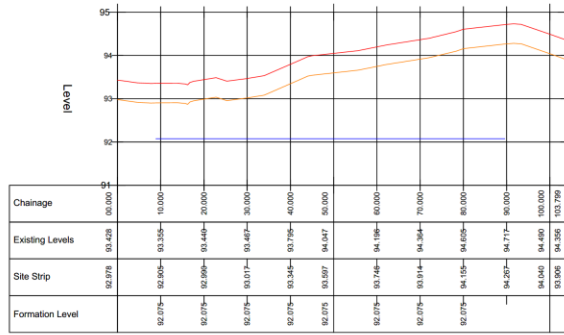
Figure Number: PFC1-PTND-BRNCR

Drawings Reference: PFC1-PTND-BRNCR-CP-00000

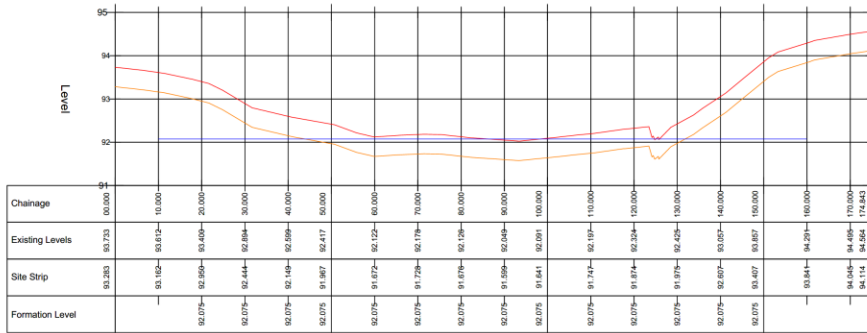
Scale: 1:200 Sheet Size: A0 Sheet: 1 of 1



SECTION A-A
(SCALE: H 1:500, V 1:50)



SECTION B-B
(SCALE: H 1:500, V 1:50)



SECTION C-C
(SCALE: H 1:500, V 1:50)

- Legend**
- EXISTING GROUND LEVEL
 - PROPOSED TOPSOIL STRIP LEVEL
 - PROPOSED FORMATION LEVEL

Notes
This drawing is scaled at paper size A1, therefore any prints taken at smaller sizes will affect accuracy of the measurement units and should not be scaled against

BACKGROUND MAPPING INFORMATION HAS BEEN REPRODUCED FROM THE ORDANCE SURVEY BY PERMISSION OF ORDANCE SURVEY OF THE CONTROLLER OF HIS MAJESTY'S STATIONERY OFFICE CROWN. © COPYRIGHT AND DATABASE RIGHTS 2024 ORDANCE SURVEY 0100031675.

PO2	21/11/25	SECOND ISSUE	TM	MT	RW
PO1	12/09/25	FIRST ISSUE	TM	MT	RW

Issue	Date	Remarks	Drawn	Checked	Approved
-------	------	---------	-------	---------	----------

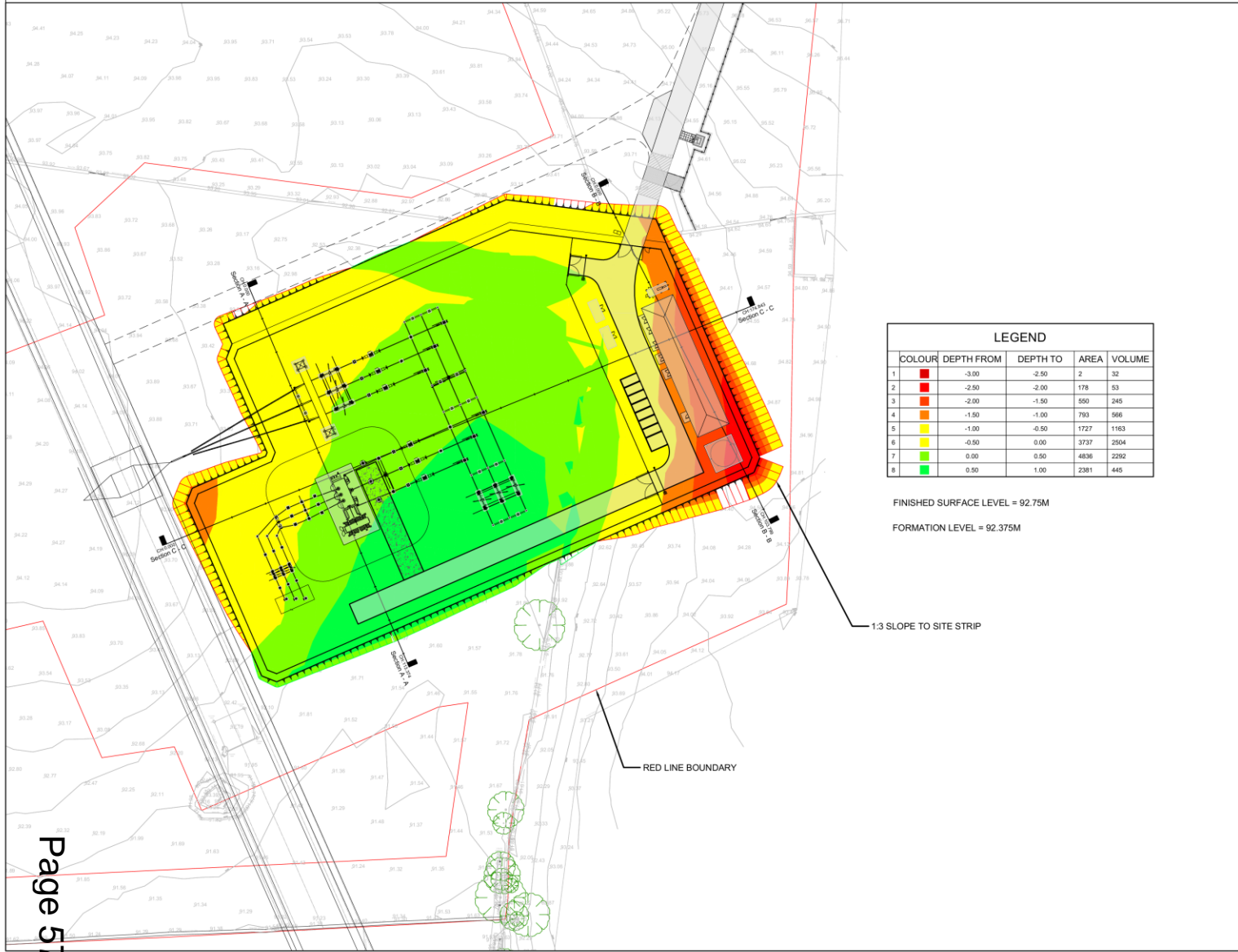
Title
BRYNCR
SUBSTATION CROSS SECTIONS
(FOR TCPA)



Figure Number
PTC1 / PTNO - BRYNCR

Drawing Reference
PTNO-WSP-SS50-COM44-DRW-CP-000010

Scale	Sheet Size	Sheet	Issue
SEE PLAN	A1	SHEET 1 OF 1	PO2



Legend

— APPLICATION SITE BOUNDARY

- NOTES**
- ANALYSIS BASED ON TOPOGRAPHICAL SURVEY INFORMATION PROVIDED BY NATIONAL GRID.
 - SITE STRIP HAS BEEN ASSUMED TO BE 150mm.
 - 1:3 GRADING ASSUMED FROM PROPOSED FORMATION LEVELS TO THE SITE STRIP LEVELS.
 - BULKING FACTOR ASSUMED TO BE 1.0 AT THIS STAGE. CUT AND FILL EXERCISES ALLOWS FOR PLATFORM ONLY (DOES NOT INCLUDE EXCAVATION FOR FOUNDATIONS, ROADS, OR DRAINAGE, FOR EXAMPLE).

BULK EARTHWORKS VOLUMES

SITE STRIP - TOPSOIL

SITE STRIP OF 150mm ASSUMED
 SITE AREA = 13479 m²
 SITE STRIP STOCKPILE VOLUME = 2022 m³

CUT AND FILL (NOT INCLUDING SITE STRIP)

CUT: 4104 cu.m
 FILL: 2729 cu.m
 1375 cu.m - NET CUT

IMPORT

CHIPPINGS: 1011 cu.m
 TYPE 3: 404 cu.m

LEGEND					
COLOUR	DEPTH FROM	DEPTH TO	AREA	VOLUME	
1	■	-3.00	-2.50	2	32
2	■	-2.50	-2.00	178	53
3	■	-2.00	-1.50	550	245
4	■	-1.50	-1.00	793	586
5	■	-1.00	-0.50	1727	1163
6	■	-0.50	0.00	3737	2504
7	■	0.00	0.50	4836	2292
8	■	0.50	1.00	2381	445

FINISHED SURFACE LEVEL = 92.75M
 FORMATION LEVEL = 92.375M

Notes

This drawing is scaled at paper size A1, therefore any prints taken at smaller sizes will affect accuracy of the measurement units and should not be scaled against



BACKGROUND MAPPING INFORMATION HAS BEEN REPRODUCED FROM THE ORDNANCE SURVEY BY PERMISSION OF ORDNANCE SURVEY OF THE CONTROLLER OF HIS MAJESTY'S STATIONERY OFFICE CROWN. © COPYRIGHT AND DATABASE RIGHTS 2024 ORDNANCE SURVEY 0100031673.

P02	21/11/25	SECOND ISSUE	TM	MT	RW
P01	12/09/25	FIRST ISSUE	TM	MT	RW
Issue	Date	Remarks	Drawn	Checked	Approved

Title

BRYNCIR
 SUBSTATION EARTHWORKS
 (FOR TCPA)

nationalgrid

Figure Number: PTC1 / PTNO - BRYNCIR

Drawing Reference: PTNO-WSP-SS55-C0484-DRW-CP-000009

Scale	Sheet Size	Sheet	Issue
1:500	A1	SHEET 1 OF 1	P02

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Number: 2

Application Number: C22//0977/36/AC

Date Registered: 21/10/2022

Application Type: Variation of Condition

Community: Dolbenmaen

Ward: Dolbenmaen

Proposal: Application under Section 73 to vary conditions 2, 5 and 37 of planning permission reference C12/0495/36/MW so as to extend the period for the winning and working of mineral up to 31/12/2030 and restoration of the site by 31/12/2031, increase annual output of material from the site to 100,000 tonnes at an average rate of 14 loads per day and use material that has not derived from the operations permitted on site as part of the restoration plan.

Location: Llecheiddior Uchaf, Bryncir, Garndolbenmaen, Gwynedd, LL51 9EZ

Summary of the Recommendation: To delegate powers to the Head of the Environment Department to approve the application, subject conditions

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

1. Description:

- 1.1 This is an application under Section 73 of the Planning Act 1990 to vary conditions 2, 5 and 37 of planning permission reference C12/0495/36/MW. The proposed amendments are for extending the period for the winning and working of mineral up to 31/12/2030 and restoration of the site by 31/12/2031 (Condition 2), increase annual output of material from the site to 100,000 tonnes at an average of 14 loads per day (Condition 5) and use material that has not derived from operations on site as part of the restoration plan (Condition 37).
- 1.2 Currently, the conditions stipulate and end date to operations of 31/12/2025 and restoration of the site by 31/12/2027. Condition 5 restricts material output from the site to 50,000 tonnes annually at no more than 14 loads per day with condition 37 stating that only mineral waste derived from operations permitted shall be deposited on site and no waste materials shall be imported.
- 1.3 The application site is a sand and gravel quarry located on 4 parcels of land around Llecheiddior Uchaf to the east of the village of Bryncir. Access to the site for vehicles associated with the extractive operations is gained along an unclassified public highway that leads from Bryncir to Llecheiddior Uchaf. Access can then be gained to other parcels of the site by off-road tracks and by uncontrolled vehicle crossing points (across the Class 3 public highway from Melin Llecheiddior to Efail Cenin).
- 1.4 Previously, the land was undeveloped and used for agriculture and restoration conditions with the associated permission requires the land to be restored for such use.
- 1.5 The mineral is not worked on site; this is done at Bryncir Quarry (located approximately 700m away by road) and is subject to a separate planning permission and conditions (C09D/0375/36/LL).
- 1.6 Section 73 enables an applicant to apply to develop land without compliance with conditions attached to an extant previous planning permission. Under this section the Local Planning Authority may amend or remove conditions but may not amend any other part of the permission. A successful s.73 application results in the grant of a new planning permission and therefore the original permission remains intact. When determining a s.73 application, the LPA may impose conditions beyond those proposed in the application. However, the conditions imposed should only be ones which could have been imposed on the original permission. It has previously been held that the amendments permitted should not amount to a “fundamental alteration” of the proposal put forward in the original application.
- 1.7 The proposed development therefore does not fall within the description and criteria set out in Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2017. However, the development does fall within the description of development set out in Paragraph 2 to Schedule 2 of the Regulations (quarries, open cast mining and peat extraction) & paragraph 13 (any change to or extension of development where that development is already authorised, executed or in the process of being executed, and the change or extension may have significant adverse effects on the environment). Having screened and assessed the proposal in accordance with the development criteria under Schedule 3, it is considered that the likely impact of the development on the environment is insufficient to justify the submission of an environmental impact assessment with the planning application.

2. Relevant policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be made in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.
- 2.2 The Well-being of Future Generations (Wales) Act 2015 places a duty on the Council to take

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

reasonable steps in exercising its functions to meet the seven well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

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

PS1: Welsh language and culture
 PS 4: Sustainable transport, development and accessibility
 TRA 2: Parking standards
 TRA 4: Managing transport impacts
 PCYFF 2: Development criteria
 PCYFF 3: Design and place shaping
 PCYFF 4: Design and landscaping
 PCYFF 6: Water conservation
 PS 5: Sustainable development
 PS 13: Providing opportunity for a flourishing economy
 AMG 5: Local Biodiversity Conservation
 PS 19: Conserving and where appropriate enhancing the natural environment
 PS 20: Preserving and where appropriate enhancing heritage assets
 MWYN 1: Safeguarding mineral resources
 MWYN 2: Preferred areas
 MWYN 3: Mineral developments
 MWYN 5: Buffer zones around mineral sites
 MWYN 9: Restoration and after care
 PS 22: Minerals

2.4 **National Policies:**

Future Wales: The National Plan 2040
 Planning Policy Wales (Edition 12 – February 2024)
 Minerals Technical Advice Note (MTAN) Wales 1: Aggregates
 Technical Advice Note (TAN) 5: Nature Conservation and planning
 TAN 11: Noise
 TAN 18: Transport
 TAN 20: Planning and the Welsh language
 TAN 24: The historic environment

3. **Relevant Planning History:**

- G23/0156: Phase 3 of the mineral extraction area subject to ongoing joint enforcement investigation by the Mineral Planning Authority and Natural Resources Wales to the unauthorised disposal of inert waste material.
- C23/0522/36/LL 'Application for a vertical extension of existing sand and gravel pit, partial backfilling and site restoration to agriculture' – Application withdrawn.
- C17/0837/16/AC 'Application under Section 73 to vary conditions 1 and 2 on planning permission C12/0495/36/MW to extend the period for the commencement and implementation of development for the winning and working of sand and gravel and restoration to agricultural use' – Refused on the basis the permission had already been implemented on 29/11/2017.
- C12/0495/36/MW 'Winning and working of sand and gravel and restoration to agricultural use' – Permitted on 29/04/2013.
- 3/4/1089 'Section 52 Legal Agreement between Arthur Salisbury Ltd and Cyngor Gwynedd for the restoration of land at Llecheiddior Ganol following cessation of mineral working' – 17/11/1977.

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

- 5600 'Extension of sand and gravel pit and erection of temporary shed for workers at Llecheiddior Uchaf' – Permitted 03/04/1958.
- 5179 'Recommencement of winning and working of sand and gravel pit at Llecheiddior Uchaf' – Permitted on 18/11/1957.
- Planning permission under Planning Act 1945 for winning and working of sand and gravel at Llecheiddior Uchaf – Permitted on 06/05/1947.

Also relevant is the permission for the processing of material at Bryncir Quarry under;

- C09D/0375/36/LL 'Prosesu a bagio agregau, crynhoi concriid yn ogystal ag hailgylchu pridd a deunyddiau gwastraff anadweithiol megis llechi, tywod a graean / Processing and packing of aggregates, concrete batching in addition to recycling soil and inert waste materials such as slate, sand and gravel' – Permitted on 12/04/2010.

4. Consultations:

Community Council:

Response received on 04/11/2022:

The Community Council met last night, and the following application was discussed: C22/0977/36/AC: No objection is provided as long strict conditions are attached to planning permission to control dust that is left on the road/pavement/windows and doors of houses in Bryncir. The Council strongly feels that conditions are needed such so as not to over fill vehicles, sheet/cover the loads and/or wetting the loads each time before it is carried through the village. Additionally, that the road and the pavement is cleaned regularly.

Transportation Unit:

Response received on 22/11/2022:

Here are comments supplied to the applicant during the PAC (on a separate application C23/0522/36/LL):

I note that the excavation appears to run parallel to the highway. I would ask that you provide illustrative cross sections to confirm the location and profile of the excavations in relation to the highway to demonstrate there will be no impact. Having undertaken a site visit it was noted that the condition of the access road is deteriorating. When considering this and that the proposal would, on average, double the vehicular movements associated with the quarrying, I would ask that you agree to maintain the road for the duration of the quarry sites being operational. In conjunction with this I would ask that you agree to arrange regular condition surveys for the two structures that cross water courses, which should be undertaken by an appropriate organisation. I would also welcome a proposal detailing the permanent reinstatement of the road and discussions to confirm a timeframe for these works.

Public Rights of Way Unit

Response received on 01/11/2022:

I refer to the above-mentioned application. No recorded Rights of Way appear to be affected by this proposal

Natural Resources Wales:

Response received on 11/11/2022:

No objection and general comments and advice provided.

Dŵr Cymru:

No comments submitted.

Public Protection Unit:

No comments submitted.

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Biodiversity Unit:

Response received on 03/01/2023

I do not have any objection the principle of this extension for time, however I recommend that the applicant provides updated reports on ecology, hydrology, and a restoration plan.

Site data

- There is a candidate Wildlife Sites (non-statutory) next to the proposed quarry. This Wildlife Site is directly on the boundary of the proposed quarry. The habitat here is a wet woodland of scattered grey willows and an acid flush with Sphagnum mosses, cranberry, marsh violet, star sedge, marsh pennywort, purple moor-grass, bog pimpernel and heathers. This Wildlife Site is of high biodiversity value, containing habitats listed under section 7 of the Environment Act 2016 by the Welsh Government: wet woodland & upland flushes and fens.
- Breeding grasshopper warbler is present adjacent to the site; this bird is also listed under section 7.
- The quarry site is within 500 meters of the Afon Dwyfach which has records of rare and endangered aquatic invertebrates that are very sensitive to pollution.

Ecological Reports

None provided for this application for discharge of conditions, but several ecological reports were provided for the initial mineral application in 2012.

Hydrology

The hydrology report in 2012 stated that the excavation must not be deeper than 1meter above the water table. I recommend that an updated hydrological report is provided to ensure that the mineral extraction has not impacted the hydrology of the nearby Wildlife Site and its wetland habitats. A hydrological monitoring report should be provided.

Restoration Plan & Biodiversity Enhancement

There is no copy of a restoration plan with this planning application nor the application in 2012. I recommend that before these conditions are discharged that a restoration plan is provided which shows biodiversity enhancement through the creation of habitats such as rush pasture, small pools, sand banks for nesting birds and bees etc.

INNS

I recommend that an updated non-native invasive plant species report is provided showing the location on a map and the extent of all INNS.

Afon Dwyfach

A pollution prevention plan must be provided.

Gwynedd Archaeological Planning Service:

Response received on 26/10/2022:

Thank you for the below consultation. There are no archaeological implications associated with the variation of these conditions and therefore we have no comments.

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

North and Mid Wales Trunk Roads Agency:	<p><u>Response received on 16/11/2022:</u> I refer to your consultation of 26/10/2022 regarding the above planning application and advise that the Welsh Government as highway authority for the A487 trunk road does not issue a direction in respect of this application.</p>
CADW:	<p><u>Response received on 01/11/2022:</u> Thank you for your consultation. <u>Advice</u> CN021 Llystyn Gwyn Inscribed Stone CN280 Hut Circle East of Taleifion CN281 Enclosed Hut Group North-East of Llystyn Uchaf The above scheduled monuments are located inside 3kmm of the proposed development, but except for CN281 Enclosed Hut Group North-East of Llystyn Uchaf intervening topography, buildings and vegetation block all views between them. The proposal is to extend the period for the winning and working of minerals up to 31/12/2030 and the restoration of the site by 31/12/2031 and to increase the annual output of material from the site to 100,000 tonnes at an average rate of 14 loads per day and use material that has not derived from the operations permitted on site as part of the restoration plan Whilst potentially inter-visible with the quarried area and its restoration the proposal is outside of the identified significant view.As such whilst there may be a very slight visual change in the view from the monument this will not have any effect on the way that it is experienced, understood, and appreciated. Consequently, the proposed development will have no impact on the setting of scheduled monument. Cadw therefore has no objections.</p>
Eryri National Park:	No response
Public Consultations:	<p>A notice was placed in the press, notices were placed in several locations close to the site and nearby residents were informed. The advertising period has expired, and comments were submitted noting objection on the following grounds;</p> <ul style="list-style-type: none"> • Vehicles used for transporting material to Bryncir Quarry are for 'site' use and not for the public road (under Section 149 of the Highway Act). • Vehicle movements under current permitted operations are not sheeted or washed prior to entering the highway and therefore, fugitive dust is a constant issue. • Current vehicle movements leave significant amount of dust pollution on public highway/pavement and residential properties. • The surface of the road to the extraction area is of a very poor state of repair and compounds the dust issue as well as gravel carried into the village and highway. • Road sweeper currently employed by operator raises more dust (than vehicles hauling mineral from site).

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

5. Assessment of the material planning considerations

Principle of development

- 5.1 The proposed changes to the existing planning conditions include and extended working life of the quarry, increase in the annual tonnage of output, increase in traffic output and importation and use of soils or soil-forming materials in restoration.
- 5.2 The principle of extending the lifespan of the mineral extraction operations on site until 31/12/2030 by amending condition 2 (of C12/0495/36/MW) is based on policy Strategic Minerals Policy PS 22 & Policy MWYN 3 of the Anglesey and Gwynedd Joint Local Development Plan 2011 (JLDP). Policy PS 22 states that the council will contribute to the continuous regional and local demand for a supply of minerals by maintaining a minimum 7 years land bank of Sand and Gravel and 10 years land bank of crushed rock aggregate reserves in line with national guidance.
- 5.3 Planning Policy Wales Edition 12 (PPW) integrates the Welsh Government's planning policies for minerals development which were previously set out in Minerals Planning Policy Wales (2001). In accordance with the requirement of PPW 12, Gwynedd Council as the Mineral Planning Authority has a duty to ensure that mineral resources are exploited in a sustainable way so that they can make an appropriate contribution to the area's construction materials requirements. The key principles noted in the section 5.14 (Minerals) of the PPW are;
- Provide positively for the safeguarding and working of mineral resources to meet society's needs now and in the future, encouraging the efficient and appropriate use of high-quality materials;
 - Protect environmental and cultural characteristic of places, including those highly cherished for their intrinsic qualities, such as wildlife, landscapes, ancient woodlands and historic features, and to protect human health and safety and general well-being;
 - Reduce the impact of mineral extraction and related operations during the period of working by ensuring that impacts on relevant environmental qualities caused by mineral extraction and transportation, for example air quality and soundscape, are within acceptable limits; and
 - Achieving, without compromise, a high standard of restoration and aftercare so as to avoid dereliction and to bring discernible benefits to communities, heritage and/or wildlife, including beneficial after uses or opportunities for enhancement of biodiversity and the historic environment.
 - Amongst other objectives, Planning Policy Wales recognises that mineral working is different from other forms of development in that extraction can only take place where the mineral is found to occur, and that the development is transitional and cannot be regarded as a permanent land use even though operations may occur over a long period of time.
- 5.4 Gwynedd Council, along with all of the Welsh Authorities have endorsed the Regional Technical Statement (RTS) produced by the North Wales Regional Aggregates Working Party (NWRAP). The statement has been prepared in accordance with the provisions of the Minerals Planning Policy (Wales) and Technical Advice Note (Wales) 1: Aggregates (MTAN1), to set out an overarching objective to ensure a sustainable managed supply of aggregates;
- "... so that the best balance between environmental, economic and social considerations is struck, while making sure that the environmental and amenity impacts of any necessary extraction are kept to a level that avoids causing demonstrable harm to interest of acknowledged importance".*
- 5.5 The main purpose of the Regional Technical Statement is to set out the strategy for the provision of the aggregates in the North Wales region. The 2021 RTS identified an existing permitted reserve of sand and gravel in Gwynedd of 1.175 million tonnes (an equivalent of 6.7 years land-bank) with a shortfall and minimum allocation needed to meet required provision of 2.659 million tonnes.

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

- 5.6 The applicant has stated that the reason for amending condition 2 is; *“Restricted operations and limited demand during the period of COVID limitations means that extraction of permitted minerals will not be completed by the date of 31/12/2025 required by Condition 2. Variation of Condition 2 to allow extraction until 31/12/2031 will allow extraction throughout the lease period.” and condition 5;*
- 5.7 The proposed amendments are for extending the period for the winning and working of mineral up to 31/12/2030 and restoration of the site by 31/12/2031 (Condition 2), increase annual output of material from the site to 100,000 tonnes at an average of 14 loads per day (Condition 5) and use material that has not derived from operations on site as part of the restoration plan (Condition 37).
- 5.8 The continuation of sand and gravel extraction at Llecheiddior Uchaf will ensure that the Council can fulfil its apportionment obligations in the RTS, of supplying minerals for the North Wales sub-region and maintain a 7-year landbank of sand and gravel. There are few permitted reserves of sand and gravel in North West Wales and this proposal will secure an essential supply of sand and gravel for the local building economy, and therefore the principle of the development is acceptable.

Visual amenities and landscape

- 5.9 Policies PCYFF 3, PCYFF 4, MWYN 3 and MWYN 9 of the JLDP are all relevant considerations in assessing landscape and visual impacts. The significance of such impacts is determined by the combined effect of the magnitude of change and the sensitivity of the receiving landscape.
- 5.10 This application seeks to prolong the operational lifespan of the development and amend the wording of condition 37 so as to allow importation of material for restoration purposes. While extending the operational period would naturally prolong associated visual impacts in the medium term, the site forms part of an established mineral working. Within this context, it is not considered that the proposal would give rise to any significant additional visual effects.
- 5.11 Sand and gravel extraction is typically more dynamic than hard rock quarrying, as reserves are often located beneath agricultural land and can be worked relatively quickly using standard excavators. For this reason, the Mineral Planning Authority requires progressive restoration to mitigate impacts and to offset the temporary loss of amenity and productive land. To date, previously worked areas have been reinstated effectively, predominantly back to agricultural use, and now integrate well with the surrounding landscape.
- 5.12 Currently, condition 37 limits materials that can be deposited to mineral wastes derived from the permission area. As the mineral excavated and transported to Bryncir Quarry for processing there is currently no mechanism to allow for mineral wastes derived from the processing of the material to return to the site.
- 5.13 There is also no mechanism allowing for importing any restoration growth medium if the use of onsite material is unsuccessful. The allowance for imported soils or soil-forming material, subject to prior written approval of their suitability, provides flexibility to achieve restoration.
- 5.14 The condition is necessary to ensure that restoration is implemented in a controlled, transparent and compliant manner, using only materials that are demonstrably suitable and necessary for the approved agricultural after-use or mineral waste derived from the extraction site. Restricting importation to (i) soils/soil-forming materials pre-approved for suitability as a growing medium and (ii) mineral wastes directly arising from Llecheiddior operations (including where processed at Bryncir under the related consent) prevents the unauthorised disposal of external inert waste and ensures the proposal does not amount to a materially different form of development.

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

- 5.15 Requiring the operator to maintain and submit detailed records of all material movements between Llecheiddior and Bryncir will provide transparency and allow the Local Planning Authority to monitor compliance effectively. This mechanism is considered necessary and proportionate to ensure the restoration proceeds as approved and to protect environmental quality and amenity in line with Policy PS 19.
- 5.16 Overall, the revised condition represents a controlled and enforceable approach to managing restoration materials, ensuring that only appropriate soils and site-related mineral wastes are deposited, that volumes remain within defined limits, and that the development continues to operate within the scope of the originally permitted scheme.
- 5.17 Given the existing quarry footprint, the landscape and visual effects associated with the continued operation remain limited. Extending the timescale of the development and alterations to allow for limited importation of soils or soil-forming materials and mineral wastes derived from site would not introduce any significant changes in this regard. Therefore, subject to the retention of existing conditions, the proposal is considered to comply with Policies PCYFF 3, PCYFF 4, MWYN 3, MWYN 9 and PS 19 of the JLDP.

General and residential amenities

- 5.18 Policy MWYN 3 of the JLDP states that extensions to existing mineral sites will be acceptable subject to no unacceptable harm to the amenity or health of residents in terms of visual impact, levels of dust, noise, vibration, and light as a result of the operation itself or the resulting traffic movements.
- 5.19 MTAN 1 Wales; Aggregates and policy MWYN 5 of the JLDP recognises that there is often a conflict between mineral workings and other land uses and has established the principle of buffer zones around permitted and allocated mineral extraction sites. The objective of a buffer zone is to protect land uses that are most sensitive to the impact of mineral operations by establishing a separation distance. MTAN1 recommends a minimum distance of 100 metres for sand and gravel operations. There is a single residential property, Llecheiddior Uchaf, within 100m of the permission area. The closest two phases of the development have been fully excavated and restored to agricultural use and remaining extraction areas are beyond the 100m buffer.
- 5.20 The applicant has submitted a Transport Assessment (amended in October 2025) which considers the traffic implications of the proposed development. The assessment identifies that the additional traffic movements would equate to an average of 14 HGV loads per day, using 25-tonne vehicles, with a maximum of up to 28 loads per day. The proposed haul route would remain unchanged and would utilise an existing section of closed public road, which has been unavailable to general traffic since 2019. The existing planning condition allows for an average of 14 HGV loads per day on an annual basis. This provides operational flexibility to respond to fluctuations in demand without resulting in an overall increase in traffic movements. In practice, this would generate traffic levels comparable to operating at a steady rate of 14 loads per working day throughout the year. The alternative to the proposed approach would be to extend the duration of mineral extraction operations in order to enable the full recovery of the permitted mineral. This would prolong the operational life of the site and associated impacts, including HGV movements, over a longer period, rather than concentrating activity within the current proposed timescale.
- 5.21 Given the separation distance and evidence to demonstrate that the site already operates without detriment to amenity under the terms of planning conditions and/or environmental permits it is considered that the proposal complies with policy PCYFF 2, MWYN 3 and MWYN 5 of the JLDP.
- 5.22 It is considered therefore that subject to appropriate conditions to control the impacts of noise and dust and working hours the proposal will not have a detrimental impact on the amenities of the area and therefore conforms to policy PCYFF 2, MWYN 3 & MWYN 5 of the JLDP.

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Traffic matters, Public Rights of Way and Common Land

- 5.23 The proposal includes an increase to the extraction tonnage limit from 50,000 to 100,000 tonnes per annum.
- 5.24 No mineral processing occurs within the Llecheiddior Uchaf sand and gravel pit and all mineral extracted is hauled to the applicant's nearby site at Bryncir Quarry. Operations at Bryncir Quarry are permitted under separate planning permission, reference C09D/0375/36/LL, for the processing and packing of aggregates, concrete batching in addition to recycling soil and inert waste materials such as slate, sand and gravel.
- 5.25 The two sites are not linked in planning terms and there is no specific requirement of the existing permission for mineral extracted at Llecheiddior Uchaf to be processed at Bryncir Quarry.
- 5.26 The applicant has provided a Transport Assessment (amended in October 2025). This assessment details that the additional traffic movements will equate to an average of 14, 25 tonne loads per day up to a maximum of 28 loads per day with the haul route remaining unchanged and provided by an existing closed public road (since 2019).
- 5.27 Given that the first three phases of the development have been completed, there only remains Phase 4 to be extracted. Mineral available in Phase 4 was calculated to be approximately 347,040 tonnes in the submission of the original application.
- 5.28 No objection has been raised by the Gwynedd Council Highway Authority or The North and Mid Wales Trunk Road Agency.
- 5.29 It is considered therefore that the existing road network is of sufficient standard to deal with the flow of traffic expected from the site the development is therefore compliant with Policy TRA 4 of the Gwynedd and Môn Joint Local Development Plan 2011 – 2026.

Hydrology and Hydrogeology

- 5.30 The application does not propose any changes to the existing hydrological protection measures previously approved as part of the development.
- 5.31 Since the submission of the application, Welsh Government have published a revised TAN 15 on the 31st of March 2025. The revised TAN 15 is titled 'Development, flooding and coastal erosion' and is accompanied by Circular 002/2025 'Guidance on The Town and Country Planning (Flood Risk Area Development) (Notification) (Wales) Direction 2025' and clarification letter from the Chief Planner of the Welsh Government's Planning Directorate. Section 1 of the new TAN 15 states "This document replaces Technical Advice Note 14, published in 1998 and Technical Advice Note 15, published in 2004. Development Plans and planning decisions should no longer refer to those documents."
- 5.32 However, the clarification letter states "*...the publication of new guidance may have impacts on the processing of planning applications so there will be a transitional period for the implementation of the TAN. Planning applications which were submitted and registered before the publication of the new TAN will continue to be assessed against the previous version...*"
- 5.33 Therefore, official guidance from the Welsh Government is for planning applications submitted and registered prior to the 31st of March 2025 is for assessment of flood risk to be made on the policy content of the 1st edition of TAN 15 published in 2004.
- 5.34 TAN 15 (2004) is supported by Development Advice Maps (DAM) that have been substituted by Flood Map for Planning (FMfP) that were released pending the adoption of the revised TAN 15.

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

A delay in adopting the revised TAN 15 required LPAs to consider both DAM and FMfP given that the later included the most recent and correct data.

- 5.35 Small portions of the application site is situated within a 'Surface Water and Small Watercourse Flood Zone 3' on the Flood Map for Planning. There have been no objections or concerns relating to drainage or flood risk in response to consultation with Natural Resources Wales or Lead Local Flood Authority and it is considered therefore that the proposal will not have a detrimental impact on the flood risk and complies with PCYFF 6 and the requirements of TAN 15 (2004).
- 5.36 It is considered that the proposed development would not have any detrimental effect on hydrological features and flood risk and complies with the requirements of Strategic Policy PS 19 and Policy AMG 3, AMG 5, PCYFF 2, PCYFF 3, PCYFF 6 and MWYN 3 of the Gwynedd and Môn Joint Local Development Plan 2011 – 2026.

Ecological and biodiversity matters

- 5.37 The site is located on agricultural land with candidate wildlife sites nearby and the Site of Special Scientific Interest of 'Llystyn Gwyn' 500-600m to the south east.
- 5.38 The local authority's biodiversity officer has been consulted and provided comments on the development. The key sensitive sites surrounding the sites are;
- A Candidate Wildlife Site lies immediately adjacent to the quarry boundary, comprising wet woodland and upland flush/fen habitat of high biodiversity value (Section 7 habitats).
 - Breeding grasshopper warbler is recorded adjacent to the site (Section 7 species).
 - The site is within 500m of the Afon Dwyfach, which supports rare and pollution-sensitive aquatic invertebrates.
- 5.39 Although the biodiversity officer has raised various concerns, the application at hand is a Section 73 application seeking only to vary the timescale, approved rate of extraction and restoration medium. No changes are proposed to the approved working area, restoration landform, or operational methods. The extant permission was granted with a comprehensive set of ecological conditions, which remain enforceable and will be re-attached to this permission.
- 5.40 No additional habitat loss or altered impacts are propose and any ecological risks arising during the extended operational period will continue to be managed through the existing conditions, which already require appropriate protection, mitigation and monitoring.
- 5.41 The 2012 hydrological assessment and its associated condition (maintaining a minimum 1m stand-off above the water table) remain in force and will continue to regulate the development. The proposal does not introduce any deeper working, new or altered hydrological pathways.
- 5.42 As such, there is no change to the baseline hydrological risk, and the existing monitoring and stand-off requirements remain appropriate to safeguard adjacent habitat. These conditions will be retained on the new permission to ensure continued protection.
- 5.43 The original permission clearly defines the final restoration as a return to agricultural use. This forms part of the description of development and cannot lawfully be altered under a Section 73 application.
- 5.44 Biodiversity enhancements cannot be required where they conflict with the expressly approved after use or would effectively amend the authorised restoration scheme. The existing restoration and aftercare conditions remain enforceable and will continue to secure an appropriate return to agricultural land in accordance with the original permission.
- 5.45 The working area is unchanged, and no additional land is proposed for disturbance. The existing permission contains conditions requiring

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

- 5.46 The existing permission already contains conditions requiring pollution prevention measures, appropriate site drainage, and safeguards for watercourses. These conditions will be retained. As no new development impacts, plant, infrastructure or working methods are proposed, the existing pollution control framework remains appropriate to ensure continued protection of the Afon Dwyfach.
- 5.47 Accordingly, further ecological, hydrological or INNS survey work, or amendments to the approved restoration scheme, are not considered necessary or justified as part of this application of the proposal. On this basis, the proposal is considered to comply with Strategic Policy PS 19 and Policies AMG 3, AMG 5, MWYN 3 and MWYN 9 of the Gwynedd and Môn Joint Local Development Plan 2011–2026.
- 5.48 On this basis, the proposal is considered to comply with Strategic Policy PS 19 and Policies AMG 3, AMG 5, MWYN 3 and MWYN 9 of the Gwynedd and Môn Joint Local Development Plan 2011–2026.

Archaeology and cultural heritage

- 5.49 An archaeological survey and assessment were submitted as part of the original application. The specification for archaeological work required under the parent permission has since been formally discharged, and the development remains subject to continued compliance with these approved details. The archaeological assessment provides an appropriate framework for any further archaeological investigation and sets out suitable mitigation measures for potential archaeological and cultural heritage impacts arising from the development. On this basis, the proposal is considered to comply with Policy AT 4 of the Gwynedd and Môn Joint Local Development Plan 2011–2026 (Protection of Non-Designated Archaeological Sites and Their Setting).

The Welsh language

- 5.50 Criterion 1 (a) of strategic policy PS 1 'The Welsh Language and culture' notes that a Welsh Language Statement will need to be provided with a proposed "retail, industrial or commercial development which employs more than 50 employees and/or has a floor area of at least 1,000 m sq. or more".
- 5.51 Criterion 1(a) of Strategic Policy PS 1 “The Welsh Language and Culture” states that a Welsh Language Statement is required for proposed retail, industrial or commercial developments that would employ more than 50 people and/or have a floor area of 1,000 square metres or more.
- 5.52 In response to this requirement, the applicant has submitted a Welsh Language Statement. The proposal relates to a variation of an extant planning permission at an established sand and gravel extraction site.
- 5.53 The statement explains that already operational and run in association with the nearby Bryncir Quarry. The proposed development would not result in an increase in employment and would retain the existing workforce.
- 5.54 Based on the nature of the application and evidence to hand, it is not considered likely that the proposal would have a negative impact on the Welsh Language. It is therefore considered that the proposal conforms with policy PS 1 and the guidance contained within the SPG Marinating and creating distinctive and sustainable communities.

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

The economy

- 5.55 Technical Advice Note (TAN) 23: Economic Development states that, when determining planning applications, local planning authorities must recognise that traditional business uses (Use Classes B1–B8) represent only a portion of economic activity. The planning system should therefore acknowledge the economic dimension of all forms of development and ensure decisions are made sustainably, balancing social, environmental and economic considerations. TAN 23 further emphasises that authorities should recognise market signals and guide economic development to the most appropriate locations, rather than restrict or discourage it.
- 5.56 The proposal is essential to maintaining a steady supply of mineral resources, and the site makes a direct and meaningful contribution to the local economy through both direct and indirect employment associated with quarry operations. Additionally, sustaining local employment opportunities supports community cohesion and has positive cultural impacts, particularly in helping to maintain the strength and daily use of the Welsh language within the region.
- 5.57 Accordingly, it is considered that the proposal would have a positive economic impact on the area and is consistent with Policy PS 13 of the JLDP and the principles set out in TAN 23.

Relevant Planning History and Enforcement

- 5.58 This application has remained undetermined for a considerable period, largely as a consequence of unauthorised development affecting part of the site and the subsequent investigation.
- 5.59 Phase 3 of the development commenced prior to submission of this application. During summer 2023, it became apparent to the Mineral Planning Authority (MPA) that waste not originating from within the permitted site boundary had been imported and deposited within extracted areas of Phase 3.
- 5.60 The works undertaken in Phase 3 were carried out in breach of Conditions 8, 9, 37 and 38 of planning permission C12/0495/36/MW. The approved restoration scheme did not require the importation of any material to raise ground levels. Condition 37 explicitly provides:
- “Only mineral waste derived from operations hereby permitted shall be deposited within the site. No refuse or waste materials of any description from within or outside the site shall be deposited therein.”***
- 5.61 Following a joint investigation by the MPA and Natural Resources Wales (NRW) Industry and Waste Regulation team, together with discussions with the operator, it was established that the deposited material as controlled waste originated from Bryncir Quarry.
- 5.62 Given that the deposit of waste did not benefit from planning permission and is not considered necessary or appropriate to restore the land to an agricultural after-use, the MPA considers that retrospective planning permission would unlikely be granted. The MPA therefore regards the works as an unauthorised deposit of waste.
- 5.63 Notwithstanding the above, NRW considers that given the inert nature of the material, it does not present an ongoing risk to the environment. On that basis, the MPA understands that the material may remain in situ, and that its removal at this stage would be likely to cause greater harm to the environment and further jeopardise the restoration of the site. The determination of the current application, seeking to allow the importation of soil or soil forming material for restoration

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

purposes will need to comply with NRW environmental permitting requirements and will not prejudice NRW's ongoing enforcement action.

6. Conclusion:

- 6.1 The application seeks to vary conditions attached to planning permission C12/0495/36/MW in order to extend the operational life of the quarry to 31 December 2030, with final restoration by 31 December 2031 (Condition 2), to increase the permitted annual output to 100,000 tonnes with an average of 14 loads per day (Condition 5), and to allow the importation of suitable material for use in restoration (Condition 37).
- 6.2 The proposed amendments do not introduce any changes to the approved working area, restoration landform, or operational methods beyond those specifically identified. The application has been assessed within the limited scope permitted by Section 73 of the Town and Country Planning Act, noting that the LPA may vary or remove conditions but cannot revisit or amend the substantive elements of the original permission or its defined development parameters. The proposals therefore represent operational adjustments rather than a fundamental alteration to the nature or extent of the previously approved scheme.
- 6.3 The site continues to function as an established sand and gravel extraction operation, with mineral processing undertaken at Bryncir Quarry under a separate consent. Restoration of the land to agriculture remains secured through existing conditions and forms part of the defined development, which cannot be amended through this application. The proposed variation of conditions will enable the continued working and restoration of the site in a controlled and phased manner, subject to the retention of appropriate environmental safeguards.
- 6.4 Having regard to the relevant policy context and the scope of a Section 73 application, the proposed amendments are considered acceptable and capable of being accommodated without giving rise to additional or unacceptable environmental, amenity, or highway impacts. Subject to the re-imposition of all necessary conditions from the extant consent, together with any updated or amended conditions required to ensure continued compliance, the development remains consistent with the original permission and with the relevant policies of the Gwynedd and Môn Joint Local Development Plan and national planning policies.

7. Recommendation:

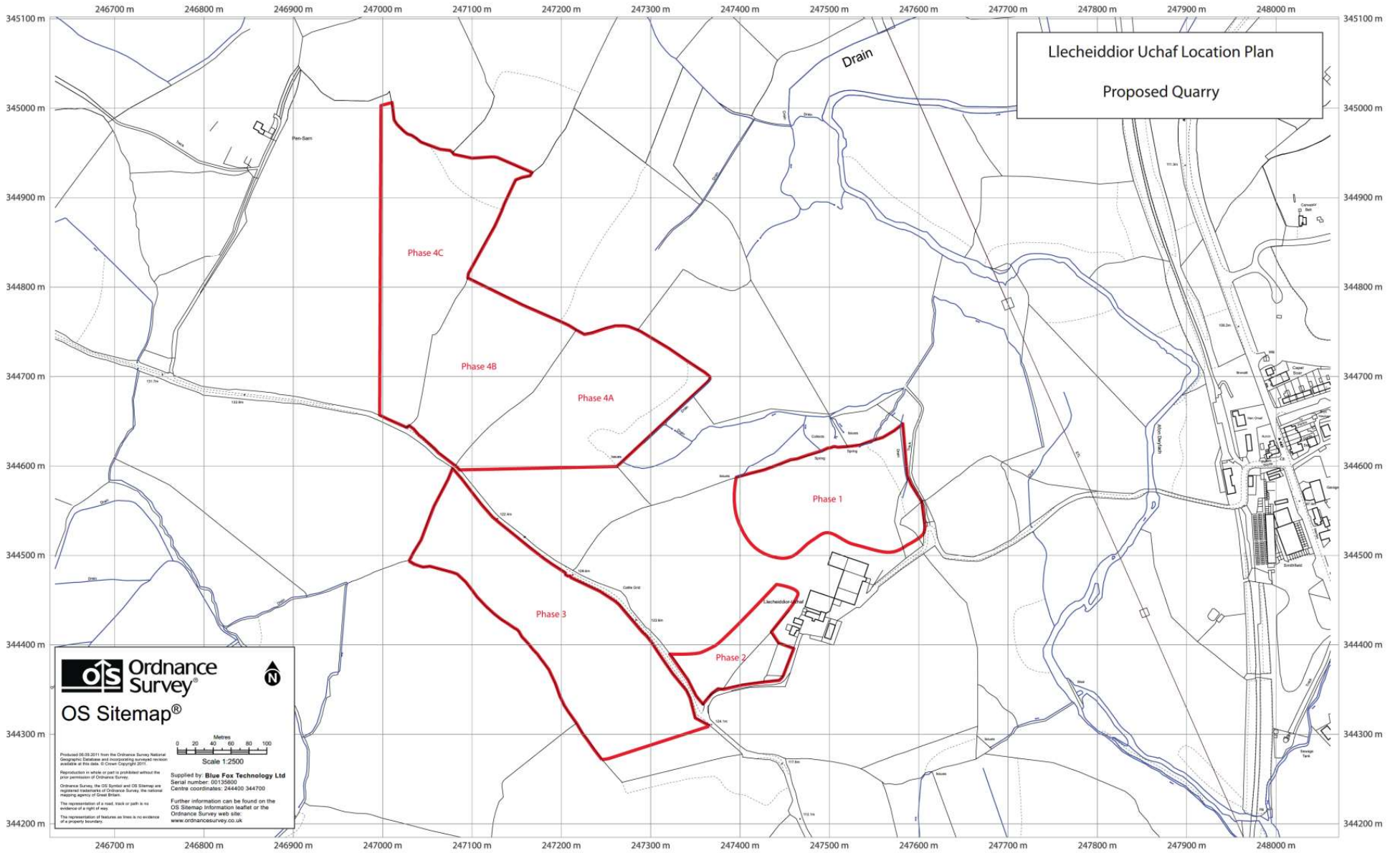
- 7.1 To delegate powers to the Head of the Environment Department to approve the application, subject conditions. Please note that Condition 1 of planning permission C12/0495/36/MW, which requires the development to commence within five years, is no longer relevant as the development has already commenced.
- 7.2 As a result, the conditions proposed to be varied will be renumbered one number lower than those referenced in the application form and accompanying report. The conditions subject to variation are highlighted below.
1. ***Cessation of mineral and ancillary operations by 31/12/2030. Restoration of site by 31/12/2031***
 2. In accordance with approved plans.
 3. Maintenance of access road.
 4. ***No more than 100,000 tonnes of material per annum shall be removed from site at an average rate of no more than 14 loads per day.***
 5. Shrub and tree planting prior to extraction in Phase 4.
 6. Maintenance of shrubs and trees planted (con 5.)
 7. Prior written notice of; commencement of development, passing bays, drainage works, soil strip, overburden removal, mineral extraction, restoration.
 8. In accordance with approved details and plans.
 9. Boundary of extraction area marked.
 10. Restoration and aftercare in accordance with approved details.

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

11. Restriction on Parts 19 and 21 of the GPDO.
12. Working hours.
13. Annual formal review of operations.
14. Noise restrictions.
15. Notification of temporary works that may exceed noise restrictions.
16. Annual noise monitoring.
17. White noise reversing alarms fitted to mobile plant and vehicles.
18. All vehicles, plant and machinery to be operated in accordance with manufacturer's specifications and fitted with appropriate sound deadening screens, caseworks, silences etc.
19. Areas traversed by vehicles to be watered or treated to prevent fugitive dust.
20. Water drainage system in accordance with approved plans.
21. Drainage system to collect and dispose of all water entering or arising on the site.
22. Oil, fuel, lubricants, paint, solvents or any other chemicals on site to be stored in suitably bunded area to restrict contamination.
23. Hydrogeological Impact Appraisal to be submitted in the event of encountering groundwater.
24. Survey of Invasive Species and treatment.
25. Works in Phases 3 & 4 to be undertaken in accordance with Archaeological Specification.
26. Access afforded to archaeologists to undertake archaeological mitigation and recording and written report submitted to the Planning Authority.
27. No plant or vehicles shall cross any area of un-stripped ground except where such trafficking is essential and unavoidable for the purposes of undertaking permitted operations.
28. All topsoil and subsoil identified shall be conserved in accordance with the development proposals described in approved details.
29. All vegetation, topsoil and subsoil stripped from each phase of working and areas affected by excavations, storage areas, building works, hardstandings and other construction including temporary access roads and vehicle haulage routes, shall be stored in areas set aside for that purpose which shall have been agreed beforehand in writing by the Mineral Planning Authority.
30. All topsoil and subsoil stripped and stored in accordance with the above condition shall be employed in works of restoration and no such materials shall be removed from the site without the prior written permission of the Mineral Planning Authority.
31. Topsoils shall be kept in storage mounds to a maximum height of 2m, with subsoils and overburden thereafter kept in separate storage mounds and prevented from mixing.
32. At least 48 hours' notice in writing of the date on which any soil stripping operations are to commence on any part of the land within the permitted area shall be given to the Mineral Planning Authority. Soil shall only be moved when in a dry and friable condition and when ground conditions are dry.
33. Topsoil and subsoil storage mounds and those parts of the site where stripping of topsoil and subsoil is not undertaken shall be kept free from weeds / competitive vegetation and all necessary steps shall be taken to destroy weeds at an early stage of growth to prevent seeding.
34. All replacement field boundaries shall be in the form of dry stone walls and earth banks constructed with materials derived or recovered from the existing field boundaries at Llecheiddior Uchaf and Llecheiddior Ganol.
35. Reasonable avoidance measures shall be employed during the demolition of field boundaries and dry stone walling to ensure that reptiles will be protected.
36. ***Only mineral waste arising from the extraction operations at Llecheiddior, including material transported to and processed at Bryncir Quarry under planning permission C09D/0375/36/LL, shall be deposited within the site for the purpose of restoration. No refuse, general waste, or inert waste materials from any external sources shall be imported to the site. Soils or soil-forming materials may be used solely for restoration purposes, and only where their suitability as a growing medium has been agreed in writing in advance by the Local Planning Authority. The total volume of material deposited shall not exceed that required to achieve the approved restoration contours. The operator shall maintain a detailed record of all mineral waste and soil material imported to or exported from the site, including origin, destination, volume, and purpose. A summary of these records shall be submitted to the Local Planning Authority at six-monthly intervals, or at such other frequency as agreed in writing by the Authority.***
37. Unless otherwise agreed in writing, at least 3 months prior to the intention to replace soils on any part of the area to be restored to an agricultural after use, the operator shall submit for the

PLANNING COMMITTEE	DATE: 18/05/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

- approval of the Mineral Planning Authority a plan showing the final contours to be achieved in the scheme of restoration.
38. Progressive and even respreading of overburden shall be carried out during the period of mineral working.
 39. In the event of the premature cessation of mineral extraction on any given phase of the development, a revised scheme for the restoration of the site shall be submitted for the approval of the Mineral Planning Authority to include a plan showing the final contours to be achieved in the scheme of restoration.
 40. Following the formation of the final landform to the approved contours, the base material or original ground shall be comprehensively ripped to a minimum depth of 50cm to break up any surface compaction before any soil material is spread.
 41. The soil material (topsoil and subsoil) set aside for use in the agricultural restoration shall be spread uniformly and in correct sequence over the base material, and shall, where necessary, be rooted and scarified to full depth without causing mixing between different soil layers. A minimum soil depth of 280mm (110mm subsoil, 170mm topsoil) above the base material shall be provided over all areas.
 42. All base material ripping, soil spreading and cultivation operations shall be carried out in such a manner as to minimise compaction.
 43. Any part of the site restored for agricultural purposes which is subject to localised settlement and which adversely affects the agricultural after use shall be re-graded including the re-construction of the soil profile to approved specification.
 44. The site shall be brought to the required standard for agricultural use.
 45. Submission of aftercare scheme.
 46. Chemical analysis after replacement of topsoil.
 47. Chemical analysis repeated in 1st and 4th years of aftercare.
 48. The land shall be managed in accordance with the rules of good husbandry and in compliance with the guidance outlined in Annex B, Minerals Technical Advice Note (Wales) 1:, Aggregates.
 49. No livestock shall be kept on the land unless otherwise agreed in writing by the Mineral Planning Authority.
 50. All the land within the site which has been excavated, used for soil storage or roads or has been traversed by heavy plant, shall be provided with an adequate water supply and land drainage facilities, including watercourses, field ditches and piped underdrainage system, if considered by the Mineral Planning Authority to be essential in the satisfactory restoration of the site.









PLANNING COMMITTEE	DATE: 18/05/2026
THE REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Number: 3

Application No: C24/1050/19/LL

Date Registered: 05/12/2024

Application Type: Full

Community: Bontnewydd

Ward: Bontnewydd

Proposal: Demolish existing school building and construct a new school and community centre and all the external landscaping, access road and parking. Installation of ancillary structures including free-standing canopies, bicycle shelters, refuse area and sprinkler tanks and all external play equipment as required to support the new school building.

Location: Ysgol Gynradd Bontnewydd, Bontnewydd, Caernarfon, Gwynedd, LL55 2UF

Summary of the Recommendation: TO APPROVE WITH CONDITIONS.

PLANNING COMMITTEE	DATE: 18/05/2026
THE REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

1. Description:

- 1.1 This application involves the demolition of existing school buildings to be replaced with the construction of a new school and community centre on the same site together with all the external landscaping, access road and parking. The development will also involve the installation of ancillary structures including free-standing canopies, bicycle shelters, refuse area and sprinkler tanks and all external play equipment as required to support the new school building.
- 1.2 The development includes a new two-storey Welsh-medium primary school for 210 learners and a community centre. There will be provision for the Cylch Meithrin, learners with Additional Learning Needs together with a community hall with full changing areas. The building will be two-storey and designed with sustainable principles to reduce the demand for energy,
- 1.3 The site is in a southern location of the village in an area that is mainly residential within the development boundary of the Bontnewydd Service Village as shown in the Anglesey and Gwynedd Joint Local Development Plan Inset Maps. Glanrafon Housing Estate is to the west and Dôl Beuno Housing Estate is north of the site, and the north-western side of the site includes playing fields and afon Gwyrfai runs along the southern boundary of the site with agricultural land beyond. The eastern section of the site is within the Bontnewydd Conservation area with several listed buildings opposite to the east.
- 1.4 The site is located on the outskirts of the Afon Gwyrfai SAC Special Phosphorus Conservation Area.
- 1.5 The site lies within Zone B in the Development Advice Maps, as referred to in Technical Advice Note 15 (TAN 15): Development and Flood Risk (2004). The site is also partly located within Flood Zones 2 and 3 (Rivers and Sea Surface Water and Watercourses) and Defence Zone (Rivers) according to the Flood Map for Planning.
- 1.6 The site is served by the Dôl Beuno Estate class III road the leads to the class 1 A4871 road.
- 1.7 This application, due to its floor area, is defined as a major development. In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended), a Pre-application Consultation Report was received as part of the application. The report indicates that the developer has informed the public and statutory consultees of the proposal prior to submitting a formal planning application. The report includes copies of the responses received.
- 1.8 The following documents were submitted to support the application:
- A Design and Access Statement
 - Flood Risk Considerations and Opportunities
 - Townscape Visual Assessment
 - Landscape Area Provision Calculation
 - Surface Water Drainage Strategy
 - Workbook - Surface Water and Landscape Drainage Strategy
 - Green Infrastructure Statement
 - Transport Assessment with appendices
 - Report of the Pre-application Consultation
 - Archaeological Recommendations
 - School Travel Plan
 - Ecological Survey 19/06/24 (updated 23.03.26)
 - External Lighting Plan
 - Construction Period Plan (including environmental)
 - Preliminary Environmental Noise Assessment
- 1.9 The application is submitted to Committee as it is a building that exceeds 1000 m².

PLANNING COMMITTEE	DATE: 18/05/2026
THE REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

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

PS 1 - The Welsh Language and Culture
 ISA 2 - Community facilities
 ISA 4 - Safeguarding current open spaces
 PS 4 - Sustainable transport, development and accessibility
 TRA 2 – Parking standards
 TRA 4 - Managing Transport Impacts
 PS 6 – Mitigating the effects of climate change and adapting to them
 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
 PS 19 - Conserving and where appropriate enhancing the natural environment
 AMG 5 - Local biodiversity conservation
 AMG 6 - Protecting Sites of Regional or Local Significance
 PS 20 - Preserving and where appropriate enhancing heritage assets
 AT 1 – Conservation areas, world heritage sites and landscapes, parks and registered historic gardens
 AT3 - Non-designated Heritage Assets that are of Local or Regional Significance

Supplementary Planning Guidance: Maintaining and Creating Distinctive and Sustainable Communities

2.4 National Policies:

Future Wales: The National Plan 2040
 Planning Policy Wales (Edition 12 - February 2025)
 Technical Advice Note 15: Development and Flood Risk (2004)

3. Relevant Planning History:

3.1 **C24/0112/19/LL** - Installation of modular units and higher access platforms to provide temporary school accommodation at Ysgol Bontnewydd. Work to include modifications to external boundary fences, access gates and forming a temporary storage compound for litter bins and storage containers. Modular units, fences and storage containers will be moved following the completion of the new school building construction that is subject to a separate Planning Application - Approved with conditions - 05/03/2025.

PLANNING COMMITTEE	DATE: 18/05/2026
THE REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

C99A/0098/19/R3 - Extension to create an additional classroom - Approved with conditions - 17/04/1999

C99A/0250/19/R3 - Extension to create an additional classroom - Approved with conditions - 17/04/1999

4. Consultations:

Community Council: Observations 7/2/26
I am writing on behalf of Bontnewydd Community Council. We have no observations on this amended application.

Highways Unit: Observations 25/6/25
I refer to the above application, and I confirm that the transportation unit does not have any objection.

Public Protection Observations 05/03/2025

I have assessed the above application and make the following observations: Public Protection has no objection to the development as the school is part of the current environmental noise environment, however, the proposals must note any potential nuisance issues including noise, vibration, odour, light and dust, and address the impacts.

Noise (including vibration)
A noise assessment must be undertaken to inform the applicant about the potential impact on the new school and the associated structures; this should lead the applicant to the specification or the most appropriate mitigation measures that are required or remove any noise impact from the development on residential premises.

Confirmation will be required of the MUGA court use hours. The information suggests that the community uses the court, as well as the school, and it is assumed that this will occur outside school hours. Any impact on the nearby residential property will be assessed in a Noise Impact Assessment.

The MUGA noise will be assessed by referring to the guidelines in the Sport England "Artificial Grass Pitch Acoustics – Planning Implications " (2015) document, which refers to the relevant criteria in "Guidelines for Community Noise" WHO, however, as well as this, an assessment should be made of noise from sports that have an impulsive nature (shouting, ball impact) to consider the levels of LAmax and their likely impact on the residents of nearby dwellings. The details of mitigation measures will be provided and detailed in a scheme with the location and nature of the construction work. Following this any mitigation measure will be retained and maintained as detailed in the plan.

Cumulative noise from new equipment associated with the plan will be restricted to 5dB below the background noise level (LA90) in a property sensitive to nearby noise during the day and night. On this basis, the noise of the plan will have a low impact on the residents of nearby property. Equipment noise (biomass, boiler, etc.) will be assessed in accordance with the principles in BS 4142: 2014 + A1: 20191.

Furthermore, noise emitting from machines used in connection with the Development will not exceed the NR25 Noise Radius between the hours of 2300 - 0700 and NR 30 at every other time when it is measured within

PLANNING COMMITTEE	DATE: 18/05/2026
THE REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

the nearest noise sensitive dwelling (windows may be open for ventilation). The noise should not derive from any equipment or machines used on the site, including any prominent tonal component. Tone will be specified, referring to BS 7445-2.

No construction or demolition work may take place on Sundays or Public Holidays or outside the hours of 08:00 to 18:00 Monday to Friday and between 08:00 and 13:00 on Saturday.

Reason: To ensure that the proposed development would not lead to a substantial detrimental impact level significantly observed (SOAEL) or detrimental impact in terms of noise to any residential occupiers.

Lighting

The application includes technical information about the light impact of the development which should not lead to any detrimental impact, but the use of the MUGA is unclear and the details of any impact of lights that may lead to an assessment with mitigation measures noted if there is a need to reduce the impact of light pollution/nuisance.

Reason: To ensure that the proposed development would not result in a detrimental impact to any residential occupiers in terms of light pollution.

Odours

A risk assessment will be undertaken in accordance with Defra's updated 'Guidance on the Control of Odour and Noise from Commercial Kitchen Extraction Systems, EMAQ.

Reason: To ensure that the proposed development would not result in a detrimental impact to any residential occupiers in terms of loss of amenity.

Dust

A Construction Environmental Management Plan (CEMP) will be submitted and approved in writing by the Local Planning Authority. Following this, the approved CEMP will be fully implemented in accordance with the details agreed during the entire construction period.

The IAQM Guidance on the Assessment of Dust and Emissions from Demolition and Construction shall be adhered to during all the demolition activities, site preparation and construction on the site.

Reason: To ensure that the proposed development would not result in a detrimental impact to any residential occupiers in terms of air quality.

Drainage Unit

Neither the SAB nor the LLFA have any observations on this application: SAB - The full SuDS application has already been approved, for this development.

Biodiversity Unit

Observations 02/07/2025

The applicant has provided a bat survey (attached):

BAT SURVEYS ADDENDUM FOR NEW SCHOOL BUILD BONT-NEWYDD by GRITTEN ECOLOGY 24th June 2025

This accompanies an earlier bat report which surveyed the inside of the building for signs of bats and found none. The survey undertaken in June 2025 was an emergence survey on both the 1970 building and the Victoria building. No bats were seen to emerge from the buildings. The report concludes that there are no bat roosts within the buildings. I agree with the conclusion of the report, and I have no concerns regarding bats.

An amended Landscape Plan has been provided received on 24th June 2025. I have no ecological comments regarding the amended plan.

In summary, I have no ecological concerns regarding this proposal.

Observations 10/03/2026

PLANNING COMMITTEE	DATE: 18/05/2026
THE REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

NRW have provided comments (29/08/2025) which note the requirement to consider this proposals effect on the Afon Gwyrfai SAC under the Habitats Regulations 2017.

The red line boundary for the application abuts the Afon Gwyrfai a Llyn Cwellyn SAC.

Cyngor Gwynedd is the competent authority under the Habitats Regulation 2017 and has a duty to consider any likely significant effects on SACs and SPAs (and through policy Ramsar Sites).

There are three possible impact pathways:

- 1.Sewage from the new school will be treated by Llanfaglan WWTW which discharges into Afon Gwyrfai.
- 2.Pollution from the construction site such as soils run-off or fuel spillages.
- 3.Once the school constructed any polluted surface water entering the river.

Below each impact pathway is consider for likely significant effect:

1. Sewage

The proposed new building for the school will connect to mains sewer and sewage will be treated at Llanfaglan Wastewater Treatment Works (WwTW). It is unlikely that this proposed development for a new school building will contribute greater amount of phosphorus input to the river via the WWTW than the existing school it replaces. Therefore, there is no net change to the amount of sewage as currently is.

2. Construction Pollution

No works within the river corridor or SAC will take place. No landscaping adjacent to the watercourse is proposed and the existing outfall connections are to be utilised. The applicant has provided a Construction Environmental Management Plan (Read Construction, July 2025) and NRW are satisfied with the mitigation measures within this document. It is unlikely that the construction of the school will result in pollution of Afon Gwyrfai.

3. Surface water drainage

It appears that surface water drainage would be directed into an existing outfall to the Afon Gwyrfai. This will avoid the need for construction activity within the SAC.NRW state that “ This discharge is expected to be better attenuated in the new development and may be an improvement over current but it must be ensured that this water be of the same or better quality than the receiving water, of the Afon Gwyrfai, for the future.” To ensure that the water quality of surface drainage is suitable, I recommend monitoring of the water from this site that drains to the river.

NRW are generally satisfied with the Surface Water Drainage Strategy (August 2024) for the management of run-off and drainage post-project completion.

I consider that the above impact pathways are unlikely to have significant effect on Afon Gwyrfai SAC.

I therefore have no objection to this proposal.

Dŵr Cymru

We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development.

Firstly, with respect to the submitted application form, we acknowledge that the development proposes to discharge foul and surface water flows

PLANNING COMMITTEE	DATE: 18/05/2026
THE REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

to a public sewer and sustainable drainage system respectively. The proposed development site is located in the catchment of a public sewerage system which drains to Llanfaglan Wastewater Treatment Works (WwTW) and ultimately discharges to a river Special Area of Conservation (SAC). We would advise that this WwTW has a phosphorus consent limit by 31/05/2024 and is currently compliant with the 95% quartile for its flow passed forward (FPF) performance and final effluent permits. In addition, we have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the immediate public sewerage system. 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 sustainable drainage system, in principle, subject to consultation and agreement with the regulatory body or riparian owner of this system.

This site is crossed by public sewers, abandoned public sewer and a combined storm overflow (CSO) with their approximate position being marked on the attached Statutory Public Sewer Record.

In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. Having regard to the revised plans, it appears the proposed development would be situated outside the protection zone of the public sewers and combined storm overflow measured 4 metres either side of the centreline and therefore acceptable in principle. Please note, the distance specified for this protection zone is indicative and based on industry standard guidelines. However, the depth of the asset will need to be verified on site which may infer a greater protection zone. For completeness, we recommend the developer refer to their title deeds to confirm if there are any covenants or restrictions associated with the asset(s) crossing the proposed development site.

Notwithstanding this, given the protection zone is located within the site boundary, it is still recommended that the developer contact our Plan and Protect team (PlanandProtect@dwrcymru.com) to carry out a survey to verify the location of the asset(s) and establish their relationship to the proposed development.

The site is also crossed by public watermains with their approximate positions being marked on the attached Public Watermain Record. In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. Having regard to the proposed plans, it appears that a new stone wall as well as permeable paving would be located above and within the protection zone of the 2inch public watermain located near to the entrance of the site. We would advise that it is not permissible to locate any structures including stone walls or SuDS features above and within the protection zone of the public watermain. Therefore, there would be a requirement for the applicant to apply to divert this asset under Section 185 if the Water Industry Act 1991. It also appears that a ramped access subject to Active Travel Grant would be situated within the protection zone of the 3

PLANNING COMMITTEE	DATE: 18/05/2026
THE REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

inch public watermain located to the east of the site measured 3 metres either side of the centreline. We note that no further details of the proposed ramp have been submitted with the application. We would advise that the public watermain may need to be diverted. Therefore, if the Local Planning Authority is inclined to approve the application, we request that the condition below is included within any planning permission to protect the integrity of the public watermains and avoid damage thereto. It is also recommended that the developer contact our Plan and Protect team (PlanandProtect@dwrcymru.com) to carry out a survey to verify the location of the asset(s) and establish their relationship to the proposed development.

Accordingly, if you are minded to grant planning consent for the above development, we would request that the following Conditions and 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:

Conditions

Condition 1

No development shall commence until the following have been submitted to and agreed in writing by the Local Planning Authority

- 1) Asset location survey has been undertaken to ascertain the exact location, condition, depth and material; and
- 2) A detailed site plan, as informed by point 1) above to demonstrate the relationship of the proposed development and its loading implications with our assets and confirm that the required protection zones and access can be maintained, and the required protection measures relevant to the assets can be put in place; and
- 3) If necessary, a scheme to divert the assets.

No works as part of the development pursuant to this permission shall be carried out on site until such a time that the approved schemes/works have been constructed, completed and brought into use with the approved schemes. Thereafter the approved development will be retained in perpetuity.

Reason: To protect the integrity of the public watermains and avoid damage thereto and in accordance with Development PCYFF 2 of the Joint Anglesey and Gwynedd Local Development Plan.

Condition 2

No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

Advisory Notes 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'. It is therefore recommended that the developer engage in consultation with Cyngor Gwynedd, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, Dwr Cymru Welsh Water is a statutory consultee to the

PLANNING COMMITTEE	DATE: 18/05/2026
THE REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

SAB application process and will provide comments to any SuDS proposals by response to SAB consultation.

The applicant needs to apply to Dŵr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains and conform with the publication "Sewers for Adoption"-7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com.

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dŵr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dŵr Cymru Welsh Water has rights of access to its apparatus at all times.

In accordance with Planning Policy Wales (Edition 12) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation. If you have any queries, please contact the undersigned on 0800 917 2652 or via email at developer.services@dwrcymru.com

Natural Resources
Wales

Observations 29/08/2025

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the further information in support of the above, which we received on 12/08/2025.

We continue to have concerns with the application as submitted. However, we are satisfied that these concerns can be overcome if the documents identified below is included in the approved plans and documents condition on the decision notice:

Documents - Construction Environmental Management Plan, Read Construction, Ref 92000 R1 Rev2, July 2025

Bontnewydd Community Campus, External Lighting, Drawing No. P197-143-C, Rev C, Date 04.06.2025

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

Protected Species
Otter

PLANNING COMMITTEE	DATE: 18/05/2026
THE REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Otters are a European Protected Species protected under the Conservation of Habitats and Species Regulations 2017. Otters are also a designated feature the Afon Gwyrfai a Llyn Cwellyn Special Area of Conservation (SAC) which borders the development site to the south - we refer you to our protected sites comments below in this regard.

A strip of riparian woodland has been identified as bordering the northern edge of the river. The submitted proposals appear to retain the riparian corridor in its entirety, we welcome this approach and would advise that no vegetation is removed along this corridor, as it provides a buffer between the school and the river for commuting otter.

We welcome the Reasonable Avoidance Measures (RAMs) outlined within section 9.6 of the Construction Environmental Management Plan, Read Construction, Ref 92000 R1 Rev2, July 2025, and advise that CEMP document is included in the approved plans and documents condition on the decision notice.

We refer to the drawing External Lighting, Drawing No. P197-143-C, Rev C, Date 04.06.2025. This plan shows that a dark commuting corridor for otter is present along the vegetated riparian corridor to the south. We advise that this lighting plan is included in the approved plans and documents condition on the decision notice.

NRW would refer the Local Authority to the Chief Planning Officer's letter dated 1 March 2018 which advises Local Planning Authorities to attach an informative regarding licence requirements to all consents and notices where European Protected Species are likely to be present on site.

Bats

We note the Ecological Surveys for New School Build dated 19 June 2024 (although updated subsequently; undated) by Gritten Ecology refer to detailed internal inspections of the buildings on site to be demolished were completed in years 2023 and 2024 and no evidence of bats was found.

We note the further surveys undertaken and note that the submitted report (Bat Surveys Addendum, Gritten Ecology 24th June 2025) has concluded that bats are unlikely to be using the application site. We therefore have no comments to make on the application as submitted in respect of bats.

Protected Sites

Special Area of Conservation (SAC)

The red line boundary for the application abuts the Afon Gwyrfai a Llyn Cwellyn SAC (although the proposed buildings are not within the footprint of the protected site). It appears the works proposed are limited to replacing the existing structures with new structures on the existing footprints. No landscaping adjacent to the watercourse is proposed and the existing outfall connections are to be utilised. However, we have concerns that harm from the proposed development on the site cannot be ruled out and have identified pollution as a potential pathway.

We are generally satisfied with the Surface Water Drainage Strategy (August 2024) for the management of run-off and drainage post-project completion.

We refer to the Construction Environmental Management Plan, Read Construction, Ref 92000 R1 Rev2, July 2025. We are in general agreement with the mitigation measures within the plan. We advise that CEMP

PLANNING COMMITTEE	DATE: 18/05/2026
THE REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

document is included in the approved plans and documents condition on the decision notice.

Your Authority should be satisfied that any Invasive Non-Native Species, identified within sections 9.8 and 9.9 are appropriately dealt with.

We have further recommendations for the developer within the “Advice for the Developer” section below.

Artificial lighting during construction and more importantly during operation of the new school must not be allowed to illuminate/affect the river corridor, so that otter, salmon, and other sensitive species are not adversely affected. We refer to our comments on the lighting plan for otter above.

It appears that surface water drainage would be directed into an existing outfall to the Afon Gwyrfai. This will avoid the need for construction activity within the SAC. This discharge is expected to be better attenuated in the new development and may be an improvement over current, but it must be ensured that this water be of the same or better quality than the receiving water, of the Afon Gwyrfai, for the future.

As the competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended), your authority must, before deciding to give consent for a project which is likely to have a significant effect on a SAC site, either alone or in combination with other plans or projects, make an appropriate assessment of the implications of the project for that site in view of its conservation objectives. You must for the purposes of the assessment consult NRW and have regard to any representations we make within such reasonable time as you specify. In the absence of that assessment, NRW cannot advise that the proposals would not result in an adverse effect upon the SAC site.

Nutrient Sensitive SAC Catchment

We note the application site is within the catchment of the Afon Gwyrfai a Llyn Cwellyn Special Area of Conservation (SAC). In line with our Advice to Planning Authorities for Planning Applications Affecting Nutrient Sensitive River Special Areas of Conservation (28 June 2024), under the Habitats Regulations, Planning Authorities must consider the impact of proposed developments on water quality within SAC river catchments.

We note from the information submitted that the mains connection will be to Llanfaglan Wastewater Treatment Works (WwTW). Ultimately, the suitability of foul drainage arrangements for the proposed development is a matter for your Authority to determine. However, we are satisfied that our concerns can be overcome by your Authority following our Advice specifically the section titled ‘What does this mean for development proposals involving connection to public wastewater treatment works?’

We therefore advise you to take the above into account in your determination of whether the development is likely to have a significant effect on the SAC. Should you determine that an Appropriate Assessment is required, the Applicant will then need to submit whatever evidence they deem appropriate (seeking advice from consultants as may be necessary) to demonstrate no adverse effect on site integrity.

Site of Special Scientific Interest (SSSI)

PLANNING COMMITTEE	DATE: 18/05/2026
THE REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

NRW consider the proposals have the potential to impact upon the Afon Gwyrfaï a Llyn Cwellyn SSSI. Providing the impact pathways referenced above for the SAC are adequately addressed, NRW consider the features of the SSSI will also be adequately safeguarded.

Flood Risk

The site is located within Zone B of the Development Advice Map (DAM) as referred to by the Technical Advice Note (TAN) 15: Development and Flood Risk. The site is also shown to be at risk of flooding according to the Flood Map for Planning (FMfP) - flood zone 2 River. As confirmed in the letter from Welsh Government dated 15 December 2021, the FMfP represents better and more up-to-date information on areas at flood risk than the DAM.

Section 6 of TAN15 requires the Local Planning Authority to determine whether the development at this location is justified. Therefore, we refer you to the tests set out in section 6.2 of TAN15. If you consider the proposal meets the tests set out in criteria (i) to (iii), then the final test (iv) is for the applicant to demonstrate through the submission of a Flood Consequences Assessment (FCA) that the potential consequences of flooding can be managed to an acceptable level.

The application is supported by a document entitled Flood risk constraints and opportunities report: Ysgol Bontnewydd (CPF12344 09/08/2024) compiled by YGC who also act as the Lead Local Flood Authority (LLFA). The LLFA manage flood risk associated with surface water and smaller watercourses. The site is directly adjacent to the main river (Afon Gwyrfaï) and NRW manage flood risk from main rivers.

The proposal is for a replacement school and all built elements associated with the proposal are shown to be elevated above estimated flood levels (with an allowance for climate change impacts), apart for the existing/proposed football and sports pitch. The report refers to a new hydraulic model built by YGC for the adjacent river Gwyrfaï and other sources of flood risk. NRW have not reviewed the modelling work and as such the FMfP remains the principal source of spatial information on flood risk for planning purposes.

We also note the recommendations in the report regarding extending the existing NRW flood wall along the Afon Gwyrfaï to help manage surface water flooding. We are in dialogue with YGC regarding this although no commitments have been made regarding the proposed extension and which Risk Management Authority would be best placed to promote, construct, and maintain the proposed extension. However, this does not impact our position with regards to the acceptability of this application for the replacement school in terms of flood risk.

As it is for the Local Planning Authority to determine whether the risks and consequences of flooding can be managed in accordance with TAN15, we would recommend they consider consulting other professional advisors on matters such as emergency plans, procedures, and measures to address structural damage that may result from flooding. Please note, we do not normally comment on or grant the adequacy of flood emergency response plans and procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement during a flood emergency would be limited to delivering flood warnings to occupants/users.

PLANNING COMMITTEE	DATE: 18/05/2026
THE REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Flood Risk Activity Permit

We advise the Applicant that the Environmental Permitting Regulations (2016) require them to obtain a bespoke Flood Risk Activity Permit for any works or structures located in, under, over or within 8 metres of the bank top of the River Gwyrfai, a designated 'main river'. Further advice and guidance is available on our website: <http://www.naturalresources.wales/permits-and-permissions/flood-risk-activities/flood-risk-activity-permits-information/?lang=en>

Other Matters

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

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our website for further details.

Advice for the Developer

Recommendation on the Construction Environmental Management Plan, Read Construction, Ref 92000 R1 Rev2, July 2025

Pollution management:

- The compacted soil bund, unless geotextile is on the outside, should be vegetated with a generic, fast establishing grass seed mix
- The bund is not shown on any of the construction phase plans.
- Appendix A states "bund to run length of construction boundary up to the existing playing field". As the soil stockpile is shown on the plans to be located on the playing field, the bund should run the entire length of the site towards the river, including along the playing field.
- The CEMP misses a monitoring element. The effectiveness of pollution prevention methods must be monitored and enhanced, if necessary, throughout the demolition and construction process to ensure there is no pollution from the site to the Afon Gwyrfai.

Incident / spill reporting:

- For spills or other incidents beyond the capacity of the site operators to control, NRW should be contacted via the incident response line 03000 65 3000.
- 6.3.1 reads "The locations of the fuel storage/COSHH area are shown in Figure 2.", however, they are either not shown or not clearly labelled. The locations should be well away from the river and minimize potential pathways for a spill to enter the river.

Waste management:

- We note that the Resource / Site Waste Management Plan has not yet been developed Paragraph 7.4 states that this plan will identify waste streams for each material to divert as much as possible away from landfill. Table 7 is therefore only a draft at this stage. When finalising the plan, the following should be included:
 - Ensure that all waste disposal contractors used are licensed to carry the relevant materials (such as demolition waste or hazardous waste, depending on the type they carry) and that copies of the waste transfer notes (for non-hazardous waste) and consignment notes (for hazardous waste) are kept on site or by the site management.

PLANNING COMMITTEE	DATE: 18/05/2026
THE REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

- Table 7 shows that asbestos and fluorescent lights (which contain mercury) are to be disposed of to landfill. Both are classed as hazardous waste which must be kept and disposed of separately to general / non-hazardous waste, following the Hazardous Waste Regulations 2005. Disposal must be via a licensed hazardous waste carrier to a site permitted to accept asbestos / waste electrical and electronic equipment for fluorescent lights. Copies of the consignment notes must be kept.
- Table 7 also lists GRP (glass reinforced plastic) roof covering as material to go to landfill. While this is technically allowed, it is strongly discouraged because of GRP's long-term persistence and potential to leach chemicals. If re-use is not possible, efforts should be made to divert this material from landfill to a waste-to energy incinerator or specialist recycling (e.g. fibre recovery for aggregates) facility.

Soil management:

- 8.3 states that soil stockpiles will not be stored within 10m of the Afon Gwyrfai. We appreciate that the location of the stockpile on the plans is over 50m away from the watercourse and that the CEMP mentions the installation of a bund of compacted soil and membrane as well as other measures such as covering stockpiles and additional silt netting if necessary. We advise increasing this distance to at least 15, preferably 20m, unless a sufficient explanation can be given why this is not required, supplemented by the bund and other pollution prevention measures as required during prolonged periods of wet weather.

Biosecurity:

- While 5.2.5. states "There were no invasive species of plant recorded on site", 9.9 mentions that montbretia, an invasive, non-native plant species, had started to become established and was to be cleared. The sentence in 5.2.5. therefore, appears not to be fully correct. Further guidance on the removal and disposal of montbretia should be included. There are two ways to effectively remove montbretia. One is to dig out the plants and all underground corms. If done thoroughly, this is generally the most effective and environmentally friendly approach unless the resulting disturbed, loose soil and potentially missed corms are close to the watercourse. The alternative is repeated spraying or wiping of the leaves throughout the growing season with herbicide, preferably a glyphosate-based herbicide approved for use near water. Prior permission from NRW is required for any pesticide use on the riverbank or in the SSSI. Both methods will require some follow-up to ensure that no corms have survived. Most important is to say that removed montbretia must not be disposed of as general waste, general green waste or compost, as it readily spreads from disposed corms. Given the lack of facilities in the area that accept invasive non-native plant materials, the best disposal options are on-site incineration under a D7 waste exemption (preferred), or deep burial with geotextile containment, following NRW's Regulatory Decision 058.2.
- Several species of INNS are widespread along the Gwyrfai and may establish on disturbed ground during or following the work. To prevent this from becoming a contributing seed source for the SSSI and wider environment, any INNS appearing on the construction site should be controlled rather than avoided. We would advise changing the hierarchy of response options given under 9.8 – a site-specific biosecurity mitigation plan should not only be developed and implemented if the area can't be avoided, but if possible whenever INNS are discovered. NRW would only need to approve operations that would affect the SSSI & SAC, such as herbicide use at the top of the riverbank.

PLANNING COMMITTEE	DATE: 18/05/2026
THE REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Other:

- Ensure that all materials stored on site, whether waste, building materials, or packaging, especially plastic and lightweight materials like foil, insulation boards, etc., are securely contained to prevent windblown litter.

Footpaths

It does not appear that there are any Rights of Way recorded that will be affected by this proposal.

Trees

I am still unable to find a copy of the tree report in the planning file. The tree planting proposed is suitable, however I would advise 'Viburnum opulus' and 'Acer campestre' are substituted out of the 'native hedge mix' for something more suited to the local tree-scape, such as Aspen and crab apple. I would also substitute Acer campestre (standard) for native aspen or crab apple (happy to provide details to the applicant of where these can be sourced)

Public Consultation:

A notice was posted on the site and nearby residents were notified. The advertisement period has expired, and 3 items of correspondence were received, and a summary of their observation can be seen:

- Very supportive of the development.
- Welcome investment in the local community.
- Very keen to see this moving forward for the benefit of the village children.
- Concern regarding the location of the large sprinkler tank. This is a substantial structure and is likely to have a significant visual impact.
- Reduce its visual impact, e.g. by: partly burying it in the ground, or at least to reduce the structure's height?
- Concern regarding the potential noise levels that may result from the tank's operation.
- Design of the fences/boundaries - currently the combination of mesh fencing and a timber fence along the boundary near the tank. It would be good to have more consistency and a design that is better suited to a residential area.
- (the side nearest to the main road). The plan notes "existing boundary wall (mixed masonry)", but no such wall exists - only a thick hedge that forms the boundary.
- Concern regarding existing hedgerows, hawthorn and brambles growing over the walls of nearby premises.
- Concern regarding the school access points. Parents and children walking on premises/private footpaths to get to school.
- People parking across the entrance of a private property.
- Children standing to speak and kicking gravel off the private path and damaging it.
- People pressing against private fences daily, children kicking balls against the fences and frightening the residents' dogs.

PLANNING COMMITTEE	DATE: 18/05/2026
THE REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 It is a requirement for planning applications to be determined in accordance with the adopted development plan, unless other material planning considerations state otherwise. The Anglesey and Gwynedd Joint Local Development Plan (LDP) is the adopted 'Development Plan' in this case. The application site is located within the development boundary of the Bontnewydd Service Village, and the entire application site is on land that is already being used for education purposes (D1 Use Class).
- 5.2 The main planning policy that relates to this application is policy ISA 2 of the LDP. This policy supports the provision of new community facilities provided they meet five criteria. The assessment is assessed in the context of the following criteria:
1. Criterion (i) notes that the facility is located within or immediately near the development boundaries. As noted above, the site is located within the development boundary of Bontnewydd and therefore satisfies this criterion.
 2. Criterion (ii) of the policy refers to new buildings and if the community's needs cannot be met by the current use of existing facilities or by converting existing buildings. Details about the condition of the existing building and why a new school needs to be constructed should be included with any formal application. According to the application the current school building was built in the 1970s, the building's fabric has come to the end of its lifespan and cannot provide an appropriate learning environment within the context of the current design standards expected from a school in the 21st Century. There is a separate Victorian school building where the Cylch Meithrin takes place and offers limited provisions for community use. The building's fabric here has also deteriorated over many years and again it is less than favourable for a modern, sustainable a facility that would be expected. The use made of these buildings has already ended as they are not now suitable. When considering the condition of the existing buildings, and the intention to use the same site, it is believed that it is reasonable to seek to construct a new building that has been specifically designed for modern environmental and educational requirements.
 3. Criterion (iii) states that if the proposal seeks to re-locate the facility, that it can be demonstrated that the existing site is no longer suitable for that use. Similar to criterion (ii) above, evidence noting why the existing building is unsuitable should be submitted with any formal application. Also, given that the facility in this case will not be re-located, as noted above, information about the application confirms that the current buildings are not fit for purpose anymore and in considering there would be no change in land use as a result of this development, this is a development to replace one educational facility with another and that the use of the site remains as it was and that no relocation has occurred in terms of land use.
 4. Criterion (iv) states that the scale and type of the proposal is appropriate compared to the size, character and function of the settlement. The existing school would provide space for 210 learners. The application notes the proposal to provide a school for 240 learners, but more recently additional information was received from the Council's Education Department to confirm that there will be no increase in the number of learners as a result of this proposal and the school's catchment area has not been changed, therefore unless there are natural changes in the population, there will be no increase in the number of learners who will attend the school and there will be no change to the users who will use the site in the future. It is recognised that the proposed building is larger than the existing, but considering that this proposal derives from a 'Sustainable Schools Challenge' jointly from Ysgol Bontnewydd and Cyngor Gwynedd to the Welsh Government as a result of the recognised need to improve the educational facilities of Bontnewydd to satisfy the contemporary needs of the community, it is believed that the scale of this development is entirely appropriate for its location.
 5. Criterion (v) seeks to ensure that the proposal is easily accessible by foot, cycle and public transport. As the new proposed school is on the existing school site within the development

PLANNING COMMITTEE	DATE: 18/05/2026
THE REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

boundary of Bontnewydd, it is considered that the site is very convenient for pedestrians, cyclists or those using public transport to reach the site, therefore it is believed that criterion (v) has been satisfied.

- 5.3 Given the above discussion it is believed that this proposal meets with all the criteria of Policy ISA 2 of the LDP.

In addition, Policy ISA 4 designates Open Spaces that are to be protected from development and the playing field north of the site has been protected under this designation. This field will remain as a playing field and, therefore, the application is consistent with the requirements of ISA 4.

- 5.4 Policy PCYFF 1 requires development to be situated within development boundaries and outside the development boundaries, developments will be resisted unless it is in accordance with specific policies in the LDP or national planning policies or that the proposal demonstrates that its location in the countryside is essential. As noted above, policy ISA 2 supports the provision of new community facilities near the development boundary and the proposal in question complies with Policy ISA 2. As a result, it is therefore considered that the proposal is also acceptable in terms of Policy PCYFF 1 of the LDP.

Visual amenities

- 5.5 According to the application form the total floor area of the existing building is 1637m² and a total floor area proposed for the new building is 2126m², therefore there will be an increase of approximately 489m². Although the development will entail an increase of approximately a third in floor area, more effective use is made of space as two single-storey buildings will be replaced with one two-storey building with a mix of pitch and flat roofs with accessible terraces in some areas, located in the centre of the village in an area with many two-storey houses, and surrounding scattered buildings of different heights and designs and finishes. The design of the building is also a response to a difference in the site's levels by presenting a split bottom floor level, as a result the scale or mass of the building will not appear substantially larger than the previous buildings. The design is contemporary and responds to the need for a specific facility in the village.

- 5.6 It is acknowledged that there will be an increase in the height of the new building compared to the existing structures, we cannot avoid the fact that there will be a little impact on visual amenities, the Visual Urban assessment submitted with the application notes that the new school will impact two viewpoints out of the twelve viewpoints and at worst the impact on these viewpoint will be moderate, and we have to bear in mind that the site is located within a built area. As a result, it is considered that the submitted design offers a development on a scale and appearance that would be suitable for its urban site. The fact that features of the existing school's character and the area in terms of slate, red brick and white render, which are common characteristics in the village, will be incorporated into the design emphasises the continuity of the current situation and an effort to blend in and assimilate into the environment. Also, the design of the new building, with its pitched roofs, elevation finishes and the various heights of different elements, would create a development, although substantially larger than the current building, that would continue to be on a scale that assimilates with the scale and design of the surrounding residential area. It is therefore considered that the development respects the context of its site in accordance with the requirements of Policy PCYFF 3, and also it is not deemed that it would have a detrimental impact on the conservation area and would therefore not be contrary to the relevant requirements of policy AT 1.

General and residential amenities

- 5.7 Generally, policies PCYFF 2 and PCYFF 3 of the Joint Local Development Plan encourage the approval of proposals for new development provided they do not have a detrimental impact on the health, safety or the amenities of the residents of local properties or on the area in general.
- 5.8 The proposal replaces an existing school and community centre, and therefore there is no change in the sites' current use, and there will be no increase in the number of learners from the existing

PLANNING COMMITTEE	DATE: 18/05/2026
THE REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

situation, but it is recognised that there will be an increase in the size of the school and encourages the use of external spaces that may mean an increase in noise to the residents of nearby houses, but it is not considered that this would be substantial compared with the existing situation.

- 5.9 In addition, although there will be an increase in the size and number of windows on the elevations, there will be one school building rather than two and this means that the distance between a number of the nearby houses will be larger. Sycharth will be approximately 3 metres further from the school, Beuno Buildings will be approximately the same distance, approximately 38 metres from the school, Wayside and Llwyn Celyn will be approximately between 13 metres a- 17 metres and Hen Bost approximately 42 metres further away from the new school building and, given that the use of the site will not change and that there is already inter-visibility between the school grounds and private properties nearby, it is not believed that significant additional overlooking from nearby houses and gardens will derive from this development. Similarly, although the building will be larger in terms of bulk than the previous building, it is not believed that it would be significantly different to the current situation in terms of dominating the properties in front of the site. Therefore, it is not believed that significant additional harm to the amenities of local residents will derive from a new school development on the site.
- 5.10 According to the application all the equipment and plant that generate noise associated with the proposed development would be designed to ensure that the noise output boundaries do not exceed those within the Noise Impact Assessment submitted as part of the application and appropriate acoustic measures will be integrated to the design of the proposed building, equipment and service plant and the locations that are subject to the operational activities. The application also includes a lighting strategy. This restricts the lighting within the site, to face in and down to prevent the impact of light flooding on nearby residential properties.
- 5.11 It is proposed to encourage the use of the school play areas and the sports field by members of the community outside the usual school timetable and these areas have been located to the east, reducing any impact on nearby residential properties.
- 5.12 In addition, Public Protection states that confirmation will be required about the MUGA court use hours. The information suggests that the community uses the court, as well as the school, and it is assumed that this will occur outside school hours. There is no purposeful lighting for this area and therefore its use would be limited to daylight hours which would be tantamount to the current use of this area as playing fields. In order to ensure the amenities of local residents in terms of light and noise impact it is considered that it would be reasonable to impose a condition to agree on any additional light on the site, noting that a light in the form of a floodlight would require separate planning permission and would be subject to a further assessment.
- 5.13 It is recognised that there will be some disturbance during the demolition and construction phases of the proposal, and it is considered that imposing a condition to accept a CEMP beforehand would set out mitigation measures for any disturbance at this time, noting that this would be for a temporary period.
- 5.14 Generally, as has already been mentioned, considering that there is no change to the use of the site, it is not believed that this development would cause significant harm to the amenities of the local area or its residents in the long-term, although inevitably there will be some noise and disturbance during the construction phase. It is considered, by imposing appropriate conditions as a result of receiving the observations of the Public Protection Unit, that it could be ensured that the development's impact on amenities is acceptable. By implementing the above, it is believed that the development would be acceptable under policies PCYFF 2 and PCYFF 3 of the LDP.

PLANNING COMMITTEE	DATE: 18/05/2026
THE REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Transport and access matters

- 5.15 A Transport Assessment and a Design and Access Statement were submitted with the application and, according to the Statement although the site has previously operated as a school with a historical access arrangement and vehicular access; as the location of the existing site is limited north east of Ddôl Beuno, it is noted that as a result to parking spaces and limited turning areas, that there is a conflict between vehicles and pedestrians, especially during the busiest times i.e., during drop-off and pick up times, when there is dangerous overcrowding on the junction and the access to the site. According to the application, pupils are often dropped-off from vehicles at the side of a busy road where there is a high risk of collision with turning vehicles.
- 5.16 In order to limit the impact of vehicles on the A4871 junction, a new vehicular travel route is proposed to enable a one-way stacking system during peak times when dropping-off and picking-up children, this will be located east of the site by using the existing access road down to the Llwyn Celyn Victorian block. This will form a one-way route into the site by keeping access to the residential dwellings and a two-way junction with Dôl Beuno.
- 5.17 By having access into the site from the south-east, vehicles will have access to the drop-off road and/or staff/visitor parking spaces, the one-way road would allow vehicles to stack within the site rather than overcrowding at Dôl Beuno.
- 5.18 Pedestrian movements will be encouraged from the northern and eastern boundaries, where site users will use wide footpaths, ensuring that the movements of pedestrians and vehicles are separated as much as possible to reduce the risk of collision between pedestrians and vehicles within the site.
- 5.19 The north-east of the site would include the access road, parking and an access terrace which will be open to the public. The external MUGA court will be designed with the potential to park on it informally and temporarily as an extra parking provision for example, when public community events take place - fêtes, concerts, etc.
- 5.20 A Travel Plan was also submitted with the application to promote green travel options that are cleaner and with less dependency on private vehicles.
- 5.21 The Transportation Unit's observations note that they have no objection to the development.
- 5.22 When considering its village centre nature and the site use history, it is not considered that there are any highway safety grounds for refusing the planning application. By acting in accordance with the submitted plans, the Design and Access Statement as well as the Travel Plan, and in accordance with the observations of the Transportation Unit, it is believed that this application satisfies the requirements of policies PS 4, TRA 2 and TRA 4 which aim to ensure provision for transportation that is sustainable and safe for all users.

Flooding Matters

- 5.23 The site lies within Zone B in the Development Advice Maps, as referred to in Technical Advice Note 15 (TAN 15): Development and Flood Risk (2004). The site is also partly located within Flood Zones 2 and 3 (Rivers and Sea Surface Water and Watercourses) and Defence Zone (Rivers) according to the Flood Map for Planning.
- 5.24 The flood maps for planning provide the latest information on the flooding situation, and since submitting the application, the Welsh Government has published a revised TAN 15 on 31 March 2025. The title of the revised TAN 15 is 'Development, flooding and coastal erosion' and it corresponds with Circular 002/2025 'Guidance on the Town and Country Planning (Flood Risk Area Development) (Notification) (Wales) 2025' and a letter of explanation from the Welsh Government Planning Directorate's Chief Planner.

PLANNING COMMITTEE	DATE: 18/05/2026
THE REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

7.16 Section 1 of the new TAN 15 states

"This document replaces Technical Advice Note 14, published in 1998 and Technical Advice Note 15, published in 2004. Development Plans and planning decisions should no longer refer to those documents."

However, the clarification letter states that "...the publication of new guidance could have an impact on the processing of planning applications therefore there will be a transitional period for the implementation of the TAN. Therefore, planning applications submitted and registered before the new TAN was published will continue to be assessed against the previous version ..."

Therefore, official guidance from the Welsh Government for planning applications submitted and registered before 31 March 2025 are to be assessed for flood risk on the content of the 1st edition of the TAN 15 policy published in 2004.

5.25 This is reflected in the observations of Natural Resources Wales (NRW) that refer the Local Planning Authority to the tests included in paragraph 6.2 of TAN 15 (2004) that is noted below:

- i. Its location in zone C is necessary to assist, or be part of, a local authority regeneration initiative or a local authority strategy required to sustain an existing settlement, or,
- ii Its location in zone C is necessary to contribute to key employment objectives supported by the local authority, and other key partners, to sustain an existing settlement or region."

and,

iii That the application concurs with the aims of Planning Policy Wales and meets the definition of previously developed land (Planning Policy Wales figure 2.1) and,

iv That the potential consequences of a flooding event for the particular type of development have been considered, and in terms of the criteria contained in sections 5 and 7 and Appendix 1 found to be acceptable.

5.26 Paragraphs 5.1-4 of this report confirm that the proposal complies with requirements of the LDP in principle, and therefore it is considered that the proposal complies with criterion i) as it provides a service that promotes, or to be part of, a strategy by the local authority that is essential to its location to sustain an existing settlement. The site is also a site that has already been developed, and there is no change in the use of that site and therefore the proposal complies with criterion iii.

5.27 As part of the application, a Flood Risk Considerations and Opportunities Report was provided by Ymgynghoriaeth Cyngor Gwynedd (YGC), which also acts as a Lead Local Flood Authority (LLFA) which concludes that the proposed development would entail that the site will retain its current use and as a result will not increase its vulnerability. The proposal is for a new school and all the built elements associated with the proposal have been shown to be higher than the calculated level of floods (with an allowance for climate change impact), apart from the existing/proposed football/sports field. The report refers to a new hydraulic model built by YGC for nearby afon Gwyrfai and other sources of flooding risk. NRW has not reviewed the modelling work and therefore for planning purposes the flood maps for planning continue to be the main source of spatial information on flooding risk.

5.28 NRW also note the recommendations in the report regarding extending the existing NRW flood wall along afon Gwyrfai to assist with controlling surface water flooding, and discussions continue between NRW and YGC regarding this although no commitments have been made regarding the proposed extension and which Risk Management Authority would be best placed to promote, construct, and maintain the proposed extension. However, this does not affect NRW's view in terms of the acceptability of this application for the new school in terms of flooding risk, and NRW do not object the proposal, and it is considered that it is not contrary to the requirements of

PLANNING COMMITTEE	DATE: 18/05/2026
THE REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

criterion iv. Therefore, based on the above assessment, and what is in the Flood Risk Considerations and Opportunities Report it is considered that the proposal is acceptable and is not contrary to the requirements of TAN 15 (2004).

Drainage Matters

- 5.29 As noted in the above observations, a full Sustainable Drainage Systems application has already been approved, for this development, and therefore the Drainage Unit has no objection to the proposal in this regard.
- 5.30 The observations of Dŵr Cymru / Welsh Water noted that they recognise that the development intends to discharge foul and surface water into public drains and a Sustainable Drainage System, they have considered the impact of foul water flow generated from the development and conclude that the flow could be accommodated within the direct public sewerage system. They also note they have no objection to the proposal to discharge surface water flow into a Sustainable Drainage System in principle subject to a consultation and agreement with the regulatory body or the riparian owner of this system. Specific advice was provided for the site and general standards, and it is proposed to draw the applicant's attention to this advice as a note to any planning permission.
- 5.31 Policy PS 6 asks to ensure appropriate evidence that full consideration has been given to the potential impacts of climate change and, in light of initial observations from Welsh Water, an amended Drainage Plan was received for the site. Welsh Water confirms that these arrangements are acceptable. Therefore, it is believed that the proposal is acceptable under the requirements of policies PS6 and PCYFF 6 of the LDP.

Biodiversity matters

- 5.32 As part of the application a Green Infrastructure Statement, Ecological Surveys by Dr Rod Gritten, dated June 2024 and updated 23 March 2026 with a revised Landscape Plan dated June 2025 were submitted. No bats were found in the school buildings. Observations were received from the Biodiversity Unit noting that they had no ecological concerns regarding the development.
- 5.33 As a part of the application, a Trees Report was provided, and the following observations were made - that suitable trees should be planted with advice to replace some of the options for something that is more suitable for the area's treescape for example Aspen and Crab Apple.
- 5.34 The red line boundary for the application borders the Afon Gwyrfai a Llyn Cwellyn Special Area of Conservation (ACA) (although the proposed buildings are not within the footprint of the protected site. The proposed work is restricted to replace the existing structures with new structures on the existing footprint. No landscaping is proposed near the watercourse and the current outlet connections will be used, and it is possible that the proposal will cause damage to these designations through pollution.
- 5.35 Cyngor Gwynedd is the competent authority under the 2017 Habitats Regulations and has a duty to consider any potential to affect Special Areas of Conservation and Special Protection Areas.

There are three possible impacts:

1. Sewage from the new school will be treated by the Llanfaglan Waste Water Treatment Works that disposes into afon Gwyrfai.
2. Pollution from the construction site such as soil run-off or fuel spills.
3. Once the school has been constructed, any polluted water that enters the river.

Under each main impact, the likely significant impact is considered:

1. Sewage

PLANNING COMMITTEE	DATE: 18/05/2026
THE REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

The proposed new building for the school will connect to the main sewer and sewage will be treated at the Llanfaglan Waste Water Treatment works. It is acknowledged that the capacity of the new School will increase as a result of the proposal (up to 240 children) but the number of children currently in the school will not increase (although this may change naturally from year to year) and there is not change to the catchment area. The school catchment area aligns with the area and the villages that are served by the Llanfaglan Waste Water Treatment Works (Bontnewydd, Caeathro, Llanfaglan, Saron and Llanwnda), and therefore any increase in the number of children at school will come from these areas. Community use of the school already exists, and although the new building would possibly entail more community use, this is as a result of improving facilities that would have been possible on the existing site by creating more suitable spaces within the existing buildings. This means that there will be no additional users because of this proposal, and that users live within the area already served by the Llanfaglan Waste Water Treatment Works, be that in their homes or at school/community centre. In this respect, the development indicates a phosphorus neutrality compared with the current situation and therefore there is no additional or detrimental impact on the SAC that currently fails to attain the water quality targets for phosphorous at present.

2. Construction Pollution

No work will be carried out within the river corridor or the SAC. No landscaping is proposed near the watercourse and the current outlet connections will be used. The applicant has provided a Construction Environmental Management Plan (Read Construction, July 2025) and NRW is satisfied with the mitigation measures in this document. Therefore, it is not considered that the school would lead to the pollution of afon Gwyrfai subject to the mitigation measures.

3. Surface Water Drainage

It appears that surface water drainage would be diverted to the existing outfall into afon Gwyrfai. This will avoid the need for construction activity within the SAC. NRW state that "This discharge is expected to be better attenuated in the new development and may be an improvement over the current, but it must be ensured that this water be of the same or better quality than the receiving water, of Afon Gwyrfai, in the future. NRW are generally satisfied with the Surface Water Drainage Strategy (August 2024) to manage run-off and drainage after completing the project.

Therefore, on the basis of the above, it is not considered that the above impact pathways are likely to have a significant impact on the Afon Gwyrfai Special Area of Conservation.

- 5.36 By ensuring that an appropriate condition is imposed on the development it is considered that this development satisfies the requirements of Policies PS19, AMG 5 and AMG 6 of the LDP together with the Regulations for Conservation of Habitats and Species 2017 (as amended) that encourages proposals to protect, and where appropriate, to enhance the area's biodiversity and ensure that there is no detrimental impact on internationally protected sites.

Archaeological/Heritage matters

- 5.37 As part of the application a Recommendation was provided to Record and Study Ysgol Bontnewydd by I P Brooks, dated January 2024, which recommends that the existing buildings should be recorded prior to any development taking place. The Recommendation notes although the buildings are not listed, they are obviously important in the development of Bontnewydd in the 19th century, as it commenced as a 'National School' before it was transferred to the county system in 1904, the school was extended in 1908 but includes the original school at its core. The Recommendation states that an initial desk top study should be completed to document the development of the school and provides advice and guidelines for this. It also states that Plans should be prepared, that a photographic record be made as well as a written record. It also states that an Archaeological Evaluation Watching Brief should be completed.

- 5.38 Accordingly, it is considered appropriate that a detailed record is made of the building prior to any changes, to mitigate the impact of the development on the historic integrity and character and to serve as a permanent archive record. It is therefore recommended to impose a condition to ensure

PLANNING COMMITTEE	DATE: 18/05/2026
THE REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

that a detailed photographic survey of the building is completed prior to its demolition in accordance with the Archaeological Recommendation. This would be in keeping with the requirements of policy AT 3 as far as it involves the protection of heritage of local importance.

Sustainability matters

- 5.39 The proposed building is being designed to deliver Net Zero Carbon with the intention of being a net exporter of any remaining energy to the national grid. This will be generated by using photovoltaic panels installed on the building and on car ports. This proposal is also an attempt to re-use materials that would otherwise be intended for landfill. Heating would be provided by energy-efficient ground source heating pumps. It is considered that the proposal is acceptable in relation to Policy PCYFF 5 and Policy PS 6 of the LDP.

The Welsh Language

- 5.40 This is a proposal to erect a new school on the site of the existing school where the language of learning will be through the medium of Welsh, and it is considered that the situation in terms of the Welsh language would be similar. It would be possible to use the new school to hold more educational activities and activities outside school hours which may contribute positively to the Welsh language. It would also be reasonable to impose a condition to ensure a Welsh name for the site and that all signs on the site are in Welsh only or bilingual, with priority given to the Welsh language. It is considered that the proposal is acceptable in terms of Policy PS 1 of the LDP as well as the relevant SPG.

Response to the public consultation

- 5.41 Several observations were received from the public as a result of this application, and the issues raised varied. It is considered that all the issues have received due consideration in the report, and that none of the issues raised change the recommendation for the application in this case.

6. Conclusions:

- 6.1 Given the relevant planning matters in this case, the proposed development meets with many objectives in the Anglesey and Gwynedd Joint Local Development Plan and proposes a development of high-quality, modern and suitable design, that will make a significant contribution to improving local educational facilities by using the previously developed site. Consideration was given to all material matters and it is not believed that the proposal is likely to cause long-term unacceptable detrimental impacts on nearby residents or the community in general and it will be possible to manage any short-term impacts by imposing appropriate conditions on the development.

7. Recommendation:

To approve - conditions

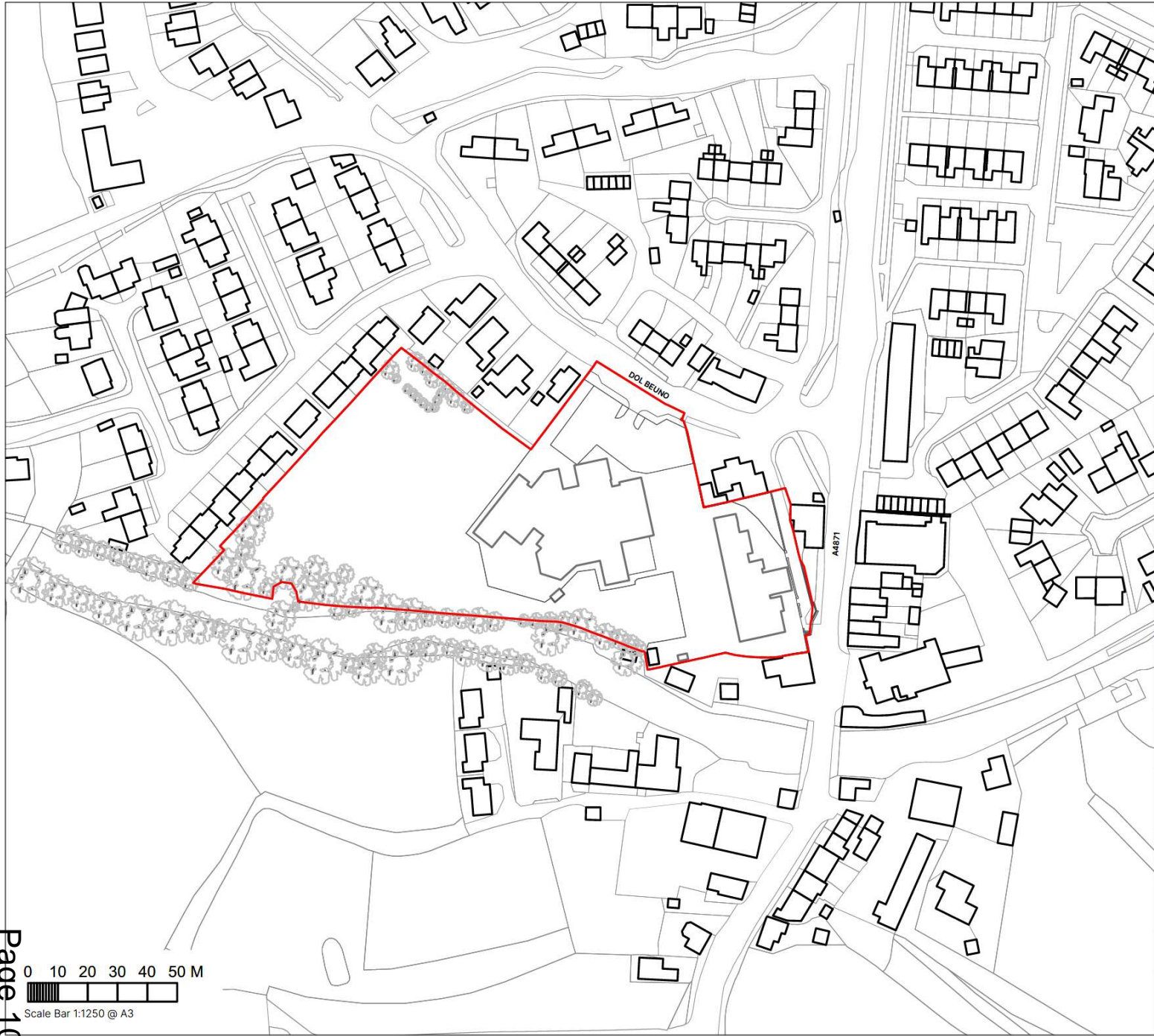
1. Time (five years)
2. In accordance with the plans
3. Agree on final materials and colours
4. Transport conditions
5. Archaeological conditions.
6. Landscaping and trees condition.
7. Biodiversity condition
8. Prior conditions agreement to external light
9. Public Protection Conditions
10. Welsh Water Conditions
11. Natural Resources Wales conditions
12. Limit working hours during the construction period.
13. A Welsh name for the school.

PLANNING COMMITTEE	DATE: 18/05/2026
THE REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

14. Welsh language Signs

Notes

1. Dŵr Cymru/Welsh Water
2. Natural Resources Wales
3. Highways
4. SUDS
5. Major Application Note




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

KEY

 Application Boundary

P01	29/11/24	Stage 3 Issue	KR	TI
Revision	Date	Description	Drawn	Apprvd.

 THIS DRAWING IS COPYRIGHT PROTECTED AND MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT WRITTEN AUTHORITY FROM THE OWNER.

Client Gwynedd Council

Project Bontnewydd Community Campus

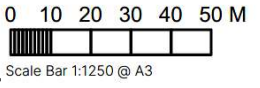
Drg Title Site Location Plan

Created on 16/09/24 Created by KR Approved by TI

Scale 1:1250 Size A3 Workstage Stage 3

Drg No. BON-LST-XX-XX-DR-L-0010 Suitability S4 Revision P01

land | studio





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

KEY

[Symbol]	Existing Boundary wall
[Symbol]	Proposed Boundary wall
[Symbol]	Existing fence wall
[Symbol]	Proposed fence wall
[Symbol]	Existing 1.2m Chalkline
[Symbol]	Proposed 1.2m Chalkline
[Symbol]	Existing 2.4m Brickwork
[Symbol]	Proposed 2.4m Brickwork
[Symbol]	Existing 2.4m Gate
[Symbol]	Proposed 2.4m Gate

**Cynllun Diwygiedig
Amended Plan**

DERBYN
Adran Cynllunio - 21.01.2026

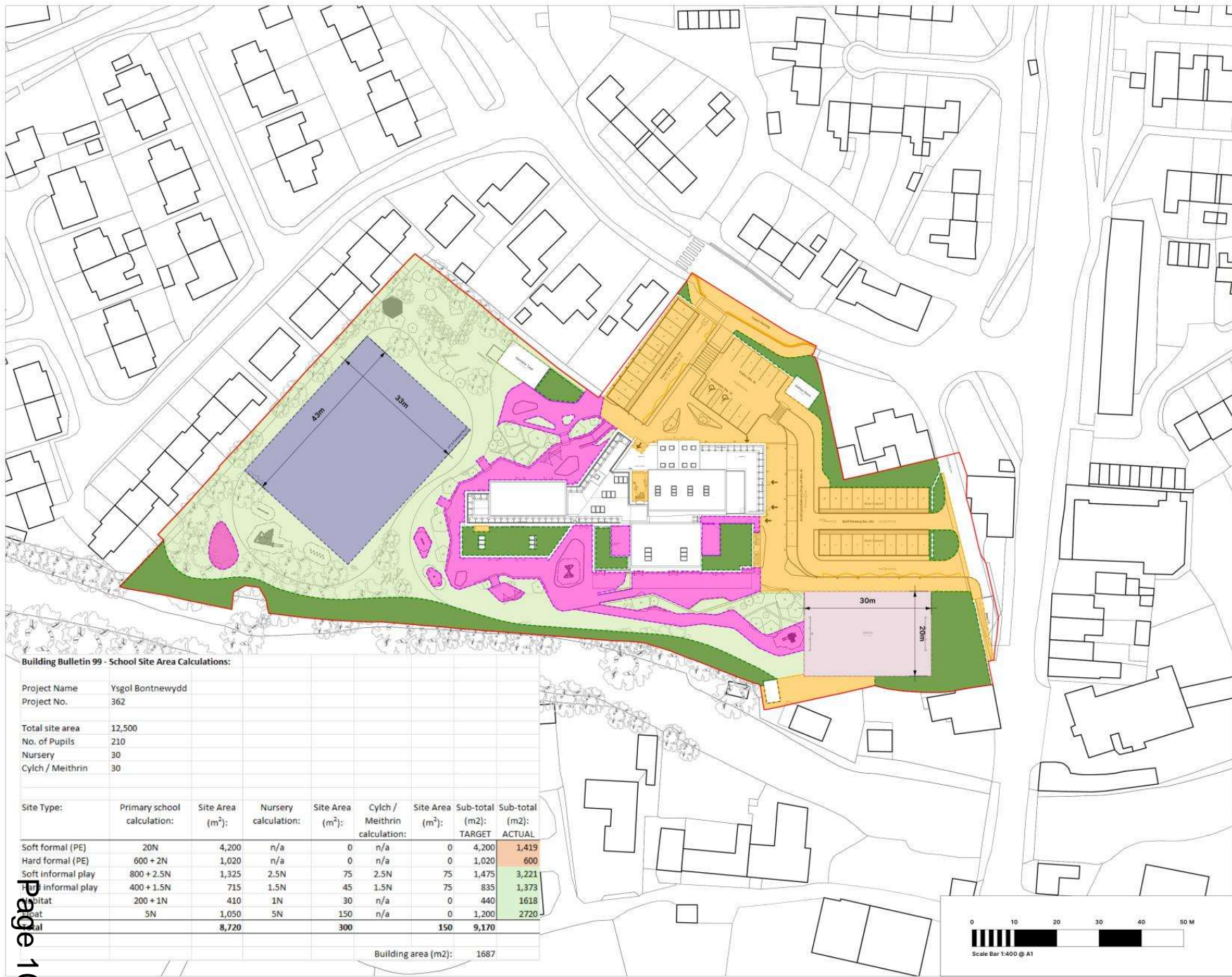
Rev	Date	Description	Drawn/Approved
PO2	22/01/26	Updated Plan	MN RK
PO1	20/11/24	Stage 3 Issue	MN RK

THIS DRAWING IS COPYRIGHT PROTECTED AND MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT WRITTEN AUTHORITY FROM THE OWNER.

Client	Gwynedd Council		
Project	Bontnewydd Community Campus		
Dwg Title	Existing Layout		
Created on	Created by	Approved by	
01/03/24	MN	MN	
Scale	Size	Workstage	
1:200	A1	Stage 4	
Dwg No.	Subsidiary	Revision	
BON-LST-XX-XX-DR-L-0011	S3	PO2	

land studio





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

PROVISION KEY

	Soft Formal Play (Pitch)
	Hard Formal Play (Maga)
	Soft Informal Play
	Hard Informal
	Habitat
	Foot

DERBYN
 Adran Cynllunio 02-12-2024

DIM I RADDFA
NOT TO SCALE

Building Bulletin 99 - School Site Area Calculations:

Project Name Ysgol Bontnewydd
 Project No. 362
 Total site area 12,500
 No. of Pupils 210
 Nursery 30
 Cylch / Meithrin 30

Site Type:	Primary school calculation:	Site Area (m ²):	Nursery calculation:	Site Area (m ²):	Cylch / Meithrin calculation:	Site Area (m ²):	Sub-total (m ²):	Sub-total (m ²):	
									TARGET
Soft formal (PE)	20N	4,200	n/a	0	n/a	0	4,200	1,419	
Hard formal (PE)	600 + 2N	1,020	n/a	0	n/a	0	1,020	600	
Soft informal play	800 + 2.5N	1,325	2.5N	75	2.5N	75	1,475	3,221	
Hard informal play	400 + 1.5N	715	1.5N	45	1.5N	75	835	1,373	
Playmat	200 + 1N	410	1N	30	n/a	0	440	1618	
Foot	5N	1,050	5N	150	n/a	0	1,200	2,720	
Total		8,720		300		150	9,170		
Building area (m²):							1687		

Revision	Date	Description	Drawn/Approved
P03	29/11/24	Stage 3 Update	NR KR
P02	31/08/24	PAC Issue	NR CF
P01	12/03/24	Stage 2 Issue	NR KRC

THIS DRAWING IS COPYRIGHT PROTECTED AND MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT WRITTEN AUTHORITY FROM THE OWNER.

Client Gwynedd Council

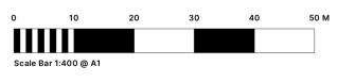
Project Bontnewydd Community Campus

Draw Title Landscape Provision Area Calculations

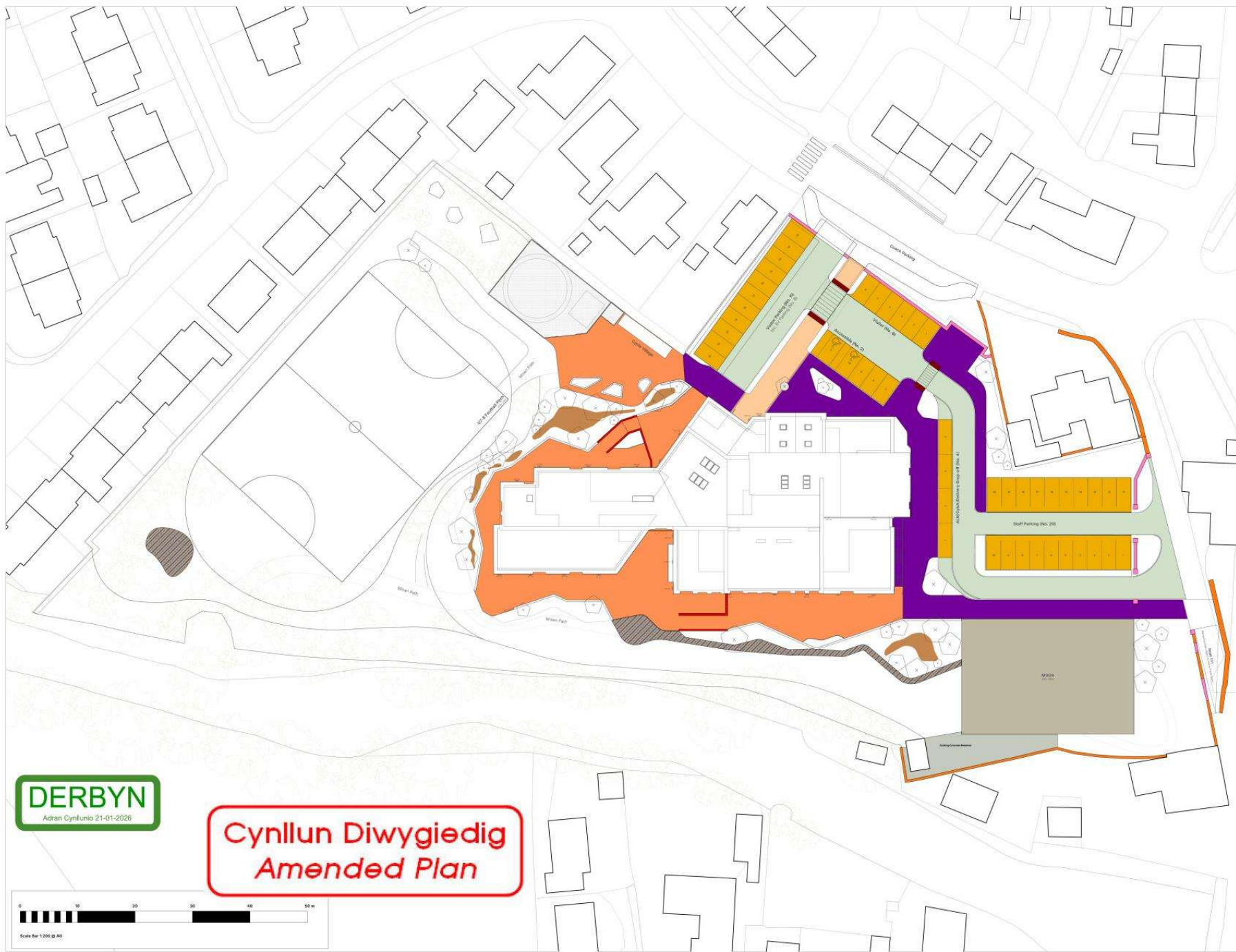
Created on 24/01/24 MN Approved by KR

Scale 1:400 A1 Workstage Stage 3

Draw No. BON-LST-XX-XX-DR-L-0701 Substage S4 Revision P03



land studio



NOTES

1. See site plan for details.
2. See notes to plan for details.
3. All dimensions are in millimetres unless otherwise stated.
4. The drawings shall be prepared in accordance with the British Standard BS 1192:2011.
5. The drawings shall be prepared in accordance with the British Standard BS 1192:2011.
6. The drawings shall be prepared in accordance with the British Standard BS 1192:2011.
7. The drawings shall be prepared in accordance with the British Standard BS 1192:2011.

KEY

- P13 - Proposed new primary school building
- P14 - Proposed new secondary school building
- P15 - Proposed new primary school building
- P16 - Proposed new primary school building
- P17 - Proposed new primary school building
- P18 - Proposed new primary school building
- P19 - Proposed new primary school building
- P20 - Proposed new primary school building
- P21 - Proposed new primary school building
- P22 - Proposed new primary school building
- P23 - Proposed new primary school building
- P24 - Proposed new primary school building
- P25 - Proposed new primary school building
- P26 - Proposed new primary school building
- P27 - Proposed new primary school building
- P28 - Proposed new primary school building
- P29 - Proposed new primary school building
- P30 - Proposed new primary school building
- P31 - Proposed new primary school building
- P32 - Proposed new primary school building
- P33 - Proposed new primary school building
- P34 - Proposed new primary school building
- P35 - Proposed new primary school building
- P36 - Proposed new primary school building
- P37 - Proposed new primary school building
- P38 - Proposed new primary school building
- P39 - Proposed new primary school building
- P40 - Proposed new primary school building
- P41 - Proposed new primary school building
- P42 - Proposed new primary school building
- P43 - Proposed new primary school building
- P44 - Proposed new primary school building
- P45 - Proposed new primary school building
- P46 - Proposed new primary school building
- P47 - Proposed new primary school building
- P48 - Proposed new primary school building
- P49 - Proposed new primary school building
- P50 - Proposed new primary school building
- P51 - Proposed new primary school building
- P52 - Proposed new primary school building
- P53 - Proposed new primary school building
- P54 - Proposed new primary school building
- P55 - Proposed new primary school building
- P56 - Proposed new primary school building
- P57 - Proposed new primary school building
- P58 - Proposed new primary school building
- P59 - Proposed new primary school building
- P60 - Proposed new primary school building
- P61 - Proposed new primary school building
- P62 - Proposed new primary school building
- P63 - Proposed new primary school building
- P64 - Proposed new primary school building
- P65 - Proposed new primary school building
- P66 - Proposed new primary school building
- P67 - Proposed new primary school building
- P68 - Proposed new primary school building
- P69 - Proposed new primary school building
- P70 - Proposed new primary school building
- P71 - Proposed new primary school building
- P72 - Proposed new primary school building
- P73 - Proposed new primary school building
- P74 - Proposed new primary school building
- P75 - Proposed new primary school building
- P76 - Proposed new primary school building
- P77 - Proposed new primary school building
- P78 - Proposed new primary school building
- P79 - Proposed new primary school building
- P80 - Proposed new primary school building
- P81 - Proposed new primary school building
- P82 - Proposed new primary school building
- P83 - Proposed new primary school building
- P84 - Proposed new primary school building
- P85 - Proposed new primary school building
- P86 - Proposed new primary school building
- P87 - Proposed new primary school building
- P88 - Proposed new primary school building
- P89 - Proposed new primary school building
- P90 - Proposed new primary school building
- P91 - Proposed new primary school building
- P92 - Proposed new primary school building
- P93 - Proposed new primary school building
- P94 - Proposed new primary school building
- P95 - Proposed new primary school building
- P96 - Proposed new primary school building
- P97 - Proposed new primary school building
- P98 - Proposed new primary school building
- P99 - Proposed new primary school building
- P100 - Proposed new primary school building

REVISIONS

Rev	Date	Description	Drawn/Checked
001	2023-01-10	Issue for comment	MM/KR
002	2023-01-15	Issue for comment	MM/KR
003	2023-01-20	Issue for comment	MM/KR
004	2023-01-25	Issue for comment	MM/KR
005	2023-02-01	Issue for comment	MM/KR
006	2023-02-05	Issue for comment	MM/KR
007	2023-02-10	Issue for comment	MM/KR
008	2023-02-15	Issue for comment	MM/KR
009	2023-02-20	Issue for comment	MM/KR
010	2023-02-25	Issue for comment	MM/KR
011	2023-03-01	Issue for comment	MM/KR
012	2023-03-05	Issue for comment	MM/KR
013	2023-03-10	Issue for comment	MM/KR
014	2023-03-15	Issue for comment	MM/KR
015	2023-03-20	Issue for comment	MM/KR
016	2023-03-25	Issue for comment	MM/KR
017	2023-04-01	Issue for comment	MM/KR
018	2023-04-05	Issue for comment	MM/KR
019	2023-04-10	Issue for comment	MM/KR
020	2023-04-15	Issue for comment	MM/KR
021	2023-04-20	Issue for comment	MM/KR
022	2023-04-25	Issue for comment	MM/KR
023	2023-05-01	Issue for comment	MM/KR
024	2023-05-05	Issue for comment	MM/KR
025	2023-05-10	Issue for comment	MM/KR
026	2023-05-15	Issue for comment	MM/KR
027	2023-05-20	Issue for comment	MM/KR
028	2023-05-25	Issue for comment	MM/KR
029	2023-06-01	Issue for comment	MM/KR
030	2023-06-05	Issue for comment	MM/KR
031	2023-06-10	Issue for comment	MM/KR
032	2023-06-15	Issue for comment	MM/KR
033	2023-06-20	Issue for comment	MM/KR
034	2023-06-25	Issue for comment	MM/KR
035	2023-07-01	Issue for comment	MM/KR
036	2023-07-05	Issue for comment	MM/KR
037	2023-07-10	Issue for comment	MM/KR
038	2023-07-15	Issue for comment	MM/KR
039	2023-07-20	Issue for comment	MM/KR
040	2023-07-25	Issue for comment	MM/KR
041	2023-08-01	Issue for comment	MM/KR
042	2023-08-05	Issue for comment	MM/KR
043	2023-08-10	Issue for comment	MM/KR
044	2023-08-15	Issue for comment	MM/KR
045	2023-08-20	Issue for comment	MM/KR
046	2023-08-25	Issue for comment	MM/KR
047	2023-09-01	Issue for comment	MM/KR
048	2023-09-05	Issue for comment	MM/KR
049	2023-09-10	Issue for comment	MM/KR
050	2023-09-15	Issue for comment	MM/KR
051	2023-09-20	Issue for comment	MM/KR
052	2023-09-25	Issue for comment	MM/KR
053	2023-10-01	Issue for comment	MM/KR
054	2023-10-05	Issue for comment	MM/KR
055	2023-10-10	Issue for comment	MM/KR
056	2023-10-15	Issue for comment	MM/KR
057	2023-10-20	Issue for comment	MM/KR
058	2023-10-25	Issue for comment	MM/KR
059	2023-11-01	Issue for comment	MM/KR
060	2023-11-05	Issue for comment	MM/KR
061	2023-11-10	Issue for comment	MM/KR
062	2023-11-15	Issue for comment	MM/KR
063	2023-11-20	Issue for comment	MM/KR
064	2023-11-25	Issue for comment	MM/KR
065	2023-12-01	Issue for comment	MM/KR
066	2023-12-05	Issue for comment	MM/KR
067	2023-12-10	Issue for comment	MM/KR
068	2023-12-15	Issue for comment	MM/KR
069	2023-12-20	Issue for comment	MM/KR
070	2023-12-25	Issue for comment	MM/KR
071	2024-01-01	Issue for comment	MM/KR
072	2024-01-05	Issue for comment	MM/KR
073	2024-01-10	Issue for comment	MM/KR
074	2024-01-15	Issue for comment	MM/KR
075	2024-01-20	Issue for comment	MM/KR
076	2024-01-25	Issue for comment	MM/KR
077	2024-02-01	Issue for comment	MM/KR
078	2024-02-05	Issue for comment	MM/KR
079	2024-02-10	Issue for comment	MM/KR
080	2024-02-15	Issue for comment	MM/KR
081	2024-02-20	Issue for comment	MM/KR
082	2024-02-25	Issue for comment	MM/KR
083	2024-03-01	Issue for comment	MM/KR
084	2024-03-05	Issue for comment	MM/KR
085	2024-03-10	Issue for comment	MM/KR
086	2024-03-15	Issue for comment	MM/KR
087	2024-03-20	Issue for comment	MM/KR
088	2024-03-25	Issue for comment	MM/KR
089	2024-04-01	Issue for comment	MM/KR
090	2024-04-05	Issue for comment	MM/KR
091	2024-04-10	Issue for comment	MM/KR
092	2024-04-15	Issue for comment	MM/KR
093	2024-04-20	Issue for comment	MM/KR
094	2024-04-25	Issue for comment	MM/KR
095	2024-05-01	Issue for comment	MM/KR
096	2024-05-05	Issue for comment	MM/KR
097	2024-05-10	Issue for comment	MM/KR
098	2024-05-15	Issue for comment	MM/KR
099	2024-05-20	Issue for comment	MM/KR
100	2024-05-25	Issue for comment	MM/KR

CLIENT
Gwynedd Council

PROJECT
Borthweald Community Campus

DESIGNER
land studio

DATE
24/01/24

SCALE
1:200

STAGE
Stage 6

PROJECT NO.
BONLST-XX-XX-09-L-001

DATE
24/01/24

SCALE
1:200

STAGE
Stage 6

PROJECT NO.
BONLST-XX-XX-09-L-001



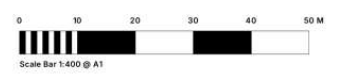
**Cynllun Diwygiedig
Amended Plan**





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

- Willflower Grass Mix (G1)
- Amenity Pitch Grass (G2)
- Enhanced Meadow Mix
- Swale Mix (Planting)
- Rain Garden Mix (Planting)
- Biodiverse Green Roof
- Riparian Buffer Mix (Over Easement)
- Productive Planting Beds
- Spring Sub-mix (Planting)
- Woodland copse mix (Planting)



Plant Name	Specification	% mix	Area/m ²	density per m ²	Total Plants
Rain Garden Mix					
<i>Alchemilla octopetala</i> 'Dramatic'	Round-headed Garlic	10	14	4	57
<i>Androsace</i> 'Golden Bell'	Golden Bell	10	14	3	29
<i>Melilotus nemorosus</i> 'Soleil d'Or'	Autumn Moor grass	10	14	3	29
<i>Salix</i> 'Saxifraga'	Salix	10	14	4	57
<i>Salix</i> 'Saxifraga'	Salix	10	14	3	29
<i>Thymus citriodorus</i> 'Ribbon Gold'	Jersey Creeper Thyme	10	14	3	29
<i>Hebe x exoniensis</i> 'Transtronia'	Prostrate Hebe	10	14	3	29
<i>Salix microcarpa</i> var. <i>microcarpa</i>	Blackburnian Sage	10	14	3	29
<i>Salix</i> 'Saxifraga'	Salix	10	14	3	29
Total (m²)			140	8	353

Plant Name	Specification	% mix	Area/m ²	density per m ²	Total Plants
Woodland Copse Mix					
<i>Corylus avellana</i>	Hazel	20	112.2	3	337
<i>Desmodium illinoense</i> 'The King'	Black-capped Milk Fern	10	112.2	1	112
<i>Desmodium illinoense</i>	Milk Fern	10	112.2	1	112
<i>Alnus incana</i>	Wild Garlic	10	112.2	5	561
<i>Urtica dioica</i> var. <i>europaea</i>	Stinging Nettle	10	112.2	10	1122
<i>Urtica dioica</i>	Stinging Nettle	10	112.2	1	112
Total (m²)			1122	11	1855

Plant Name	Specification	% mix	Area/m ²	density per m ²	Total Plants
Enhanced Meadow Mix					
<i>Spiza-generalis</i> 'Purpurea Mixture'	Specification (M2) or equal approval	40	123	8	2000g
<i>Asplenium adnigrum</i>	Yarrow	6	79	8	637
<i>Asplenium adnigrum</i>	Dark Mullein	6	79	8	637
<i>Asplenium adnigrum</i>	Orange	6	79	8	637
<i>Asplenium adnigrum</i>	Heartseal	6	79	8	637
<i>Asplenium adnigrum</i>	Wild Carrot	6	79	8	637
<i>Asplenium adnigrum</i>	Musclewort	6	79	8	637
<i>Asplenium adnigrum</i>	Honesty	6	79	8	637
<i>Asplenium adnigrum</i>	Madwort	6	79	8	637
<i>Asplenium adnigrum</i>	Lowspig	6	79	8	637
<i>Asplenium adnigrum</i>	Primrose	6	79	8	637
Total (m²)			1230	8	6274

Plant Name	Specification	% mix	Area/m ²	density per m ²	Total Plants
Riparian Buffer Mix (over easement)					
<i>Stachys recta</i> 'White Name'	Wormwood barberry	20	112.2	10	1122
<i>Stachys recta</i> 'White Name'	White-flowered barberry	20	112.2	10	1122
<i>Stachys recta</i> 'White Name'	Black Currant	20	112.2	10	1122
<i>Stachys recta</i> 'White Name'	Black Currant	20	112.2	10	1122
Total (m²)			448.8	40	4488

Plant Name	Specification	% mix	Area/m ²	density per m ²	Total Plants
Spring Sub-mix					
<i>Stachys recta</i>	Stachys	20	112.2	10	1122
<i>Stachys recta</i>	Stachys	20	112.2	10	1122
<i>Stachys recta</i>	Stachys	20	112.2	10	1122
<i>Stachys recta</i>	Stachys	20	112.2	10	1122
Total (m²)			448.8	40	4488

Plant Name	Specification	% mix	Area/m ²	density per m ²	Total Plants
(G1) Willflower Grass Mix					
<i>Stachys recta</i>	Specification (M2) or equal approval	100	1122	8	9000g
Total (m²)			1122	8	9000g

Plant Name	Specification	% mix	Area/m ²	density per m ²	Total Plants
(G2) Amenity Pitch Grass Mix					
<i>Stachys recta</i>	Specification (M2) or equal approval	100	1122	8	9000g
Total (m²)			1122	8	9000g

Cynllun Diwygiedig
Amended Plan

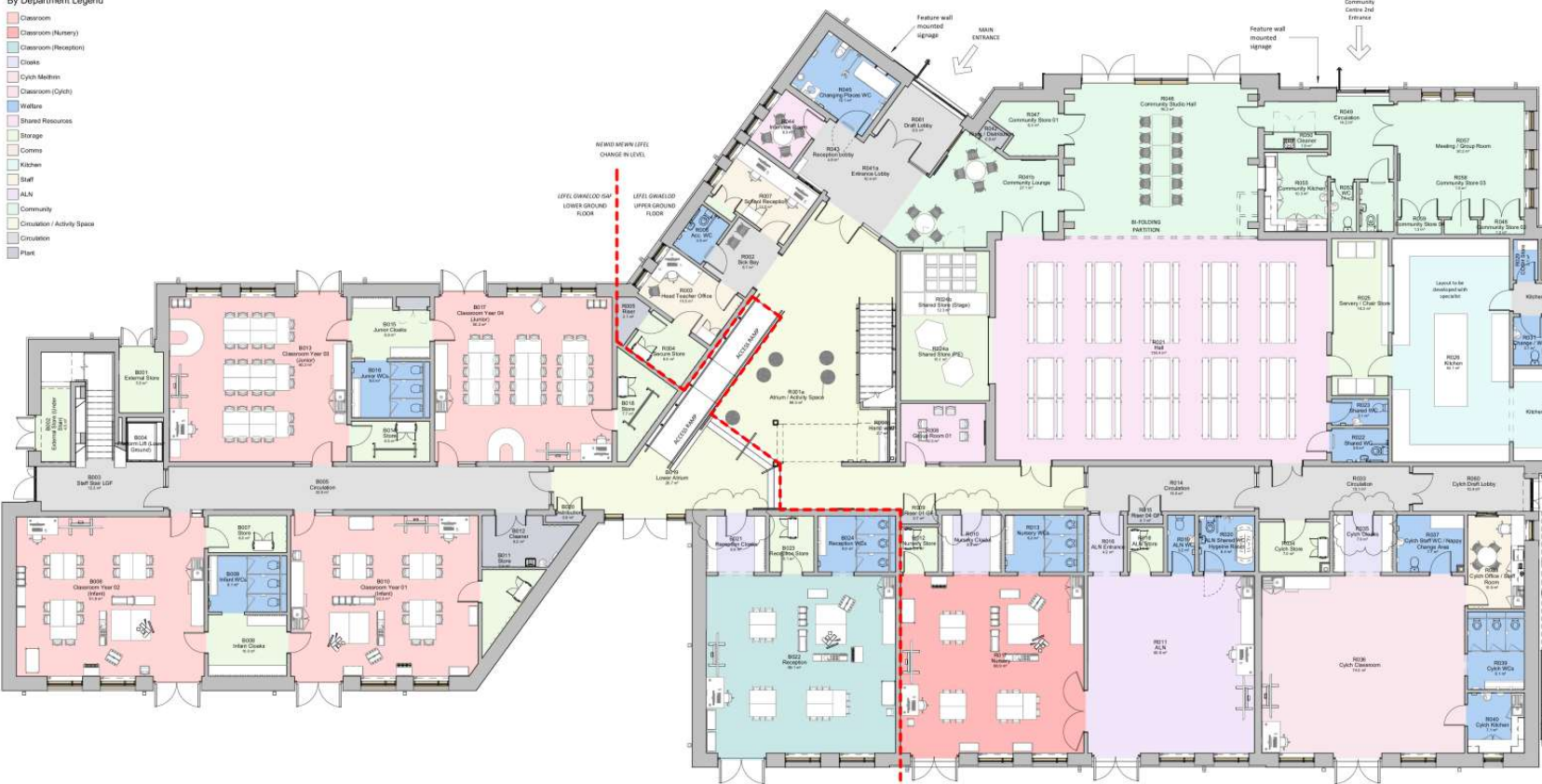
- NOTES:
- 1. Please refer to BOWLIST-XX-XX-DR-L-0301 for additional landscape schedules.
 - 2. P18 210120 - Swarded Layout
 - 3. P19 220120 - Swarded Greenhouse
 - 4. P24 220520 - Stage 4 Pitch
 - 5. P21 140220 - Stage 4 House
 - 6. P22 201224 - Planning Unlocked (re-design change)

Revision	Date	Description	Drawn/Approved
1		THIS DRAWING IS COPYRIGHT PROTECTED AND MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT WRITTEN AUTHORITY FROM THE OWNER.	
Client	Gwynedd Council		
Project	Bontnewydd Community Campus		
Dwg Title	Softworks Arrangement		
Created on	Created by	Approved by	
24/01/24	MN	KR	
Scale	Size	Workstage	
1:400	A1	Stage 4	
Dwg No.	Subsidiary	Revision	
BOWLIST-XX-XX-DR-L-0302	53	P06	

land studio

By Department Legend

- Classroom
- Classroom (Nursery)
- Classroom (Reception)
- Cloaks
- Cynllun Meithrin
- Classroom (Cynllun)
- Welfare
- Shared Resources
- Storage
- Comms
- Kitchen
- Staff
- ALN
- Community
- Circulation / Activity Space
- Circulation
- Plant



- General Notes**
2. All of the designs are the sole property of TACP Architects Ltd and may not be used without their written agreement.
 3. All joints, specifications and their copyright are the property of TACP Architects Ltd
 4. All dimensions shall be checked on site before commencement of shop drawings, manufacture and all discrepancies must be reported to TACP Architects Ltd
 5. Do not scale off drawings.

Room Schedule GA Plan - Lower Ground Floor				
User Group	Number	Name	Area	
School	R001	External Store	15.3 m ²	
School	R002	External Store (Under Stair)	4.1 m ²	
School	R003	Staff Staff LGF	13.3 m ²	
School	R004	Platform Lift (Lower Ground)	3.4 m ²	
School	R005	Circulation	33.9 m ²	
School	R006	Classroom Year 02 (Infant)	61.8 m ²	
School	R007	Store	6.0 m ²	
School	R008	Infant Cloaks	10.0 m ²	
School	R009	Infant WCs	9.1 m ²	
School	R010	Classroom Year 03 (Infant)	62.0 m ²	
School	R011	Store	9.3 m ²	
School	R012	Cleaner	8.3 m ²	
School	R013	Classroom Year 03 (Junior)	60.2 m ²	
School	R014	Store	6.1 m ²	
School	R015	Junior Cloaks	8.9 m ²	
School	R016	Junior WCs	19.0 m ²	
School	R017	Classroom Year 04 (Junior)	60.2 m ²	
School	R018	Store	7.7 m ²	
School	R019	Lower Atrium	26.7 m ²	
School	R020	Distribution	64.0 m ²	
School	R021	Reception Cloaks	6.4 m ²	
School	R022	Reception	69.3 m ²	
School	R023	Reception Store	5.1 m ²	
School	R024	Reception WCs	9.0 m ²	
School	R025	Riser 07 (UG)	0.7 m ²	

Room Schedule GA Plan - Ground Floor				
User Group	Number	Name	Area	
School	R001a	Atrium / Activity Space	89.0 m ²	
School	R002b	Head Wash	2.7 m ²	
School	R002	Staff Staff LGF	6.7 m ²	
School	R003	Head Teacher Office	10.1 m ²	
School	R004	Secure Store	6.5 m ²	
School	R005	Riser	2.1 m ²	
School	R006	Acc. WC	3.5 m ²	
School	R007	School Reception	11.2 m ²	
School	R008	Group Room 01	10.3 m ²	
School	R009	Riser 01 (GF)	0.7 m ²	
School (Nursery)	R010	Nursery Cloaks	8.9 m ²	
ALN	R011	ALN	60.8 m ²	
School (Nursery)	R012	Nursery Store	3.4 m ²	
School (Nursery)	R013	Nursery WCs	9.2 m ²	
School	R014	ALN	15.5 m ²	
School	R015	Riser 04 (GF)	0.7 m ²	
ALN	R016	Acc Entrance	4.2 m ²	
School (Nursery)	R017	Nursery	66.8 m ²	
ALN	R018	ALN Store	3.3 m ²	
ALN	R019	ALN WC	2.2 m ²	
ALN	R020	ALN Shared WC / Hygiene Room	6.4 m ²	
School	R021	Hall	150.8 m ²	
School	R022	Shared WC	3.9 m ²	
School	R023	Shared WC	3.1 m ²	
School	R024a	Shared Store (PE)	15.1 m ²	
School	R024b	Shared Store (Storage)	12.1 m ²	
School	R025	Services / Chair Store	18.3 m ²	
School	R026	Kitchen	54.1 m ²	
School	R027	Kitchen Store Area	14.1 m ²	
School	R028	Kitchen Entrance Lobby	4.7 m ²	
School	R029	CPD/SA Store	2.1 m ²	
School	R030	Janitor	4.1 m ²	
School	R031	Change / WC	3.1 m ²	
School	R032	Kitchen Office	3.9 m ²	
Cynllun Meithrin	R033	Circulation	15.1 m ²	
Cynllun Meithrin	R034	Cynllun Store	7.0 m ²	
Cynllun Meithrin	R035	Cynllun Cloaks	7.8 m ²	
Cynllun Meithrin	R036	Cynllun Classroom	14.8 m ²	

Room Schedule GA Plan - Ground Floor				
User Group	Number	Name	Area	
Cynllun Meithrin	R037	Cynllun Staff WC / Nappy Change	7.7 m ²	
		Area		
Cynllun Meithrin	R038	Cynllun Office / Staff Room	10.9 m ²	
Cynllun Meithrin	R039	Cynllun WCs	9.1 m ²	
Cynllun Meithrin	R040	Cynllun Kitchen	7.1 m ²	
Community Centre	R041a	Entrance Lobby	10.4 m ²	
Community Centre	R041b	Community Lounge	27.1 m ²	
Community Centre	R042	Riser / Distribution	0.9 m ²	
Community Centre	R043	Reception Lobby	1.8 m ²	
Community Centre	R044	Interview Room	6.3 m ²	
Community Centre	R045	Changing Place WC	12.2 m ²	
Community Centre	R046	Community Studio Hall	18.9 m ²	
Community Centre	R047	Community Store 01	6.3 m ²	
Community Centre	R048	Community Store 02	1.3 m ²	
Community Centre	R049	Circulation	18.2 m ²	
Community Centre	R050	Cleaner	1.9 m ²	
Community Centre	R051	Acc. WC	2.6 m ²	
Community Centre	R052	Community Kitchen	10.3 m ²	
Community Centre	R053	Acc. WC	3.5 m ²	
Community Centre	R054	Meeting / Group Room	80.2 m ²	
Community Centre	R055	Community Studio 01	1.0 m ²	
Community Centre	R056	Community Store 04	1.1 m ²	
Cynllun Meithrin	R057	Cynllun Draft Lobby	10.4 m ²	
Community Centre	R058	Draft Lobby	8.5 m ²	
School	R062	Reception Store	0.6 m ²	

Cynllun Diwygiedig
Amended Plan



Area Schedule (GIFA - Building Gross Internal Floor Area)	
Name	Area
GIFA - Lower Ground Floor	353.2 m ²
GIFA - Upper Ground Floor	3999.8 m ²
GIFA - First Floor	351.7 m ²
GIFA - First Floor (Plant over Kitchen)	114.6 m ²
Grand total: 4	2319.3 m ²

Rev	Date	Description	By	Check
P14	2025-12-10	Opening to reception increased to accommodate accessible users at reception desk	MR	AJ
P15	2025-12-10	Door / Window position amended to allow for radiator placement	MR	AJ
P16	2026-01-09	Single door side screen omitted. Drawing issued following VE and Re Design Exercise.	MR	AJ

Client
Cyngor Gwynedd & Ysgol Bontnewydd

Project Title
Campws Cymuned Bontnewydd

Sheet Name
Ground Floor GA Plan

Classification
S4

Scale
1:100@A1

Date
06/27/24

Drawn
MR

Checked
AJ

Job Number
23012 BON-TACP-PB-ZD-DR-A-1000

Revision
P16

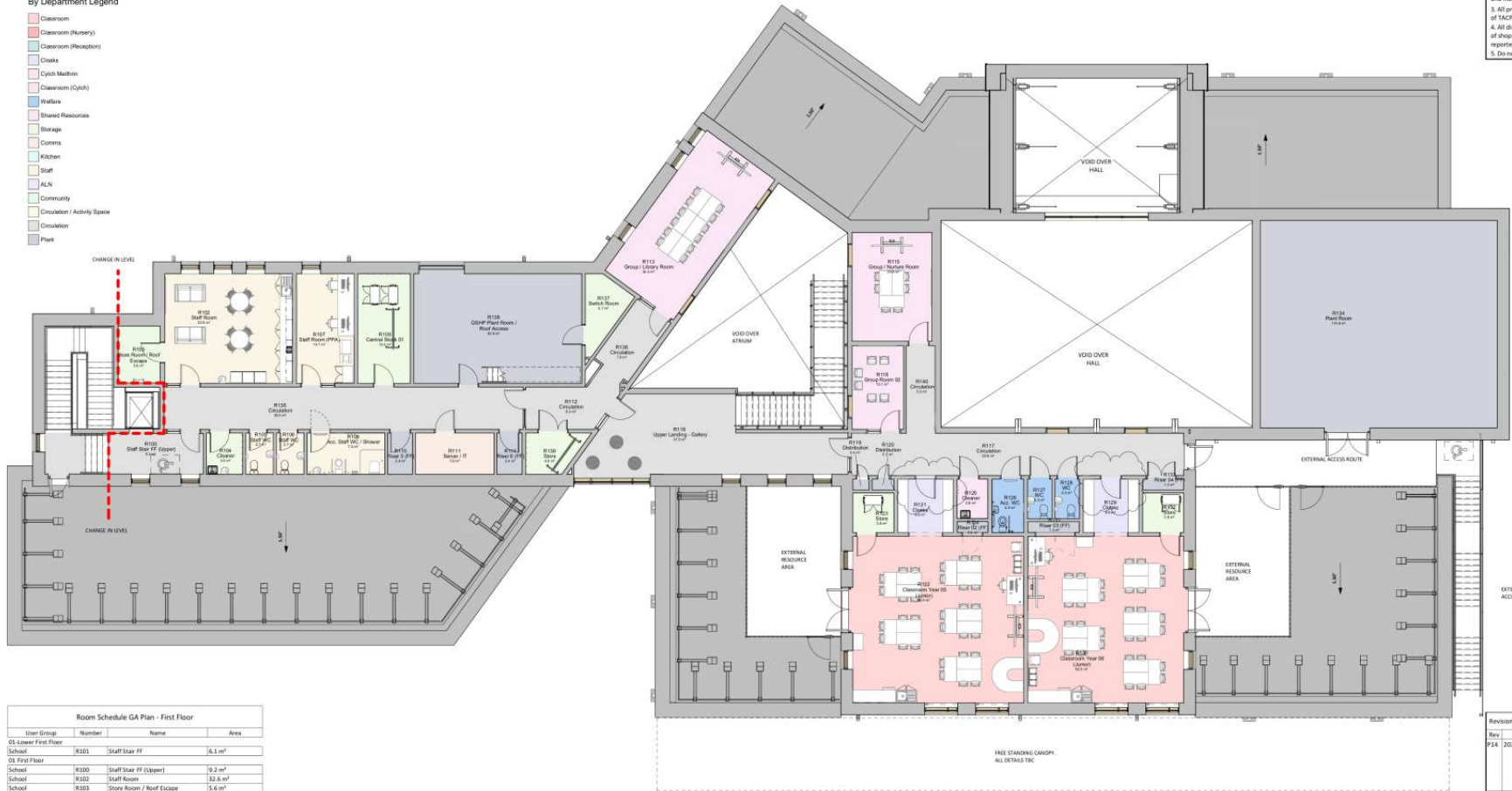
TACP Architects Ltd
Ffynbrake House
Ellerby Way,
Wrexham Technology Park,
Wrexham, LL13 7YT
01978 282181
admin@taccparchitects.co.uk
www.taccparchitects.co.uk

By Department Legend

- Classroom
- Classroom (History)
- Classroom (Reception)
- Cloaks
- Cyclic Matrix
- Classroom (Cyclic)
- Yellows
- Shared Resources
- Storage
- Corms
- Kitchen
- Staff
- ALN
- Community
- Circulation / Activity Space
- Circulation
- Plant

General Notes

2. All of the designs are the sole property of TACP Architects Ltd and may not be used without their written agreement.
3. All prints, specifications and their copyright are the property of TACP Architects Ltd.
4. All dimensions shall be checked on site before commencement of shop drawings, manufacture and all discrepancies must be reported to TACP Architects Ltd.
5. Do not scale off drawings.



Room Schedule GA Plan - First Floor				
User Group	Number	Name	Area	
01 Lower First Floor				
School	R101	Staff Staff FF	16.1 m ²	
02 First Floor				
School	R100	Staff Staff FF (Upper)	9.2 m ²	
School	R102	Staff Room	12.6 m ²	
School	R103	Store Room / Roof Escape	15.6 m ²	
School	R104	Cleaner	4.5 m ²	
School	R105	Staff WC	2.7 m ²	
School	R106	Staff WC	2.7 m ²	
School	R107	Staff Room (PPA)	14.7 m ²	
School	R108	Acc. Staff WC / Shower	7.5 m ²	
School	R109	Central Store 02	13.4 m ²	
School	R110	Riser 5 (FF)	2.4 m ²	
School	R111	Server / IT	7.6 m ²	
School	R112	Circulation	4.2 m ²	
School	R113	Group / Library Room	34.4 m ²	
School	R114	Riser 6 (FF)	2.4 m ²	
School	R115	Group / Nature Room	10.6 m ²	
School	R116	Upper Landing - Gallery	37.0 m ²	
School	R117	Circulation	12.8 m ²	
School	R118	Group Room 02	10.1 m ²	
School	R119	Distribution	0.4 m ²	
School	R120	Distribution	10.5 m ²	
School	R121	Cloaks	16.9 m ²	
School	R122	Classroom Year 05 (Junior)	46.4 m ²	
School	R123	Store	1.8 m ²	
School	R124	Riser 02 (FF)	10.8 m ²	
School	R125	Cleaner	2.8 m ²	
School	R126	Acc. WC	4.0 m ²	
School	R127	WC	2.3 m ²	
School	R128	WC	2.3 m ²	
School	R129	Cloaks	16.9 m ²	
School	R130	Classroom Year 06 (Junior)	46.5 m ²	
School	R131	Riser 03 (FF)	1.3 m ²	
School	R132	Store	1.8 m ²	
School	R133	Riser 04 (FF)	1.0 m ²	
School	R134	Plant Room	114.8 m ²	
School	R135	Circulation	10.5 m ²	
School	R136	Circulation	7.9 m ²	
School	R137	Switch Room	1.7 m ²	
School	R138	GHSP Plant Room / Roof Access	42.9 m ²	
School	R139	Store	4.9 m ²	
School	R140	Circulation	1.6 m ²	

Cynllun Diwygiedig
Amended Plan



Area Schedule (GFA - Building Gross Internal Floor Area)	
Name	Area
GFA - Lower Ground Floor	553.2 m ²
GFA - Upper Ground Floor	1039.4 m ²
GFA - First Floor	501.7 m ²
GFA - First Floor (Plant over Kitchen)	114.8 m ²
Grand Total: 4	2248.6 m ²

Revisions				
Rev.	Date	Description	By	Check
P14	2025-11-17	First Floor plant room increased/MR following meeting with contractor 15/11/2025. Plant room increased to allow unimpeded roof layout and drainage.	MR	AJ
P15	2025-12-19	Door / Window position amended to allow for radiator placement	MR	AJ
P16	2026-01-09	Single door side screen omitted/MR Drawing issued following VE and Re Design Exemption.	MR	AJ

Client
Cyngor Gwynedd & Ysgol Bontnewydd

Project Title
Campws Cymunedol Bontnewydd

Sheet Name
First Floor GA Plan

Classification Status
S4

Scale Date Drawn Checked
1 : 100@A1 06/27/24 MR AJ

Job Number Project/Drawings/Drawings/Room/Revision
23012 BON-TACP-PB-01-DR-A-1001 P16

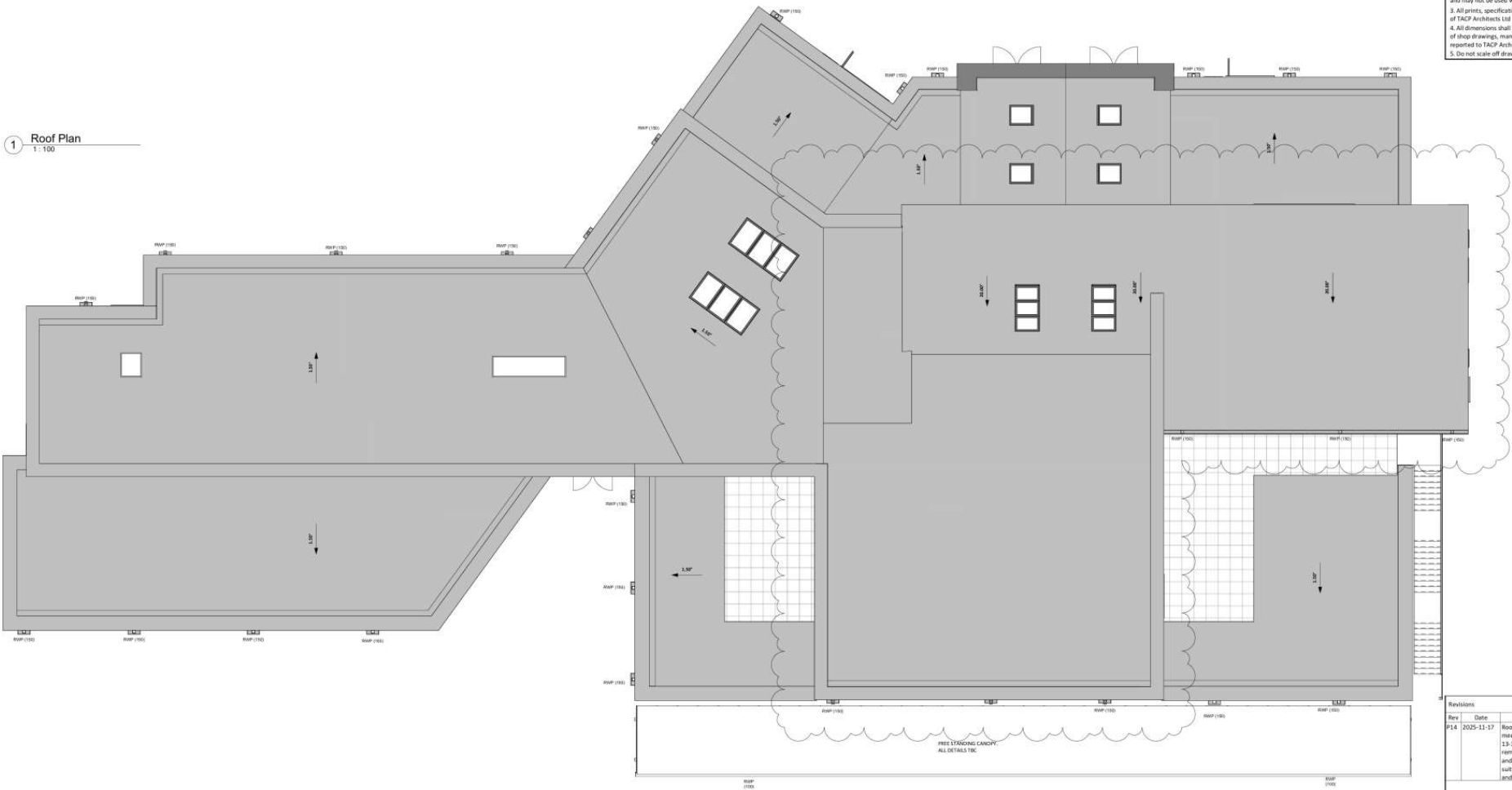
TACP Architects Ltd

Penybroke House
Ellice Way,
Wrexham Technology Park,
Wrexham, LL13 7YF
01978 281161
admin@taccparchitects.co.uk
www.taccparchitects.co.uk

General Notes

- All of the designs are the sole property of TACP Architects Ltd and may not be used without their written agreement
- All prints, specifications and their copyright are the property of TACP Architects Ltd
- All dimensions shall be checked on site before commencement of shop drawings, manufacture and all discrepancies must be reported to TACP Architects Ltd
- Do not scale off drawings

1 Roof Plan
T-100



Rev	Date	Description	By	Check
P14	2025-11-17	Roof layout amended following meeting with contractor 13-11-2025. Valley gutter removed from main hall roof and main flat roof amended to suit along with parapet heights and setting out.	MR	AJ

Client
Cyngor Gwynedd & Ysgol Bontnewydd

Project Title
Campws Cymunedol Bontnewydd

Sheet Name
Roof GA Plan

Classification
S4

Scale
1 : 100@A1

Date
06/27/24

Drawn
MR

Checked
AJ

Job Number
23012

Project/Originator/Zone/Level/Room/Work/Number
BON-TACP-PB-RP-DR-A-1002

Revision
P14

TACP Architects Ltd
Pembroke House
Ellice Way
Wrexham Technology Park,
Wrexham, LL13 7YT
01978 291161
admin@tacparchitects.co.uk
www.tacparchitects.co.uk




**Cynllun Diwygiedig
Amended Plan**



01 Proposed Elevation - North West
1:100

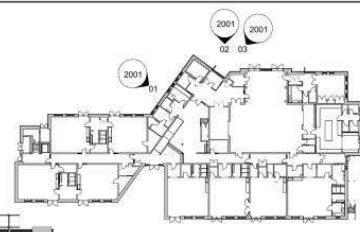
Cynllun Diwygiedig
Amended Plan



02 Proposed Elevation - North
1:100



03 Proposed Elevation - North East
1:100



- General Notes**
- All of the designs are the sole property of TACP Architects Ltd and may not be used without their written agreement.
 - All prices, specifications and their copyright are the property of TACP Architects Ltd.
 - All dimensions shall be checked on site before commencement of shop drawings, manufacture and all discrepancies must be reported to TACP Architects Ltd.
 - Do not scale off drawings.
- External Materials**
- External application with retained imperial brickwork. Brick bond to be confirmed. Refer to separate drawings.
 - Feature brick bonding with retained imperial brickwork set in white. True bond and layout TBC. Refer to separate drawings.
 - Note Deleted.
 - External wall finished with thin coat render.
 - External wall finished with vertical thermowood treated timber cladding.
 - External treated thermowood timber cladding to screen and secure emergency escape gate.
 - Note Deleted.
 - Note Deleted.
 - Roofing mounted PV array to MSE Engineers detail.
 - Note Deleted.
 - Aluminium rain water gullies including downpipes, hoppers and concealed gutters to the roof and ground level to gutter to exposed faces of pitched roofs.
 - MSE Composite aluminium external windows and doors with PVC aluminium external fluting to reveals and drop off to windows.
 - PVC composite aluminium roof lights with automatic opening mechanism installed with the Building Management System where required, all to MSE Engineers detail.
 - PVC aluminium pressed metal fluting to all window and door reveals.
 - Self-edge profile / coping exposed to roof covering to top of all insulated pavements.
 - PVC pressed metal fluting.
 - Demountable insulated panel by Kom - R0.33 demountable frame to achieve 0.30W/m²K U values.
 - PVC Bevel edge parapet external fencing to external loading spaces on upper floors complete with lockable access gates all to be 1000mm high.
 - External treated thermowood timber floor with system to windows.
 - Note Deleted.
 - Note Deleted.
 - Flat pitched roof finished with waterproof felt coverings.
 - PVC steel upright panelled to provide edge protection to flat roof installed to reveal face of parapet.
 - PVC steel upright panelled to provide edge protection to flat roof to be freestanding weighted system on roof covering.
 - Freestanding canopy complete with all rain water gullies and copings covering. All details and colours TBC.
 - Feature external coping installed.
 - PVC aluminium coping mechanically fixed to insulated parapet supports in line with manufacturers detail.
 - Feature Aluminium gable.
- ALL MATERIALS ARE TBC AND SUBJECT TO:
 • AVAILABILITY AND QUANTITY OF SALVAGED DEMOLITION MATERIAL
 • CARBON FOOTPRINT OF NEW MATERIALS WHICH ARE SUBJECT TO A DETAILLED CARBON ASSESSMENT

Rev	Date	Description	By	Check
P07	2025-05-16	Hall roof pitch amended to match existing Glaston Beams	MR	AJ
P08	2025-11-20	Roofscape and building elevations updated following VE Exercise	MR	AJ
P09	2025-12-19	Roof and parapet levels amended following increase in roof insulation	MR	AJ
P10	2026-01-05	Parapet edge protection omitted and parapet heights amended	MR	AJ

Client
 Cyngor Gwynedd & Ysgol Bontnewydd

Project Title
 Campws Cymunedol Bontnewydd

Sheet Name
 Proposed Elevations - Sheet 1

Classification
 Status: S4

Scale
 As indicated@A1

Date
 28/06/24

Drawn
 MR

Checked
 AJ

Job Number
 23012

Revision
 B0N-TACP-PB-XX-DR-A-2001

P10

TACP Architects Ltd

Fembroke House
 Ellice Way,
 Wrexham Technology Park,
 Wrexham, LL13 7YT
 01978 291161

admin@taccparchitects.co.uk
 www.taccparchitects.co.uk



01 Proposed Elevation - East
1:100



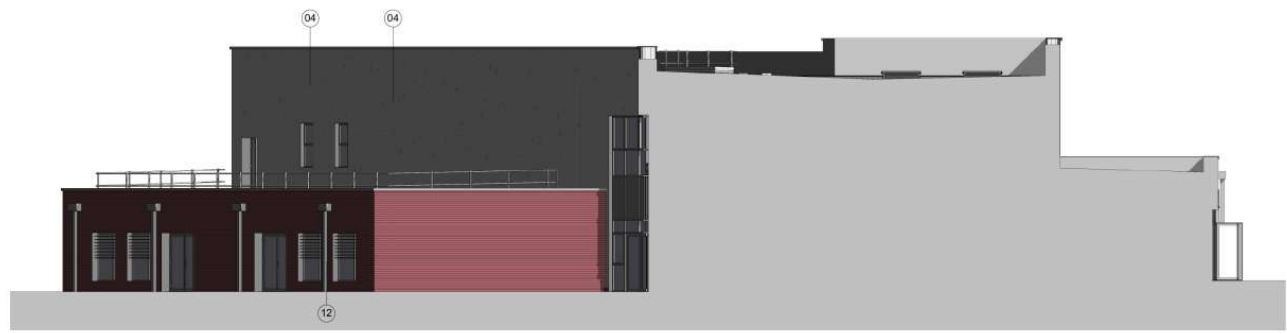
**Cynllun Diwygiedig
Amended Plan**

- External Materials**
1. External wall finished with thermal insulated brickwork. Brick bond to be determined. Refer to Separate drawings.
 2. Feature brick bonding with insulated mineral brickwork set in relief. True bond and layout TBC. Refer to Separate drawings.
 3. Note Detailed.
 4. External wall finished with thin coat render.
 5. External wall finished with vertical thermowood treated timber cladding.
 6. External wall finished with horizontal thermowood treated timber cladding.
 7. External treated thermowood timber cladding to screen and secure emergency escape gate.
 8. Note Detailed.
 9. Note Detailed.
 10. Roof/Floor insulated PV array to MBE Engineers details.
 11. Note Detailed.
 12. Aluminium rain water goods including downpipes, hoppers and concealed gutters to flat roofs and pressed metal box gutter to exposed eaves of pitched roofs.
 13. PFC composite aluminium external windows and doors with PFC aluminium external finishing to reveals and drip sill to windows.
 14. PFC composite Aluminium roof lights with automatic opening actuators controlled with the Building management System where required. All to MBE Engineers details.
 15. PFC Aluminium pressed metal finishing to all rainwater and door reveals.
 16. GWP verge profile / coping integral to roof covering to top of all insulated parapets.
 17. PFC pressed metal finishing.
 18. Demountable insulated panel by 'Koon' - M133 demountable louvre to adjacent 'Dormer' to be added.
 19. PFC Bowler rafting or similar facing to external teaching spaces on upper floors complete with lockable access gates at to be 2000mm high.
 20. External treated thermowood timber frame soffit system to windows.
 21. Note Detailed.
 22. Note Detailed.
 23. Flat pitched roof finished with reinforced felt covering.
 24. PFC fixed upright gable end to provide edge protection to flat roof finished to soffit face of roof parapet.
 25. PFC fixed upright gable end to provide edge protection to flat roof to be freestanding weighted system on roof covering.
 26. Freestanding canopy complete with all rain water goods and copse covering. All details and colour TBC.
 27. Feature external signage installed.
 28. PFC aluminium coping mechanically fixed to insulated parapet upstands in line with manufacturer details.
 29. Feature aluminium panel.
- ALL MATERIALS ARE TBC AND SUBJECT TO:**
- AVAILABILITY AND QUALITY OF SCHEDULED DEMOLITION MATERIAL
 - CARBON EXPENDITURE OF NEW MATERIALS WHICH ARE SUBJECT TO A DETAILED CARBON ASSESSMENT

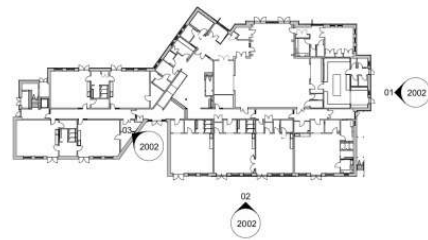
- General Notes**
1. All of the designs are the sole property of TACP Architects Ltd and may not be used without their written agreement.
 2. All prints, specifications and their copyright are the property of TACP Architects Ltd.
 3. All dimensions shall be checked on site before commencement of shop drawings, manufacture and all discrepancies must be reported to TACP Architects Ltd.
 4. All dimensions shall be checked on site before commencement of shop drawings, manufacture and all discrepancies must be reported to TACP Architects Ltd.
 5. Do not scale off drawings.



02 Proposed Elevation - South
1:100



03 Proposed Elevation - South West
1:100



Rev	Date	Description	By	Check
P07	2025-05-16	Hall roof pitch amended to match existing Glulam Beams	MR	AJ
P08	2025-11-20	Roofscape and building elevations updated following VE Exercise	MR	AJ
P09	2025-12-19	Roof and parapet levels amended following increase in roof insulation	MR	AJ
P10	2026-01-09	Parapet edge protection omitted and parapet heights amended.	MR	AJ

Client
Cyngor Gwynedd & Ysgol Bontnewydd

Project Title
Campws Cymunedol Bontnewydd

Sheet Name
Proposed Elevations - Sheet 2

Classification Status
54

Scale Date Drawn Checked
As indicated@A1 28/06/24 MR AJ

Job Number Project/Originator*Zone/Level/Form/Block/Number
23012 BON-TACP-PB-XX-DR-A-2002 P10

TACP Architects Ltd

Pembroke House
Elice Way,
Wrexham Technology Park,
Wrexham, LL13 7YF
01978 291161

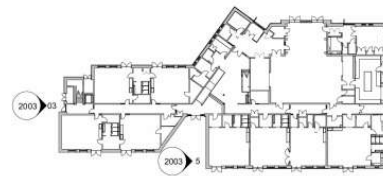
admin@tacaparchitects.co.uk
www.tacaparchitects.co.uk



03 Proposed Elevation - West
1:100



5 Proposed Elevation - West 02
1:100



General Notes

- All of the designs are the sole property of TACP Architects Ltd and may not be used without their written agreement.
- All prices, specifications and their copyrights are the property of TACP Architects Ltd.
- All dimensions shall be checked on site before commencement of deep drawings, manufacture and all discrepancies must be reported to TACP Architects Ltd.
- Do not scale off drawings.

- External Materials**
- External wall finished with retained imperial brickwork. Brick bond to be determined. Refer to separate drawing.
 - Feature brick bonding with retained imperial brickwork set on relief. True bond and level TBC. Refer to separate drawings.
 - Note Omitted
 - External wall finished with thin coat render.
 - External wall finished with vertical thermowood treated timber cladding.
 - External wall finished with retained roofing eaves installed as roof overhang.
 - External treated thermowood timber cladding to screen and secure emergency egress gate.
 - Note Omitted
 - Note Omitted
 - Roofing: microsil PV array to MME Engineers details.
 - Note Omitted
 - Aluminium rain water goods including downpipes, hoppers and concealed gutters to flat roofs and pressed metal box gutter to suspended access of pitched roofs.
 - PVC Composite aluminium external shutters and doors with PVC aluminium external flapping to control and stop spill to window.
 - PVC composite aluminium rooflights with automatic covering actuators interlocked with the Building Management System where required. Refer to MME Engineers details.
 - PVC Aluminium grained metal (flashing) to all window and door reveals.
 - GFP verge profiles / coping integral to roof covering to top of all insulated parapets.
 - PVC pressed metal (flashing).
 - Removable insulated panel by Bam - RL33 demountable panels to achieve 0.20W/m² U-value.
 - PVC Roofing eaves or similar fencing to external teaching spaces on upper floors complete with lockable access gates all to be 1000mm high.
 - Internal treated thermowood timber. True solid pattern to window.
 - Note Omitted
 - Note Omitted
 - Flat / pitched roof finished with reinforced felt covering.
 - PVC fixed eave parallel to provide edge protection to flat roof located to inside face of roof parapet.
 - PVC fixed eave parallel to provide edge protection to flat roof to be freestanding weighted system on roof covering.
 - Roofing: parapet complete with all rain water goods and eave covering. All details and colours TBC.
 - Feature external eave finished.
 - PVC aluminium coping mechanically fixed to insulated parapet upstands in line with manufacturer details.
 - Feature aluminium panel.
- ALL MATERIALS ARE TBC AND SUBJECT TO:
 • AVAILABILITY AND QUALITY OF SUGGESTED FINISH MATERIAL
 • CARBON FOOTPRINT OF NEW MATERIALS WHICH ARE SUBJECT TO A DETAILED CARBON ASSESSMENT



**Cynllun Diwygiedig
Amended Plan**

Revisions				
Rev	Date	Description	By	Check
P06	2025-11-20	Roofscape and building elevations updated following VE Exercise. Grounded Elevations Omitted in line with updated plan.	MR	AI
P07	2025-12-19	Roof and parapet levels amended following increase in roof elevation.	MR	AI
P08	2026-01-05	Parapet edge protection omitted and parapet heights amended.	MR	AI

Client
 Cyngor Gwynedd & Ysgol Bontnewydd

Project Title
 Campws Cymunedol Bontnewydd

Sheet Name
 Proposed Elevations - Sheet 3

Classification
 Status
 S4

Scale
 Date
 Drawn
 Checked

As indicated@A1 08/27/24 MR AJ

Job Number Project-Organisation-Zone-Level/Room-Revision-Number Revision
 23012 BON-TACP-PB-XX-DR-A-2003 P08

TACP Architects Ltd

Pembroke House
 Elice Way,
 Wrexham Technology Park,
 Wrexham, LL13 7YT
 01978 291161

admin@taccparchitects.co.uk
 www.taccparchitects.co.uk





Example of:
Timber Rainscreen Cladding (Photograph indicative)
Treated Thermowood cladding to external walls. True type, size and layout to be developed



Example of:
Slate Wall Shingles / Cladding (Photograph indicative)
Roofing slate installed as rainscreen cladding on vertical external walls.

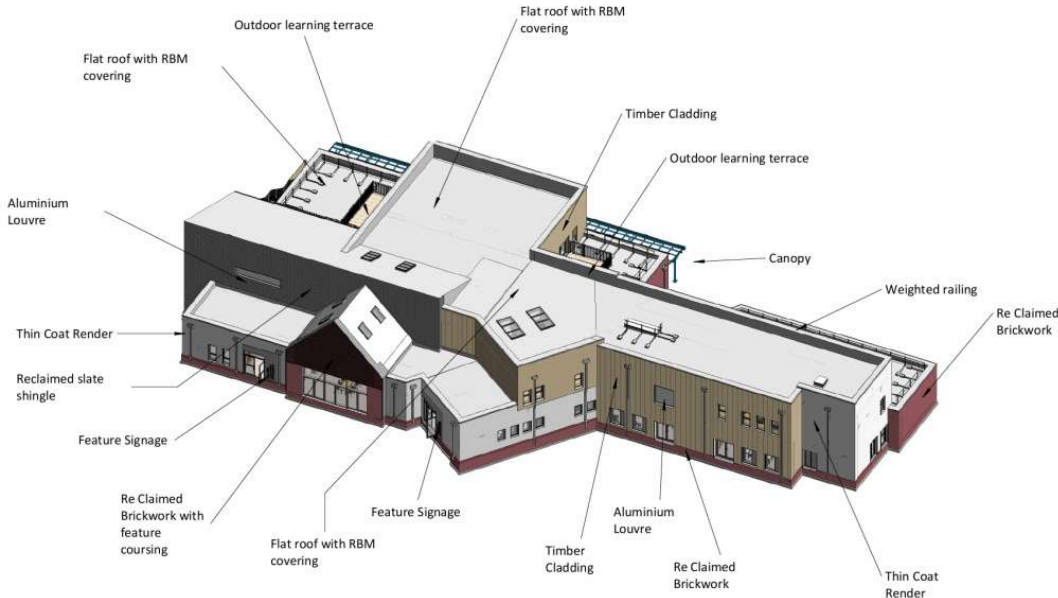
Existing roofing slate to be salvaged form demolition. Shortfall made up of matching slates sourced form elsewhere.



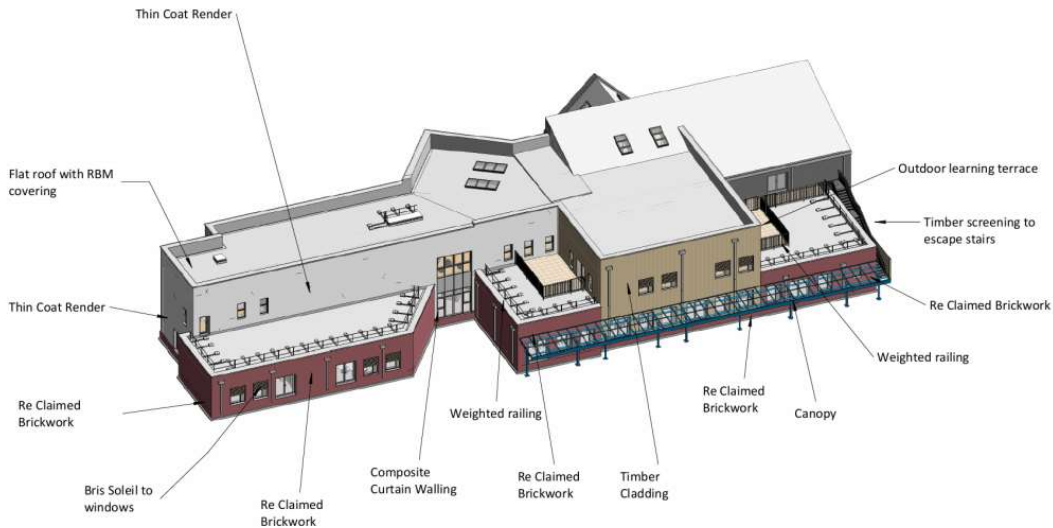
Example of:
Thin Coat Render (Photograph indicative)
Actual colour to be confirmed. All render finishes to be terminated in pressed metal flashing's and corner trims where needed



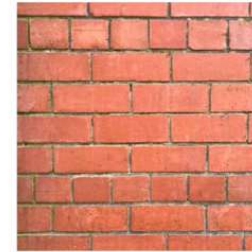
Example of:
Timber Bris Soleil (Photograph indicative)
Actual colour and fitting to be confirmed. Timber Bris soleil to be installed to south facing classroom windows with horizontal profile and PPC support frame.



1 Materials - Front Axonometric



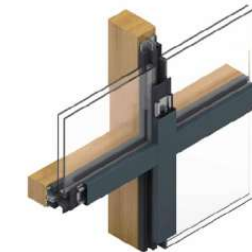
2 Materials - Rear Axonometric



Example of:
Feature Brick Bond (Chevron) (Photograph indicative)

Existing imperial brickwork to be salvaged form demolition. Shortfall made up of matching brickwork sourced form elsewhere.

True brick bond to be determined.



Example of:
Composite Timber / Aluminium Curtain Walling
Curtain walling / windows to be composite
Doors to be aluminium inside and out
All specifications to be confirmed but installed with all necessary flashing's and wall reveal linings.

Linings to be pressed metal flashing's all TBC.

General Notes

1. All of the designs are the sole property of TACP Architects Ltd and may not be used without their written agreement
2. All prints, specifications and their copyright are the property of TACP Architects Ltd
3. All dimensions shall be checked on site before commencement of shop drawings, manufacture and all discrepancies must be reported to TACP Architects Ltd
4. Do not scale off drawings



Cynllun Diwygiedig
Amended Plan

NOTE:
The extent of available materials sourced form demolished buildings is currently unknown along with its ultimate condition and suitability for re use.

Any shortfall in available materials will be supplemented with new materials of matching type and colour.

All new materials are subject to a detailed embodied Carbon Assessment which will determine which materials will be employed.

On this basis, all materials, colours and layout arrangements are tbc.

Revisions

Rev	Date	Description	By	Check
P02	2024-11-27	Drawing updated in line with main plan. Drawing issued for Stage 03 Approval.	MR	AJ
CD1	2024-12-02	Drawing Approved at RIBA Stage 3. Issued for Planning	MR	AJ
P03	2025-11-20	Drawing updated following redesign during VE Exercise	MR	AJ
P04	2026-01-09	Drawing issued following VE and Re Design Exercise, no change to layout otherwise	JM	MR

Client

Cyngor Gwynedd & Ysgol Bontnewydd

Project Title

Campws Cymunedol Bontnewydd

Sheet Name

Sketch - Materials

Classification Status

\$4

Scale Date Drawn Checked

@A2 08/07/24 MR AJ

Job Number Project*Originator*Zone*Level*Form*Role*Number Revision

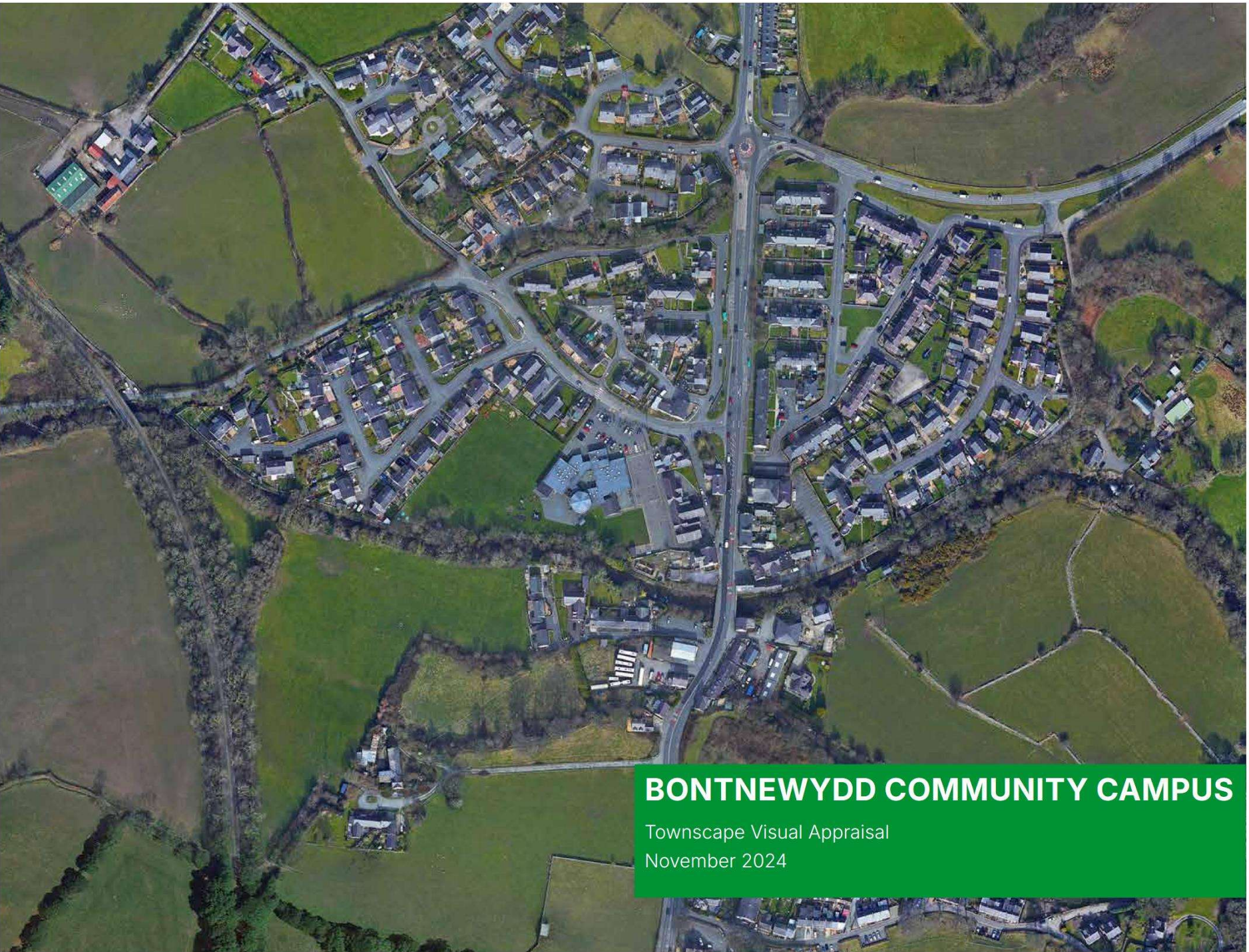
23012 BON-TACP-PB-ZZ- SK-A-8006 P04

TACP Architects Ltd

Pembroke House
Ellice Way,
Wrexham Technology Park,
Wrexham, LL13 7YT
01978 291161

admin@tacparchitects.co.uk
www.tacparchitects.co.uk





BONTNEWYDD COMMUNITY CAMPUS

Townscape Visual Appraisal
November 2024







