



# 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, 15TH JUNE, 2026**

**\*NOTE\***

**This meeting will be webcast**

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

Location

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

Contact Point

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(DISTRIBUTED 05/06/26)

## **PLANNING COMMITTEE**

### **MEMBERSHIP (15)**

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

##### Councillors

Elwyn Edwards  
Dafydd Meurig  
Elin Hywel  
Olaf Cai Larsen  
Berwyn Parry Jones

Huw Rowlands  
Delyth Lloyd Griffiths  
Gareth Tudor Jones  
Edgar Wyn Owen  
Dyfrig Siencyn

#### **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 <sup>rd</sup> party to speak the Chairman will invite the speaker to come forwards.	
3.	Objector or a representative of the objectors to address the committee.	3 minutes
4.	Applicant or a representative of the applicant(s) to address the committee.	3 minutes
5.	Local Member(s) to address the committee	10 minutes
6.	Committee Chairman to ask for a proposer and seconder for the planning application.	
7.	The committee to discuss the planning application	

## AGENDA

### 1. APOLOGIES

To accept any apologies for absence.

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

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

### 3. URGENT ITEMS

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

### 4. MINUTES

7 - 19

The Chairman shall propose that the minutes of the previous meeting of this committee, held on, 18<sup>th</sup> of May 2026, be signed as a true record.

### 5. PLANNING APPLICATIONS

To submit the report of the Head of Environment Department.

#### 5.1. APPLICATION NO C26/0238/15/LL LAND ADJACENT TO 10 WARDEN STREET, LLANBERIS, LL55 4HP 20 - 34

Erection of new dwelling

LOCAL MEMBER: Councillor Gwilym Evans

[Link to relevant background documents](#)

#### 5.2. APPLICATION NO C25/0671/14/LL YSGOL SYR HUGH OWEN Ffordd Bethel, Caernarfon, Gwynedd, LL55 1HW 35 - 47

Erection of new 2400mm high wire mesh fence to part of playing field boundary

LOCAL MEMBER: Councillor Ioan Thomas

[Link to relevant background documents](#)

**5.3 APPLICATION NO C26/0057/33/RC PART OF FIELD NEAR 48 - 57  
PENBONCYN, BODUAN, PWLLHELI, LL53 6DR**

Resubmission of a previously refused application to remove a section 106 agreement in connection with planning permission C10D/0017/33/LL relating to the erection of an affordable dwelling on part of a field near Penboncyn, Boduan, Pwllheli.

LOCAL MEMBER: Councillor Anwen J Davies

[Link to relevant background documents](#)

**5.4 APPLICATION NO C25/0777/39/LL FFERM SARN, LÔN SARN 58 - 73  
BACH, SARN BACH, PWLLHELI, GWYNEDD, LL53 7BG**

Full application for the demolition of an existing dwelling (C3 use) and construction of a new replacement dwelling (C3 use) with improvements to an existing access.

LOCAL MEMBER: Councillor John Brynmor Hughes

[Link to relevant background documents](#)

**5.5 APPLICATION NO C25/0344/11/LL 219 - 231 STRYD FAWR, 74 - 99  
BANGOR, GWYNEDD, LL57 1NY**

Proposed development for the change of use of the former Waterloo Inn Public House (A3 use) and part of the former WH Smiths & USC units (ancillary A1 use) to form 13 no. self-contained residential flats (C3 use) along with internal alterations and reconfiguration to combine two existing retail units to provide stalls for retail purposes on the ground floor.

LOCAL MEMBERS: Councillor Dylan Fernley and Councillor Nigel Pickavance

[Link to relevant background documents](#)

**5.6 APPLICATION NO C26/0046/34/LL CEFN GRAIANOG, 100 - 123  
LLANLLYFNI, CAERNARFON, GWYNEDD, LL54 6SY**

Application for the operation of inert waste materials recycling, screening and recovery plant

LOCAL MEMBER: Councillor Dafydd Davies

[Link to relevant background documents](#)

**5.7. APPLICATION NO C21/0590/17/LL FFERM GRAFOG, Y 124 - 163  
GROESLON, CAERNARFON, GWYNEDD**

Change of use of land for the creation of a holiday touring caravan and motor home site (25 units) and tents (10 units) demolition of existing w/c and showering facilities and a new modular amenity block and associated developments

LOCAL MEMBER: Councillor Llio Elenid Owen

[Link to relevant background documents](#)

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## PLANNING COMMITTEE 18 May 2026

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### Present:

### Councillors:

Elwyn Edwards, Delyth Lloyd Griffiths, Elin Hywel, Berwyn Parry Jones, Gareth T Jones, Anne Lloyd Jones, Edgar Owen, Gareth Coj Parry, John Pughe Roberts, Huw Rowlands and Gruffydd Williams

**Local Member:** Councillor Menna Trenholme

**Officers:** Sion Huws (Propriety and Elections Manager), Gareth Jones (Assistant Head of Environment Department), Gwawr Hughes (Planning Manager), Rhys Cadwaladr (Senior Planning Officer - Minerals and Waste), Rebeca Siân Dafydd (Senior Planning Officer), Dafydd Jones (Legal) and Lowri Haf Evans (Democracy Services Officer).

### 1. ELECTION OF CHAIR

It was proposed and seconded to elect Councillor Huw Rowlands as Chair for 2026/27.

**RESOLVED to elect Councillor Huw Rowlands as Chair for 2026/27.**

### 2. ELECTION OF VICE-CHAIR

It was proposed and seconded to elect Councillor Edgar Owen as Vice-chair for 2026/27.

**RESOLVED to elect Councillor Edgar Wyn Owen as Vice-chair for 2026/27.**

### 3. APOLOGIES

Apologies were received from Councillor Dafydd Meurig, Councillor Cai Larsen and Councillor Louise Hughes.

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

a) Councillor Huw Rowlands declared an interest in item 7.3 (C24/1050/19/LL) because he was involved with the application locally. The Member believed that it was a prejudicial interest and he therefore withdrew from the Chamber during the discussion on the application.

b) The following Member declared that she was a Local Member in relation to the item noted: -

Councillor Menna Trenholme (not a member of this Planning Committee), in item 5.3 C24/1050/19/LL on the agenda

### 5. URGENT ITEMS

None to note

## 6. MINUTES

The Chair accepted the minutes of the previous meeting of this committee, held on 27 April 2026, as a true record, subject to correcting the reason for refusing application number C25/0710/41/LL - Land adjacent to Brynhyfryd / Cae Capel, Chwilog: remove the sentence, *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* and note **It was proposed and seconded to refuse the application on the grounds that it is contrary to Policy T16 - Exempt Land, because it is not possible to show the need for the exempt land until the T64 designated land has been developed.**

The Assistant Head confirmed that the amendment to the reason to refuse was acceptable.

## 7. 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.

### 7.1 APPLICATION NUMBER: C25/0949/36/EIA Land South of A487, Glan Dwyfach, Garndolbenmaen

**Application for a new sub-station 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; the proposal also included permanent diversion of Public Right of Way Dolbenmaen No. 18 and build a new landowner access track, as well as a temporary construction compound.**

Attention was drawn to the late observations form - the applicant to prepare further information to include traffic information and mitigation measures

- a) The Planning Manager highlighted that the proposal was part of a wider project that encompassed reinforcing overhead lines and cables on the existing circuits between the Pentir and Trawsfynydd substations in north-west Wales. It was explained that the Project was part of the wider network transmission upgrades that were required to facilitate the work of connecting 50 Gigawatt of offshore wind energy by 2030 - increasing the capacity on the current transmission line between Pentir and Trawsfynydd substations which had been noted as a required step to take immediately to provide more transmission capacity. It was elaborated that this had been acknowledged by Ofgem, who noted that the necessary work was an Accelerated Strategic Transmission Investment (ASTI).

It was reported that the site was located on relatively flat ground that mainly consisted of grazing fields, with an area of marshy grassland. It was highlighted that a similar proposal had previously been approved under reference C17/0772/36/LL (and a subsequent permission to extend the period of time to commence the work under C22/1102/36/AC), and this continued to be 'live', but the permission no longer fulfilled the needs of the project.

It was noted, as the proposed work was part of the wider Project, and part of it included the approved re-installation of high voltage electricity cables under the Glaslyn (which was the

subject of a separate application), that an Environmental Statement (ES) had been prepared for the entire project. Due to the size of the site, the application was defined as a major development, and a pre-application consultation report was accepted as part of the application.

The proposed work would be an essential element of the Pentir to Trawsfynydd Reinforcement project; the additional capacity would support an effective transfer of renewable energy across the region, contributing to reducing Net Zero targets and carbon. Without the new sub-station and the associated 132 kV infrastructure, this part of the plan would restrict the network and prevent the project objectives from being fulfilled; the proposed development was acceptable in principle and was supported by Local and National Planning Policy.

With the proposal being significant, it was acknowledged that any new infrastructure within a rural location could lead to visual change, however, in this case it was considered that the Impact Assessment on the Landscape and the Visual Impact had highlighted that such a change would not be of a sufficient size to cause significant harm to the character or appearance of the surrounding landscape. Significant emphasis was also given on the clear need for the development which would be part of an energy infrastructure of national importance and would be supported by local and national planning policy objectives related to energy safety and decarbonisation.

Attention was drawn to the intention to landscape, as well as the fall-back position represented by the current planning permission for a sub-station on the site. That approved plan would lead to a similar level of visual impact, but with a different design and orientation. In this context, the proposed development would not significantly worsen the visual baseline conditions and, from assessing them cumulatively, it was considered that the advantages noted were clearly more than any temporary limited detrimental impacts.

It was acknowledged that the work period for the proposal could impact the amenities of nearby residents, and it was considered that those impacts could be managed effectively by imposing a planning condition to ensure that an Environmental Impact Management Plan was agreed beforehand.

It was noted that the proposal included changing the existing farm entrance from the A487, which was a Trunk Road, to provide suitable means of access for construction traffic. The entrance will then be maintained and used for maintenance purposes. It was highlighted that the Highways Unit's response asked for more details to assess the suitability of the entrance as it was a different plan to the usual standards. It was elaborated that the applicant was preparing further information to include traffic information and mitigation measures with the intention of submitting their proposal to the panel in June. (A positive response is expected from the Highways Unit following the panel meeting). As a result, the application recommendation to delegate the right to approve with conditions subject to receiving a positive response from the Highways Unit continued as a result to this update.

In the context of matters relating to diverting a footpath, hydrology, biodiversity, archaeology and the Welsh language, it was considered that these matters were acceptable subject to planning conditions. It was considered that the proposal was acceptable and complied with the requirements of national and local policies. It was recommended to delegate the right to approve the application with conditions subject to receiving a positive response from the Highways Unit regarding the entrance.

ch) The approval of the application was proposed and seconded

In response to an observation that the Intergovernmental Panel on Climate Change (IPCC) 'plays down' the RCP8.5 presumptions that were planned as the worst possible emissions scenario, and what impact this would have on policies associated with a reliable supply of energy, the Assistant Head of the Department noted that the policies that were relevant to this application complied with local and national policies; there was already an extant permission on the development and that development complied with the relevant policies.

**RESOLVED: Delegate the right to approve with conditions subject to receiving positive observations from the Highways Unit, in accordance with the recommendation**

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

**7.2 APPLICATION NUMBER C22/0977/36/AC Llecheiddior Uchaf, Bryncir, Garndolbenmaen, Gwynedd**

**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.**

Attention was drawn to the Late Observations Form

- a) The Senior Planning Officer - Minerals and Waste highlighted that this was an application to vary conditions on an existing permission for a sand and gravel quarry near Bryncir which was located on previous agricultural land and continued to be restored to agricultural use. It was reported that the mineral was not processed on the site itself but at Bryncir Quarry nearby. Although the development came within the categories of Schedule 2 of the Environmental Impact Assessment (EIA) Regulations, it was concluded that the potential impacts were not significant enough to require an EIA.

In terms of the principle of the development, it was noted that the application included extending the life of the quarry, increasing the annual output, more traffic movements, and approving the use of external materials for restoration. Extending the implementation period to 2030 would be in accordance with the JLDP and Policy PS 22, which demanded maintaining a sufficient land bank of sand and gravel. It was noted that Planning Policy Wales (PPW) also emphasised the need to ensure a sustainable supply of minerals when protecting the environment and people's well-being and ensure a high standard of site restoration. It was elaborated that the Regional Technical Statement (RTS) noted a deficit in the sand and gravel supply in Gwynedd (6.7 years of land bank instead of the 7-year requirement), emphasising

the need to maintain and increase the supply. It was considered that the proposal was acceptable as it would help to maintain an essential supply of sand and gravel to the local construction economy and contribute to the regional requirements that would otherwise be lost.

In the context of the landscape and visual amenities, it was reported that the relevant policies required that the impact on the landscape and visibility were assessed. Although extending the life of the quarry would extend these impacts over a longer period, it was not considered that it would create significant additional impacts as the site was already operational. It was elaborated that restoring the site had been successful to date, with the land mainly returning to agricultural use and integrating well with the landscape. Amendments to condition 37 would approve more flexibility when restoring by approving importing suitable material, but under strict management and advanced approval. This would ensure that unsuitable waste was not deposited and the development did not change its nature. Additionally, asking to keep a record of the movements of materials would ensure transparency and effective monitoring. It was considered that the changes would not have an additional significant impact on the landscape, and the proposal complied with the relevant planning policies.

In considering residential amenities, it was noted that Policy MWYN 3 demanded that extensions to mineral sites should not cause unacceptable harm to residential amenities, such as noise, dust, vibration, light or traffic. Although there was one property within 100m to the site, the nearest areas had already been excavated and restored, and the remaining work was outside the recommended buffer distance. Attention was drawn to the transport assessment which showed that there would be an average of approximately 14 HGV loads a day (maximum 28), which was in accordance with the existing permission and therefore there would not be a general increase in traffic. The haul route would remain the same. Given that the site already operated without significant problems, and with appropriate conditions to manage noise, dust and work hours, it was considered that the proposal would not harm local amenities and it would comply with the relevant policies.

In the context of transport matters, it was noted that the application included increasing the annual output from 50,000 to 100,000 tonnes but only Stage 4 of the site remained, with approximately 347,000 tonnes of resources available. No objection was submitted from the highways authority, and it was considered that the road network was sufficient to deal with the traffic; the application was acceptable in terms of transport and complied with the relevant policy.

In terms of hydrology matters, it was highlighted that the application did not change the current hydrological arrangements and, although a new Technical Advice Note (TAN 15) had been published in 2025, the application had to be assessed according to the 2004 version because of the application submission date. It was explained that small parts of the site were in a flood zone, but no concerns were raised from statutory consultees; it was considered that the development would not increase the flooding risk or have a harmful impact on hydrological features.

The site is in an agricultural area with nearby biodiversity sites, which included a Candidate Wildlife Site and the Llystyn Gwyn Site of Special Scientific Interest. However, the application was under Section 73 and did not change the work area, the operational methods or the

existing restoration plan; the existing hydrological and ecological conditions continued in form and provided sufficient safeguarding measures, including monitoring requirements and stand-off from the water table. There would be no loss of additional habitat or significant new risks, and the existing arrangements to prevent pollution and protect watercourses remained relevant. Consequently, it was considered that there was no need for further ecological measures and the proposal complied with the relevant planning policies.

An archaeological assessment was submitted with the original application, and the necessary archaeological work had already been approved and continued to be implemented. It was elaborated that the existing framework provided suitable mitigation measures for any impacts on archaeological heritage; there was no need for further changes, and the proposal complied with Policy AT 4 of the LDP.

In the context of Welsh Language matters, a Welsh Language Statement was submitted with the application. The proposal does not create new jobs or expand the site but adapt an existing permission and therefore it was not likely to have a negative impact on the Welsh language, as the current workforce would continue on a site that was already established. From an economic perspective, the development was important to maintain a mineral supply and make a significant supply to the local economy and employment, and when supporting local communities and the use of the Welsh language.

Reference was made to the relevant Planning history, reporting that a delay before making a decision derived mainly from an unauthorised development on the site. In 2023, it was discovered that waste that did not derive from the site was excavated at Stage 3, and that was contrary to the conditions of the planning permission. It was confirmed that the material came from Bryncir Quarry and was therefore unauthorised from a planning perspective. It was considered that a retrospective consent was unlikely, but due to the inert nature of the material, it did not pose a significant environmental risk. The material was allowed to stay in its place because moving it could cause more harm. Any decision on the existing application would have to comply with NRW requirements and would not disrupt site regulation.

It was considered that the application was acceptable as it did not create additional unacceptable impacts and complied with the relevant planning policies. The officers recommended to approve with conditions.

- b) The Local Member was not present but had provided observations during the consultation period. Those observations were shared with the Assistant Head of Department.
- That he shared the concerns of the residents
  - That he acknowledged that employment opportunities continued because of continuing to operate the quarry
  - Concern about the size of the vehicles, the size of the load, the increase in loads and the material that was lost on the pavement / road
  - Extending the extraction period to 2030 was unacceptable to residents because of the continuous impact on residential amenities
  - He was unable to support the application as submitted, but should the Committee decide to approve the application, that would be subject to conditions that would overcome the concerns.

- c) It was proposed and seconded to approve the application
- d) During the ensuing discussion, the following observations were made by Members:
  - In accordance with the Community Council observations, there was a need to ensure that the road and the pavement were regularly cleaned

In response to the observation, the Assistant Head noted that the company had been sweeping the roads over the years, but it was not possible to say for certain that this quarry was mainly responsible. It was added that there was a formal arrangement to address the matter hand in hand with the Highways Unit's responsibilities and there was no right to enforce this within the planning procedure. He had no objection to imposing a note to encourage a maintenance agreement arrangement and a standard condition for quarries was included. In response to an ancillary question regarding monitoring the maintenance work, it was noted that this was done formally once a year, but should complaints be received from residents, the Department would contact the company. It was noted that the Local Member also contacted and shared complaints with the company.

**RESOLVED: To delegate powers to the Head of the Environment Department to approve the application, with 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.**

1. The extraction of mineral waste and ancillary operations shall cease by 31/12/2030. Restoration of the site by 31/12/2031.
2. In accordance with the 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.
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 traffic 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 the 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 46 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 approval of the Mineral Planning Authority a plan showing the final contours to be achieved in the scheme of restoration.
  38. Progressive and even re-spreading of the overload 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 reconstruction of the soil profile to approved specification.
  44. The site shall be brought to the required standard for agricultural use.
  45. Submission of an 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.
  51. Ensure that there is a cover on the back of the lorries.

Note:

Ensure a road conditions maintenance agreement

### 5.3 APPLICATION NUMBER C24/1050/19/LL Ysgol Gynradd Bontnewydd, Bontnewydd, Caernarfon.

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.

Attention was drawn to the late observations form.

- a) The Senior Planning Officer highlighted that the development would include a new Welsh-medium primary school for 210 learners and a community centre, provisions for a Cylch Meithrin, learners with Additional Learning Needs, as well as a community hall and full changing areas. The building would be two-storey and designed with sustainable principles to reduce the demand for energy.

It was reported that the site was in an area that was mainly residential within the development boundary of the Bontnewydd Service Village as shown in the LDP's Inset Maps. The eastern section of the site was within the Bontnewydd Conservation area with several listed buildings opposite to the east. The site was located on the outskirts of Afon Gwyrfa Phosphorus Special Conservation Area (SAC); within Zone B in the Development Advice Maps, as referred to in Technical Advice Note (TAN 15): Development and Flood Risk (2004); and partly located within flood zones 2 and 3 (Rivers and Sea, and Surface Water and Watercourses) and Defence Zone (Rivers) according to the Flood Map for Planning.

The application was submitted to the Committee as it was a building that exceeded 1000 square metres.

It was noted that Policy ISA 2 Community Facilities of the LDP was supportive to provide new community facilities. It was considered that the proposal addressed the five main criteria in the policy as the site was located within the Bontnewydd development boundary on the accessible site of the previous School, and it was reasonable to try to erect a new building that had been specifically designed for modern environmental and educational requirements given the condition of the existing building.

In the context of visual amenities, it was noted that the development increased the floor area of the school building by approximately a third, but there would be a more effective use of space by replacing two one-storey buildings with one two-storey building. It was acknowledged that there would be some visible impact, but it was considered that the development would respect the context of its site in accordance with the requirements of Policy PCYFF 3, and it would not have a detrimental impact on the conservation area and would therefore comply with the relevant requirements of Policy AT 1.

In the context of general and residential amenities, it was reported that the development did not change the use of the site or the number of learners, and although the building was larger, the distances between the school and nearby houses remained reasonable; there was therefore no expectation to see a significant increase in overlooking or a dominating impact. It was elaborated that light and noise mitigation measures would be included in the design to reduce the impacts on local residents, as well as conditions to agree any additional lights. Community use of external facilities such as the Multi-use Games Area court would be limited to daylight hours, because no bespoke external lighting was part of the application, and therefore would be tantamount to the current use of this area as playing fields.

Some temporary disruption was expected during the construction phase, but this could be managed through a condition to accept the Environmental Impact Management Plan beforehand which would set out the mitigation measures for any disruption; it was not considered that the development would have a significant detrimental impact on local amenities, and it complied with policies PCYFF 2 and PCYFF 3 of the LDP.

When considering Transport and Access matters, it was noted that there were current traffic problems at the School which included a narrow access, lack of parking space and conflict between vehicles and pedestrians, especially at busy times. It was explained that the development introduced a new one-way system with a stacking path on the site to reduce congestion and improve safety. Pedestrians and vehicles would be better separated through specific footpaths, and parking and drop-off spaces would be provided from the main road. The proposal's Travel Plan would promote sustainable travel, and the Transportation Unit had no objection to the proposal. Consequently, it was considered that the application satisfied the requirements of policies PS 4, TRA 2 and TRA 4 which aimed to ensure provision for transport that was sustainable and safe for all users.

A Green Infrastructure Statement, Ecological Surveys and a Landscape Plan were submitted as part of the application. Bats were not present on the site. The Biodiversity Unit had no ecological concerns regarding the development, and it was noted that the tree planting scheme was generally suitable, but changes were suggested to choose species that better suited the local area.

Although the site abutted a protected site (Afon Gwyrfaï and Llyn Cwellyn SAC), the work was limited to the existing footprint as well as a connection to the main sewer system and was treated by the Llanfaglan WasteWater Treatment Works that disposed into afon Gwyrfaï.

It was acknowledged that the capacity of the new School would increase as a result of the proposal, but the number of children currently in the school would not increase (although this may change naturally from year to year) and there was no change to the catchment area. It was highlighted that the school catchment area aligned with the area and the villages that were served by the Llanfaglan WasteWater Treatment Works, and therefore any increase in the number of children at school would come from these areas. Community use of the school already existed, and although the new building would possibly entail more community use, this was 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 meant that there would be no additional users as a result of this proposal, and that users lived within the area already served by the Llanfaglan WasteWater Treatment Works, be that in their homes or at school/community centre. In this respect, the development indicated a phosphorus neutrality compared with the current situation and therefore there was no additional or detrimental impact on the SAC that currently failed to attain the water quality targets.

It was considered that any surface water and construction pollution could be addressed through appropriate control and pollution prevention measures. There would be no detrimental impact on the special conservation area and the development satisfied the requirements of Policies PS19, AMG 5 and AMG 6 of the LDP, as well as the Regulations for Conservation of Habitats and Species 2017 (as amended) which encouraged proposals to protect, and where appropriate, enhance the area's biodiversity and ensured that there was no detrimental impact on internationally protected sites.

The matters of Flooding, Drainage, Archaeological / Heritage, Sustainability, the Welsh Language and the response to the public consultation had received a full assessment and it was considered that these matters were acceptable subject to relevant conditions. It was considered that the proposal was acceptable, and the officers recommended to approve the application with conditions.

- b) Taking advantage of the right to speak, the Local Member made the following comments:
- She was supportive of the application
  - Ysgol Bontnewydd was one of three schools that were part of the Sustainable Schools Challenge 2023 (an enterprise by the Welsh Government to design and build zero-net schools that include high-quality community resources)
  - Ysgol Bontnewydd offered itself as a convenient location in the centre of the village, with public transport and footpaths passing the school that would promote active travel
  - The site was close to nature with a garden and a forest on the site that would enrich pupils' experiences
  - The new building provided a modern, safe and suitable environment for the future, improving pupils' daily well-being and learning experiences
  - The capacity was similar to what was already there, namely space for 210 reception to year 6 learners, 30 nursery and space for a cylch meithrin - this created a continuous education pathway from early years onwards
  - The pupils had been an active part of the process, contributing ideas on reusing building materials and gaining a practical understanding of sustainable construction, the circular economy and STEM subjects - this had given the children good learning opportunities by allowing them to feel part of the project from the start
  - Residents had been part of the consultation process
  - The new building would be eco-friendly and constructed to the latest standards with low incorporated carbon that would contribute to the 2030 net-zero carbon target - this sent a strong message to children to care about the environment and take responsibility for their future
  - The community centre would be active for the village residents and the wider area
  - A positive investment in our children, our community and our future
  - As a parent to children in the school, she was looking forward to seeing the opportunities that this building would bring

It was proposed and seconded to approve the application

- c) During the ensuing discussion, the following observations were made by Members:
- Happy to support an improvement in school standards
  - The space was better and accessible for children
  - A bespoke building to save energy
  - Led to spending less on maintenance, fuel and heating
  - Welcomed the investment - it would benefit the village
  - The development was a modern, appropriate design
  - The timber cladding looked good at the start, but it soon appeared to be in poor condition
  - Many new schools had been constructed in Gwynedd and although the buildings were better, were lessons being learnt from each development?

In response to an observation that many of the new schools constructed in the County were partly with flat roofs that were not long lasting, and whether there was a mechanism in place or budget to re-roof in about 20 years, it was noted that budget matters were not relevant

planning considerations, but a plan would certainly be in place to maintain the buildings appropriately.

In response to an observation regarding an electric minibus/car charging point on the site that would comply with the energy saving principles, it was noted that that was not part of the application, but it could be a future consideration.

In response to an observation that it would be good to see an overview of the response from staff, pupils and governors to the application and that there was a place to consider including these in future reports, it was noted that observations from the public had been incorporated in the report and there was an opportunity for third parties to submit observations at the committee, but the observation for this type of application was accepted.

**RESOLVED: To approve with 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 for 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.**
- 14. Welsh language Signs.**

Notes

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

The meeting commenced at 13:00 and concluded at 14:10.

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**CHAIR**

PLANNING COMMITTEE	DATE: 15/06/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

**Number: 1**

**Application Number: C26/0238/15/LL**

**Date Registered: 16/04/2025**

**Application Type: Full**

**Community: Llanberis**

**Ward: Llanberis**

**Proposal: Erection of new dwelling.**

**Location: Land near 10 Warden Street, Llanberis, LL55 4HP**

**Summary of the Recommendation: TO REFUSE**

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## 1. Description:

- 1.1 This is a full application to construct a detached two-storey family dwelling situated on a slope to the south-west of the house at 10 Warden Street. The house would be a two-storey design with the gable-end of the property facing the public road. The upside-down layout would comprise three bedrooms, en-suite, bathroom, a snug room and storage on the ground floor, and a kitchen/open dining room, living room and bathroom on the first floor.
- 1.2 The proposed house would have a modern pitched roof design and will be built into the slope. It would measure approximately 7.2m high to the roof apex.
- 1.3 On the front elevation of the property there are two substantial windows on the first floor and slightly smaller windows on the ground floor. In addition, there is a balcony on a substantial terrace installed on the rear of the property. The balcony will extend out by approximately 2.5m again, serving the first floor. The terrace will have timber cladding, and the balcony will be surrounded by glass.
- 1.4 The roof of the proposed dwelling will be in natural slate together with the installation of solar panels and the walls finished in a white render with a panel of partially slate cladding on the front and side elevations.
- 1.5 The site is located within the development boundary. There is a wildlife site opposite the proposed new property. The site is within the Dinorwig Landscape of Outstanding Historic Interest.
- 1.6 An application for a single property on this site was refused on 26.02.2026 under reference number C25/0927/15/LL. Although some amendments have been made to the plans of the current application, including the removal of two first floor openings that faced the property next door and to reduce the size of the balcony so that it does not extend out past the house's side elevation, the size and setting of the property generally continues to be the same in terms of size and scale.
- 1.7 The application is submitted to the Planning Committee for a decision at the request of the Local Member.

## 2. Relevant Policies:

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

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

PS1: The Welsh Language and Culture

ISA 1: Infrastructure Provision

PCYFF 1: Development Boundaries

PCYFF 2: Development criteria

PCYFF 3: Design and place shaping

PCYFF 4: Design and landscaping

AMG 5: Local Biodiversity Conservation

PS 19: Conserving and where appropriate enhancing the natural environment

PS 1: The Welsh Language and Culture

TRA 2: Parking standards

TRA 4: Managing transport impacts

TAI 2: Housing in Local Service Centres

TAI 8: An appropriate mix of housing

TAI 15: Affordable housing threshold and distribution

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

PS 20: Preserving and where appropriate enhancing heritage assets

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

### 2.4 National Policies:

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 12 - February 2024)

Technical Advice Note 12: Design

Technical Advice Note 24: The historic environment

Technical Advice Note 20: The Welsh Language

### 3. Relevant Planning History:

3.1 C25/0927/15/LL *Erection of new dwelling - Refused - 26.02.2026.*

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#### 4. Consultations:

Community/Town Council: Not received

Transportation Unit: Not received

CADW: Not received

Welsh Water: Not received

Public Protection Unit: Not received

**Biodiversity Unit:** The proposed parking spaces are within a wildlife site, however they are within the existing garage's footprint. The applicant has included a Green Infrastructure Statement with biodiversity improvements (tree planting, installation of bird boxes, bat boxes and insect hotels). All the improvements have been included in the planning designs. It is unlikely that the proposed development will lead to a significant negative impact on biodiversity.

**Land Drainage Unit:** We have no objections to this planning application. We have previously received a SAB application for this development (Ref: YGC25-1736-LL), which was approved on 09/09/2025.

**Public Consultation:** A notice was posted on the site and nearby residents were notified. The advertisement period has ended and correspondence was received supporting the application, noting that the application proposed a modern building that is in keeping with the environment, with sufficient parking provision, and creating a home for a local Welsh speaking family.

The Local Member has provided observations that support the application and note that this is an application to erect a dwelling-house for a person born in Llanberis and the neighbours have no objection. The Local Member emphasises that granting a dwelling-house for a local family will assist to reduce the real shortage of housing for local residents that already exists in the village and has an impact on the number of pupils in the local school.

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## 5. Assessment of the material planning considerations:

### The principle of the development

- 5.1 The site subject to the application is located on a slight slope to the south-west of a house in 10 Warden Street. The house is within the development boundary.
- 5.2 As the site of the house itself is within the Llanberis development boundary, which has been identified as a Local Service Centre, consideration must be given to the principle of developing the site against Policy TAI 2 of the LDP. The indicative supply level for Llanberis over the Plan period is 65 units (including a 10% 'slippage allowance'). In the period 2011 to 2025, a total of 21 units have been completed in Llanberis (11 on a designated site and 10 on windfall sites). The land bank, i.e. sites with extant planning permission, in April 2025, was 5 units (all on windfall sites). In considering the indicative supply for Llanberis, in principle, as this is one house situated within the boundary, it is considered that the proposal of providing a house on this site is in line with the LDP's strategy.
- 5.3 Policy TAI 8 states that all new residential development should contribute to improving the balance of housing and meet the identified needs of the whole community. As this is an application for one house this policy is irrelevant.
- 5.4 Policy TAI 15 of the LDP states that Councils will attempt to ensure an appropriate level of affordable housing in the plan's area. Two or more housing units is the threshold, and as only one unit is proposed in this case, Policy TAI 15 is not relevant in this case, and it is not necessary to provide an affordable element.

### Visual amenities

- 5.5 Policy PCYFF 3 states clearly that proposals are expected to demonstrate a high-quality design that gives full consideration to its context in the natural, historic and built environment. Additionally, developments should add to and enhance the character and appearance of the site in terms of setting, appearance, scale, mass and elevation treatment. They should also respect the context of the site and its place in the local landscape.
- 5.6 The typical traditional design of Warden Street is a terrace design located directly next door in a north-western direction from the site of the proposed dwelling. It is considered that the houses on the street and generally in the vicinity are of a more traditional design. The design of the proposed two-storey dwelling does not offer a progression in its design to the nearby houses with its bulk and modern features such as its large balcony (although it is recognised that it has been reduced since the previous application), size and orientation of the property and its general design facing the side elevation of the property next door is likely to appear disproportionate and will not respect what is in the vicinity.
- 5.7 As the proposed property is set on a slope it would sit fairly high on the land compared to Warden Street terrace and it would stand out in the landscape. It is considered that the size and scale of the building creates a dominant sense in the streetscene and does not blend in with the surrounding buildings.
- 5.8 It is not considered that this proposal would add to or enhance the character and appearance of the site or the local area. The proposed plan is not a traditional design to the site and there is concern that the appearance, scale, height or the general design of the house would not respond well and

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would not respect the context of the site. The proposal is therefore contrary to criteria 1, 2 and 3 of Policy PCYFF 3 in the LDP.

- 5.9 The site is located within the Dinorwig Landscape of Outstanding Historic Interest. This design does not respect the traditional character of houses in the vicinity in Llanberis but the materials of render and the element of slate cladding on the lower section of the southern elevation do try to give some consideration to the historic landscape. Although a contemporary design can sometimes be acceptable, it is deemed that it is possible to have a design that is more sensitive to the site than what is proposed. It is not considered that the proposal is totally contrary to the requirements of policies PS 20 and AT 1 of the LDP, and it is considered that the local impact is the most significant impact.

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

- 5.10 As has already been mentioned, the site is on a slope to the south-west of a house in 10 Warden Street in the applicant's ownership, and south-east of the former Chapel which is now used as residential flats on the ground floor. It is recognised that the balcony on the first-floor level on the rear elevation of the building has been reduced since the previous application, it continues to extend along the rear of the property and there is concern that it creates a dominant impact on the chapel's residents. It is recognised that it is proposed to install a screen around the balcony, however, its size, location and height on the rear elevation causes a significant risk of overlooking to the chapel residential property but also to 10 Warden Street. It is also noted that the balcony projects out of the property's living space and it therefore is likely to be used often as an external amenity area, and because of its high level it may cause an unacceptable noise level.
- 5.11 The gable-end of the property will be visible from the nearby public road and there will be access to the property through a door on the north-east side elevation that is directly opposite the gable-end of number 10 Warden Street. On the previous application plans the first-floor windows faced into the garden of number 10, and these windows have now been removed from the current plans. However, due to the setting and orientation of the proposed property, all movements in and out of the property will occur in the small gap between the new house and property number 10, rather than on the front of the property like all the other houses in the terrace. It is considered that a house facing this orientation will cause an unacceptable and dominant impact on the property of 10 Warden Street, as well as a significant impact on the amenities of property number 10 as a result of the impact of movements and the balcony.
- 5.12 Therefore, it is considered that the development is contrary to policy PCYFF 2 and causes a dominant impact and an unacceptable impact on the amenities of surrounding residential dwellings.

#### **Biodiversity Matters**

- 5.13 This property is opposite a wildlife site, and the proposal will use this area for parking, however, it is unlikely that the proposed development will lead to a negative impact on biodiversity according to the biodiversity officer.
- 5.14 The applicant has included a Green Infrastructure Statement with biodiversity improvements (tree planting, installation of bird boxes, bat boxes and insect hotels). All the improvements have been included in the planning design. It would be possible to impose a condition to ensure that the biodiversity enhancements are undertaken should the application be acceptable. It is considered

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that the enhancements proposed satisfy the requirements of policies PS19 and AMG5 and Chapter 6 of Planning Policy Wales.

### **Drainage Matters**

- 5.15 This application has been submitted following the adoption of Technical Advice Note 15 Development, Flooding and Coastal Erosion on 31.03.2025. Paragraph 7.6 of the TAN confirms that a drainage statement is required with proposals that will be the subject of an application for a SuDS scheme. In this case, the application has been submitted and approved by the drainage body, therefore it is considered that the proposal is acceptable and complies with the requirements of TAN 15.

### **Highways Matters**

- 5.16 No comments had been received from the Transportation Unit on this application, but as this is an application for only one house it is not considered that the proposal would cause unacceptable harm to the safe and efficient use of the road. Three parking spaces will be created opposite the property. Therefore, it is deemed that the development complies with Policies TRA 2 and TRA 4 in the LDP that secures sufficient parking standards.

### **Language Matters**

- 5.17 In accordance with the Planning (Wales) Act 2015, it is a duty when making a decision on a planning application to consider the Welsh language, where it is relevant to that application. This is reiterated further in para 3.28 of Planning Policy Wales (Edition 11, 2019), along with Technical Advice Note 20. The Supplementary Planning Guidance (SPG) 'Maintaining and Creating Distinctive and Sustainable Communities' (adopted July 2019), provides further guidance on how it is expected for Welsh language considerations to be incorporated in each relevant development.
- 5.18 This proposal does not reach the thresholds to submit a Welsh Language Statement or a Report on a Welsh Language Impact Assessment; however, the guidance included within Appendix 5 notes that every retail, commercial or industrial development where there is no need to submit a Welsh Language Impact Statement/Assessment should show how consideration has been given to the language.
- 5.19 The application is to provide a family house for a local person from the village. It is therefore not considered that the development would be harmful to the Welsh language. It is also possible to impose conditions should the application be approved to secure a Welsh name for the dwelling. Therefore, the proposal is not considered to be contrary to the requirements of policy PS 1.

## **6. Conclusions:**

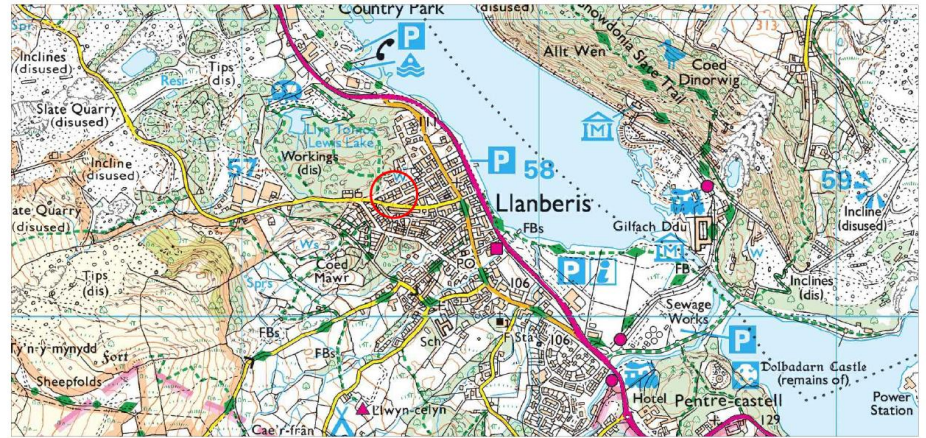
- 6.1 Having considered the above and all the relevant planning matters including local and national policies and guidelines, as well as the observations received, it is believed that this proposal is unacceptable in the form submitted, as it fails to completely satisfy the requirements of the relevant policies as noted above.

## **7. Recommendation:**

- 7.1 To refuse – reasons

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1. The modern design of the proposed dwelling, with its large balcony and glass doors/windows on the front and rear elevations, does not respect the character of the neighbouring houses nor that within the vicinity and these features would be incongruous. The proposal would not complement nor enhance the character and appearance of the site or area. The proposal has not given full consideration to its historical and built context and that in terms of its siting, appearance, scale, height, massing and elevational treatment contains incoherent, dominant and alien features that do not respect the streetscape or site context. The proposal is therefore, considered contrary to criteria 1, 2 and 3 of Policy PCYFF 3: Design and Place Shaping of the Anglesey and Gwynedd Joint Local Development Plan (2011-2026).
2. Due to the location, size and height of the balcony and the front of the proposed dwelling which faces the next-door property, it is considered that the proposal would overlook and have a dominant and overbearing impact and would be detrimental to the amenities of nearby residents in terms of noise and nuisance. For this reason, it is considered that the proposal is contrary to the requirements of policy PCYFF 2 of the Anglesey and Gwynedd Joint Local Development Plan (2011-2026) relating to protecting the amenities of residents and the local area.



Peddlwch a chymryd mesurweddau graddfa oddi ar y dyluniad hwn  
 Os ydych chi eiddo - gofynnwch  
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 If in doubt - ask

Newidadau - Amendments

Cyflun - Job

Rheol Dyluniad - Drawing No:  
**3310:25:PI**  
 Graddfa - Scale  
**1:1250 A3**  
 Dyddiad - Date  
**December 2025**

**NEW RESIDENTIAL DWELLING AT  
 LAND ADJ. TO 10 WARDEN STREET, LLANBERIS**  
 Dyluniad - Drawing  
**LOCATION PLAN**

Mae'r dyluniad hwn yn hysgrifedig gan Russell-Hughes ac ni  
 chysseir ei gopïo neu ei sgôrïo heb ganiatâd.

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**russell-hughes cyf**  
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- UK NATIVE TREE SPECIES
- Field Maple (*Acer campestre*)
  - Wild Cherry (*Prunus avium*)
  - Hornbeam (*Carpinus betulus*)
  - Dogwood (*Cornus sanguinea*)
  - Crab Apple (*Malus sylvestris*)

- \*\* BASE ROOTED WHIPS BETWEEN 40 AND 90CM WILL BE USED. BEFORE PLANTING THE WHIPS BE KEPT IN A BUCKET OF WATER OR IN MOIST SOIL TO STOP THEM DRYING OUT AND DYING \*\*
- \*\* ALL PLANTS TO BE PROTECTED BY SPIRAL RABBIT GUARDS WITH BAMBOO CANES - REMOVED AFTER 3-3 YEARS \*\*
- \*\* AFTER 12 MONTHS ANY DEAD, DAMAGED OR DISEASED PLANTS WILL BE REPLACED. MAINTENANCE WILL BE CARRIED OUT FOR THE FIRST 5 YEARS UNTIL IT HAS BECOME ESTABLISHED. THE HEDGE CAN BE TRIMMED BY HAND AFTER THE FIRST 12 MONTHS TO THE HEIGHT REQUIRED AND THEN AGAIN ON THE THIRD YEAR AS REQUIRED. ANY TRIMMING WILL BE CARRIED OUT BETWEEN OCTOBER AND FEBRUARY TO AVOID THE BIRD NESTING SEASON \*\*



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Notes: - Annotations

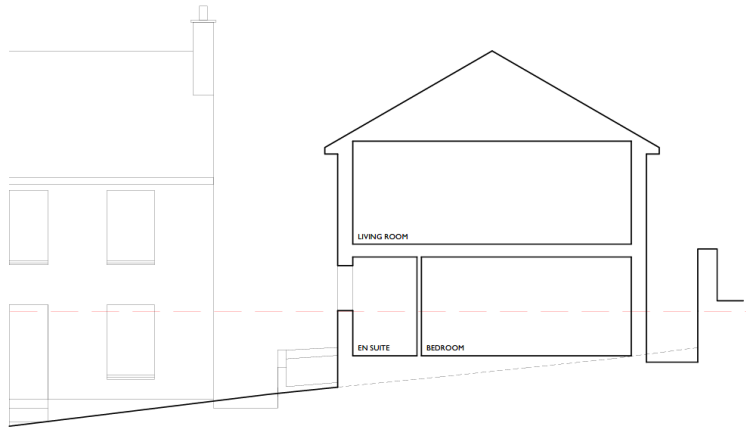
Project name  
**NEW RESIDENTIAL DWELLING AT  
 PLOT ADJACENT TO 10 WARDEN ST, LLANBERIS**  
 Drawing / Drawing  
**PROPOSED SITE PLAN**

Reference / Drawing No  
**3310.25:P3**  
 Scale  
**1:100 A2**  
 Issue / Date  
**December 2023**

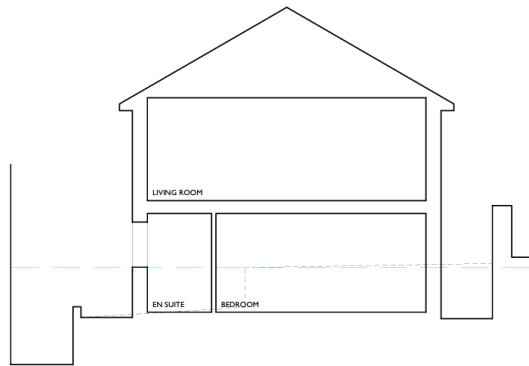
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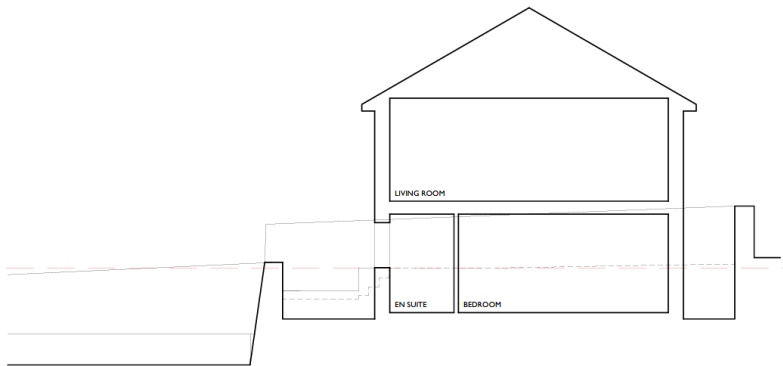




SITE SECTION A-A



SITE SECTION B-B



SITE SECTION C-C



Feidwch a rhannwch mesurisdau graddfa oddi ar y dyluniad hwn  
 Os yn amheus gofynnwch  
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Newidadau - Amendments

Cynllun - Job  
**NEW RESIDENTIAL DWELLING AT  
 PLOT ADJACENT TO 10 WARDEN ST, LLANBERIS**  
 Dyluniad - Drawing  
**PROPOSED SITE SECTIONS**

Rhif Dyluniad - Drawing No.  
**3310:25:P4**  
 Graddfa - Scale  
**1:100 A3**  
 Dyddiad - Date  
**December 2025**

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16-04-2026  
 3310:25:P4



MAILBOX (SEE DETAIL)



WALL MOUNTED LIGHT FIXTURE (SEE DETAIL)



WARDROBE & GYM (SEE DETAIL)



NEW DWELLING CONSTRUCTION MATERIALS

ROOF COVERING - BLUE BLACK CLAY ROOF Tiles WITH NATURAL SLATE ROOF COVERING  
ROOF - MONOCRYSTALLINE PHOTOVOLTAIC PANELS ON ROOF  
FACIAL SLOTTES & BARGE BOARDS - EUROCELL LUPIC IN ANTHRACITE GREY COLOUR  
ROOF DRAINAGE - HANLEY COMPASTER LUPIC GUTTERING & DOWNPIPES IN BLACK COLOUR  
WALL RENDER - WEBER WEBEREND SILCO TEXTURED RENDER IN PLATINUM & GREY COLOURS  
WALL CLADDING - BLUE BLACK SLATE SHUT FACE CLADDING PANELS  
WINDOWS - PROFILE 22 LUPIC WINDOWS IN ANTHRACITE GREY COLOUR  
EXTERNAL GLAZED DOORS - PROFILE 22 LUPIC SLIDING DOORS IN ANTHRACITE GREY COLOUR  
MAIN ACCESS DOOR - COMPOSITE DOOR IN ANTHRACITE GREY COLOUR WITH GLAZED PANEL



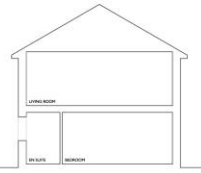
RAIN WATER GUTTER (SEE DETAIL)



MAILBOX (SEE DETAIL)



WOODEN ROOF TRUSS (SEE DETAIL)



SECTION A-A



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

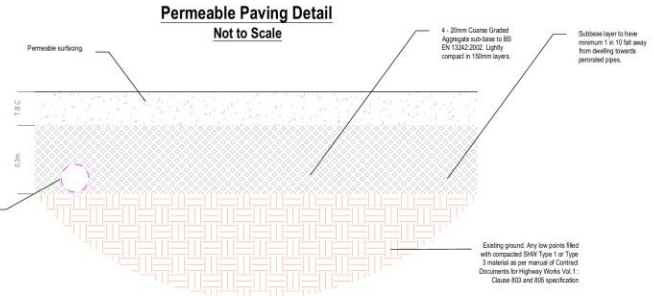
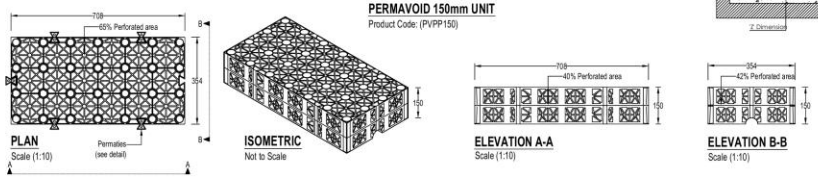
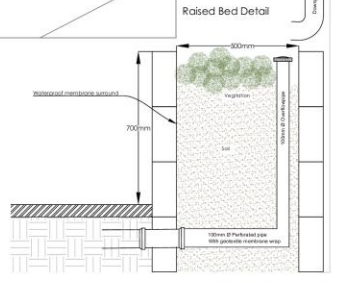
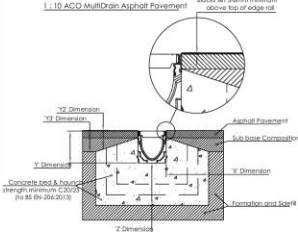
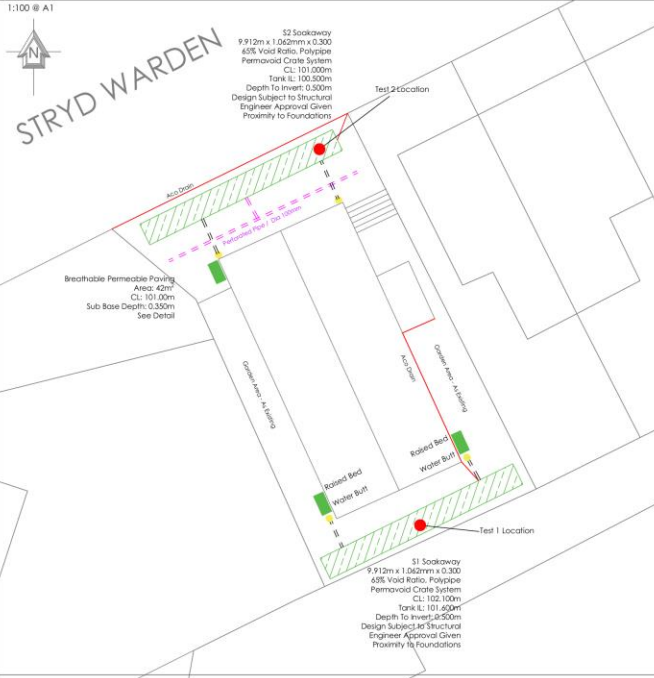
Proposed or proposed materials, products, colors or a replacement  
Do not assume a replacement  
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Consultant  
NEW RESIDENTIAL DWELLING AT  
PLOT ADJACENT TO 10 WARDEN ST, LLANBERIS  
PROPOSED FLOOR PLANS, ELEVATIONS & SECTION  
December 2025

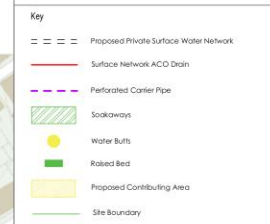
331025 PS A  
1:100 A2  
December 2025

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Tel: 01248 722333  
Fax: 01248 750620  
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- Drawing Notes**
- Site levels not provided of this design. Indicative spot levels and FRL levels supplied by Architect used. Client and chosen Geotechnical contractor to be responsible for checking levels prior to network construction.
  - The developer must set out and verify that the design criteria, material standards and workmanship specifications for the proposed soakaway network are in accordance with these drawings. The design shall be subject to the relevant standards and the requirements of the Statutory Severance Inspector.
  - 822 In-situ Cover and Frames. All chamber openings must have an impermeable amount compliant with SFA 7th Edition requirements. All access covers should comply to SFA 7th Edition and be supplied with spring/rotation marked openings, plus have safety grilles fitted.
  - Impermeable covers and frames must comply with the latest provisions of BS EN 124, BS 7903 and Highway Agency Guidance Document HA 134/09. The profile of non-rotating covers shall be in accordance with the design of the cover frame. All chamber openings must have an impermeable amount compliant with SFA 7th Edition requirements.
  - As a minimum, Class B125 covers should be used in Driveways where vehicular access is possible. All chamber openings must have an impermeable amount compliant with SFA 7th Edition requirements.
  - Class B125 covers shall be used in footways, pedestrian areas and comparable locations. All chamber openings must have an impermeable amount compliant with SFA 7th Edition requirements.
  - All manhole covers shall be the non-ventilating type and shall have closed weathers.
  - All Pipes designed to be PVC-U in accordance with Section for Adoption 7th Edition. Approval from (Dwr Cymru) prior to construction.
  - £2.22 Thermoplastic Structures Wall Pipes.
  - Thermoplastic structures wallwater pipes shall comply with the relevant provisions of BS EN 12453-1 and BS EN 12453-2 or BS EN 12453-3 or BS EN 12453-4. Pipes shall be BS k140000 or have equivalent Third Party Certification.
  - Pipes less than or equal to 300mm in diameter shall have nominal short term ring stiffness not less than 8kN per m2 (2kPa) or be subject to a quality system for storage and embedment.
  - Nominal short term ring stiffness of 2kN per m2 (2kPa) is acceptable for pipes greater than 300mm in diameter, subject to structural design load calculations which shall be provided to support this.
  - Transportation, handling, storage and laying shall be in accordance with the manufacturer's recommendations.
  - Where a fitting is installed on a sewer length, it shall have the same inherent level as the sewer. Minimum length of pipe for fittings is 10 x Dc, whichever is the greater, unless welded joints are used.
  - The contractor SHALL verify invert level of the proposed outfall PIPCE to commencement of drainage works and report levels to the Engineer for approval.
  - All manholes to be constructed to Dwr Cymru standard adoptable details available online from <http://www.dwr.cymru.gov.uk>.
  - All pipes to have 150mm granular bed and surround 20mm clean stone or approved alternative.
  - Pipes with cover depth less than 300mm will require artificial concrete slab protection as per Page 8.2.2 SFA 7th Edition. Slab to have minimum 300mm bearing each side of pipe and consist of 150mm depth of C20/25 Subgrade Resting concrete complying to E4.1 of SFA7 specification. Reinforcement to be two layers of A305 reinforcement slab with down cover to the underside of the slab.
  - Design based on provided utility information. There may be other services, cables which are unknown that could affect the location/operation.
  - Attention volume excavated using Polypropylene Permavoid Crate System. The system has 425 void ratio. Tanks to be wrapped in non permeable geotextile to prevent material filling the tank and reducing the available storage volume.
  - Water Butts to be located on each property rear down pipes to aid SUDS.

**\*NOT FOR CONSTRUCTION UNTIL CONNECTION APPROVAL AGREED WITH SAB & UTILITY PROVIDER**



**SCHEME:** Proposed Development  
10 Warden Street, Unibers, Gwynedd

**DRAWING TITLE:** Surface Water Network General Arrangement

**DATE DRAWN:** 21/05/2025 **DATE CHECKED:** 21/05/2025

**SHEET:** 1 of 1 **SCALE:** 1:200 @ A1

**Drawing No.:** DCD134/01/01 **REV B**





PLANNING COMMITTEE	DATE: 15/06/2026
REPORT OF ASSISTANT HEAD OF DEPARTMENT	

**Number: 2**

**Application Number: C25/0671/14/LL**

**Date Registered: 01/10/2025**

**Application Type: Full**

**Community: Caernarfon**

**Ward: Menai**

**Proposal: Erect a new 2400mm high fence around part of the playing field boundary**

**Location: Ysgol Syr Hugh Owen, Bethel Road, Caernarfon, Gwynedd, LL55 1HW**

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

PLANNING COMMITTEE	DATE: 15/06/2026
REPORT OF ASSISTANT HEAD OF DEPARTMENT	

**1. Description:**

- 1.1 This is a full application for the erection of a 2.4m high fence around part of the playing field boundary at Ysgol Syr Hugh Owen. The new fence runs around the northern and north-western boundary of the playing field. The proposed new fence will be of a weldmesh type and a dark green colour.
- 1.2 The site lies within the boundaries of the school and the development boundary of the town, with residential housing adjoining it. The site does not lie within any other land designations.
- 1.3 This application is being submitted to the Planning Committee because the Local Member has declared an interest and provided comments on the application.

**2. Relevant Policies:**

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

PS1 The Welsh Language and Culture

ISA 2 Community facilities

TRA 2 Parking standards

TRA 4 Managing transport impacts

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

PCYFF 2 Development criteria

PCYFF 3 Design and place shaping

PS19 Conserving and where relevant enhancing the natural environment

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

PLANNING COMMITTEE	DATE: 15/06/2026
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## 2.4 National Policies:

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 12 - February 2024)

Technical Advice Note 12 – Design

## 3. Relevant Planning History:

C07A/0424/14/R3 SITING OF TEMPORARY CLASSROOMS – Permitted with Conditions 12-07-2007

C07A/0194/14/R3 SITING OF 4 MOBILE CLASSROOMS AND 2 STORAGE UNITS – Permitted with Conditions 09-05-2007

C12/1236/14/R3 INSTALLATION OF SOLAR PANELS ON ONE OF THE SCHOOL'S ROOFS – Permitted with Conditions 15-10-2012

C22/0906/14/LL Installation of new black 'bow top' style fencing and gates along the front boundary of the school together with the installation of a 'turnstile' to control access for pupils – Permitted with Conditions 15-02-2023

C22/0744/14/LL Formation of a full-size 3G sports pitch with associated 4.5-metre-high fencing, a 4-metre-high acoustic barrier, 6 x 15-metre-high floodlights, team shelters, hardstanding and landscaping embankment with planting – Permitted with Conditions 19-12-2022

## 4. Consultations:

Community/Town Council: No Objection (Unanimous)

Trees Unit: No objection as there is no pruning work to trees subject to a tree preservation order or excavation proposed as part of the application. Recommend placing a note on the permission as a reminder that the trees around the boundary are protected and that a separate application is required if any work needs to be carried out on the trees as a result of the development.

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Public Consultation:

A notice was posted on the site and nearby residents were notified. The advertising period is ending and letters/correspondence objecting to the proposal have been received on the following grounds:

- A significant and oppressive visual impact, especially given the elevated level of the fields (appearing up to 4m)
- Significant harm to residential amenity due to proximity (4–5m) and a feeling of being closed in
- Human rights concerns in light of the impact on people's enjoyment of their home and mental well-being
- No proportionate benefit to the school or the community; suspect that the main reason is to control pupils
- Negative impact on the character and appearance of the area and incompatible with the environment
- Lack of early consultation with local residents
- Objection on grounds of unnecessary development without evidence of a safety risk
- A lack of evidence to support allegations of anti-social behaviour
- Residents' legal access rights (used over 40 years) implying a prescribed right
- Concern that the fence could prevent access to emergency services (e.g. air ambulance)

A letter was also received supporting the fence because there were problems with rocks being thrown, trespassing on private property and rubbish being thrown into gardens.

We note that the Local Member has declared an interest on this application and has provided comments which include the following issues:

- Indicates that he opposes the application
- There is no reference to the protected trees within gardens.
- The certificate of land ownership is not correct
- Disagree with the content of the design and access statement.
- Affects access rights
- It is an unnecessary development
- Visual impact
- Impact on residential amenities
- Impact on human rights

## 5. Assessment of the material planning considerations:

### The principle of the development

- 5.1 Policy ISA 2 relating to community facilities, which includes schools, states that the Plan will assist in maintaining and improving community facilities. Whilst there is no specific section in the policy relating to making alterations/adaptations to an existing site it is supportive of allowing

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the development of new community facilities within community clusters where there are necessary facilities to support the community. The proposal would be located on the boundaries of an existing school, and we can see from the information submitted that the fence around the building is required to improve security within the school grounds. In terms of its principle, the proposal is considered reasonable and to be in line with the principle of Policy ISA 2 of the LDP.

### **Visual, general and residential amenities**

5.2 Policy PCYFF 3 of the LDP states that proposals are expected to demonstrate a high-quality design that takes full account of the context of the natural, historic and built environment. The proposal is for the erection of a security fence. The fence would be of a 'weldmesh' type – it would be see-through; therefore it would not appear to conceal the school grounds or the back of the row of houses that surround the school grounds. The fence would be of a green colour to match the fence that runs around the other boundaries of the school. The proposed finishes thus seem acceptable. The fence would be installed around the boundary of the school's playing fields, and in terms of location the fence would be considered acceptable. We do not consider that it would have an adverse effect on the area's visual amenities because of its dark colour that matches the existing treatment, and the fact that it is possible to see through the fence. The proposal is therefore considered acceptable with regard to the policy requirements of PCYFF 3 of the LDP.

5.3 There are some dwelling-houses to be found in the vicinity of the school, and a number of objections have been received to the proposal. Concerns were raised about the visual impact and feeling of oppression as a result of erecting the fence around the school boundaries, as well as the possibility that the fence will have a negative impact on the character and appearance of the area and be incompatible with the community. A fence of this type is often used around schools as a way of protecting the staff and pupils within the establishment. Most of the school's boundaries already use this type of fencing, therefore it is not a new element nor is it incompatible with this educational site. The new fence will separate the gardens of the neighbouring houses from the school playing field, and the fence will be approximately 4 to 5m away from the rear of the houses in question. We therefore believe that this area between the back of the houses and the fence is sufficient not to create a significant negative and adverse impact on the private amenities of the owners of those houses. The fence will be dark green and of a 'weldmesh' design, so will be see-through. This means that people will be able to see through the fence, and light will not be reduced as a result. Consideration must also be given to the need to protect the pupils and school grounds as well as the land outside the school from damage, and on balance it is considered that this type of fence would not cause significant harm to the amenities of the local neighbourhood. The proposal is considered acceptable in respect of Policy PCYFF 2 of the LDP.

### **Biodiversity matters**

5.4 Several trees that are subject to a tree preservation order are located along the boundary where the fence is to be placed. No felling or pruning of the trees is proposed as part of the development, and there will be no intensive excavation near the roots for installing the fence. This means that we do not anticipate any impact on the trees that have a tree preservation order. In accordance with the comments from the Trees Unit, a note will be added to the consent to ensure that any pruning or cutting of the trees as a result of the development or in the future would require permission and shall be subject to a tree preservation order application before any work begins on the trees.

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- 5.5 The proposal has no impact on biodiversity and a Green Infrastructure Statement has not been submitted, however a condition can be imposed with regard to achieving biodiversity enhancements through the proposal, and to this end the proposal is deemed acceptable and complies with the requirements of policy PS19 of the LDP together with chapter 6 of Planning Policy Wales (PPW) which deals with green infrastructure and biodiversity net gain.

### Language Matters

- 5.6 In accordance with the Planning (Wales) Act 2015, it is a duty when making a decision on a planning application to consider the Welsh language, where it is relevant to that application. This is reiterated further in para 3.28 of Planning Policy Wales (Edition 11, 2019), along with Technical Advice Note 20. The Supplementary Planning Guidance (SPG) 'Maintaining and Creating Distinctive and Sustainable Communities' (adopted July 2019), provides further guidance on how it is expected for Welsh language considerations to be incorporated in each relevant development.
- 5.7 This proposal does not reach the thresholds for submitting a Welsh Language Statement or a Report on a Welsh Language Impact Assessment; however, the guidance included within Appendix 5 states that every retail, commercial or industrial development where a Welsh Language Impact Statement/Assessment is not required should show how consideration has been given to the language.
- 5.8 The proposal is to erect a fence around the existing grounds of the school. It is not considered that the development would be harmful to the Welsh language. Therefore, the proposal is not considered to be contrary to the requirements of policy PS 1.

### Response to the public consultation

- 5.9 A number of comments were received from the public as a result of this application, and the issues raised varied. We consider that all planning matters have been addressed in full in the report. Some comments refer to operational issues. The land ownership certificate is not considered to be incorrect, as the applicant is acting on behalf of the School and the Council. The content of the documents submitted is not considered to be incorrect or defective. It is a matter for the applicant to contact neighbouring landowners should they have wished to do so, and there is no obligation to do this under the planning system. We also note that there is no requirement to justify erecting a fence, and the above report assesses the proposal against the relevant policies for erecting a fence. We note that many of the comments relate to issues beyond the planning system, including rights of access matters.
- 5.10 None of the issues raised alters the recommendation for the application in this case.

### 6. Conclusions:

- 6.1 Based on the above assessment, the proposal is considered acceptable and complies with the relevant policies.

### 7. Recommendation:

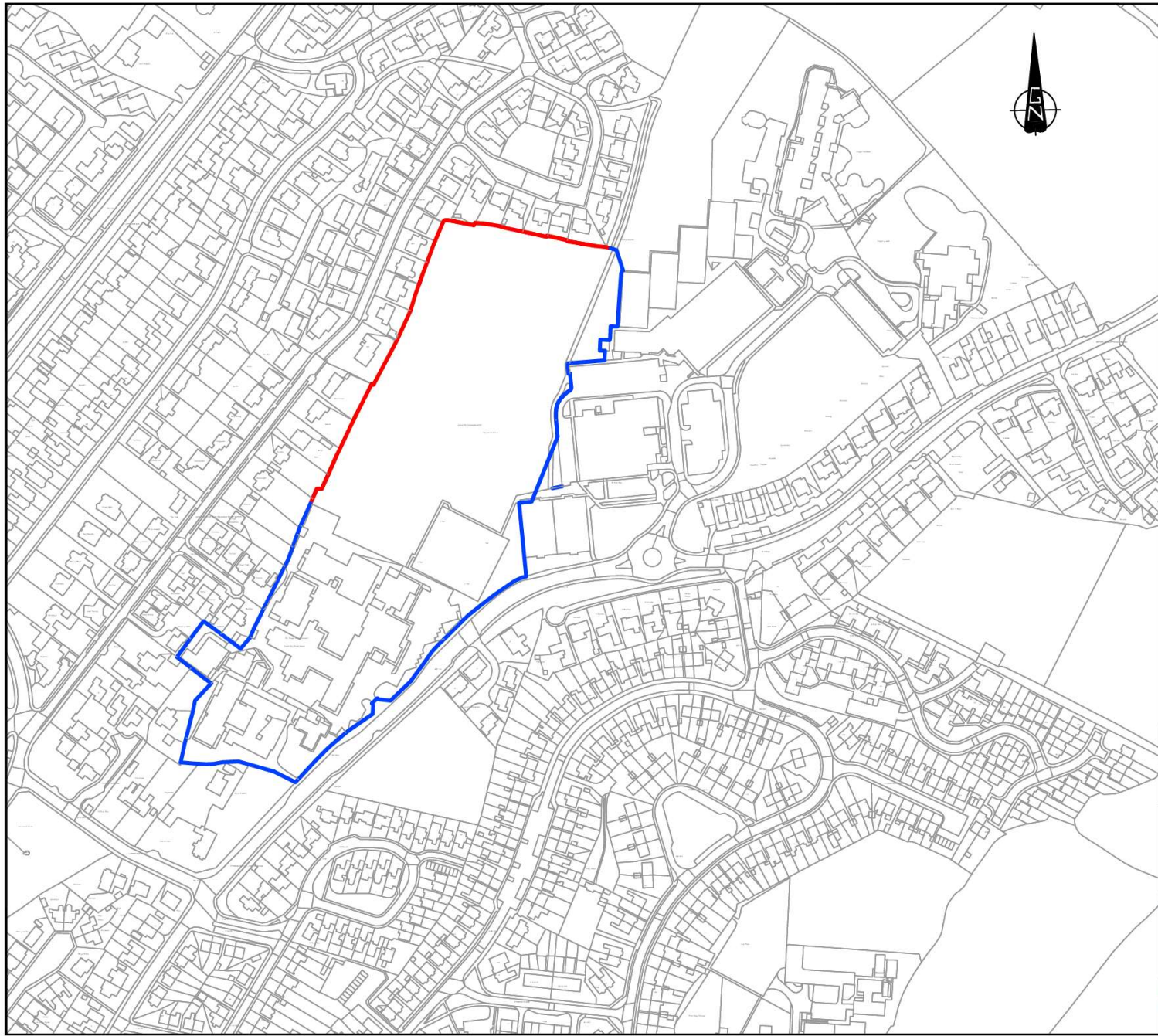
- 7.1 To approve subject to conditions

<b>PLANNING COMMITTEE</b>	<b>DATE: 15/06/2026</b>
<b>REPORT OF ASSISTANT HEAD OF DEPARTMENT</b>	

1. 5 Years
2. In accordance with the plans
3. A dark green colour
3. Biodiversity enhancements

Note

1. This permission does not cover any work to trees that are protected under a Tree Preservation Order. Separate consent will be required for any works to the protected trees.



Rev	Description	Drawn	Date

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Address: **YSGOL SYR HUGH OWEN**  
NEW FENCING PLAYING FIELD BOUNDARY

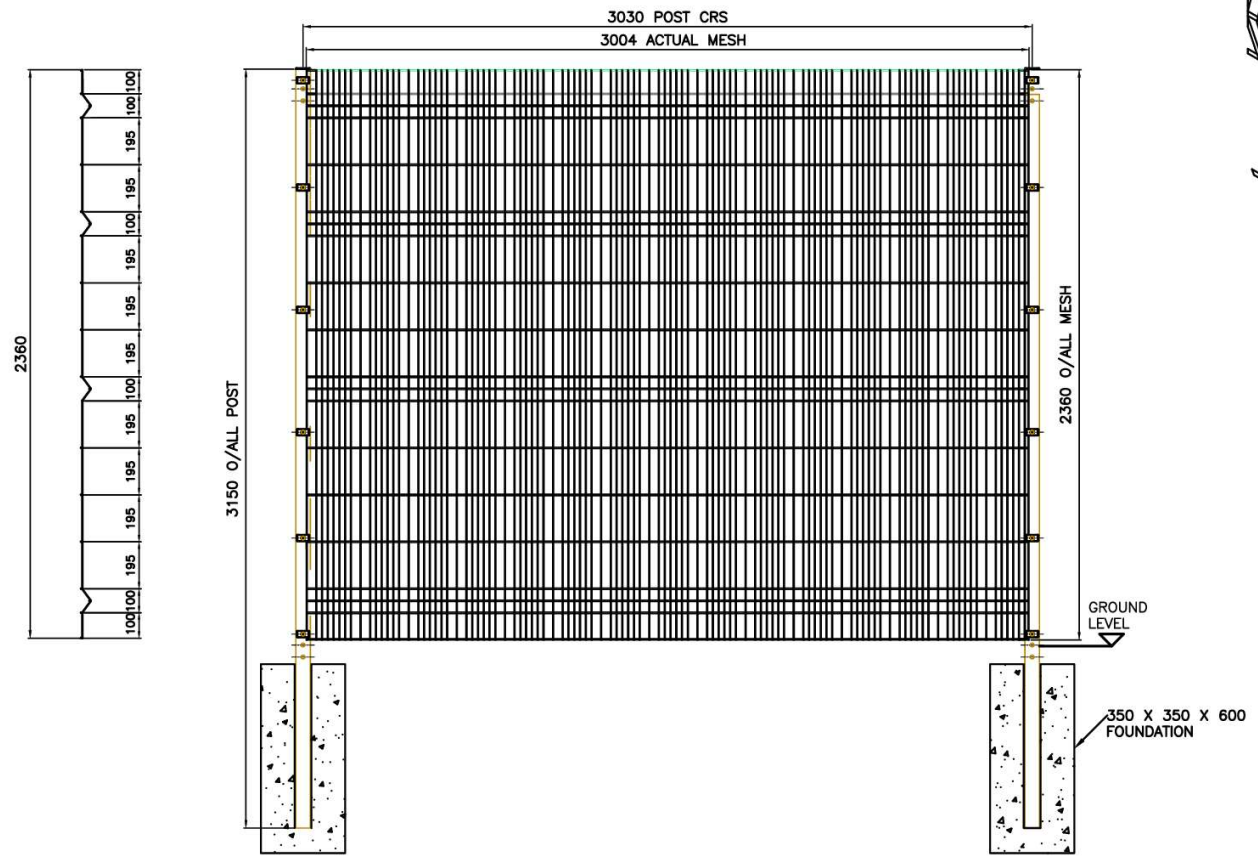
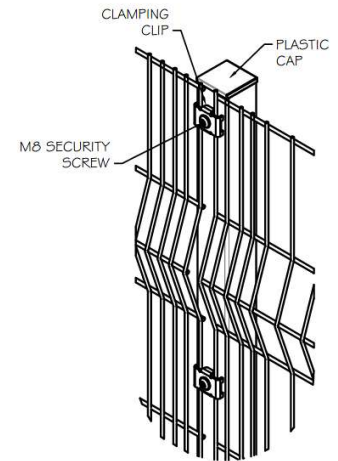
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Drawn: DE	Checked: -	Date: SEPT 25	
Scale: 1:2500 @ A3	Job: 25330	Drawing No: 25330-001	Rev: P





Product Code	Post Size (mm)	Height (mm)	Post Centres (mm)	Horizontal Wires (QTY)	Notes: All size panels Vertical Wires Ø4mm Horizontal Wires Ø5mm
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A02-20	60 x 60	1970	3030	18	
A02-24	60 x 60	2360	3030	20	



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Address: YSGOL SYR HUGH OWEN  
 NEW FENCING PLAYING FIELD BOUNDARY

Title: Indicative Fencing Details

Drawn: DE	Checked: -	Date: SEPT 25
Scale: NTS @ A3	Job: 25330	Drawing No: 25330-003
		Rev: P







PLANNING COMMITTEE	DATE: 15/06/2026
REPORT BY ASSISTANT HEAD OF DEPARTMENT	

**Number: 3**

**Application Number: C26/0057/33/RC**

**Date Registered: 02/02/2026**

**Application Type: Discharge of 106 Agreement**

**Community: Buan**

**Ward: Efailnewydd**

**Proposal: Re-submission of an application previously refused to remove a 106 agreement relating to the erection of an affordable house permitted under reference C10D/0017/33/LL on part of a field near Penboncyn, Boduan, Pwllheli.**

**Location: Part of field near Penboncyn, Boduan, Pwllheli, LL53 6DR**

**Summary of the Recommendation: TO REFUSE**

<b>PLANNING COMMITTEE</b>	<b>DATE: 15/06/2026</b>
<b>REPORT BY ASSISTANT HEAD OF DEPARTMENT</b>	

## **1. Description:**

- 1.1. This is a re-submission of a previously refused application, which is an attempt to remove a 106 agreement attached to planning permission C10D/0017/33/LL. This agreement was drawn up to ensure and protect the use of the property as an affordable unit with a discount of up to 40%. The previously refused application, and the current application were submitted as the current owners do not consider the house to be an affordable house, even at a discounted rate. The applicants have argued that the value of the property exceeds what would be reasonable to call affordable as the open market value shows a considerable difference between what is considered to be an affordable price and the assumed current open market value.
- 1.2 The house as permitted has not been built, but due to historical work carried out to create the entrance, confirmation has been given in the past that a material start has been made on the development, and therefore that the planning permission stands.
- 1.3 The built property would be in line with the plans permitted for a one-storey 4-bedroom detached house with a living room, kitchen/diner, bathroom, foyer and an attached garage. The site is located within the rural area of Boduan which is far outside of any current development boundary and therefore in open countryside.
- 1.4 In such a case, usual planning considerations are not assessed as in common cases. Therefore, attention is not given to matters relating to design, impact on amenities, transport, biodiversity, language etc.
- 1.5 For clarity purposes as regards the planning history, the applicant at the time of submission of the original application (not the current applicants) had been assessed and had proved the need for an affordable house. However, the size of the property was significantly larger than usual for a 4-bedroom affordable house, therefore, the recommendation made by officers then was to refuse the application. The application was discussed at the planning committee and the members decided to go contrary to the recommendation and allow the application subject to the completion of a 106 agreement. The obvious difference since the original application was determined is that Boduan is no longer defined as a rural village, therefore, it is a site in open countryside in terms of this relevant planning consideration.
- 1.6. The application is being submitted to the Planning Committee for a decision at the local member's request, with the reasons given referring to the size of the dwelling approved being significantly larger than the size permitted for current affordable units and that it would, consequently, not be considered as an affordable unit.

## **2. Relevant Policies:**

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

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

PS 17: Settlement strategy

PS 18: Affordable housing

TAI 15: Affordable housing threshold and distribution

PCYFF 1: Development boundaries

Also relevant in this case are the following:

Supplementary Planning Guidance (SPG): Affordable housing

SPG: Planning Obligations

### 2.4 National Policies:

Town and Country Planning (Modification and Discharge of Planning Obligations) Act 1992

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 12 - February 2024)

Wales Circular 13/97 Planning Obligations

Technical Advice Note (TAN) 2: Planning and Affordable Homes

TAN 6: Planning for sustainable rural communities

### 3. Relevant Planning History:

3.1 Application C25/0044/33/LL - An application to discharge the 106 agreement relating to an affordable house permitted under reference C10D/0017/33/LL on part of field near Penboncyn, Boduan, Pwllheli - Refused 13/08/25.

3.2 Application C10D/0017/33/LL - A single-storey affordable house together with septic tank and soakaway - Permitted - 13/06/11.

3.3. Also of relevance in this case is the enquiry presented under reference Y24/0578 by the current applicant. Making modifications to the building were discussed, including transforming it into a dormer bungalow and extending the garage. In response, their attention was drawn to the property's restriction as an affordable house and the requirements involved. It was confirmed that the 106 agreement still applied and restricted the property as an affordable house for an eligible person with a price that would be at least 40% less than the general value on the open market. The 106 agreement was said to define eligibility requirements for the property, and the requirement was therefore that the requirements of this legal agreement were fully met, including proving the need for an affordable house.

PLANNING COMMITTEE	DATE: 15/06/2026
REPORT BY ASSISTANT HEAD OF DEPARTMENT	

#### 4. Consultations:

Community/Town Council: On behalf of Buan Community Council, we wish to support application: C26/0057/33/RC - part of field near Penboncyn, Boduan to discharge the 106 agreement relating to the erection of an affordable house permitted under reference C10D/0017/33/LL.

Housing Strategic Unit: **Information about the need**

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

6 options on the Tai Teg register for intermediate properties in Boduan.

27 applicants from the common housing register waiting for a social property in the area of Boduan and Rhydyclafdy.

As noted above, 6 individuals on the Tai Teg register have noted Boduan as their area of choice and are in need of an affordable property.

Public Consultation: A notice was posted on the site and nearby residents were notified. The advertisement period has expired, and two letters / items of correspondence have been received objecting on the following grounds:

- The application is flawed because the argument that a local person/family could not afford the property is incorrect as the figures given in relation to a mortgage lending sum is misleading and in fact local residents would be able to afford to buy the property.
- The site planning history and the restrictions were fully known to the owners before they bought it in an auction
- It would prevent local residents from buying a house in their home area
- The 106 agreement was issued for a reason and removing it would set a precedent and dishonour the planning system

PLANNING COMMITTEE	DATE: 15/06/2026
REPORT BY ASSISTANT HEAD OF DEPARTMENT	

## 5. Assessment of the relevant planning considerations:

### The principle of the development

- 5.1 The principle regarding the circumstances under which an application for removing a legal agreement under Section 106 may be made is explained in detail in Circular 13/97 *Planning Obligations*. In addition to the above-mentioned circular, the Town and Country Planning (Modification and Discharge of Planning Obligations) Act 1992, is relevant to this application together with recent similar applications to remove legal agreements.
- 5.2 These documents (including Regulations 122 and 123 of the Community Infrastructure Levy Regulations, 2010) state that a legal agreement under Section 106 must be valid and meet the five relevant tests that are relevant, whether it is a new agreement or a previous application to remove or amend an agreement. The five tests state:-
1. *That the obligation is relevant to planning;* - a 106 obligation is an acceptable manner in planning terms to tie the property to the person with an affordable need. Therefore, it is believed that the agreement is still relevant in terms of this test.
  2. *That it is necessary that the proposal is acceptable in planning terms;* - the site is located outside any existing development boundary and therefore in open countryside. The site was originally in a location directly near a building coloured on the Gwynedd Unitary Development Plan proposals map which defined Boduan as a Rural Village and, therefore, without an affordable housing policy at the time it would not have been granted planning permission in the first place. It is well-known that there is still a need for affordable units in the area of Boduan and the surrounding areas. The information submitted by the Housing Strategic Unit confirms current numbers on waiting lists. Also in this case, given its location outside of any current development boundary and therefore in open countryside, the property could be considered as a rural enterprise unit for eligible persons. The statement presented notes that the site was sold by the previous owners in an auction, however, no information is disclosed in terms of the details of the sale and whether it would have been marketed as a rural enterprise house, for example. Therefore, it is believed that there is sufficient up-to-date information to confirm the need for local affordable housing in the area of Boduan, and the agreement is therefore still considered as being relevant in terms of this test.
  3. *That it is directly related to the proposed development;* - the agreement refers directly to the provision of an affordable unit. The agreement is still relevant in terms of this test.
  4. *That it is fairly and reasonably related in scale and kind to the proposed development;* - The agreement is relevant to the property that was the subject of the application and ties it to property for those in need of affordable housing. The discount has been set at 'a minimum of 40%' and there is no suggestion that this is not relevant for the area. There is a further assessment on this matter below. The agreement is still relevant in terms of this test.
  5. *Reasonable in all other aspects;* - There is no other way to ensure that the unit is provided as an affordable house without a 106 agreement.
- 5.3 Paragraph 4.2.25 of Planning Policy Wales states “...*The community's need for affordable housing is a material planning consideration when formulating development plan policies and determining relevant planning applications...*”.
- 5.4 As there is still a need for affordable units and units that address the local community, it is reasonable to continue to retain affordable units in the area and, therefore, to keep this 106 Agreement as it is.

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- 5.5 Part 3.9 of the Affordable Housing SPG refers to Removal of Affordable Housing Condition/Agreement. Paragraph 3.9.1 states that there could be circumstances when the current affordable units do not provide an affordable unit even with the discounted rate. In such circumstances, the Council may consider removing the condition provided that a commuted sum is paid to contribute to the provision of affordable housing in the future i.e. the difference between the discounted value and the open market value. It is noted that this is not what the applicant states with this proposal, but rather to try and remove the agreement by changing from being an affordable unit to an open market house. In fact, it is said that the contribution, namely the difference between the open market price and affordable price would be an unreasonably high amount to pay.
- 5.6 In the information submitted, it is noted that an affordable formula from the Supplementary Planning Guide: Affordable Housing has been used to calculate that £126,315 would be the affordable price in the area of Efailnewydd/Buan based on the average income, but it is believed that this is the basis for initiating discussions around valuation when developing new houses rather than being a definitive rule for the affordability level of every affordable unit.
- 5.7 The same information was submitted as with the previous application, noting that a valuation report from a local qualified valuer had been completed which noted the value of the property as being £425,000. A discount of 40% (the 106 agreement notes a minimum of 40%) would reduce the price to a maximum of £255,000. Although it is noted that the intention is to set up a home here, for completeness, no information has been submitted as to the details of the auction at the time the site was sold to show that any attempt was made to market the site locally for building an affordable unit (or a rural enterprise unit) and therefore the assumption that the site could not provide an affordable unit has not been fully proven. It must be noted that changes in the housing market mean that more households fall into the category of need/eligibility for Intermediate Affordable Housing as they could not afford a house on the open market. This is reflected by the fact that the maximum combined annual gross household income for a house in the Tai Teg criteria has increased from £45k to £60k, therefore it is considered that the affordable price could be within the reach of people eligible for affordable housing.
- 5.8 As already noted above, should the proposal be considered appropriate by accepting that it no longer provides an affordable unit, then the application must be considered against part 3.9 of the Affordable Housing SPG. This part notes when current affordable housing does not provide an affordable unit even at the discounted rate, then consideration may be given to removing the agreement provided that a commuted sum is paid to contribute to the provision of affordable housing in the future. Paragraph 3.9.3 states that the Council will seek to recover the difference in value, from the value of the house on the open market to the reduced level, as a commuted sum. As noted in paragraph 5.5 above, no offer is submitted as part of the application to put forward a commuted sum as the figure is said to be unreasonable when calculating the difference between the open market price of the property and its affordable value (£170,000).
- 5.9 A 4-bedroom house would be provided if built in line with the extant permission, but obviously to meet the requirements of the applicant as it is, a smaller house could be appropriate and could accommodate their situation whilst still meeting a specific need. It is possible that amending the size and design of the house would mean that a house that is genuinely affordable could be provided.
- 5.10 In this case, the applicant is trying to remove the agreement on the grounds that the house - built and completed - would not be in line with the original permission, even based on the discounted level in the agreement for preparing an affordable unit. The house as permitted has not been built, but a material start has been made by creating a site entrance. Given the protected planning permission, this means that a fallback situation has been created which would be a relevant consideration if a revised application was to be submitted for providing a unit that would be considered as genuinely affordable. In terms of an open market valuation, the unit notes a value of £425k with a 40% discount meaning an affordable value of £255k. At the time of the previous application, based on CACI paycheck figures in 2024, it was declared that the starting point of discussions for

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an affordable unit in this location would be around £187k. Part 3.9 of the Affordable Housing SPG states that when the affordable value is too high, consideration is given to removing the 106 Agreement if a commuted sum is paid based on the difference between the open market value and discounted level, which in this case is £170k. There is no offer of a commuted sum in this case as it is claimed to be unreasonably high.

- 5.11 Despite the information submitted, it is not believed that the proposal meets adopted policies and guidance for the reasons noted above. Taking the above assessment into account, it is considered that the contents of the agreement under Section 106 meets the five tests referred to in Circular 13/97, Planning Policy Wales, Chapter 3 "Making and Enforcing Planning Decisions" and the Town and Country Planning (Modification and Discharge of Planning Obligations) Act 1992, and that they continue to serve a useful planning purpose as they are relevant to the property and are a means of ensuring that the property continues to be an affordable dwelling initially and in perpetuity. No revised Red Book valuation has been submitted with this current application. It is noted that this affordable house has not been built, but rather permission has been protected. Considering this, it is believed that weight could be given for a revised application to prepare an affordable unit of a size that would be genuinely affordable.
- 5.12 The legal agreement is also a way of ensuring that the current policy of the Local Development Plan, as well as national policies and guidance, are not undermined as would be the case if this were removed and it could set a dangerous precedent as similar agreements apply to several other properties and other sites within the catchment area. Specifically in this case, the proposal would undermine policies PCYFF 1 and TAI 15 of the Anglesey and Gwynedd Joint Local Development Plan, 2017 along with relevant guidance found in the Supplementary Planning Guidance: Affordable Housing, Supplementary Planning Guidance: Planning Obligations and Technical Advice Note 2: Planning and Affordable Housing. For the above-mentioned reasons, it is believed that the removal of the agreement should not be agreed in this case.

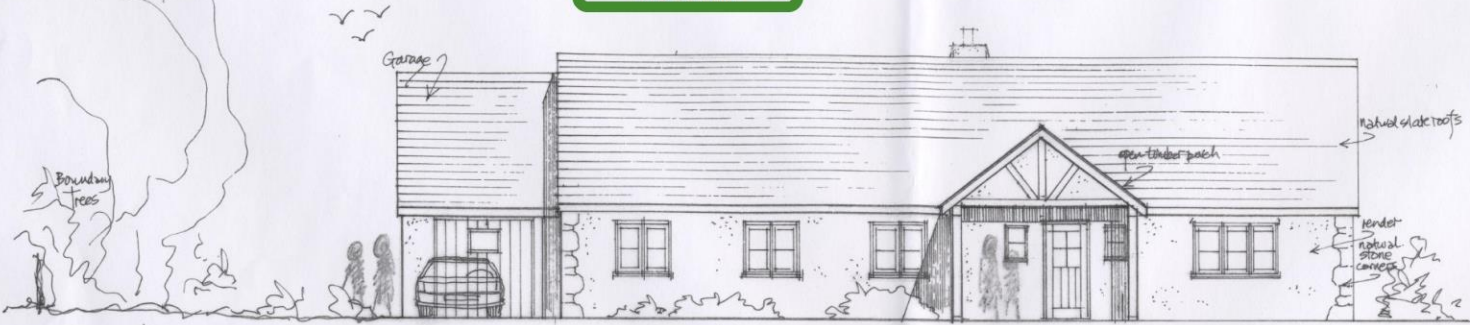
### **Conclusion:**

- 6.1 Given the relevant planning matters in this case, the proposal is not deemed acceptable for the reasons noted above.

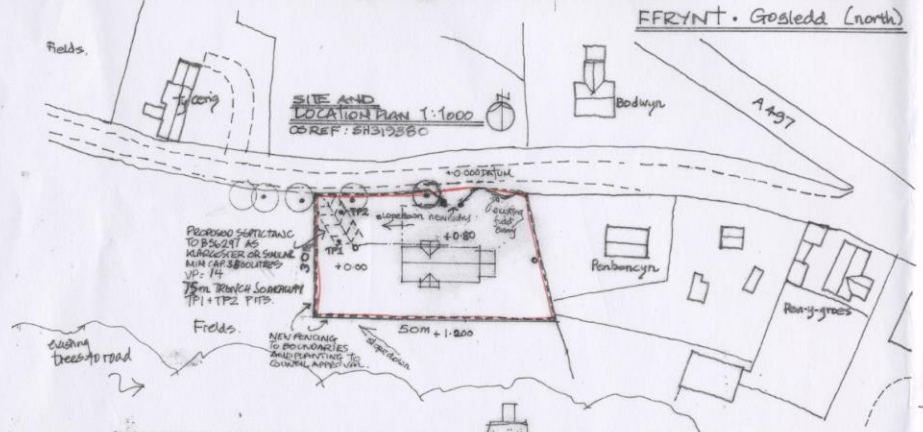
### **7. Recommendation:**

- 7.1 To Refuse –

It is considered that the Section 106 Agreement that limits the dwelling to an affordable dwelling for a local community need still serves a valid planning purpose and that therefore it continues to have a useful purpose in accordance with the guidance in the Community Infrastructure Levy 2010 relating to "Planning Obligations", Circular 13/97, Planning Policy Wales, Chapter 3 "Making and Enforcing Planning Decisions" and the Town and Country Planning (Amendment and Removal of Planning Obligations) Act, 1992. Removing the agreement as indicated in the application would also undermine the Council's strategy relating to securing a sufficient supply of affordable dwellings within the County and, as such, would be contrary to Policies PCYFF 1 and TAI 15 of the Anglesey and Gwynedd Joint Local Development Plan, 2017 and relevant guidance contained within Supplementary Planning Guidance: Affordable Dwellings, Supplementary Planning Guidance: Planning Obligations and Technical Advice Note 2: Planning and Affordable Dwellings.



**FFRYNT - Gosledd (north)**



**SITE AND LOCATION PLAN 1:1000**  
OS REF: SH319380



**GORLEWIN - West**



**CEFN - De (south)**

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**DWYRAIN - East**

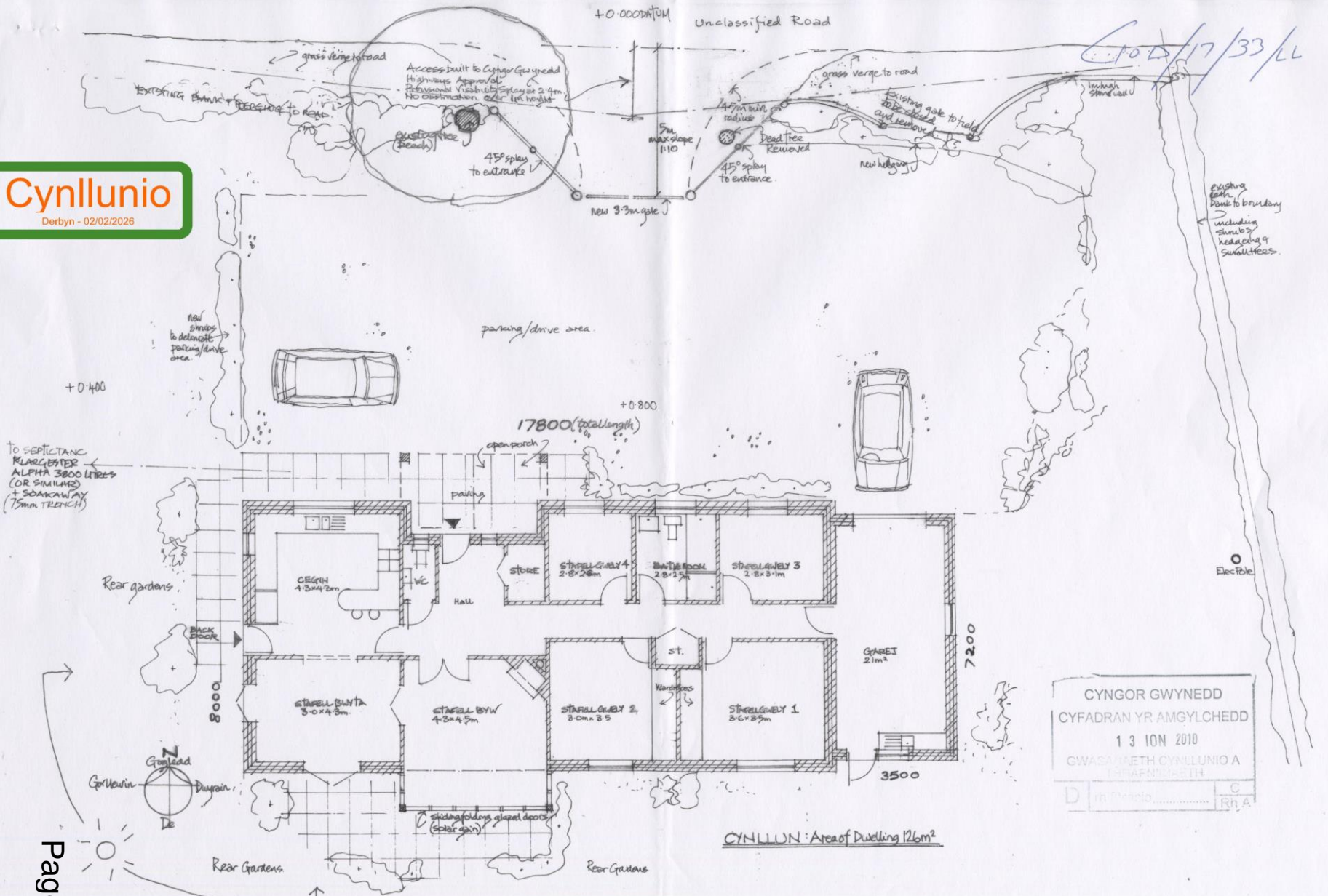
Keith Robson	01758 770454	GaeRheil Llangadwal Rwthela LL53 8NW
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**ANNEDD NEWYDD - proposed new dwelling 4 bedroom**  
RHAN CAE (PART FIELD)  
BODUAN OSREF: SH319380 - LL53 GDR  
(AFFORDABLE DWELLING)

**DRYCHAFIADAU**  
ELEVATIONS  
graddfa: 1:100

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**CYNLLUN: Area of Dwelling 126m<sup>2</sup>**

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Keith Dobson 01758 770454  
 Caerfod Llanguwlad  
 Pwllheli LL53 8NW

ANNEDD NEWYDD - proposed new dwelling 4 bedroom  
 RHAN CAE (PART FIELD)  
 BODUAN - OSREF SH312380 - LL53 6DR  
 (AFFORDABLE DWELLING)

CYNLLUN PLAN  
 graddfa: 1:100

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**Number: 4**

**Application Number:** C25/0777/39/LL

**Date Registered:** 18/03/2025

**Application Type:** Full

**Community:** Abersoch

**Ward:** Abersoch with Llanengan

**Proposal:** Full application to demolish an existing dwelling (C3 use) and construction of a new replacement dwelling (C3 use) with improvements to an existing access

**Location:** Fferm Sarn, Lôn Sarn Bach, Sarn Bach, Pwllheli, Gwynedd, LL53 7BG

**Summary of the Recommendation:** TO REFUSE

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## 1. Description:

- 1.1 This is a full planning application to demolish the existing dwelling (C3 use) and construct a new (C3 use) dwelling in its place.
- 1.2 The proposal involves demolishing the existing building which is currently empty but has obviously retained its status as a residential property.
- 1.3 Specifically, the proposal involves the demolition of the existing property and adjacent outbuildings and the erection of a two-storey building partly over the footprint of the existing property which would be slightly higher than the existing building. The internal area of the existing building measures 109m<sup>2</sup> and it is proposed to create a new building with an internal area of 197m<sup>2</sup>. The internal layout would be as follows:
- Ground floor - porch, entrance, study, living room, utility room, shower room, kitchen/dining room/lounge
  - First floor – 4 bedrooms (1 en-suite), bathroom
- 1.4 The site is situated within the existing development boundary of the village of Sarn Bach with a third class public road running parallel to a public footpath leading off the road through the site. The existing vehicular access leads past the gable of the property serving the site and is access to an established camping and touring caravan site attached to the property to the rear of the main building. There are a number of various outbuildings within the yard of the site with a garden attached to the property to the side.
- 1.5 The site of the application forms part of an established streetscape when approaching the village from a northerly direction. Neighbouring buildings are to some extent a mix of design and finishes but all have common features in form and finishes such as slate roofs and a finish of natural stone and render.
- 1.6 The following information was submitted in support of the application:
- Design and Access Statement
  - Feasibility/Valuation Report (confidential)
  - Supporting Planning Statement
  - Drainage Statement
  - Bat survey
  - Structural survey
  - Green Infrastructure Statement
- 1.7 The application is submitted to the planning committee for a decision at the local member's request.
- 1.8 The application has been amended from its original submission by adding stone elements to the elevation facing the road and swapping the windows of this elevation to convey what is claimed to be the form of existing windows.

## 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

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Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.

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

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

PS 1: The Welsh Language and Culture

TRA 2: Parking Standards

TRA 4: Managing Transport Impacts

PS 5: Sustainable Development

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

PCYFF 1: Development Boundaries

PCYFF 2: Development Criteria

PCYFF 3: Design and Place Shaping

PCYFF 4: Design and Landscaping

PS 17: Settlement Strategy

TAI 5: Local Market Housing

TAI 13: Rebuilding of Residential Dwellings

AMG 1: Areas of Outstanding Natural Beauty Management Plans

AMG 5: Local Biodiversity Conservation

PS 20: Preserving and where Appropriate Enhancing Heritage Assets

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

2.4 **National Policies:**

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 12 - February 2024)

Technical Advice Note (TAN)12: Design

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TAN 24: The historic environment

### 3. Relevant Planning History:

3.1 Application C21/0914/39/DT - Application for refurbishment of existing cottage, demolition of outbuildings and erection of new side extension – Rejected 27/10/21

3.2 A pre-application enquiry was submitted under reference Y23/0161 for the demolition of the existing property and the erection of a new house. It was noted that there was concern about the development as submitted on the basis of a proposed size of 238m<sup>2</sup> and that it was essential to ensure that proposals complied with the requirements of current policies. It was confirmed that if it was proposed to proceed with the submission of a formal planning application then significant revisions would be expected to the proposal in terms of not only the size but also its design and exterior elevations. For information, the design, form and finish of what is proposed on the current planning application corresponds more or less to that submitted as a pre-application enquiry but it is acknowledged that a reduction has been made in terms of the internal area.

### 4. Consultations:

Community/Town Council: Support

Transportation Unit: Not received

Natural Resources Wales: We do not oppose the proposed development as submitted and we provide standard advice relating to Protected Species and Landscape.

Welsh Water: Standard response and advice

Rights of Way Unit: Not received

Biodiversity Unit: The applicant has provided a report from Moseley (March 2025). According to the report, there was no evidence of bats or birds nesting. Therefore, there are no ecological concerns.

AONB Unit: Fferm Sarn Bach is situated in the centre of the village and in the Area of Outstanding Natural Beauty (AONB). The house is prominently located on the side of the public road that passes through Sarn Bach. It is a historic farmhouse with a slate roof and three chimneys. There are old agricultural buildings nearby. Although some alterations have

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been made, such as rendering and replacing the original windows, the building retains the look of a farmhouse that is characteristic of Pen Llŷn. There are similar historic two-storey houses nearby. Plans for a new house on the site were submitted. This building would be considerably larger than the original house, laid out differently and of a more urban and modern character due to the design and materials. There is concern that it would not be a good fit for this site in the village of Sarn Bach. As a whole it appears that the proposed development would be contrary to policies in the AONB Management Plan relating to the protection of historic assets and ensuring that new developments suit the surrounding area.

Archaeological Service:

I have reviewed the details provided against the regional Historic Environment Record (HER) and write to advise that the building proposed for demolition is of local historic interest. Fferm Sarn has been entered onto the HER as part of a high level thematic register of historic farmsteads, intended to inform future rural land management (PRN 102046). It is recorded on the First Edition Ordnance Survey map of 1889, illustrating the building that is the subject of this application in its current arrangement. The building proposed for demolition is typical of a late 19th century/ early 20th century farmstead for this region. The building appears to be largely unaltered, retaining its original fabric and character as a farmhouse. The proposed demolition will be a loss to the historic environment. Accordingly, it is considered appropriate, where the original building substantially retains its historic integrity, to create an archive record prior to demolition, to document the change and mitigate the impact on local built heritage. In order to secure such a record it is recommended that a suitable condition should be attached, should planning consent be granted.

Land Drainage Unit:

There is no drainage strategy for this application, therefore we propose a temporary objection until one is provided.

Re-consultation

We have no objections to the planning application. Note that the approval of the CCS will be subject to a full assessment during the formal application process for the CCS.

Public Consultation:

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

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## 5. Assessment of the material planning considerations:

### The principle of the development

- 5.1 It is a requirement that planning applications are determined in accordance with the adopted development plan unless other material planning considerations state otherwise. The Anglesey and Gwynedd Joint Local Development Plan (LDP) is the adopted 'Development Plan' in this case.
- 5.2 The site is located within the development boundary of the village of Sarn Bach and makes use of a previously developed site. In this respect, the principle of the proposal is considered acceptable in terms of the general requirements of policies PS 5 and PCYFF 1 of the Anglesey and Gwynedd Joint Local Development Plan (JLDP). There is also no doubt that residential use has been established on this site and it is intended to continue with similar residential use, therefore consideration must be given to the current housing policies contained in the LDP. Confirmation has been received that the dwelling is currently used as a main residential home (C3), and that it is proposed to retain this C3 use for the new house. To this end policy TAI 13 relating to the reconstruction of houses is the primary consideration due to its location and the existing established residential use is on the site which is relevant.
- 5.3 Policy TAI 13 contains a set of criteria that apply to proposals within and outside development boundaries. In this case, the location of the site is within the current boundary and not within an area at risk of flooding and therefore criteria 1, 4, 5, 7 or 8 do not apply. In relation to the remaining criteria of this policy, the existing building is not listed and is not of special architectural and/or historical and/or visual value that would merit its retention and therefore the proposal is not unacceptable on the basis of criteria 2 and 3. Criterion 6 states that outside the coastal change control area, the house to be built should be located partly within the same footprint as the existing house. It can be seen that the new house would be erected over the footprint of the existing building and therefore it is believed that this criterion is met. Criterion 9 does not apply as the existing house does not replace a house destroyed by accident. Criterion 10 would require the demolition of the original building when the new house is completed but as the proposal would be to build over the footprint of the existing building, this would not apply. Finally, criterion 11 states that it would be possible to include a condition on any permission to withdraw permitted development rights and this is considered appropriate. It is therefore considered that the proposal complies with the requirements of policy TAI 13.
- 5.4 Note that policy TAI 5 applies to the erection of new residential housing in Sarn Bach, and restricts those units to units that would be within reach of the local market. Policy TAI 5 can be applicable in cases where proposals for the demolition and erection of permanent residential housing mean that properties that fall within the size and use requirements of the policy ultimately go beyond the reach of the local market, each case needs to be considered individually. It is noted that recent appeals in this area have confirmed that policy TAI 5 applies to the demolition of existing dwellings and the re-erection of new dwellings (CAS-02877-J4D1Y6 C23/0004/39/LL Demolition and re-construction of Tawelfa dwelling, Llwyn Onn Estate, Abersoch) and that any other relevant considerations need to be taken into account including any planning permission for the erection of extensions together with permitted development rights for the erection of extensions without the need for planning permission (CAS-02998-HOP7P8 C23/0016/39/LL Demolition of existing dwelling and garage and replacement of new dwelling and garage The Ferns, Lôn Traeth, Abersoch).
- 5.5 The plans submitted show a new dwelling over 2 storeys comprising 4 bedrooms. The current size of the property is approximately 109m<sup>2</sup> and provides 4 bedrooms. A plan has been provided as part

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of the application which shows what would be the extent of the extension of the property under permitted development rights on the ground floor only, and extending the property in this way would provide an additional 118m<sup>2</sup> without the need for planning permission, giving a total floor area of 227m<sup>2</sup>, which exceeds the 197m<sup>2</sup> proposed as part of this application. It is noted that this information is not entirely accurate, as the property is located in the AONB, it will not be possible to extend out to the side more than 3m without the need for planning permission. This means that the 118m<sup>2</sup> figure would fall to 76m<sup>2</sup> and the total floor surface area of 227m<sup>2</sup> would fall to 185m<sup>2</sup>. However, it is relatively similar to what is proposed as part of this application and is considered relevant. It is also noted that an independent valuation has been submitted as part of the application which indicates that the value of the existing property in its current condition is high. The above-mentioned appeal decision CAS-02998-HOP7P8 on application C23/0016/39/LL confirms that additional issues including permitted development rights and the value of the property need to be considered. The maximum size of a two-storey house or more with 4 bedrooms as set out in Policy TAI 5 is stated as 130m<sup>3</sup> and therefore the existing property here, subject to additional issues, is already beyond what policy TAI 5 seeks to provide and manage for the local housing market. As its floor surface area as a result of permitted development rights and its present value is beyond what is controlled under policy TAI 5, it is therefore considered that the demolition of the existing property would not entail a loss of an existing unit that would be within reach of the local market and therefore the proposal cannot be considered contrary to the requirements of policy TAI 5 of the LDP.

### Visual amenities

- 5.6 Generally, policies PCYFF 2 and PCYFF 3 of the Joint Local Development Plan support proposals for new developments 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. In addition, developments are required to:
- Contribute to, and enhance the character and appearance of the site
  - Respect the site and its surroundings in terms of its position in the local landscape
  - Use appropriate materials
- 5.7 The existing property forms an established part of the built form of the village of Sarn Bach. It is believed that the proposed property, due to its design, finishes and scale, would completely change the character of the site and draw the eye to an unacceptable degree. The proposal would not respect its site context or placing within the village. It is recognised that there are examples of permitted developments within the area that vary and include relatively modern finishes or form. However, each application must be considered on its own merit and in this case, it is not believed that the proposal has succeeded wholly in improving the character and appearance of the site as the design would create a much more prominent feature that would not integrate or contribute positively to the local streetscape and the development pattern of the surrounding area.
- 5.8 As can be seen from the response of the Archaeological Service and the AONB Unit, the contribution of the existing property to the appearance and character of the local area is positive and important. Demolishing the property would be a loss to the local historic environment. However, the principle of the proposal to demolish it is not wholly unacceptable as long as a building to take up its place would be suitable in size, design and finish. It is considered that the proposal would stand out as an incompatible and oppressive feature at this location and significantly contrary to the current character of the site and to the majority of the development

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pattern seen nearby. It is not considered that it would add to or enhance the character and appearance of the site or the surrounding area in terms of its appearance and scale creating an intrusive, dominant and alien development in the landscape and streetscape. The explanation of Policy PCYFF 3 states: *'the setting and design of new developments must be based on a thorough understanding of the site itself and of its broader background, and seek to obtain as much benefit as possible from the site's features. This will require careful consideration of the site layout. No two sites share the same landscapes, contours, relationship with surrounding buildings, street pattern, and features. The proximity of poor quality or indistinct development is not a justification for standard or poor design solutions. New development should integrate into its surrounding whilst seeking to enhance the overall character of the locality'*.

- 5.9 Paragraph 4.3 of Technical Advice Note (TAN) 12: Design, states, *"The local context includes the characteristics of the area where the development is located and also the location of that area. This includes the natural and human history of the area, the types of settlements, buildings..... Providing a meaningful and sustainable design response depends on an understanding of the site and its immediate and wider context."* Then, paragraph 4.5 states *"In many cases, an appraisal of the local context will highlight particular development or landscape patterns, and the intention will be to maintain that character"*.
- 5.10 Discussions have taken place between officers and the agent representing the applicant, at which point concerns have been raised about the design and size of the proposal as submitted. It was specifically noted that the proposed building would not be a good fit with the surrounding area as it would be a dominant and excessive building within the local landscape. As such, it was confirmed that the design and size of the proposal as submitted was not acceptable.
- 5.11 In response to this, elements of the application were amended in terms of the elevation that faces the road but it was confirmed that there was no intention to reduce the surface area of the building.
- 5.12 It is believed that the proposed building would appear incompatible within the location, it is not considered that the proposed development in its current form is acceptable because the proposed development would have a detrimental effect on the character and appearance of the area and that it conflicts with the relevant requirements of policies PCYFF 2 and PCYFF 3 of the Anglesey and Gwynedd Joint Local Development Plan (LDP) and the advice given within TAN 12 as set out above together with paragraph 2.6 which states *"design that is inappropriate in its context, or which fails to grasp opportunities to enhance the character, quality and function of an area, should not be accepted, as these have detrimental effects on existing communities."*
- 5.13 The site and wider area is situated within the Landscape of Outstanding Historic Interest and the Llŷn AONB. It is not believed that the proposed development would have a detrimental effect on the broad historic designation and therefore it is believed that the proposal is in line with the relevant requirements of AT1 of the LDP.
- 5.14 However, it can be seen from the observations of the AONB Unit that there are concerns about the proposal as submitted. It is noted that the house is in a prominent location on the side of the public road that runs through Sarn Bach and is a historic farmhouse that has retained the look of a farmhouse which is characteristic of Pen Llŷn. It is said that the proposed building would be *"considerably larger than the original house and laid out differently and of a more urban and modern character due to the design and materials"*. As a result, there is concern that it would not be a good fit for the site and *"would be contrary to policies in the AONB Management Plan relating to the protection of historic assets and ensuring that new developments suit the surrounding area"*.

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- 5.15 Due to these concerns as highlighted by the AONB Unit, it is not believed that the the proposal would add to maintaining, enhancing or restoring the recognised character of the Llŷn Area of Outstanding Natural Beauty and the proposal is therefore considered to be contrary to the relevant requirements of Policy AMG 1 of the Anglesey and Gwynedd Joint Local Development Plan.

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

- 5.16 Due to the location of the proposed property, it is not considered that this development would have a significant adverse impact on private amenities. It is believed that there would be sufficient distance between the new house and existing houses nearby and it is not believed that any harmful over-looking of any existing properties will result from the development. There would be no harm either in terms of impacts such as shadowing or dominating any other property.
- 5.17 In view of the above discussion, it is considered that the development is acceptable under Policies PCYFF 2 and PCYFF 3 of the LDP in terms of its impacts on private amenities.

#### **The Welsh Language**

- 5.18 In accordance with criterion 1b of Policy PS1 ('The Welsh Language and Welsh Culture') it is not necessary to submit a Welsh Language Statement in relation to the requirements of this criterion as the purpose of the proposal is to exchange one residential property for another residential property.
- 5.19 Therefore on the basis of relevant requirements, the Local Planning Authority is satisfied that the development would not cause substantial harm to the character and balance of the Welsh language in the community and therefore the application is in accordance with the requirements of policy PS1 of the Anglesey and Gwynedd Joint Local Development Plan.

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

- 5.20 Although the Transportation Unit has not submitted any observations on the proposal at the time of writing this report, it is generally thought that it would be possible to include appropriate conditions to agree on standard parking and access matters for the development. Given the established use of the site, the parking provision as shown and the accessible location of the site parallel to the public road network, it is not believed that harm would arise from the new development to an extent that would disrupt the movements of the local road network.
- 5.21 The proposal is therefore not considered unacceptable on the basis of transport and access considerations and that it complies with the relevant requirements and criteria of policies TRA 2 and TRA 4 which set out the need to ensure that new developments are in line with parking standards and the safe and efficient operation of the highway.

#### **Biodiversity matters**

- 5.22 The Biodiversity Unit has not raised any concerns in terms of a detrimental impact on local biodiversity or the measures proposed to improve the biodiversity and ecology of the local area.
- 5.23 Information was presented in the form of a bat assessment and a green infrastructure statement which included details of suitable improvements and measures to improve the biodiversity of the site. It is therefore believed that the proposal is acceptable on the basis of compliance with the relevant requirements of policies PS 19 and AMG 5 of the LDP in relation to impact on biodiversity together with Chapter 6 of Planning Policy Wales which relates to the phased approach and green infrastructure.

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## **6. Conclusions:**

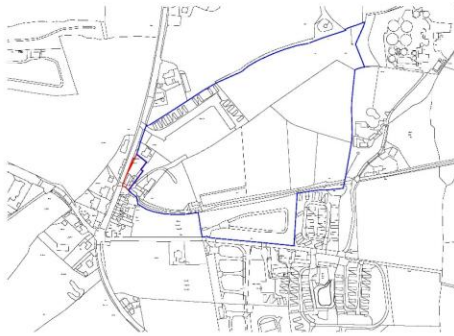
- 6.1 This is a proposal to demolish an existing building and erect a new building in its place. Whilst elements of the proposal are acceptable, such as the provision of a more energy efficient building, it is not considered that the proposal has succeeded in this case in securing a building of acceptable design, scale and appearance as it would be detrimental to the visual amenities of the local area and the context of the site and its location within the AONB.
- 6.2 In view of the above and having regard to all relevant planning issues including local and national policies and guidance as well as all the observations received, it is believed that this proposal is unacceptable in the form submitted as it fails to meet the requirements of the relevant policies and guidance as set out above.

## **7. Recommendation:**

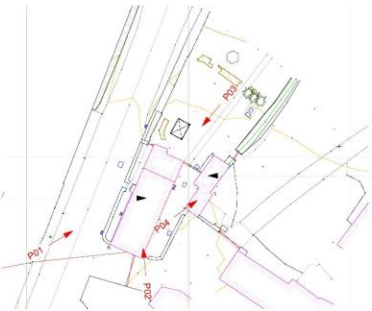
### **7.1 To Refuse – reasons**

1. It is not considered that the design of the proposal, in terms of its siting, scale and massing would add to or enhance the character and appearance of its site context nor fully integrate into the context of the immediate streetscene and its prominent location in this part of the village of Sarn Bach. The proposal is therefore contrary to the relevant requirements of policies PCYFF 2 and PCYFF 3 of the Anglesey and Gwynedd Joint Local Development Plan, 2017 and part 2.6 of Technical Advice Note 12: Design which states that design which is inappropriate in its context, or which fails to grasp opportunities to enhance the character, quality and function of an area, should not be accepted, as these have detrimental effects on existing communities.

2. The proposal would not contribute to the maintenance, enhancement or restoration of the recognised character of the Llŷn Area of Outstanding Natural Beauty. Therefore, it is considered that the proposal is contrary to the relevant requirements of Policy AMG 1 of the Anglesey and Gwynedd Joint Local Development Plan.



1 LOCATION PLAN  
1 : 5000



2 EXISTING BLOCK PLAN  
1 : 500



Photograph P01



Photograph P03



Photograph P02



Photograph P04

# Cynllunio

Derbyn - 24/10/2025

Red hatch indicates 45m splay heading Northwards.

Boundary along public highway highlighted in yellow to be no taller than 1m above road surface.

Dark gray hatch indicates new area of vehicular splay to existing vehicular opening with 6m radii. The demolition of the existing dwelling along with repositioning the new dwelling, will allow the existing vehicular entrance to be improved by improving highway visibility not just for the replacement dwelling, but also for the farm and campsite vehicles.

No improvements to visibility splay in Southern direction can be made as the boundary wall of the neighbouring property is astride the public highway.

### Biodiversity Enhancements

The following biodiversity enhancements have been recommended by Bethan Moseley Ecologist in her Protected Species Survey Report.

- Two integrated bat boxes must be included in the new building/extension or renovation works and located on the south and eastern elevations just below the fascia. (see drawing OBS-2023-006 GA003 - Proposed Drawings)
- External lighting will be avoided on the south and east side of Sam Farm and integrated bat bricks areas.
- All machinery, equipment including staff boots will be disinfected and washed before entering and leaving the area of the works to stop the introduction or movement of invasive non-native species to the area of the works.
- If the proposed works have not been undertaken within 24 months from the date of this assessment or if there has been any deterioration of the building, a repeat survey needs to be carried out.
- Planting a native hedgerow and trees to increase local foraging opportunities for bats and birds along the field boundary at Sam Farm must be completed to benefit bats and birds. Species can include Aspen *Populus tremuloides*, alder *Alnus glutinosa*, field maple *Acer campestre*, sycamore *Acer pseudoplatanus*, birch *Betula sp.*, rowan *Sorbus avoparita* and disease-resistant elm *Ulmus procera*, along with native oaks *Quercus robur*, hawthorn *Crataegus monogyna* and blackthorn *Prunus spinosa*.
- A check for nesting birds will be completed before the works start (if within the bird breeding season).
- Bats are highly mobile animals and can move in to a property at any time after the survey has taken place. In the unlikely event a bat is found during the works, all works must stop and the licensed bat worker called to assist.



3 PROPOSED VISIBILITY SPLAY PLAN  
1 : 500



4 PROPOSED BLOCK PLAN  
1 : 500

Approx location of 20mph sign entering Sam Bach.

19.5m

45000

2400

Native hedgerow planting to be planted along Northern boundary of site to define boundary between Sam Farm and Sam Farm Bungalow. Hedgerow mix to be as specified opposite.

Solid magenta lines indicates existing dwelling and outbuildings to be demolished.

3No Parking spaces.

Light gray hatch indicates existing tarmac/adam/concrete private road on applicant's land which serves the existing dwelling, the farm and camp site.

Approx 16m<sup>3</sup> surface water soakaway to be located in the lowest point. Stone filled soakaway to meet SuDS requirements.

Native hedgerow planting to be planted along Northern boundary of site to define boundary between Sam Farm and Sam Farm Bungalow. Hedgerow mix to be as specified opposite.

Existing planting to be retained, garden area to be laid to lawn.

New dwelling to reuse existing foul drainage connection.

New boundary wall up to existing gate post of caravan site. Wall to be natural stone wall.

Sufficient space for 3No car parking spaces. Parking area to be formed with permeable material to allow surface water to drain through.



Notes

B	Drawing updated for planning app	Hyd '25
A	Visibility splay reduced to 45m	Ebr '24
No.	Description	Date
DO NOT SCALE FROM DRAWING		
CHECK ALL DIMENSIONS ON SITE		

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Gwynedd, LL53 7BG

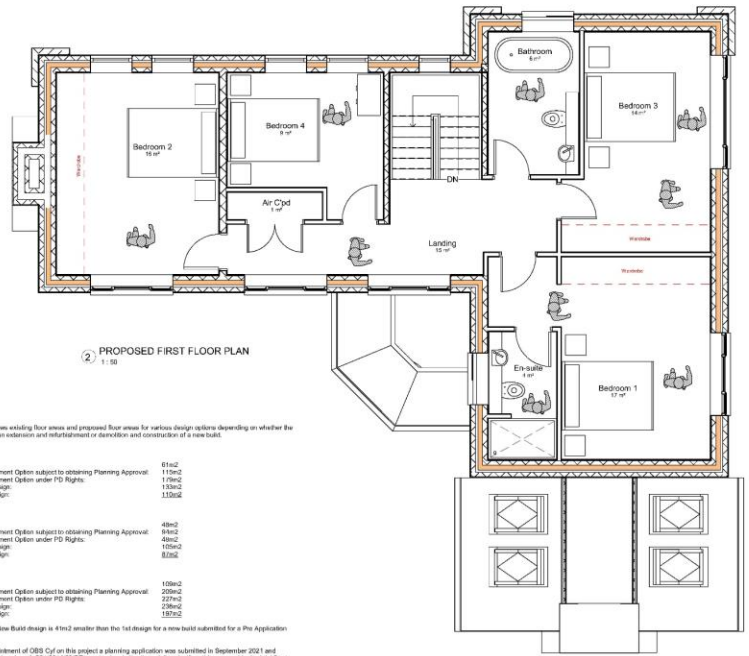
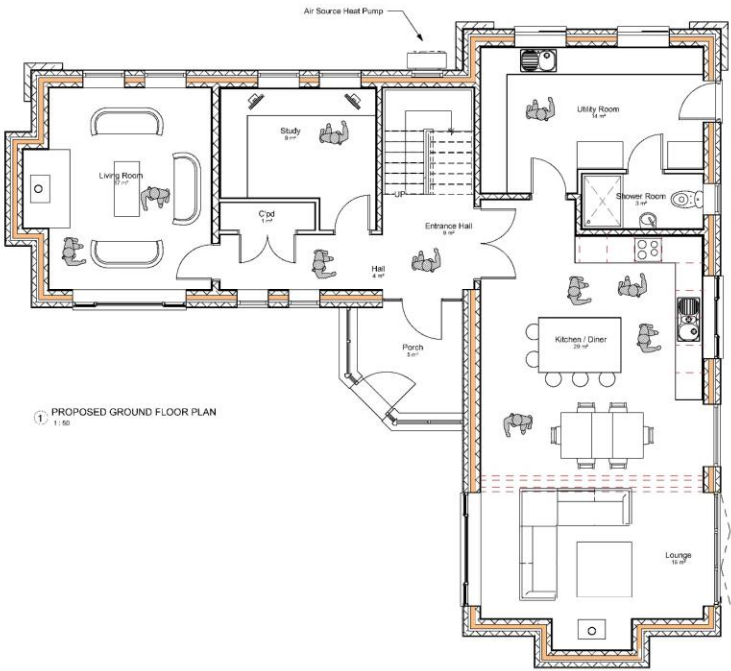
Location Plans & Photos

Drawn by	GLU	Date	Chwe 2023
Drawing No		Rev	
OBS-2023-006 GA001		B	



Certificate No: 310902021





**Floor Areas GFA**

The following table shows existing floor areas and proposed floor areas for various design options depending on whether the proposal would be for an extension and refurbishment or demolition and construction of a new build.

**Second Floor**

Existing	61m <sup>2</sup>
Extension & Refurbishment Option subject to obtaining Planning Approval	115m <sup>2</sup>
Extension & Refurbishment Option under PD Rights	115m <sup>2</sup>
Pre App New Build Design	115m <sup>2</sup>
Current New Build Design	115m <sup>2</sup>

**First Floor**

Existing	48m <sup>2</sup>
Extension & Refurbishment Option subject to obtaining Planning Approval	84m <sup>2</sup>
Extension & Refurbishment Option under PD Rights	48m <sup>2</sup>
Pre App New Build Design	105m <sup>2</sup>
Current New Build Design	82m <sup>2</sup>

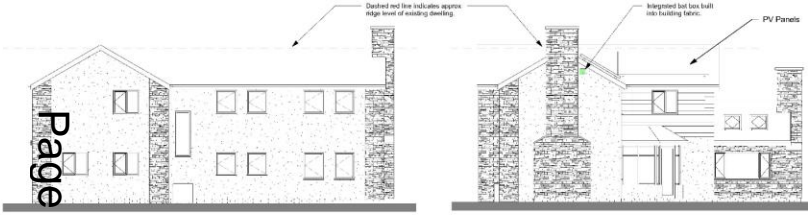
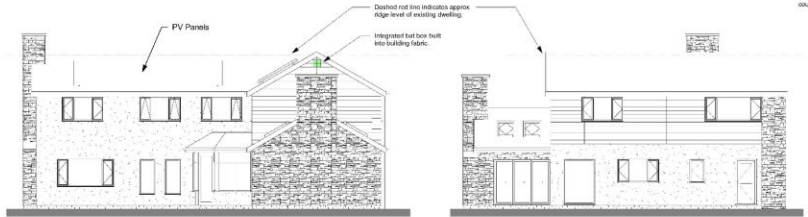
**Total**

Existing	109m <sup>2</sup>
Extension & Refurbishment Option subject to obtaining Planning Approval	209m <sup>2</sup>
Extension & Refurbishment Option under PD Rights	223m <sup>2</sup>
Pre App New Build Design	238m <sup>2</sup>
Current New Build Design	197m <sup>2</sup>

Therefore the current New Build design is 41m<sup>2</sup> smaller than the 'as built' design for a new build submitted for a Pre Application Enquiry, ref Y220161.

Note: Prior to the appointment of O&S C/o J on this project a planning application was submitted in September 2021 and refused on October 2021 under art. 1(2) Urban Regeneration and Rural Development Order, the proposal had a total floor area of 250m<sup>2</sup> over both floors. Therefore the current New Build design is 53m<sup>2</sup> smaller than the application is varied and reflects the existing which was refused.

The current New Build design is 30m<sup>2</sup> smaller than what would be possible to construct under PD Rights. The existing building could be extended under Permitted Development Rights where the Council have no control over its size, shape and design.



**External Lighting**  
All external lights (above doors) are to be facing the ground (with a cover to prevent any external light spillage), be of low lumen output and installation, be on the warm white spectrum (max 2700K) LED lights shall be used, and be as a linear to reduce the amount of light pollution and disturbance.  
External lighting will be located on the south and east side of Sarn Farm and integrated into brickwork areas.

C	Stone cladding added & windows added	18/24
B	Drawing updated for planning app	25
A	Floor area reduced to 197m <sup>2</sup>	24
No.	Description	Date

DO NOT SCALE FROM DRAWING  
CHECK ALL DIMENSIONS ON SITE

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Mr & Mrs M. J. Griffith  
Sarn Farm, Sarn Bach,  
Abersoch, Gwynedd, LL53 78G







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**Number: 5**

**Application Number: C25/0344/11/LL**

**Date Registered: 17/10/2025**

**Application Type: Full**

**Community: Bangor**

**Ward: Bangor (East)**

**Proposal:** Proposed development for the change of use of the former Waterloo Inn Public House (A3 use) and part of the former WH Smiths & USC units (ancillary A1 use) to form 13 self-contained residential flats (C3 use) along with internal alterations and reconfiguration to combine two existing retail units to provide stalls for retail purposes on the ground floor.

**Location:** 219 - 231 High Street, Bangor, Gwynedd, LL57 1NY

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

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## 1. Description:

- 1.1 This is a full application for the redevelopment of 219-231 High Street, Bangor, which includes the former WH Smiths and USC retail stores as well as the former Waterloo Inn pub, located along neighbouring Waterloo Street, on the lower ground floor. The proposal is to change the use of the lower ground floor (A3 use) and first floor (A1 use) to provide 13 self-contained residential flats (C3 use). It is proposed to retain the commercial use (A1) on the ground floor facing the High Street which will continue to be used for retail purposes.
- 1.2 The residential units will offer the following mix:
- 8 one-bedroom flats;
  - 4 two-bedroom flats; and
  - 1 three-bedroom flat.
- 1.3 All the units will include a bathroom, bedroom(s) and a kitchen/dining and living area. The flats on the lower ground floor will have access points that lead directly out of the building to Waterloo Street and the associated rear amenity area. The flats on the first floor will lead to shared access to the High Street to the western side of the site, and a second access point on Waterloo Street, to the east.
- 1.4 While there would be no additions to the building, a row of windows would need to be added to the front elevation with new doors and windows to the rear and changes to the side doors and windows.
- 1.5 The building is situated in the middle of Bangor High Street, within the development boundary of the Sub-regional Centre as defined by the Anglesey and Gwynedd Joint Local Development Plan. It is also located within a Conservation Area and within the Defined Town Centre and Main Shopping Area.
- 1.6 The information submitted for consideration as part of the application includes:
- A Planning Statement - including a Housing Market Report and a Green Infrastructure Statement
  - A Welsh Language Impact Assessment
  - A Green Infrastructure Statement

## 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 Under the Well-being of Future Generations (Wales) Act 2015, the Council has a duty not only to carry out sustainable development, but also to take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act, and in making the recommendation the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

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It is considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.

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

PCYFF 2: Development criteria

PCYFF 3: Design and place shaping

AT 1: Conservation Areas

MAN 1: Proposed town centre developments

MAN 2: Primary retail areas (Retail Core)

PS 4: Sustainable transport, development and accessibility

PS 5: Sustainable development

PS 15: Town Centres and Retail Development

PS 17: Settlement Strategy

TRA 2: Parking standards

TRA 4: Managing transport impacts

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

TAI 9: Subdivision of existing properties to self-contained flats & houses in multiple occupation

TAI 15: Affordable housing threshold & distribution

### **2.4 National Policies:**

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 12, February 2024)

Technical Advice Note 2: Planning and Affordable Housing

Technical Advice Note 18: Transport

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

C14/1207/11/HY - Provision of 3 non-illuminated signs : Approved 20/01/15

C07A/0593/11/HY – Erection of fascia sign - Approved 06/09/07

C00A/0445/11/LL - Provision of 0.3 metre (12 inch) satellite dish : Approved 09/10/00

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#### 4. Consultations:

Community Council:	No response received
Transportation Unit:	No objection
Strategic Housing Unit:	Based on the above information it appears that the Plan addresses the need in the area.
Welsh Water:	Request a condition to protect the public sewer system Guidance for the applicant
The Welsh Language Unit	The risk/impact on the language identified by the applicant: Neutral  The Language Unit's summary opinion: We appreciate that evidence regarding rental costs and the local need for housing has been included in the language assessment.  However, it is important to bear in mind, as previously noted by the Policy Unit, that Bangor has already reached its indicative supply level over the term of the current Local Development Plan.
Public Protection:	Request conditions to ensure sufficient sound insulation between the shop and flats and to regulate construction working hours
Conservation Officer:	Initial concern regarding the design of the proposal and the impact on the conservation area. Following discussions, amendments have been made to the design of the elevations that respect the character of the Conservation area. The Conservation Officer is happy with the new plans.
Public Consultation:	A notice was posted on the site and neighbours were notified. No observations were received in response to the public consultation.

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

##### The principle of the development

- 5.1 The property is located within the Bangor development boundary as included in the LDP and as the site is located within the boundary of the Sub-regional Centre, the principle of developing the site must be considered against Policy TAI 1 of the LDP.
- 5.2 The indicative housing supply level for Bangor over the Joint Local Development Plan period amounts to 969 units - 393 on designated sites and 576 on windfall sites. During the period between 2011 and 2025, a total of 821 units were completed in the city and the windfall land bank i.e. sites with extant planning permission on sites not designated for housing, stood at 164 units as of April 2025.

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5.3 Taking all the above information to account, it is noted that the provision has already been met through the sites in the land bank. In such circumstances, consideration is given to the units that have been completed thus far within the tier of the Main Centres. Policy PS 17 in the LDP states that 53% of the housing growth will be located within the Sub-regional Centre and Urban Service Centres. A review of the situation in relation to the provision within the Sub-regional Centre and Urban Service Centres tier in April 2025 indicated that, based on the 2155 units foreseen in the indicative supply, 1,317 units had been completed and that there were 297 additional units in the land bank (and expected to be completed) and 406 units on housing designations but which had not been granted planning permission. This therefore means there is a shortfall of 135 units in terms of the windfall provision within this tier.

5.4 Also noted are the observations of the Planning Inspector regarding the existing shortage of housing provision in Bangor in the appeal decision for 4 flats on higher floors in another building on Bangor High Street (appeal ref. CAS-02351-T1Y3R70) where the Inspector noted:

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

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

And the Inspector concluded:

*"10. Based on the evidence to hand, I reach the conclusion that the additional 4 units noted in the appeal proposal would make an appropriate contribution to the local housing supply in accordance with Policies 17 and TAI 1 of the JLDP."*

5.5 Given the above, it is considered that by adding 13 residential units to the housing stock, this development would help to contribute towards the LDP's housing targets in a way that responds positively to the requirements of the local housing market and, therefore, it is believed that the proposal can be accepted under TAI 1 and PS 17 of the LDP.

5.6 Policy TAI 9 of the LDP approves the sub-division of existing properties into self-contained flats provided they conform to a number of criteria as follows: -

- *The property is suitable for conversion to the number and type of units being proposed without the need for significant extensions and external adaptations - the proposal involves using the existing construction without the need for extensions.*
- *It will not have a detrimental impact on residential amenities. In this regard, each proposal must show that it contains sufficient space for parking and refuse storage - given the central location of the site in the city centre which makes it accessible to a variety of travel modes other than a private car, parking requirements can be relaxed in accordance with relevant national advice (see the assessment below) and, therefore, it is not believed that parking spaces would be required within the site itself.*
- *If designated parking spaces cannot be provided, the proposal should not exacerbate existing parking problems in the local area - given the central location of the property within the city where several public car parks are available, it is not believed that approving the proposal would worsen*

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the parking situation in this part of the city nor would it have a significant impact on road safety or the local roads network.

- 5.7 Given the above assessment, it is considered that the proposal is acceptable based on the requirements of Policy TAI 9 of the LDP.

### **Appropriate Housing Mix**

- 5.8 Policy TAI 8 encourages a better housing balance in local communities. The Housing Mix assessment, which is part of the Welsh Language Impact Assessment submitted, notes that the projections of the Gwynedd Local Housing Market Assessment 2018-2023 show a continuous growth in the number of 1 and 2 person households against a consistent shortage of suitable properties. In addition, evidence was presented from local selling/letting agencies regarding the current nature of the market for 1- and 2-bedroom flats and they report that there is a consistently high demand that is not met by turnover or a new supply. Although there is a good provision for the student accommodation market in Bangor, the assessment notes that there is a substantial shortage in the young professionals' market for "affordable" high-quality units, with one or two bedrooms; such as something to bridge the gap between moving out of home/student accommodation and saving enough money to buy a first home.
- 5.9 Having considered the above, it is believed that sufficient evidence has been submitted showing a local demand for the size and type of units being proposed here, and therefore that the housing mix is appropriate and complies with policy TAI 8.

### **General and residential amenities**

- 5.10 There is a mix of land uses in the vicinity of the application site including commercial/business uses and residential uses. Given that there will be no additions to the existing window openings or changes to the structure itself deriving from the development, it is not believed that the proposal is going to significantly undermine the amenities of the residents of nearby properties on grounds of overlooking and loss of privacy. Following conversations with the Conservation Officer and amendments to the Plans, it will not be damaging to the built quality of the Conservation Area, and therefore, it is acceptable under policy AT 1.
- 5.11 Concern was raised by the Public Protection service that the impact of noise could be harmful for the residents in the flats themselves in such a situation and they recommended that sufficient sound insulation must be provided so that noise from the shop does not affect nearby flats and also that noise from the flats does not cause any disturbance to other flats. It is noted that insulation is a matter for Building Control, and although it is acknowledged that noise could emanate from other flats and nearby shops/businesses, it is considered that this is the nature of the area, and that any prospective buyer/occupier would be aware of this situation. It is not considered that the general noise level would be detrimental and that any unusual noise level would be subject to noise nuisance and would be a matter for Public Protection.
- 5.12 Given the above assessment, it is believed that the proposal is acceptable based on the residential and general amenities of nearby residents and complies with the requirements of Policies PCYFF 2, PCYFF 3 and TAI 9 of the LDP.

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### Transport and access matters

- 5.13 There is no land within the site to provide any type of car park and there is only access on foot to the property. Having said that, given its central location within the city (which has a number of public and private car parks nearby) together with its accessibility to various modes of transport, it is considered that the proposal is acceptable on the basis of parking and road safety requirements and complies with the requirements of Policy TRA 2 and TRA 4 of the LDP together with relevant national advice.

### Sustainability matters

- 5.14 Policies PS 4 and PS 5 of the LDP state that a development is located to reduce the need to travel by private transport and encourage opportunities for all users to travel as required and as often as possible by means of alternative modes, placing particular emphasis on walking, cycling and using public transport.

- 5.15 The building is located in the centre of the City of Bangor and within a site that can be described as sustainable. One of the most important aims of the Welsh Government is to ensure that commercial developments/use and employment use are directed to the town centres in the first instance, namely the most sustainable and accessible locations for such uses. As well as the advantage of having sustainable and accessible links, directing developments to towns and cities is advantageous as a springboard for urban regeneration. Furthermore, the importance of securing developments that serve a town, city, catchment area or entire region benefiting from active travel infrastructure and public transport is noted. The principles included in 'Future Wales' are supported by the 'Building Better Places: The Planning System Delivering Resilient and Brighter Futures' document (July 2020). The document in question notes as follows:-

*"The planning system must ensure the chosen locations and resulting design of new developments support sustainable travel modes and maximise accessibility by walking and cycling. New developments should improve the quality of place and create safe, social, attractive neighbourhoods where people want to walk, cycle and enjoy. We should not be promoting sites which are unlikely to be well served by walking, cycling and public transport. Urban design skills must be brought to bear and better space and capacity built on existing routes as well as new ones."*

- 5.16 Within the above context, it is believed that this application site is accessible to different modes of transport where there will be no extensive reliance on the use of the private car. The advice contained in TAN 18: Transport, together with the Active Travel (Wales) Act 2013 states the importance of walking and cycling as a mode of transport with an emphasis on building sustainable and accessible infrastructure and structures in Wales. Bangor bus station is within a 5-minute walk of the site, and with frequent public transport services, shops are within comfortable walking distance of the site and the train station is approximately 10-15 minutes walking distance which is also served by public transport and taxis. Given the above, it is believed that the proposal complies with the requirements of Policies PS4 and PS 5 of the LDP.

### Affordable Housing

- 5.17 Policy TAI 15 seeks to ensure an appropriate provision of affordable housing within new housing developments. It has a threshold figure of 2 or more units in the Bangor Sub-Regional Centre in order to assess whether an affordable provision is viable. This proposal is for an increase of 13 residential units and, therefore, it must be assessed whether the contribution towards meeting the community's needs for affordable housing is possible. As Bangor is within the 'North and South Arfon Coastline' house price area of the Plan, it is noted that providing 20% of affordable housing is viable. As this is a proposal for 13 units, this equates to 3 units.

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5.18 In this case, the applicant has proposed three of the units as affordable residential units for local people, however it is noted that all the flats are between 39m<sup>2</sup> and 41m<sup>2</sup> in floor area. Based on the information in the SPG: Affordable Housing (suggesting a presumed floor space of 46m<sup>2</sup> for an affordable one-bedroom flat with a communal entrance) together with a comparison with recent sales and rentals of similar flats in the area, it is believed that the market value of all these units can be deemed affordable without a discount arranged through a 106 agreement. Similarly, given the size and location of these flats, it is not expected that their prices will be out of reach of local residents and that all these flats will be "affordable by design". It is acknowledged that the planning permission would last for a period of 5 years and that property values could change during that period and, therefore, in this case it is considered that it is appropriate to impose a condition to ensure that three of the units are affordable, and the value of the units could be confirmed at the time of building and an affordable arrangement ensured through a 106 agreement if deemed necessary at that time. It is therefore considered that the proposal complies with the requirements of Policy TAI 15 of the LDP.

### Linguistic matters

5.19 As this is a development for more than 10 living units a Language Impact Assessment was submitted to support the application. This notes:

- The intention of the proposal is to help meet the demand for such accommodation which is lacking in Bangor.
- The development would enable young professionals to stay in the community whilst also being close to their place of work.
- Bangor is a sub-regional centre providing a range of amenities, services and employment opportunities with good accessibility through public transport to other urban centres.
- The development would enable local people to stay in the area, accessing these services and facilities.
- The development would retain an element of ground floor area for retail purposes, which would contribute to employment opportunities in the area.
- The property is currently empty, and it is likely that the smaller commercial floor area would be more appealing to a local business as rent prices are likely to be lower whilst retaining a high street location.

5.20 The Language Unit was consulted, and it noted that overall, the proposal would have a neutral impact. There is a demand within the city of Bangor for flats such as these as a step within the local housing market, and these units would be available to meet recognised needs within the local community. It is therefore considered, with suitable conditions, that this application meets the requirements of policy PS 1 of the LDP.

### Town Centre

5.21 The site is located within the Bangor City Centre boundary and the Main Shopping Area; national and local policies aim to protect and improve the vitality and viability of town centres and their retail, service and social functions. In this case, retail use would continue on the ground floor, retaining the functional shop front window. Therefore, it is not believed that the development would undermine the role of the City Centre as it would sustain business activity and contribute towards the viability of the high street. It is therefore considered that the application is acceptable under the requirements of policies PS 15, MAN 1 and MAN 2 in relation to protecting the retail roles of town centres.

PLANNING COMMITTEE	DATE: 15/06/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

## Open Spaces

- 5.22 Paragraph 3.4.1 of the Supplementary Planning Guidance (SPG): Open Spaces in New Housing Developments states that a contribution towards children's play areas will not be sought from one bedroom dwellings, student accommodation, sheltered and elderly housing, extra care facilities and other specialist forms of development where children in the 0-14 age range will not usually be residents. The 2011 Census does not indicate that children live in one-bedroom properties therefore there would be no need for an additional provision or a financial contribution in light of this proposed development.

### Other matters

- 5.23 Chapter 6 of Planning Policy Wales (PPW) deals with green infrastructure, net benefit to biodiversity, the protection afforded to Sites of Special Scientific Interest and trees and woodlands. A Green Infrastructure Statement was submitted with this application and changes to PPW have been considered. In this case, the development would have very little impact on biodiversity but the Statement proposes some improvements in the form of nesting boxes and control over external lights and it is believed, given the urban nature of the site, that these are acceptable under policy PS 19 of the LDP and meet PPW objectives.

## 6. Conclusions:

- 6.1 It is considered that the proposed use is acceptable and will not impair the area's character and will not cause unacceptable harm to amenities. All material planning considerations have been considered when determining this application; however, this has not changed the recommendation.

## 7. Recommendation:

- 7.1 To approve subject to conditions:

1. Time - Five years
2. In accordance with the plans
3. Restrict the use class to C3 residential dwellings only
4. Restrict the construction hours
5. The objectives of the Green Infrastructure Statement must be implemented
6. Affordable housing condition
7. Welsh name

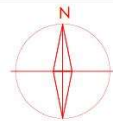
Note: Welsh Water

**19/08/25**  
Adran Cynllunio - Cyngor Gwynedd

**Cynllun Diwygiedig**  
**Amended Plan**



The contractor is responsible for checking dimensions, tolerances and references. Any discrepancy to be verified with the Architect before proceeding with the works.  
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**REVISION NOTES:**

REV A: 01/08/2025  
Amendments as requested by Planning Assistant.

**Drawing no. 1**

Site	rev.	revision/author/checker
<b>PURPOSE OF ISSUE</b>		
PLANNING		
<b>PROJECT</b>		
Waterloo Inn, 219-225 High Street, Bangor		
<b>DRAWING</b>		
LOCATION PLAN & SITE PLAN		
<b>JOB NO.</b>		REV
2022-105-001		A
<b>DRAWN BY.</b>	GS	checked
<b>SCALE</b>	<b>DATE:</b> 19.08.2025	
1:1250 - 1:500 @A3		



Location Plan 1:1250

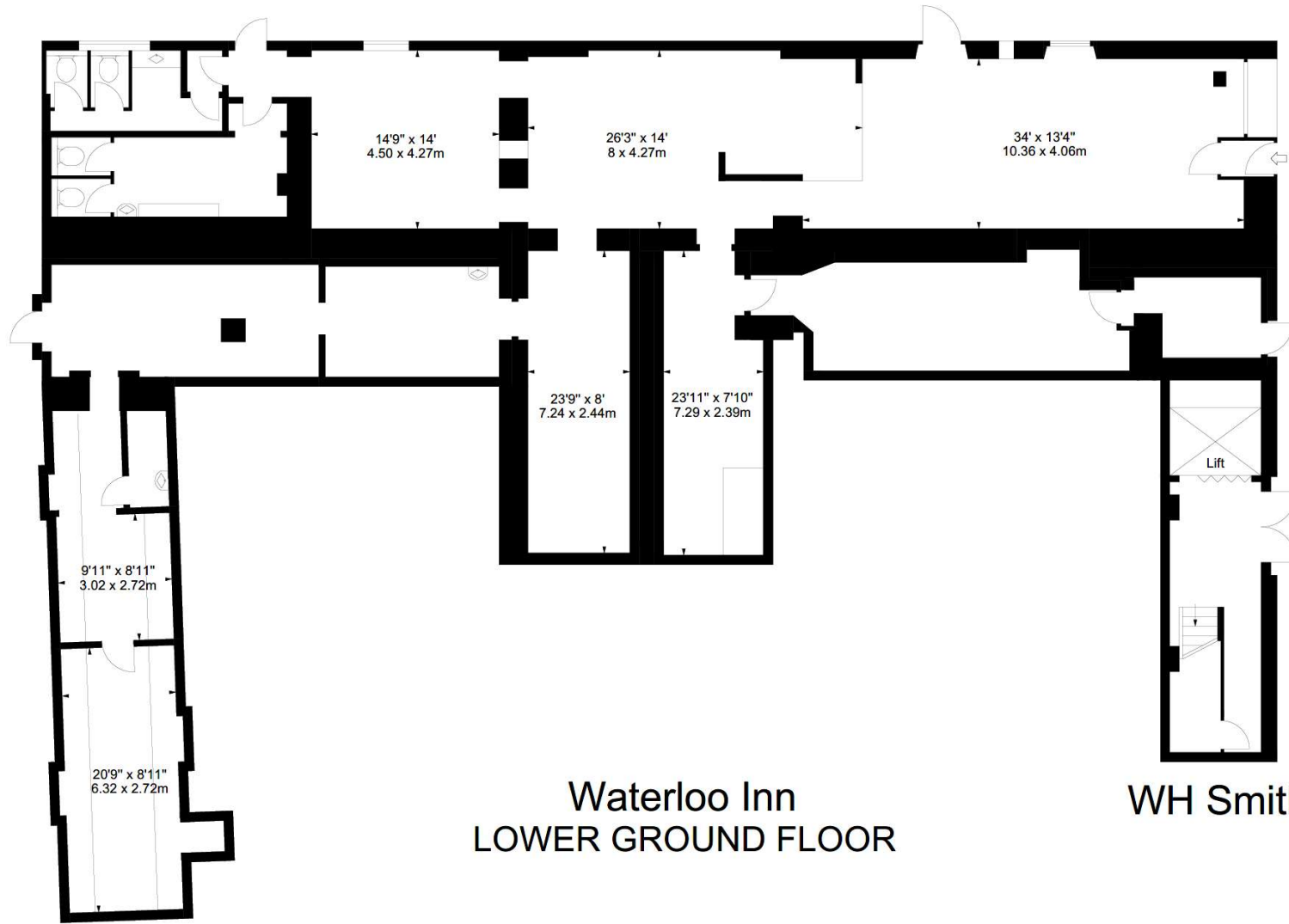


Site Plan 1:500



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**02/05/25**  
ADRAN CYNLLUNIO - CYNGOR GWYNEDD



Waterloo Inn  
LOWER GROUND FLOOR

WH Smith

Drawing no. 2.0	
date	revision/author/checker
PURPOSE OF ISSUE PLANNING	
PROJECT Waterloo Inn, 219-225 High Street, Bangor	
DRAWING EXISTING LOWER GROUND FLOOR PLAN	
JOB NO. 2022-105-002	REV
DRAWN BY. GS	checked
SCALE 1:100@A3	DATE: 22.02.2023

ARCHITECTURE & INTERIORS - 31 COLESHILL ROAD  
856 951 - 021 755 0211 - g@architectureinteriors.co.uk



**GWYBODAETH YCHWANEGOL  
ADDITIONAL INFORMATION**

**17/10/25**  
ADRAN CYNLLUNIO-CYNGOR GWYNEDD



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**EXISTING FRONT ELEVATION**

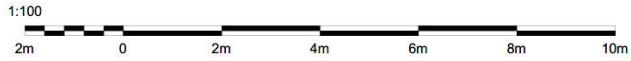
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date	rev.	revision/author/checker
<b>PURPOSE OF ISSUE</b> PLANNING		
<b>PROJECT</b> Waterloo Inn, 219-225 High Street, Bangor		
<b>DRAWING</b> EXISTING ELEVATION		
<b>JOB NO.</b> 2022-105-003		REV
<b>DRAWN BY.</b> GS	checked	
<b>SCALE</b> 1:100@A3	<b>DATE:</b> 11.09.2025	

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836 8DT - 0121 763 4211 - gpi@architectureinteriors.co.uk

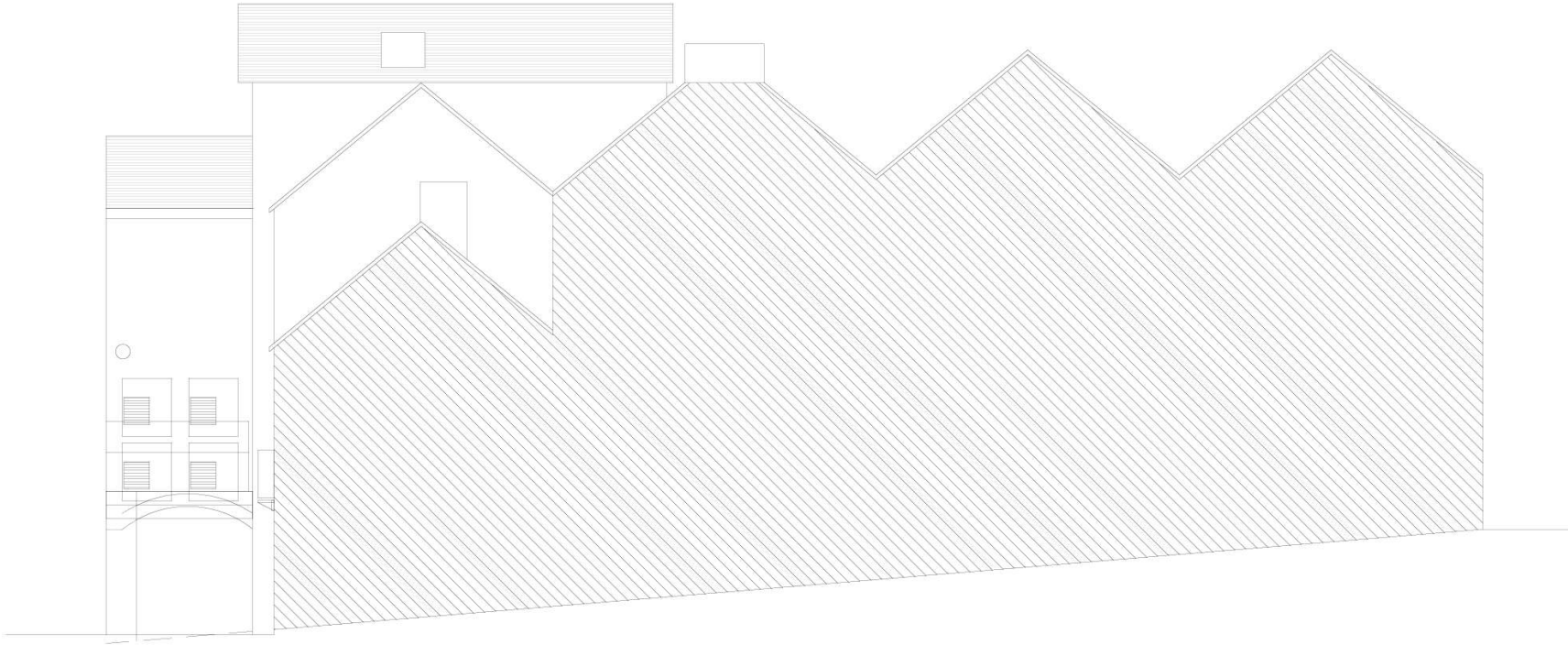
**GWYBODAETH YCHWANEGOL  
ADDITIONAL INFORMATION**

**17/10/25**

ADRAN CYNLLUNIO-CYNGOR GWYNEDD



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Drawing no. <b>9.0</b>		
date	rev.	revision/author/checker
<b>PURPOSE OF ISSUE</b>		
PLANNING		
<b>PROJECT</b>		
Waterloo Inn, 219-225 High Street, Bangor		
<b>DRAWING</b>		
EXISTING SIDE ELEVATION		
<b>JOB NO.</b>		REV
2022-105-003		
<b>DRAWN BY.</b> NN	checked	
<b>SCALE</b> 1:100@A3	<b>DATE:</b> 10.10.2025	

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8336 8DT - 0121 783 6211 - @architectureinteriors.co.uk

GWYBODAETH YCHWANEGOL  
ADDITIONAL INFORMATION



**17/10/25**  
ADRAN CYNLLUNIO-CYNGOR GWYNEDD

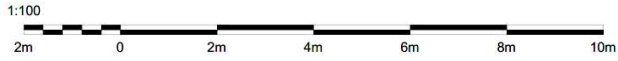


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Drawing no. <b>10.0</b>	
date	rev. revision/author/checker
PURPOSE OF ISSUE <b>PLANNING</b>	
PROJECT <b>Waterloo Inn, 219-225 High Street, Bangor</b>	
DRAWING <b>EXISTING REAR ELEVATION</b>	
JOB NO. <b>2022-105-003</b>	REV
DRAWN BY: <b>NN</b>	checked
SCALE <b>1:100@A3</b>	DATE: <b>10.10.2025</b>

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83&6DT - 0121 783 6211 - g@architectureinteriors.co.uk



**GWYBODAETH YCHWANEGOL  
ADDITIONAL INFORMATION**

**17/10/25**  
ADRAN CYNLLUNIO-CYNGOR GWYNEDD



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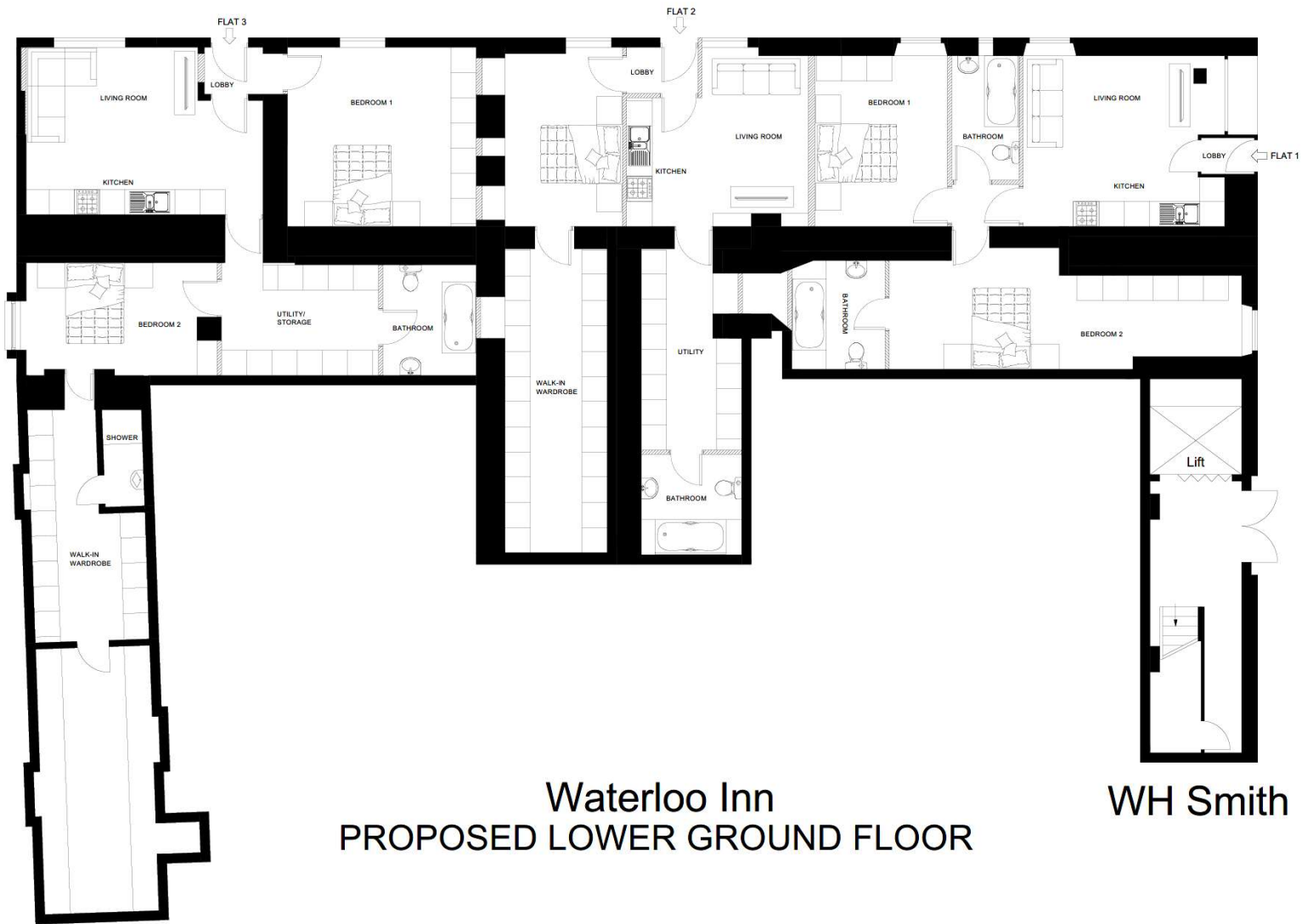
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date	rev. revision/author/checker
<b>PURPOSE OF ISSUE PLANNING</b>	
<b>PROJECT Waterloo Inn, 219-225 High Street, Bangor</b>	
<b>DRAWING EXISTING SIDE ELEVATION</b>	
JOB NO. <b>2022-105-003</b>	REV
DRAWN BY: <b>NN</b>	checked
SCALE <b>1:100@A3</b>	DATE: <b>10.10.2025</b>

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836 807 - 0121 763 4211 - [gs@architectureinteriors.co.uk](mailto:gs@architectureinteriors.co.uk)



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**02/05/25**  
ADRAN CYNLLUNIO - CYNGOR GWYNEDD



**Waterloo Inn  
PROPOSED LOWER GROUND FLOOR**

**WH Smith**

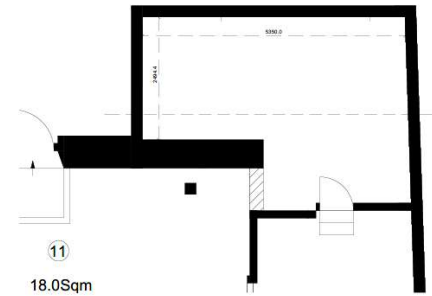
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date	rev. revision/author/checker
<b>PURPOSE OF ISSUE</b> PLANNING	
<b>PROJECT</b> Waterloo Inn, 219-225 High Street, Bangor	
<b>DRAWING</b> PROPOSED LOWER GROUND FLOOR PLAN	
<b>JOB NO.</b> 2022-105-004	REV.
<b>DRAWN BY.</b> GS	checked
<b>SCALE</b> 1:100@A3	<b>DATE:</b> 22.02.2023

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BS9 6DT - 0121 783 6211 - gs@architectureinteriors.co.uk



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**02/05/25**  
ADRAN CYNLLUNIO - CYNGOR GWYNEDD



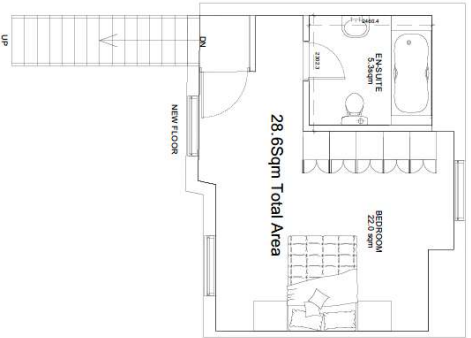
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date	rev. revision/author/checker
<b>PURPOSE OF ISSUE</b> PLANNING	
<b>PROJECT</b> Waterloo Inn, 219-225 High Street, Bangor	
<b>DRAWING</b> PROPOSED GROUND FLOOR PLAN	
<b>JOB NO.</b> 2022-105-005	
<b>DRAWN BY.</b> GS	checked
<b>SCALE</b> 1:100@A3	<b>DATE:</b> 22.02.2023

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**02/05/25**  
ADRAN CYNLLUNIO - CYNGOR GWYNEDD



<b>Drawing no. 6.0</b>			
date	rev.	revision/author/checker	
<b>PURPOSE OF ISSUE</b>			
PLANNING			
<b>PROJECT</b>			
Waterloo Inn, 219-225 High Street, Bangor			
<b>DRAWING</b>			
PROPOSED FIRST FLOOR PLAN			
<b>JOB NO.</b>			REV
2022-105-006			
<b>DRAWN BY.</b>		GS	checked
<b>SCALE</b>		1:100@A3	<b>DATE:</b> 22.02.2023

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54.5Sqm Total Area

70.5Sqm Total Area

68.0Sqm Total Area

65.0Sqm Total Area

36.5Sqm Total Area

51.0 Sqm Total Area

51.0 Sqm Total Area

51.0 Sqm Total Area

51.0Sqm Total Area

41.8Sqm Total Area

**17/10/25**  
ADRAM CYNLLUNIO-CYNGOR GWYNEDD

**GWYBODAETH YCHWANEGOL  
ADDITIONAL INFORMATION**



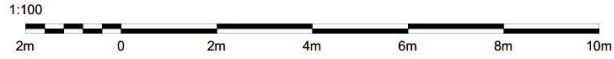
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**PROPOSED FRONT ELEVATION OPTION 2**

<b>Drawing no. 8.0</b>	
date	rev. revision/author/checker
<b>PURPOSE OF ISSUE</b> PLANNING	
<b>PROJECT</b> Waterloo Inn, 219-225 High Street, Bangor	
<b>DRAWING</b> PROPOSED ELEVATION	
<b>JOB NO.</b> 2022-105-003	REV
<b>DRAWN BY.</b> GS	checked
<b>SCALE</b> 1:100@A3	<b>DATE:</b> 11.09.2025

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**GWYBODAETH YCHWANEGOL  
ADDITIONAL INFORMATION**

**17/10/25**  
ADRAN CYNLLUNIO-CYNGOR GWYNEDD

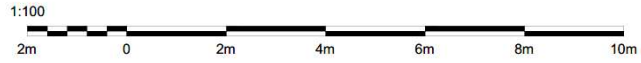


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<b>Drawing no. 13</b>	
date	rev. / revision/author/checker
<b>PURPOSE OF ISSUE PLANNING</b>	
<b>PROJECT Waterloo Inn, 219-225 High Street, Bangor</b>	
<b>DRAWING PROPOSED REAR ELEVATION</b>	
<b>JOB NO. 2022-105-003</b>	REV
<b>DRAWN BY: NN</b>	checked
<b>SCALE 1:100@A3</b>	<b>DATE: 15.10.2025</b>

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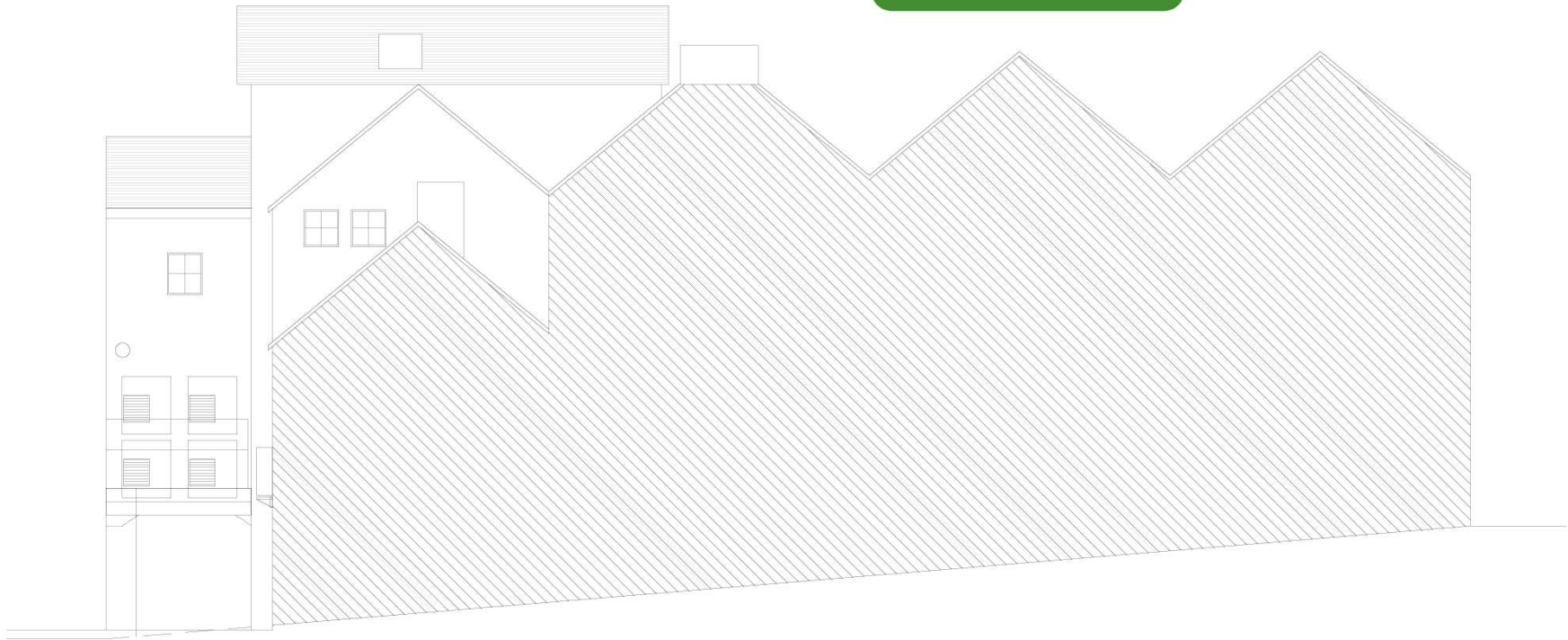


**GWYBODAETH YCHWANEGOL  
ADDITIONAL INFORMATION**

**17/10/25**  
ADRAN CYNLLUNIO-CYNGOR GWYNEDD



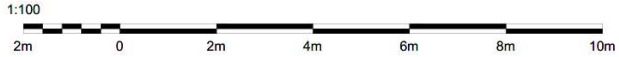
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<b>Drawing no. 12</b>	
date	rev. revision/author/checker
<b>PURPOSE OF ISSUE</b>	
<b>PLANNING</b>	
<b>PROJECT</b>	
<b>Waterloo Inn, 219-225 High Street, Bangor</b>	
<b>DRAWING</b>	
<b>PROPOSED SIDE ELEVATION</b>	
<b>JOB NO.</b>	REV
<b>2022-105-003</b>	
<b>DRAWN BY:</b> NN	checked
<b>SCALE</b> 1:100@A3	<b>DATE:</b> 15.10.2025

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**GWYBODAETH YCHWANEGOL  
ADDITIONAL INFORMATION**



**17/10/25**  
ADRAN CYNLLUNIO-CYNGOR GWYNNEDD

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Drawing no. <b>14</b>	
date	rev. / revision/author/checker
PURPOSE OF ISSUE <b>PLANNING</b>	
PROJECT <b>Waterloo Inn, 219-225 High Street, Bangor</b>	
DRAWING <b>PROPOSED SIDE ELEVATION</b>	
JOB NO. <b>2022-105-003</b>	REV.
DRAWN BY: <b>NN</b>	checked
SCALE <b>1:100@A3</b>	DATE: <b>16.10.2025</b>

ARCHITECTURE & INTERIORS - 51 COLESHILL ROAD -  
BS68D1 - 0121 783 6211 - g@architectureinteriors.co.uk







PLANNING COMMITTEE	DATE: 15/06/2026
THE REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

**Number: 6**

**Application No: C26/0046/34/LL**

**Date Registered: 29/01/2026**

**Application Type: Full**

**Community: Clynnog**

**Ward: Clynnog**

**Proposal: Application for the operation of inert waste materials recycling, screening and recovery plant**

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

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

PLANNING COMMITTEE	DATE: 15/06/2026
THE REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

## 1. Description:

- 1.1 This is an application for the operation of inert waste materials recycling, screening and recovery plant at Cefn Graianog quarry. The site is located at the established mineral processing area at Cefn Graianog Quarry utilising the existing infrastructure and vehicular access arrangements.
- 1.2 The proposal would enable the importation, storage, treatment and blending of specified non-hazardous waste streams to produce soils, soil substitutes and secondary aggregates. The development would reduce reliance on landfill and lessen the need for primary (virgin) materials. The applicant advises that the principal driver for the development is the importation of dredged sand and gravel from operations such as Gwynedd Council's Gimblet Rock site, which undertakes dredging at the entrance to Pwllheli Harbour. Whilst mineral in nature, this material is classified as waste and therefore requires planning permission for its importation and processing. A screening plant is already in situ; the application therefore relates to the importation of material and its processing using existing plant.
- 1.3 The proposal involves the recycling and recovery of inert waste materials arising primarily from dredging, excavation and demolition activities. Processing would be limited to physical treatment, including screening and associated handling, to produce a non-waste aggregate in accordance with the WRAP Quality Protocol. The site already processes mineral material, and the proposed development is therefore similar in nature to existing operations, albeit involving imported waste. All activities would take place on existing hardstanding. It is proposed that the duration of the development be tied to the permitted life of the quarry, with restoration undertaken as part of the approved restoration scheme.
- 1.4 The proposal seeks to treat 50,000 tonnes of waste per annum, with a maximum of 20,000 tonnes (approximately 10,000m<sup>3</sup>) stored on site at any one time. The applicant has listed the following waste types from the Waste Classification Technical Guidance WM3 to be imported and treated on site:
- 01 04 08 – waste gravel and crushed rocks
  - 01 04 09 – waste sand and clays
  - 17 05 04 – soil and stones other than those mentioned in 17 05 03
  - 17 01 01, 17 01 02, 17 01 03 – concrete, bricks, tiles and ceramics
  - 17 01 07 – mixtures of concrete, bricks, tiles and ceramics (excluding those mentioned in 17 01 06)
  - 17 03 02 – road base and road planings (excluding materials containing coal tar)
  - 17 05 06 – dredging spoil other than those mentioned in 17 05 05
  - 20 02 02 – soil and stones
- 1.5 Material will access the site by the existing vehicular arrangements by road from the A487 and surface water will be contained and directed to an existing settlement lagoon for reuse within the quarry, with no off-site discharge. Operating hours and working conditions will align with those already established for Cefn Graianog Quarry.
- 1.6 The proposed development does not fall within the categories of development listed in Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017. However, it does fall within the description of development set out in Schedule 2, specifically Paragraph 11 'Other Projects', (b) 'Installations for the disposal of waste (unless included in Schedule 1)', (ii) 'the area of the development exceeds 0.5 hectare'.

PLANNING COMMITTEE	DATE: 15/06/2026
THE REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

1.7 The UK Government's Ministry of Housing, Communities and Local Government has published guidance on indicative screening thresholds for Schedule 2 development under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. While this guidance relates to English Regulations (Central Government) and is not directly applicable in Wales, the structure and content of the Welsh Regulations are broadly similar.

1.8 As such, the guidance is considered to be a useful reference in informing the screening process and in determining whether a proposed development is likely to give rise to significant environmental effects requiring an Environmental Impact Assessment.

The guidance advises that 11 (b);

*“Installations (including landfill sites) for the deposit, recovery and/or disposal of household, industrial and/or commercial wastes where new capacity is created to hold more than 50,000 tonnes per year, or to hold waste on a site of 10 hectares or more. Sites taking smaller quantities of these wastes, sites seeking only to accept inert wastes (demolition rubble etc.) or Civic Amenity sites, are unlikely to require Environmental Impact Assessment.”*

It is therefore clear that the Column 1 description in paragraph 11 is not restricted entirely to the “disposal” of wastes and any installation that deposits, recovers or disposes of wastes should be considered included in this paragraph.

1.9 Having screened and assessed the proposal against the criteria set out in Schedule 3 of the Regulations, it is considered that the likely environmental effects of the development would not be significant. As such, the submission of an Environmental Impact Assessment in support of the planning application is not considered necessary.

## 2. Relevant policies:

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

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

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

- Strategic Policy PS 1: Welsh Language and Culture
- Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
- Strategic Policy PS 5: Sustainable Development
- Strategic Policy PS 13: Providing Opportunity for a Flourishing Economy
- Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
- Strategic Policy PS 21: Waste management
- Strategic Policy PS 22: Minerals
- AT 4: Protection of Non-Designated Archaeological Sites and Their Setting
- AMG 1: Areas of Outstanding Natural Beauty Management Plans
- AMG 3: Protecting and Enhancing Features and Qualities that are distinctive to the Local Landscape Character
- AMG 5: Local Biodiversity Conservation
- PCYFF 2: Development Criteria
- PCYFF 6: Water Conservation

PLANNING COMMITTEE	DATE: 15/06/2026
THE REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

- MWYN 1: Safeguarding Mineral Resources
- MWYN 5: Buffer Zones Around Mineral Sites
- MWYN 9: Restoration and Aftercare
- GWA 1: Provision of waste management and recycling infrastructure
- GWA 2: Waste Management and allocated sites
- Supplementary Planning Guidance – Maintaining and Creating Distinctive and Sustainable Communities 2019

#### 2.4 **National Policies:**

- Planning Policy Wales (PPW Edition 12, 2024)
- Future Wales – The National Plan 2040.
- Technical Advice Note (TAN) 5: Nature conservation and planning
- Technical Advice Note 11: Noise
- Technical Advice Note 12: Design
- Technical Advice Note 18: Transport
- Technical Advice Note 20: Planning and Welsh language
- Technical Advice Note 21: Waste
- Technical Advice Note 23: Economic development
- Technical Advice Note 24: The historic environment
- Mineral Technical Advice Note 1 (MTAN): Aggregates

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

- C24/1126/34/AC ‘Application under Section 73 for variation of condition 1 of planning permission reference C20/1065/22/AC to allow for 4-year extension for the completion of minerals operations and restoration.’ – Granted permission on 28/11/2025.
- C24/1125/34/AC ‘Application under Section 73 for variation of condition 2 of planning permission reference C20/1064/22/AC to allow for 4-year extension for the completion of minerals operations and restoration.’ – Granted permission on 27/11/2025.
- C24/1124/34/AC ‘Application under Section 73 for variation of condition 1 of planning permission reference C20/1063/22/AC (proposed eastern extension for the extraction for the extraction of sand and gravel and progressive restoration) to allow for 4-year extension for the completion of minerals operations and restoration.’ – Granted permission on 08/09/2025.
- C20/1065/22/AC ‘Application under Section 73 of the Town and Country Planning Act to vary condition 1 on planning permission C10D/0487/34/MW to extend the life of quarrying and associated processing operations for a further four years to allow for the completion of mineral working with a further year for the completion of restoration’ – Granted permission on 15/04/2021.
- C20/1064/22/AC ‘Application under Section 73 of the Town and Country Planning Act to vary condition 2 on planning permission C15/0299/34/MW (construction of 3 ancillary silting lagoons and associated works to provide the necessary capacity to enable the ongoing working of mineral and the provision of a closed system for the control of quarry water on site ) to allow a four-year extension for the use of the lagoons in connection with the minerals operations and a further year for the completion of restoration.’ – Granted permission on 15/04/2021.
- C20/1063/22/AC ‘Application under Section 73 of the Town and Country Planning Act to vary condition 1 on planning permission C16/0816/34/MW (proposed eastern extension for the extraction of sand and gravel and progressive restoration) to allow a four-year extension for the completion of minerals operations and a further year for the completion of restoration.’ – Granted permission on 15/04/2021.
- C16/0816/34/MW ‘Proposed eastern extension of the extraction of sand and gravel and progressive restoration’ - Granted subject to conditions on the 18<sup>th</sup> of November 2016.
- C15/0299/34/MW Granted subject to conditions on 22nd June 2015 – Construction of 3 ancillary silting lagoons and associated works to provide the necessary capacity to enable the ongoing working of mineral and the provision of a closed system for the control of quarry water on site.
- C10/0487/34/MW - Application submitted with an Environmental Impact Assessment. Planning permission granted subject to conditions on 23rd August 2011 to vary conditions on an existing

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planning permission to extend the life of the quarrying operations up until 31 December 2020 and variation of a scheme of working under conditions 1&2 of planning permission 2/14/12G and C00D/0487/34/MW.

- The site has a long history of sand and gravel extraction dating back to the earliest known planning permission granted in May 1958, with documented evidence of the workings supplying material for several large-scale civil engineering contracts in the area including the Dinorwig Power Station, Stwlan Dam and several local road improvement contracts. The following permissions are specific to the application area. The site has been operational under planning permission 2/14/16G granted on the 1st of March 1996, which includes both the Cefn Graianog processing area and the extractive operations at Graianog Farm. A further permission, C00D/0005/34/MW granted under in May 2000 to vary conditions 1 & 2 of this consent to alter the sequence of extractive operations. This variation enabled the operation to blend various mineral types within the working face to meet production/sales requirements and to rationalise the sequence of progressive restoration.

#### 4. Consultations:

##### Community Council:

Response received on 18/02/2026:

Following on from the Clynnog Fawr community council meeting on the evening of Tuesday 17th February 2026 where this planning application was discussed, there was no objection.

##### Cyngor Gwynedd Transportation Unit:

No comments received.

##### Cyngor Gwynedd Public Protection Service (Environmental Health):

Response received on 14/05/2026:

The Service's interpretation of the original request was that it proposed an additional activity to be undertaken concurrently on the quarry's existing machinery, effectively increasing the level of operations on site, including the potential introduction of more plant and equipment.

On that basis, the Service's position is as follows:

- If no additional machinery is brought onto the site to manage the waste, there is no objection to the installation as set out below.
- However, it is recommended that a noise condition be attached to any consent to ensure that site operations remain within acceptable limits.
- Should the applicant intend to introduce additional machinery to facilitate the activity, a noise impact assessment would be required to demonstrate that the increased operations would not result in unacceptable impacts.

Response received on 17/04/2026:

We acknowledge that the proposed activity will be regulated under the Environmental Licensing (England and Wales) Regulations 2016 by Natural Resources Wales (NRW). However, it is noted that the planning and environmental licensing regimes are separate, and the existence of an environmental licence, or the intention to obtain one, does not remove the need to assess the effects of land use, including effects on amenities on nearby sensitive receptors. The purpose

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of the assessment is to show that operational noise will not lead to significant adverse effects on residential amenities, taking into account relevant guidelines (e.g. BS 4142, WHO guidelines, TAN 11, Welsh soundscape effects).

Controlling noise through an environmental permit does not remove the requirement for such an assessment.

Environmental licensing (CNR) regulates emissions and pollution control from the installation (using BAT, license conditions, management plans, etc.), while during the planning phase, the applicant must be able to demonstrate that the development will not have a negative impact on nearby residents, so this is the reason for requesting a noise assessment to show that they will not increase the noise in the area.

Response received on 05/03/2026:

#### Air Quality

The proposed activities at the application site inherently generate dust, including from vehicle movements, the unloading of dry waste, screening operations, and stockpiling. The submitted assessments identify a number of sensitive receptors, including residential properties (the nearest approximately 205 m away) and recreational pathways. Prevailing winds (south-west to north-east) have been considered, with a greater risk identified for downwind receptors. The Service accepts the information contained within the DMP, which outlines appropriate measures for managing dust onsite. The mitigation measures to control dust outlined within the DMP shall be implemented. However, the DMP does not address the potential health risks associated with fine particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>) at sensitive receptor locations. The ERA states that “particulate emissions can arise from the deposit of potentially dry or dusty wastes, uncovered dusty waste deposits, un-vegetated areas, vehicle movements on unpaved or dusty roads, and settlement of surface water run-off laden with suspended solids”. Given the potential risks associated with fine particles, the Service reiterates its recommendation consistent with comments made at the pre-application stage, that an air quality assessment is undertaken.

#### Noise

The Environmental Risk Assessment (Ref: K0642-ENV-R002-04, August 2025) notes that the proposed activities “will utilise the same or similar plant as is currently in operation onsite, and that associated noise emissions are not expected to exceed levels typical of existing quarry operations. The nearest residential property (approximately 205 m east-south-east), along with other properties at greater distances (325–780 m), is therefore unlikely to experience significant additional noise”. The applicant must provide evidence to demonstrate that the proposed operations will not result in an increase in overall site noise. It is recommended that a noise assessment is undertaken to confirm that the combined noise from both quarry operations and the proposed activities will not exceed 55 dB LAeq (1 hr), free field at the nearest noise-sensitive receptor. Should noise levels exceed 55 dB LAeq

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(1 hr), appropriate mitigation measures must be implemented. The Service concurs with the mitigation measures outlined within the submission and emphasises that, should a noise complaint be received, the applicant will be required to appoint a suitably qualified noise consultant to undertake monitoring. This is to ensure continued compliance with the site's existing noise condition, namely that noise levels arising from operations shall not exceed 55 dB LAeq (1 hr), free field at any noise-sensitive residential property.

#### Operating Hours

Operating hours are identified within the Environmental Management Plan (August 2025). The Service recommends that these hours be conditioned should the application be approved: The waste materials recycling, screening and recovery activities shall only take place between: 07:00–17:00 Monday–Friday 08:00–12:30 Saturday No operations on Sundays or Bank Holidays

#### **Cyngor Gwynedd Biodiversity Unit:**

Response received on 24/03/2026:

The GIS has been produced to a good standard. This development follows the stepwise approach, no objection.

#### **Cyngor Gwynedd Countryside and Access Service (Public Rights of Way):**

No comments received.

#### **Cyngor Gwynedd SuDS Approval Body:**

Response received on 23/02/2026:

Based on the information available, it is unclear whether this development meets the criteria set out in Schedule 3 of the Flood and Water Management Act 2010, and the associated thresholds that would necessitate a separate SuDS application. For clarity, under the current guidance, developments comprising of one or more dwellings or construction area of 100m<sup>2</sup> or more are required to obtain SAB approval prior to construction.

We have no objections to the planning application. Please note that SAB approval will be subject to a full assessment during the formal SAB application process. If the construction area is less than 100 m<sup>2</sup>, SAB approval is not required.

Further details regarding the SAB application process are available through the following link <https://www.gwynedd.llyw.cymru/en/Residents/Planning-and-building-control/Planning/Sustainable-Drainage-Systems.aspx>

#### **Cyngor Gwynedd Lead Local Flood Authority (YGC Water and Environment Unit):**

No comments provided.

#### **North and Mid Wales Trunk Road Agency (NMWTRA):**

Response received on 19/02/2026:

I refer to your consultation of 03/02/2026 regarding the above planning application and advise that the Welsh Government as

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highway authority for the A487 trunk road does not issue a direction in respect of this application.

If you have any further queries, please forward to the following Welsh Government Mailbox [NorthandMidWalesDevelopmentControlMailbox@gov.wales](mailto:NorthandMidWalesDevelopmentControlMailbox@gov.wales)

**AONB:** No comments received.

**CADW:** Response received on 18/02/2026:

Thank you for your letter inviting our comments on the information submitted for the above planning application.

#### Advice

This response is based on the advice provided by Cadw's Historic Environment Planning Officer.

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

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

#### Assessment

##### Scheduled Monuments

CN067 Caerau Ancient Village

CN098 Graianog Standing Stone & Round Cairns

CN115 Y Foel Camp

CN213 Cross Inscribed Stone Near Capel Uchaf

The above scheduled monuments are located inside 3km of the proposed development, but intervening topography, buildings and vegetation block all views between them. Consequently, the proposed development will have no visual impact on the settings of these scheduled monuments.

The proposed development is located some 350m southeast of scheduled monument CN098 Graianog Standing Stone & Round Cairns, the proximity of which means the monument could be affected by noise or other factors associated with the proposed development.

Scheduled monument CN098 Graianog Standing Stone & Round Cairns comprises the remains of a standing stone and the remains of two cairns which date to the Bronze Age (c. 2300 - 800 BC). The standing stone is 2.85 m high by 0.85 m wide by 0.6 m thick. It is rectangular in section with flat, smooth sides. The north cairn is 8 m in diameter, built of small stones which remain to a height of 0.5 - 0.6 m. A modern field wall has been built over the southeast edge of the cairn, preserving at least three kerb stones in its base. A further three kerb stones are visible, two on the west side and one on the north. The south cairn is larger and more spread, with little indication of its original shape and size. It is now an amorphous mass of stone, 25 m x 8 m by 1.5 m high.

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Bronze Age funerary and ritual monument are thought to have been located so that they had views to and from neighbouring funerary monuments, prominent natural features and associated settlement sites. In this case burnt mounds suggest the presence of settlement over the plateau to the east and significant views are in this direction, although the modern quarry at Cefn Graianog interrupts these, as well as between the component parts of the monument.

**Natural Resources Wales:**

Response received on 27/05/2026:

Thank you for consulting Natural Resources Wales (NRW) on your Habitats Regulations Assessment for the above development, which we received on 26th May 2026

Our response should be taken as NRW's formal representation, as the appropriate nature conservation body, to your Appropriate Assessment (AA) under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).

In consideration of the mitigation measures detailed, we agree with your conclusion that an adverse effect upon the integrity of the Corsydd Eifionydd SAC can be ruled out.

Response received on 17/02/2026:

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

Environmental Permitting

The activity proposed in this planning application requires an environmental permit or exemption under The Environmental Permitting (England and Wales) Regulations 2016.

The site was granted an environmental permit, Permit Number EPR/DB3598CW, dated 29/10/2025.

National Landscapes

The development is situated within 600 metres of the Llŷn National Landscape/Area of Outstanding Natural Beauty (AONB). We note that section 6.7 of the Supporting Planning Statement, Kedd Limited, January 2026 discusses the Landscape and Visual effects of the proposed development.

We are assuming that your Authority has screened the application and concluded that any impacts on landscape are unlikely in line with Planning Policy Wales. If you require further advice, then please reconsult us.

Protected Sites

Gwynedd Council Council Offices Ffordd y Cob Pwllheli LL53 5AA

Ein cyf/Our ref: CAS-299665-W7Q1

Eich cyf/Your ref: C26/0046/34/LL

The site lies within 500 metres to the Corsydd Eifionydd Special Area of Conservation (SAC) and Cors Gyfelog Site of Special Scientific Interest (SSSI).

#### Corsydd Eifionydd Special Area of Conservation

From the information provided, we consider that providing the developer complies with the Environmental Permit, which is protective of the Corsydd Eifionydd Special Area of Conservation (which would be applied onsite independently of the HRA process) the proposal would not result in a likely significant or adverse effect.

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, 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.

#### Cors Gyfelog Site of Special Scientific Interest (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

#### Groundwater Protection

The Supporting Planning Statement, Kedd Limited, January 2026 and Environmental Risk Assessment, ayesa, Report Reference: K0642-ENV-R002-04, August 2025 both state “Given the waste types proposed to be accepted and processed at the site are inert soils and gravels originating from dredging, excavation and demolition activities, it is very likely these materials will contain low or negligible concentrations of potentially polluting substances”.

The applicant cannot be certain that there is no potential for contaminated silts to be incorporated with dredging materials. We recommend the applicant ensure materials coming onto site are as stated ‘will contain low or negligible concentrations of polluting substances’.

The Waste Planning Statement and Environmental Risk Assessment suggest “The activities are to be undertaken on permeable hardstanding” and “There is limited potential for rainwater/surface water to permeate through the hardstanding and migrate into the underlying superficial sands and gravels, and siltstone bedrock”.

Permeable surfaces will allow surface water to infiltrate into underlying strata. If there is to be any uncertainty about the quality of source materials entering the site, we would recommend that impermeable surfaces are installed where materials are to be stored and processed with sealed drainage.

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### Protected Species

No ecological information has been submitted, although a discussion of the background to ecological assessment of the site is provided within section 6.5 of the Supporting Planning Statement. We recommend you seek the advice of the Local Planning Authority's ecological adviser about the requirement for further information to be submitted in support of the application, the need for bespoke surveys and the scope of further information, where required.

### 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.

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.

If you have any queries about the above, please do not hesitate to contact us.

#### Public Consultations:

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

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

### **Principle of development**

- 5.1 The proposed development is for the importation, storage, treatment and blending of specified non-hazardous waste streams to produce soils, soil substitutes and secondary aggregates.
- 5.2 Section 5.13 of Planning Policy Wales and Policy GWA 1 are relevant to this proposal. Planning Policy Wales states that the planning system plays a key role in facilitating sustainable waste management, whilst ensuring that any adverse environmental impacts are minimised. It also emphasises the need to avoid risks to human health, protect designated landscapes and nature conservation sites from inappropriate development, and safeguard the amenity of residents, as well as other land uses and users that may be affected by existing or proposed waste management facilities.
- 5.3 The application site is allocated within the Joint Local Development Plan for provision of waste management facilities and recycling infrastructure identified in Policy GWA 1. The policy notes that 'Cefn Graianog' is a site that is suitable for the development of an 'Urban Quarry'. TAN 21: Waste defines Urban Quarries in paragraph 3.24 "*Where there are longer term prospects for a sufficient and economic supply of demolition and construction waste from an appropriate catchment area, it may be appropriate to identify a permanent recycling repository or 'urban quarry' for this purpose. Planning authorities should include criteria based policies, or preferably identify suitable sites, to guide the location of repositories or 'urban quarries' for construction and demolition waste to avoid unnecessarily landfilling of inert waste.*"

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- 5.4 Although the site is allocated for waste management use, policy GWA 1 states that “*Any new development must be suitable in terms of size and scale and must not have an adverse impact upon the landscape, the natural environment or the amenity and health of the local population. All new proposals for Waste Management facilities should be accompanied by a Waste Planning Assessment (as defined by Annex B of TAN21, Waste).*”
- 5.5 An assessment of the development’s suitability, including its potential impacts on visual and landscape character, residential amenity and environmental considerations, is set out in the following sections of this report. These assessments conclude that the proposal would not give rise to any adverse impacts.
- 5.6 The application is supported by a Waste Planning Assessment (WPA), which provides details of the proposed development, operational processes, and the identified need for the facility.
- 5.7 As set out above, the proposal seeks to treat up to 50,000 tonnes of waste per annum, with a maximum of 20,000 tonnes (approximately 10,000m<sup>3</sup>) stored on site at any one time. The waste types proposed to be imported and treated, as defined within Waste Classification Technical Guidance WM3, include:
- 01 04 08 – waste gravel and crushed rocks
  - 01 04 09 – waste sand and clays
  - 17 05 04 – soil and stones (excluding those classified under 17 05 03)
  - 17 01 01, 17 01 02, 17 01 03 – concrete, bricks, tiles and ceramics
  - 17 01 07 – mixed construction materials (excluding those classified under 17 01 06)
  - 17 03 02 – road base and planings (excluding coal tar-containing materials)
  - 17 05 06 – dredging spoil (excluding that classified under 17 05 05)
  - 20 02 02 – soil and stones
- 5.8 Processing would be limited to physical treatment methods, including screening and associated handling, to produce a non-waste aggregate in accordance with the WRAP Quality Protocol.
- 5.9 The WPA identifies that the primary need for the development arises from the intended importation and processing of dredged material from Cyngor Gwynedd’s Gimblet Rock site, associated with works at Pwllheli Harbour. In addition, the proposal would enable Cefn Graianog Quarry to diversify its operations by providing recycled products alongside existing quarried materials, thereby reducing reliance on the extraction of primary mineral resources.
- 5.10 Furthermore, the development supports the principles of a circular economy by promoting the reuse and recovery of materials, minimising waste generation and reducing the need for landfill disposal. As such, the proposal is considered to represent a sustainable form of development in accordance with national and local planning policy.
- 5.11 It is believed that the Waste Planning Assessment submitted with the application is commensurate with the nature and scale of the proposed development. The proposal submitted with the application is acceptable in principle and complies with local and national policies and guidelines on the principle of the sustainable treatment of waste. The development therefore complies with policies PS21 and GWA 1 of the Anglesey and Gwynedd Joint Local Development Plan 2011 - 2026.

### **Visual amenities and landscape**

- 5.12 Policies PCYFF 3, PCYFF 4, MWYN 3 and MWYN 9 of the JLDP are all relevant policies to consider in terms of visual and landscape impact. The potential significance of any landscape and visual impacts are determined by a combination of the magnitude of changes and sensitivity of the landscape setting to change.

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- 5.13 This application is for operation of inert waste materials recycling, screening and recovery plant at Cefn Graianog quarry. The development will utilise the existing hard standing yard area of the quarry currently permitted by planning permission C20/1065/22/AC.
- 5.14 Other than the construction of 1.5m bund along the eastern and southern boundaries, the proposal will not alter the existing site and there will be no extension to the footprint of the site.
- 5.15 The landscape and visual impact assessment submitted as part of the development proposals for the parent permission of the mineral operations includes an appraisal of the development including a selection of viewpoints and photomontages taken from vantage points from within landscape character areas within and around the site. The assessment makes an evaluation of the surrounding landscape in terms of the AONB, Eryri National Park as well as local impact. The 'Nantlle' Landscape of Outstanding Historic Interest is located approximately 1000m northeast of the existing quarry and it is not considered that the proposal will impact on the nature and historic fabric of this landscape designation or the cultural significance of the slate quarrying areas.
- 5.16 The screening/recycling plant is already present on site and will remain within the existing processing and stockpile area. As such, it should be considered within the context of the established plant and machinery, as shown on Drawing No. KD.CFN.3.D.003. The plant is mobile and notably smaller in scale compared to the existing mineral processing operations currently undertaken at the site. Given that the development sits within an established mineral working it is not considered that it would not result in any great levels of visual impact.
- 5.17 The proposed development will be time limited to match the associated mineral permissions, and the restoration of the site will be done in accordance with previously approved plans. This will ensure that the proposal does not compromise the restoration of the mineral site that is a requirement of policy MWYN 9 of the JLDP.
- 5.18 Within the overall context of the existing Quarry site, the identified landscape and visual changes have a limited level of effect and would not result in any great levels of visual impact. Therefore, with the retention of existing conditions it is considered that the application complies with policies AMG 1, PCYFF 3, PCYFF 4 and MWYN 9 of the JLDP.

### **General and residential amenities**

- 5.19 The proposal is for operation of inert waste materials recycling, screening and recovery plant at Cefn Graianog quarry that by its nature is very similar to the type of infrastructure that has been operational on the site for many years, and which has been the subject of environmental controls through planning conditions, or Environmental Permits.
- 5.20 Although not specifically relevant to waste development, the existing permitted mineral operations are of a similar nature and have been assessed against policies MWYN 3 and MWYN 5 of the JLDP and MTAN 1 Wales; Aggregates. The policies require that mineral developments do not pose 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 and a recommended separation buffer distance of 100m.
- 5.21 There are no sensitive properties located within this 100m buffer zone of this development and the proposal is for operations of a similar nature. The site it will be subject to the same working conditions as present, including the control of noise, dust & working hours, white noise alarms are fitted to plant machinery to minimise disturbance etc. The council's Public Protection Service have confirmed that they do not object to the proposed development.
- 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 and GWA 1 of the Gwynedd and Môn Joint Local Development Plan 2011 - 2026.

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### **Traffic matters, Public Rights of Way and Common Land**

- 5.23 The proposal does not involve any alterations to the existing access arrangements, nor is it anticipated to result in an increase in transport movements. This is because vehicle movements associated with the development are expected to offset those currently linked to mineral operations.
- 5.24 It is considered that the existing road network is of a sufficient standard to accommodate the level of traffic anticipated from the site. Furthermore, public rights of way would not be adversely affected, subject to the imposition of an appropriate planning condition.
- 5.25 The development is therefore considered to comply with Policies PS 4 and TRA 4 of the Gwynedd and Môn Joint Local Development Plan (2011–2026).

### **Ecological and biodiversity matters**

- 5.26 This application is specifically for the operation of an inert waste materials recycling, screening and recovery plant at Cefn Graianog quarry does not include any extension or substantive physical alterations to the already approved working area.
- 5.27 On 7th February 2024, the Welsh Government published an update to Chapter 6 of Planning Policy Wales (PPW), which deals with green infrastructure, net worth to biodiversity, the protection afforded to Sites of Special Scientific Interest and trees and woodlands. The applicant has provided a Green Infrastructure Statement (GIS) that has followed the stepwise approach in chapter 4. The stepwise approach is a hierarchy of actions used to assess and limit the impact of the development on biodiversity.
- 5.28 The council's biodiversity unit have not offered an objection and note that Green Infrastructure Statement is acceptable.
- 5.29 Therefore, the proposal conforms to the requirements Strategic Policy PS 19 and Policy AMG 3, AMG 5, and GWA 1 of the Gwynedd and Môn Joint Local Development Plan 2011 - 2026.

### **Habitats Regulation Assessment**

- 5.30 As the competent authority under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended), Cyngor Gwynedd is required to undertake a Habitats Regulations Assessment (HRA) prior to determining any application likely to have a significant effect on a designated site.
- 5.31 The development is located closest to the Corsydd Eifionydd SAC, which comprises four component SSSIs: Cors Llanllyfni (1.5km north), Cors Gyfelog (1km south), Cors y Wlad (2.5km southwest) and Cors Graianog (5km southeast). The SAC is designated for features including transition mires and quaking bogs, marsh fritillary butterfly, and slender green feather-moss. Its conservation objectives focus on maintaining these habitats and species, supporting a diverse range of nutrient conditions, sustaining associated flora and fauna, and ensuring appropriate habitat management across the component sites.
- 5.32 The proposal seeks permission for an inert waste recycling, screening and recovery plant within Cefn Graianog Quarry. Although confined to part of the existing processing yard, the development has been assessed in the context of the wider quarry operations. The works are located outside the SAC and are not hydrologically or physically connected to any of its component sites. As such, there will be no direct habitat loss.

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- 5.33 A closed-loop lagoon system is in place to manage surface water and prevent pollution, ensuring that there is no adverse impact on the hydrology of the SAC. In addition, the development will operate in accordance with pollution prevention best practice, including measures for water treatment, storage of hazardous materials, and emergency spill response.
- 5.34 The only potential pathway for impact is through dust emissions. However, the development involves screening, sorting and blending activities only, with no crushing proposed, thereby limiting dust generation. Given the separation distance of approximately 382 metres to the SAC boundary, any dust emissions would be expected to disperse before reaching the site. This risk is further minimised through mitigation measures set out in the Dust Emissions Management Plan (DEMP).
- 5.35 The extant quarry permissions have previously been assessed under the Habitats Regulations, concluding that the development would not have a likely significant effect on the SAC. Taking account of the nature of the proposal, the separation distance, and the embedded mitigation measures, no credible pathways have been identified that would result in adverse effects on the qualifying features of the Corsydd Eifionydd SAC.
- 5.36 NRW confirmed that they agree with the Local Planning Authority's conclusion that it is beyond reasonable scientific doubt, that the proposal would not adversely affect the integrity of the designated site, subject to the implementation of the identified mitigation measures and conditions.

### Hydrology and Hydrogeology

- 5.37 Welsh Government published a revised TAN 15 on the 31st of March 2025. The revised TAN 15 is titled 'Development, flooding and coastal erosion' and is accompanied by Circular 002/2025 'Guidance on The Town and Country Planning (Flood Risk Area Development) (Notification) (Wales) Direction 2025' and clarification letter from the Chief Planner of the Welsh Government's Planning Directorate. Section 1 of the new TAN 15 states "This document replaces Technical Advice Note 14, published in 1998 and Technical Advice Note 15, published in 2004. Development Plans and planning decisions should no longer refer to those documents."
- 5.38 A small area at the northern portion of the application site and the existing lagoons within is situated within a Surface Water and Small Watercourse Flood Zone 2 and 3 on the Flood Map for Planning. The principal purpose of the closed-loop lagoon system is to supplement the existing water management infrastructure to prevent this from occurring. The water management system has been specifically designed to ensure sufficient capacity to manage all quarry waters on site, i.e. as a self-contained system.
- 5.39 The existing closed-loop lagoon system is to supplement the existing water management and is already subject to planning permission and it's not considered that it's inclusion for use in managing water of the proposal would have no apparent effect on flood risk to the development.
- 5.40 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.
- 5.41 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 policies AMG 5, PCYFF 2, PCYFF 3, PCYFF 6 and GWA 1 of the Gwynedd and Môn Joint Local Development Plan 2011 – 2026.

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### **Archaeology and cultural heritage**

- 5.42 The development will utilise existing hardstanding within the mineral processing yard and will not involve any previously undisturbed ground. As such, it is not expected to have any impact on archaeological interests. Although there are Scheduled Ancient Monuments within 350m of the site, Cadw has confirmed that it raises no objections to the proposal.
- 5.43 The proposal therefore complies with Policy PS 20 of the Gwynedd and Môn Joint Local Development Plan 2011 - 2026.

### **The Welsh language**

- 5.44 Policy PS1 states that a 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". In response to this requirement, the applicant has provided a Welsh Language Statement. Chapter 6 of the statement has assessed the potential effects of the developments on the language and community based on language and population movement; visual elements; quality of life and community infrastructure; employment.
- 5.45 This application will maintain the existing local workforce at the Cefn Graianog Quarry. The development will therefore likely retain Welsh speakers in the local community who will use the language in the workplace.
- 5.46 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**

- 5.47 Technical Advice Note 23, Economic Development states; in determining planning applications local planning authorities need to bear in mind that traditional business use, classes B1-B8, only account for part of the activity in the economy. It is important that the planning system recognises the economic aspects of all development and that planning decisions are made in a sustainable way which balance social, environmental and economic considerations. It further states that; Local planning authorities should recognise market signals and have regard to the need to guide economic development to the most appropriate locations, rather than prevent or discourage such development.
- 5.48 The proposal to expand operations at Cefn Graianog Quarry to include a recycling facility will support the local economy by sustaining and potentially enhancing both direct and indirect employment associated with quarry operations. In accordance with Strategic Policy PS 5 (Sustainable Development) and Policy PS 13 (Providing Opportunity for a Flourishing Economy) of the Gwynedd and Môn Joint Local Development Plan, the development contributes towards maintaining a viable rural economy and supporting employment opportunities within the minerals sector.
- 5.49 Furthermore, the retention of a local workforce is recognised as having wider social and cultural benefits, including supporting the vitality and use of the Welsh language in accordance with Strategic Policy PS 1 (Welsh Language and Culture). As such, the proposal is considered to deliver positive socio-economic outcomes in line with the overarching objectives of the Development Plan.
- 5.50 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.

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## 6. Conclusion:

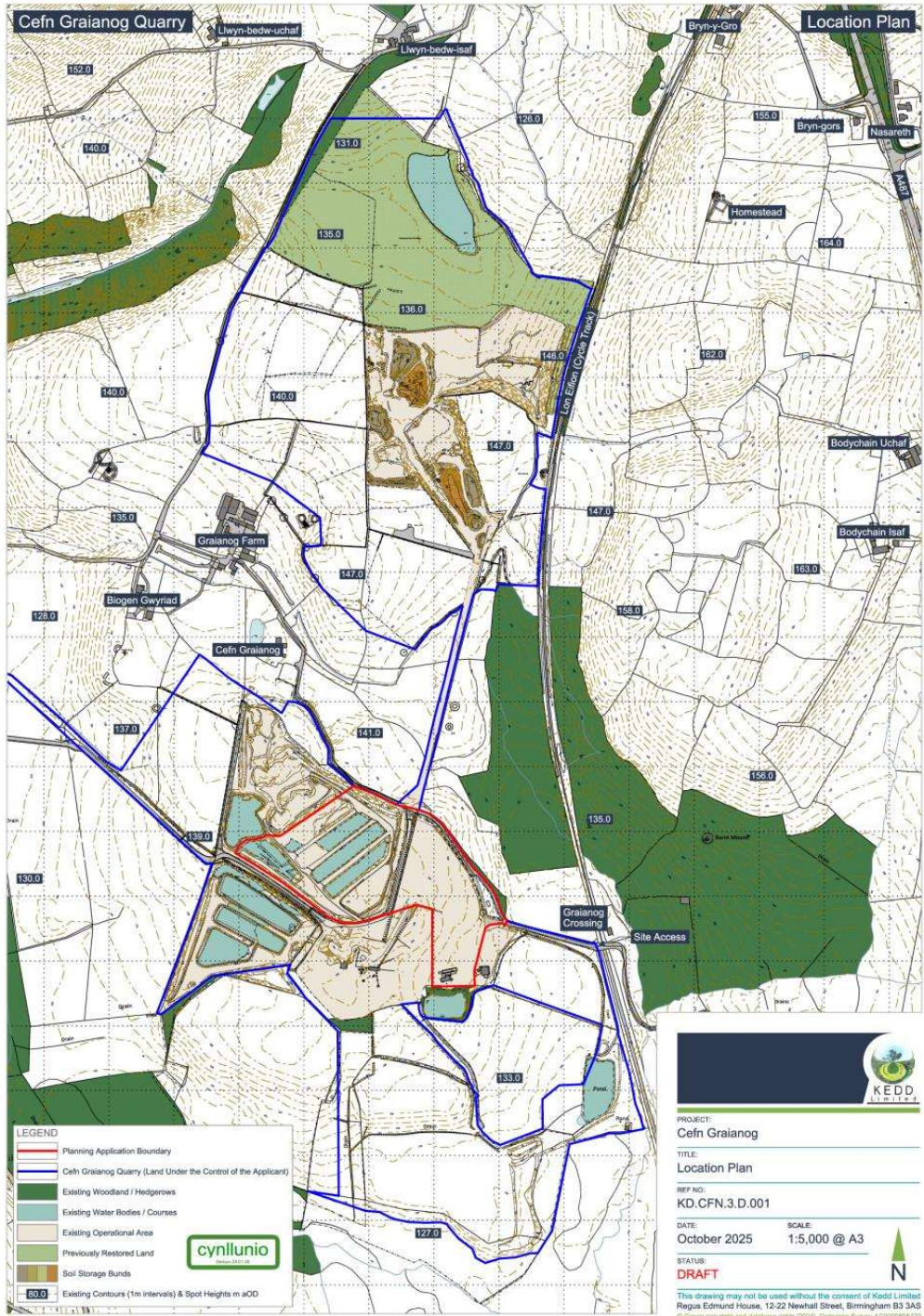
- 6.1 The proposal seeks to recycle non-hazardous waste at Cefn Graianog to produce secondary aggregates, consistent with its allocation as a waste management site under Policy GWA 1. It would process up to 50,000 tonnes annually, supporting a circular economy and reducing reliance on primary mineral extraction. Overall, the development is considered acceptable in principle and compliant with national policy and JLDP Policies PS 22 and GWA 1.
- 6.2 There is unlikely to be any apparent change in site working conditions or visual impact of the workings and the development will not detract from the positive features in the landscape in accordance with Policy PS 19, AMG 3, AT 1, MWYN 3 & MWYN 9 of the Gwynedd & Môn Joint Local Development Plan 2011 – 2026.
- 6.3 There are no overriding planning policy issues sufficient to warrant refusal of planning permission and issues relating to noise, dust & environmental controls are well established on this site. It is considered therefore that subject to appropriate conditions to control the impacts of noise and dust and working hours the proposal will not have a detrimental impact on the amenities of the area and therefore conforms to policy PCYFF 2 of the Gwynedd and Môn Joint Local Development Plan 2011 - 2026.
- 6.4 In addition, the proposal is likely to make a positive contribution on the economy of the area in accordance with Strategic Policy PS 13 of the Anglesey and Gwynedd Joint Local Development Plan 2011 - 2026.

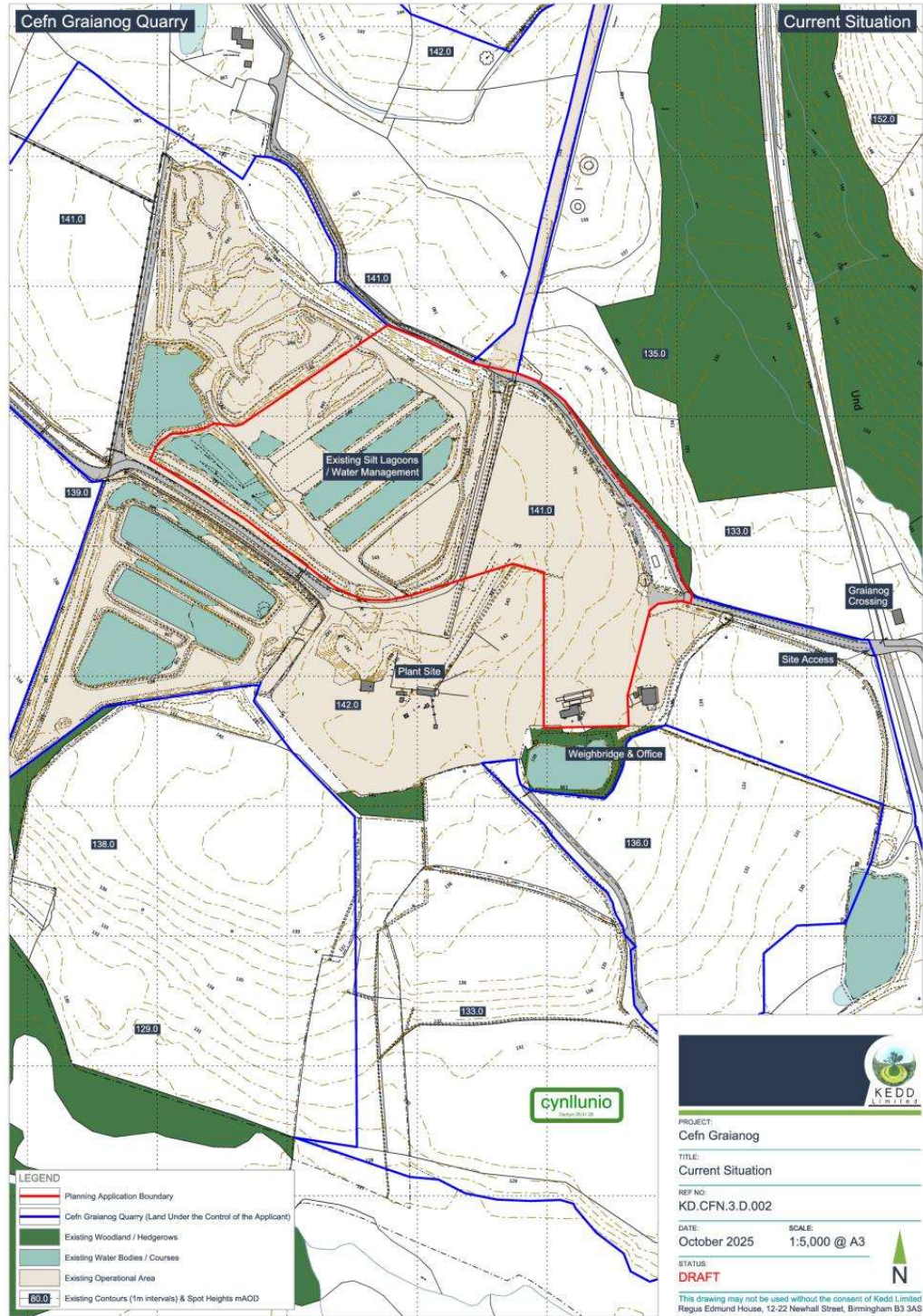
## 7. Recommendation:

- 7.1 To delegate powers to the Head of the Environment Department to approve the application, subject conditions relating to the following:
1. Commencement of development within 12 months of permission.
  2. Cessation of operations by 31/12/2028. Restoration of site by 30/06/2029 (to match mineral permission ref. C24/1126/34/AC).
  3. In accordance with approved plans.
  4. Mark out the boundary of the consented area and construction of surface water collection point and containment bund prior to commencement of development.
  5. Restriction on Permitted Development Rights, buildings, erection of structures, private ways, floodlighting & fences.
  6. Nothing other than inert waste materials shall be imported to site (Waste Codes identified in the Waste Planning Assessment). Audit of material to be made available upon request.
  7. No more than 50,000 tonnes of inert waste material to be imported to site per annum. No more than 20,000 tonnes stored on site at any one time.
  8. Unless otherwise agreed in writing, details of the location and specifications of any floodlights will be submitted for the approval of the Waste Planning Authority prior to installation.
  9. Hours of working. (to match existing).
  10. Noise limits (to match existing).
  11. Noise Management Plan submitted within 3 months of permission.
  12. All vehicles, plant and machinery operated within the site shall be maintained in such a manner as to restrict maximum noise emission levels to those set out in the manufacturer's specification. No plant, machinery or equipment shall be operated at the site unless fitted with appropriate sound deadening screens, casework, enclosures and silencers.
  13. No operations on the site shall be undertaken in such a manner as to cause the raising of fugitive dust and a water spray or other dust suppression system shall be maintained on site at all times together with an adequate supply of water. Stockpiles of materials and areas traversed by wheeled vehicles or within which the handling or movement of material is undertaken shall be watered or otherwise treated at such times and intervals as may be necessary to prevent the raising of such dust.

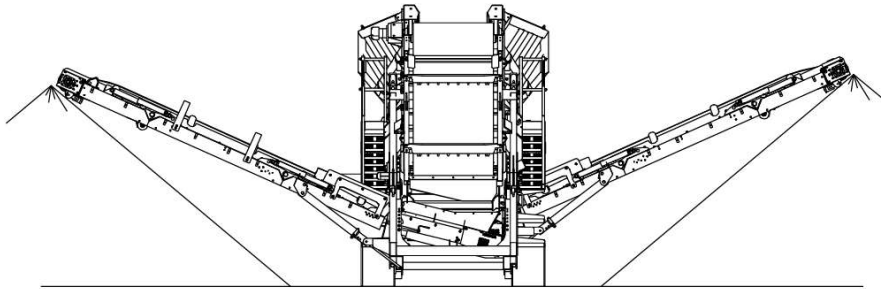
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14. The surface of the site access to the public highway shall be kept free from mud and other debris and maintained at all times in a condition acceptable to the Waste Planning Authority such as to ensure that mud is prevented from being deposited onto the public highway.
15. Sheeting of lorries leaving and arriving at site with stone or material less than 500mm.
16. Restriction of vehicle access to existing access arrangements.
17. A copy of this determination and the approved plans showing the method and direction of working and restoration shall be displayed in the operator's site office at all times during the life of the site.
18. The best practicable means and/or 'white noise' reversing alarms shall be fitted to mobile plant and vehicles used on site.
19. Oil, fuels and chemicals stored on impervious base and bunds.
20. The operator shall monitor the site for the presence of non-native invasive plant species for each phase of the development, focussing particularly on Japanese knotweed, and implement control measures as appropriate.
21. Restoration and aftercare (to match existing).

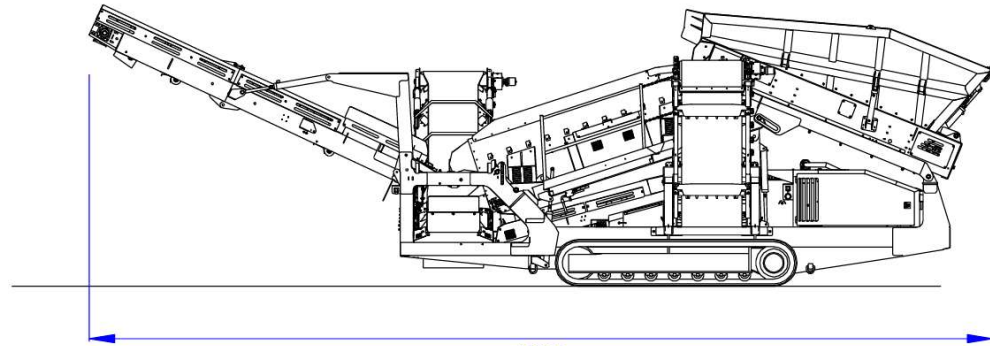






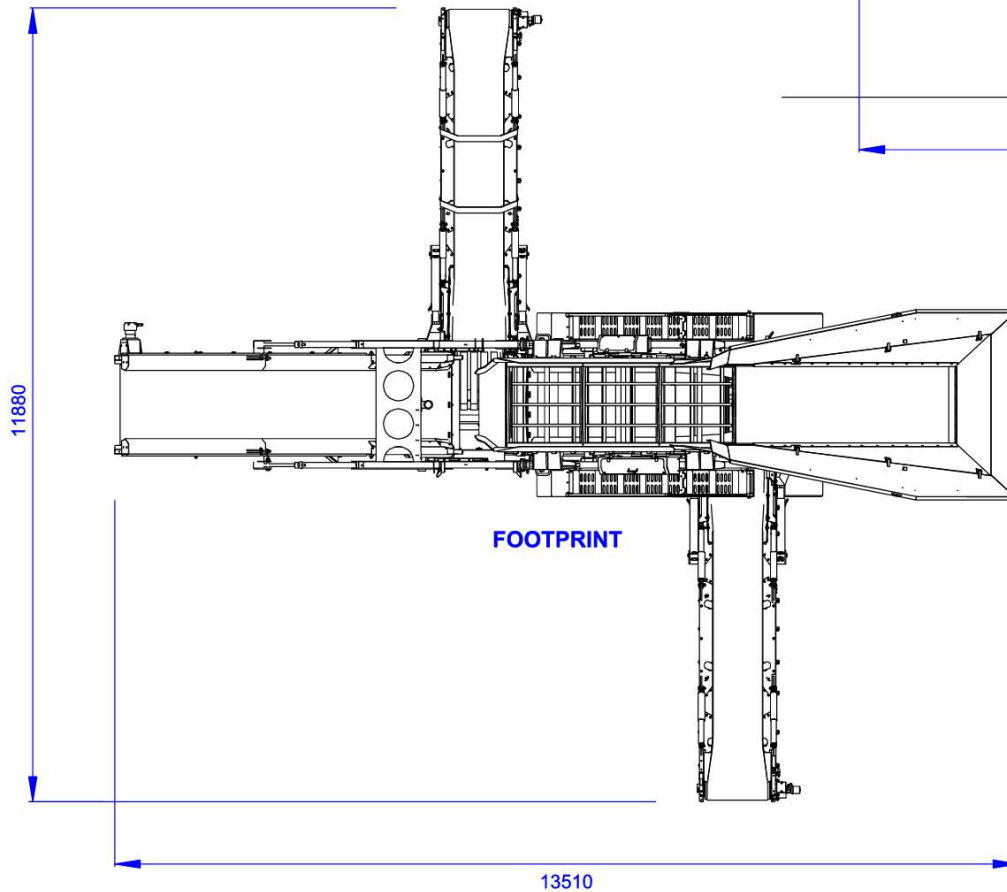


ELEVATION A



13510  
ELEVATION B

3310



SCALE (metres)



PROJECT:  
Cefn Graianog

TITLE:  
Footprint & Elevations: Screener

REF NO:  
KD.CFN.3.D.004

DATE:  
October 2025

SCALE:  
1:50 @ A3

STATUS:  
**DRAFT**



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**Number: 7**

**Application Number: C21/0590/17/LL**

**Date Registered: 10/12/2025**

**Application Type: Full**

**Community: Llandwrog**

**Ward: Groeslon**

**Proposal: Application for the change of use of land for the creation of a holiday touring site for caravans, motor homes (25 units) and tents (10 units), demolition of existing amenity building and erection of a new amenity building and associated developments**

**Location: Fferm Grafog, Y Groeslon, Caernarfon, Gwynedd, LL54 7UE**

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

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## 1. Description:

- 1.1 Application for the change of use of land for the creation of a holiday touring site for caravans, motor homes (25 units) and tents (10 units), demolition of existing amenity building and erection of a new amenity building and associated developments.
- 1.2 As part of the proposal, it is also proposed to widen and improve the access to the A487 Trunk Road, including the installation of formal warning signs, which will facilitate the safe and efficient flow of traffic between the site and the A487.
- 1.3 In addition, the development includes the installation of connection points, an access track, a waste storage area, low-level lighting, and landscaping planting. It also includes associated drainage works, including the installation of sewage treatment works that will flow through an attenuation pond into a stream that runs along and within the southern boundary of the application site.
- 1.4 This is a countryside site with the entrance located directly from the A487 Trunk Road. The site is approximately 140m north of Penygroes roundabout and opposite the Inigo Jones Slate Works. Currently, the existing single-track entrance serves the farm and the existing certified site, which allows for five caravans and ten tents throughout the year.
- 1.5 The site is located in a Wildlife Site and within a Surface Water Flood zone and Small Watercourses 2 and 3.
- 1.6 The Glynllifon Site of Special Scientific Interest and Special Area of Conservation are approximately 130m from the site across the Trunk Road.
- 1.7 The application is submitted to the Planning Committee as the size of the site exceeds 0.5ha.

## 2. Relevant Policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.
- 2.2 The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the 7 well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.
- 2.3 **Anglesey and Gwynedd Joint Local Development Plan 2011-26, adopted 31 July 2017**
  - PS 1: The Welsh Language and Culture
  - PS2: Infrastructure and Developer Contributions
  - ISA1: Infrastructure Provision
  - PS 4: Sustainable transport, development and accessibility

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TRA 2: Parking standards

TRA 4: Managing transport impacts

PS 5: Sustainable Development

PCYFF 1: Development boundaries

PCYFF 2: Development criteria

PCYFF 3: Design and place shaping

PCYFF 4: Design and landscaping

PS 14: The Visitor Economy

TWR 5: Touring caravan sites, camping sites and temporary alternative camping accommodation

PS 19: Conserve and where appropriate enhance the natural environment

AMG3: Protecting and improving features and qualities that are unique to the character of the local landscape

AMG 6: Protection Sites of Local or Regional Significance

### **Supplementary Planning Guidance**

SPG: Maintaining and creating distinctive and sustainable communities (2019)

SPG: Tourist facilities and accommodation (2021)

## **2.4 National Policies:**

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 12 - February 2024)

Technical Advice Note: 5 Planning and Nature Conservation (2009)

Technical Advice Note: 12 Design: June (2016)

Technical Advice Note 15: Development and Flood Risk (2004)

Technical Advice Note: 18 Transport: March (2007)

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### 3. Relevant Planning History:

3.1 No relevant history.

### 4. Consultations:

Community/Town Council:

**Llandwrog Community Council 20/07/2021** - Support the application subject to consideration being given to legal proceedings under the disability discrimination act. No provision for access to the toilet block was considered and legally facilities should be provided for the disabled.

**Llandwrog Community Council 20/12/2022** - Decision of Llandwrog Community Council (19/12/22 meeting) – **no objection**

Transportation Unit:

Comments 29/06/2021:

I refer to the above application and confirm that there is no objection to the proposal by the Transportation Unit as it is assumed that it will have no impact on the local county road network.

The site is dependent on direct access from the A487 and I recommend consulting the Welsh Government's Trunk Roads Unit for comments on transport matters.

I also recommend consulting with the Rights of Way Unit as a restricted byway runs along the farm access road.

Comments 12/07/2023:

I note the site is accessed from the A487 Trunk Road, and therefore I do not propose to make a recommendation.

Natural Resources Wales:

Latest comments 10/10/23:

Thank you for consulting us on the additional information (proposed lighting scheme, asbac lighting, Project Number AMS7275, 15.09.2023) in support of the above application, which we received on the 20th September 2023. We continue to have concerns with the application as submitted. However, we are satisfied that these concerns can be overcome by attaching the following condition to any planning permission granted: Condition – Lighting Plan Please note, without the inclusion of this condition we would object to this planning application. Further details are provided below. Protected Sites/Protected Species This site is approximately 25 metres from the Glynllifon Special Area of Conservation (SAC) and Glynllifon Site

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of Special Scientific Interest (SSSI). The main feature of these two protected sites is its Lesser Horseshoe Bat population. We also wish to note that bats are also protected species, and that bats and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017.

The vegetation around the boundary of this site is functionally connected to the SAC and the lesser horseshoe bats are known to cross the A487 in this area. We understand that a survey program is ongoing by YGC on behalf of the Welsh Government to ascertain the level of activity across this road. We have concerns that harm from the proposed development on the SAC cannot be ruled out. We've reviewed the additional including submitted in support of this application, including emails from D P Jones, 25th July 2023, and Stuart Kato, eco-scope, also dated 25th July 2023. The applicant has also now submitted a proposed lighting scheme, (asbac lighting, Project Number AMS7275, 15.09.2023). We note the overview in Section 2.3.2 . This plan suggests the provision of dark corridors and consequently the layout of external lighting is satisfactory. However, the document fails to make reference to Institute of Lighting/Bat Conservation Trust guidance <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>. Institute of Lighting//Bat Conservation Trust guidance advises that 2700K or lower luminaire are used. However, we note that 3000K luminaire are proposed. We advise that an alternative light is used that accords with published guidance. We therefore maintain that the following condition be included within any permission: Condition - Prior to its installation, full details of lighting shall be submitted to and agreed in writing by the Local Planning Authority. The Lighting Plan should include: • Details of the siting and type of external lighting to be used • Details of lighting to be used both during construction and/or operation • Measures to monitor light spillage once development is operational The lighting shall be installed and retained as approved during construction and/or operation. Justification: A lighting plan should be submitted to ensure lighting details are agreed prior to installation and to reduce the impacts of lighting in the interest of protected species and protected sites, habitats, commuting corridors. Provided the development is carried out in accordance with this condition, we do not consider that it will adversely affect the integrity of the SAC. 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 the SAC, 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

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result in an adverse effect upon the SAC.

Water Quality We acknowledge that the development will not be served by the public foul sewer and that the application form and supporting information indicates that foul drainage is to be discharged to a private sewerage system. The applicant has provided a suitable breakdown of the costs of connecting to sewer versus a private treatment plant, which shows an estimated £24k difference in cost in terms of capital costs. In terms of planning, the applicants have justified why connecting to the main sewer would not be suitable. In these circumstances Welsh Government Circular 008/2018 advises that a full and detailed consideration be given to the environmental criteria listed under paragraph 2.6 of the Circular, in order to justify the use of private sewerage. The applicant has now clarified, within the document entitled “Response Welsh Water Letter dated 27th July 2021 as regards Water Quality” that a septic tank and soakaway system were investigated, but due to the poor drainage qualities of the land, a soakaway would not be suitable. We therefore accept that the applicants have followed the drainage hierarchy, and that a suitable drainage system is now proposed. We therefore do not have any further water quality concerns, but the applicants should note that they will require separate permission from NRW for the foul discharge to the watercourse, as below. The Applicant should be aware that to operate a private sewerage system, they will need to apply for an environmental permit or register an exemption with us. Septic tanks and small sewage treatment works may be registered as exempt from the requirement to obtain an environmental permit if certain criteria are met. Please note, should a permit be required, further information may be required as part of that application and the Applicant is therefore advised to hold pre-application discussions with our Permitting Team on 0300 065 3000, at the earliest opportunity, to try to ensure that there is no conflict between any planning permission granted and the permit requirements. It is important to note that a grant of planning permission does not guarantee that a permit will be granted, should a proposal be deemed to be unacceptable (either because of environmental risk or because upon further investigation, a connection to mains sewer was feasible). The Applicant should ensure that they have all the required permissions, consents, permits and any other approvals in place prior to commencement of works on the site. More information, including a step by step guide to registering and the relevant application forms are available on our website. Where private sewage treatment/disposal facilities are utilised, they must be installed and maintained in accordance with British Standard 6297 and Approved Document H of the Building Regulations. We also refer the Applicant to Guidance for Pollution Prevention 4 on the NetRegs website, which provides further information. Flood Risk The site lies within Zone A of the Development Advice Maps (DAM) contained within Technical

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Advice Note 15 Development and Flood Risk (July 2004).

TAN15 advises that for development located in Zone A the justification test is not applicable and surface water requirements apply. The acceptability criteria are for no increase in flooding elsewhere to occur as a result of the development. Given the location of development in Zone A, we advise that surface water requirements should be assessed. We note it is for the Authority's Land Drainage Department to comment on the suitability of these proposals. Our comments above only relate specifically to matters included on our checklist, Development Planning Advisory Service: Consultation Topics (September 2018), which is published on our website. We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests. We advise the applicant that, in addition to planning permission, it is their responsibility to ensure secure all other permits/consents/licences relevant to their development. Please refer to our website for further details. If you have any queries concerning the above, please contact me on the details below. Advice for the Developer: Environmental Management: As advised above, the private foul drainage system associated with this development will require an Environmental Permit under the Environmental Permitting Regulations 2016, from Natural Resources Wales, unless an exemption applies. The applicant is advised to contact Natural Resources Wales on 0300 065 3000 for further advice and to discuss the issues likely to be raised. The applicant should be aware that a permit may not be granted. Additional guidance on 'Environmental Permitting' can be accessed: <http://naturalresources.wales/permits-and-permissions/water-discharges/discharges-to-surface-water-and-groundwater/?lang=en> The applicants must minimise discolouration to the watercourse from the construction works. Silty water should be treated, either through the use of settlement lagoons, or tanks, or discharged across a grassed area. For work in river channels the use of coffer dams is recommended, to keep river water out of the working area. River crossings must be kept free from mud or dust deposits. Oil and chemical storage must be kept away from the watercourse, on an impervious base, within a bund, and secured. Absorbents or a suitable spill kit must be kept on site for use in the event of an emergency. NRW should be notified immediately of such an occurrence. The mixing, use and washing of machinery and shuttering of wet concrete and cement must be carefully controlled to minimise the risk of any material entering the watercourse. The applicant is advised to follow the guidance within Guidance for Pollution Prevention 5 "Works and maintenance in or near water": <http://www.netregs.org.uk/media/1415/gpp-5-works-and-maintenance-in-or-near-water.pdf> The demolition of the building will generate what is termed as controlled waste. This waste should only be disposed of to sites which can prove that they are registered

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as exempt, or licensed under the Environmental Permitting Regulations. There is a legal requirement (Duty of Care requirements of Section 34 the Environmental Protection Act 1990) on the site owner, demolition contractor etc to ensure that the re-use or disposal of this waste is appropriate and complies with the Environmental Permitting Regulations. The Duty of Care requirements also mean that appropriate Waste Transfer Notes are produced and kept. Inappropriate disposal will result in enforcement action being taken against all those involved in the disposal of the waste. We advise that in addition to planning permission, it is the applicant's responsibility to ensure that they secure all other permits/consents relevant to their development.

Welsh Water:

Comments 30/06/2021:

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

As the applicant intends utilising a private treatment works we would advise that the applicant contacts Natural Resources Wales who may have an input in the regulation of this method of drainage disposal.

However, should circumstances change and a connection to the public sewerage system/public sewerage treatment works is preferred we must be re-consulted on this application.

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.

Biodiversity

Latest comments 09/04/2026:

The applicant has submitted the following, received on 10th Dec 2025:

- Green Infrastructure Statement dated 1st March 2025.
- Layout Plan (block Plan)
- Planting Specification Proposed Indigenous Hedging
- BAT ACTIVITY ASSESSMENT by Ecoscope dated 08 December 2025
- Ecological Impact Assessment (EcIA) of land at Grafog Farm

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Holiday Park, Groeslon, by

Ecoscope dated 9th Dec 2025

Bats & Glynllifon SAC

The Glynllifon SAC is designated for its population of Lesser Horseshoe Bats. The SAC is located 30 meters to the west across the A487 road. Surveys by the applicant's ecologist has shown that Lesser Horseshoe use part of the existing hedgerow as a flight-line.

Under the Habitats Regulations 2017 Cyngor Gwynedd as the competent authority is required to undertake an HRA.

This development proposal to build a caravan park is likely to affect Lesser Horseshoe Bats for the following reasons:

1. Loss of foraging habitat.
2. Lighting resulting in barriers to bat flight paths.

The proposal seeks to mitigate the impacts to bats by planting a hedge to create a barrier to light spill as well as a foraging habitat and provide species rich grassland. Lighting can be reduced and light spill reduced by following the guidelines produced by BCT & ILP. Therefore it is likely that this development will not result in an adverse impact to the Lesser Horseshoe Bat population of Glynllifon.

In a letter from NRW dated 10th October 2023 they state that they are satisfied that lighting can be planning condition to ensure that it will not impact bat flight paths.

I am not satisfied with the landscaping and hedging therefore I would like a planning condition.

Biodiversity and Green Infrastructure Scheme

This development will result in the loss of 7,500 square meters of semi-improved grassland. This has not been avoided nor is it mitigated for. I recommend that the applicant manages an additional field as a traditional hay meadow to compensate for this loss.

Required planning conditions:

1. Before any construction takes place a lighting plan which has followed the BCT & ILP guidelines must be provided together with an illumination model showing lux contours within the site and the surrounds of the site to 10 meters. Lighting must not result in the illumination of dark areas shown in Bat Activity Assessment (Ecoscope 8th Dec 2025).
2. Before the site is operational monitoring of illumination levels and lighting must be provided to the LPA and any changes required to

maintain dark areas for bat must be undertaken to the satisfaction of the LPA.

3. Before any construction takes place a suitable landscape plan must be provided showing the planting of hedges 2m wide and planted with a density of 8 trees per square meter using native local providence trees.

4. Before any works commence a Biodiversity Mitigation Plan must be provided for the loss of grassland habitat and this must include the management of a field as traditional meadow.

5. Before the site is operational biodiversity mitigation compliance audit must be provided and changes required to must be undertaken to the satisfaction of the LPA.

I am satisfied that impact of this development can be mitigated as long as this conditions are in place and followed, I have no objection.

Senior Rights of Way Officer Llandwrog public footpath number 58 will need to be protected during and after this development.

Licensing Enforcement Officer Comments 11.07.23

In addition to Licensing memo comments, dated 15-07-21 and 05-10-21, please see further comments:

The development will be subject to the following Legislation relating to Health and Safety, Fire Safety and Public Health provision as follows:

The Health and Safety at Work etc. Act 1974

The Caravan Sites and Control of Development Act 1960

1983 Model Standards - Touring Caravans / Tents The development must fully comply with licence conditions [www.gwynedd.llyw.cymru/trwyddedcarafanau](http://www.gwynedd.llyw.cymru/trwyddedcarafanau)

Layout and order of caravans, awnings and cars The layout of cars with an awning on either side of the touring caravans is not acceptable. We want a plan showing a caravan + awning + car + 3 metres in width

Toilet facilities, washing, showers, disabled bathrooms. A number of showers have already been noted on the proposed plan. However, see the numbers of toilets and wash basins in green (supplementary document) needed to accommodate 35 units in total. We would like the scheme to show the number of toilets, wash basins, showers and a room for disabled provision within the plan.

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6. Application for a site Licence following planning approval Following any planning application that is granted in relation to a caravan or tent site under the 1960 & 1936 Acts, it will be necessary for the applicant to apply for a site licence and submit a detailed 1:500 scale plan of the site to the Licensing Service. To discuss further, contact the Licensing Enforcement Officer, Pollution Control and Licensing Service, Cyngor Gwynedd on 01766 771000 or [licensing@gwynedd.llyw.cymru](mailto:licensing@gwynedd.llyw.cymru)

In addition to Licensing comments memo dated 15-07-21 and 05-10-21, see further comments:

This development will be subject to the Legislation stated below relating to Health and Safety, Fire Safety and Public Health provisions as follows:

Health and Safety at Work etc Act 1974

The Caravan Sites and Control of Development Act 1960

Model Standards 1983 -Touring Caravans / Tents The development must comply fully with the licence conditions [www.gwynedd.llyw.cymru/caravanlicence](http://www.gwynedd.llyw.cymru/caravanlicence)

Layout and Order of caravans, awning and car The installation of cars and awnings on each side of the touring caravans is not acceptable. A plan is required demonstrating caravan + awning + car + 3 meters wide 5. Toilet, washing facilities, showers, provision for disabled The number of showers has already been identified on the plan. However the number of toilets and wash basins demonstrated in green (document attached) is required to accommodate 35 units in total. We wish the plan to demonstrate the number of toilets, wash basins, showers and a room for disabled provision within the plan.

Application for a site Licence following planning approval Following any planning application that is granted in relation to a caravan or tent site under the 1960 & 1936 Acts, it will be necessary for the applicant to apply for a site license and submit a detailed 1:500 scale plan of the site to The Licensing Service. To discuss further, contact the Licensing Enforcement Officer, Pollution Control and Licensing Service, Gwynedd Council on 01766 771000 or [licensing@gwynedd.llyw.cymru](mailto:licensing@gwynedd.llyw.cymru)

Comments 25/09/23 :

I refer to additional information received dated 20-09-23 through a Planning Service consultation relating to light from The Biodiversity Service. The provision of low light will ensure the safety of members of the public getting around safely on the site. Health and Safety at Work etc. Act 1974 The Caravan Sites and Control of Development Act 1960.

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Comments 28.05.2026

I would like to confirm that the documents submitted by the applicant in response to the licensing officer's comments in 2021, 2022 and 2023 meet the requirements of the 1983 Model for Touring Sites standards.

The plan for the toilet and shower block does not show a hand-washing basin in the disabled toilet unit, and I would be grateful if the applicant confirms that there will be a hand-washing basin in this unit.

As the space between some of the Touring Units is likely to be around the minimum of 3 metres, it will be necessary to ensure that the space remains clear when the site is operational.

Land Drainage Unit

Since 7 January 2019, sustainable drainage systems (SuDS) are needed to control surface water for every new development of more than 1 house or where the construction area with drainage implications is 100m<sup>2</sup> or more. Drainage systems must be designed and constructed in accordance with the minimum standards for sustainable drainage as published by Welsh Ministers.

These systems must be approved by Cyngor Gwynedd in its role as SuDS Approval Body (SAB) prior to commencement of the construction work.

Due to the size and nature of the development, it is likely that an application will need to be provided to the SDS Approval Body for approval before construction work commences. It appears that the developer intends to drain the site in a suitable sustainable manner; however, until an application is made to the SAB, there is no certainty that the site plan would enable compliance with the full suite of national SuDS standards. Early consultation with the SAB is recommended.

Chief Fire Officer

In connection with your above consultation, the Fire Authority has no comments to make regarding access to Fire vehicles and water supply.

The Welsh Government's  
Transportation Unit

I refer to your consultation regarding the above planning application and advise that the Welsh Government as highway authority for the A487 trunk road directs that any permission granted by your authority shall include the following conditions:

1) Prior to any construction works or the site being used as per the approved planning application, the developer must gain written

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approval of the detailed construction drawings and associated documents for the access improvements works. The approved construction works must be completed and in full, outside of the trunk road embargo period, prior to the development being first used by the public.

2) Construction Site & Traffic Management Plan (CSTMP) shall be submitted and approved in writing by the Local Authority, in consultation with Welsh Government, prior to the commencement of any site works including demolition. The CSTMP scope must be agreed with the Local Authority prior to its development. The approved CSTMP, shall be implemented as agreed in writing with the Local Authority, prior to the commencement of any site works. The CSTMP must include (as a minimum): a. Site compound location details; b. On-site parking provisions for construction personnel; c. Scheduling and timing of deliveries taking account of WG highway embargo periods; d. Loading and unloading proposals/method statements; e. Travel Management Plan;

f. Details of on-site wheel washing facilities and/or positive measures to ensure no mud or debris amasses on any part of any vehicle connected with the development which could then be deposited on the public highway; g. Cleansing proposals of the Public Highways due to the development (if applicable); h. Storage of plant and material used in constructing the development; i. Temporary lighting proposals to ensure that Illumination gear from any lighting source is not visible to motorists using the public highways; j. Bilingual (Welsh above English) traffic management signs schedule and location plan (to The Traffic Signs Manual and The Traffic Signs Regulations & General Directions specifications).

3) Internal accommodation works detailed on the approved drawings must be completed in full with all bilingual signage installed prior to the development being brought into use. Installed signage must thereafter be forever maintained.

4) No gates shall be permitted within 25m of the trunk road carriageway, any installed gate must not open outwards towards the trunk road.

The following are informatives that the developer must be made aware of: i. Highway work required, within the public highway, to facilitate the proposed development will be subject to a Section 278 agreement which must be sealed prior to the commencement of any site works. As a minimum the design package/agreement must adequately detail the below listed requirement [Details of Section 278 agreement process, fees and time scales can be acquired by requesting relevant information from the email [streetworks@nmwtra.org.uk](mailto:streetworks@nmwtra.org.uk)]: a. Detail design of access to Design Manual for Roads and Bridges (DMRB) specification; b. Detail design of accommodation works

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required to street furniture such as signs, light columns, feeder pillars, bus stop assets, benches, waste bins, fences, etc.; c. Detail design of alterations required to public highway surface water drainage to ensure completed scheme adheres to all relevant design requirements (no gullies in bell mouth area of new access etc.); d. Resurfacing works to the public highway; e. Alterations to kerbs and edgings; f. Road mark and traffic sign works; ii. The applicant should note that planning permission does not constitute permission under the Highways Act for various activities that may be associated with the development i.e. use of the highway/footway to, for example: deposit material, deposit skips, erect scaffolding, any excavation within the highway or the provision of traffic management. Such activities will require the separate consent of the Highway Authority for which you should contact the StreetWorks department on [streetworks@nmwtra.org.uk](mailto:streetworks@nmwtra.org.uk) and the relevant Local Authority for further information. iii. It is an offence to allow mud, stones, soil, rubbish or other matter to fall, be carried, or washed onto a highway. The applicant must ensure that positive preventative measures are provided within the curtilage of the site/property and is responsible for making arrangements for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway. These measures shall thereafter be suitably maintained. Failure regarding the above may result in the Highway Authority serving legal notice. iv. Any temporary traffic management arrangements required in connection with this application shall be in accordance with Chapter 8 of the Traffic Signs Manual and New Roads and StreetWorks Act 1991, with all signs being bilingual Welsh above English, and shall be approved by the highway authority. For further information please contact [streetworks@nmwtra.org.uk](mailto:streetworks@nmwtra.org.uk) and the relevant Local Authority for further information. v. Note: a desk top study suggests that camping signage and associated posts are located within the verge, if these are located outside the development or within the public highway verge (adopted highway) the owner must remove all elements with immediate effect.

The above conditions are included to maintain the safety and free flow of trunk road traffic. We can confirm that our direction is based on the information detailed in the “Transport Technical Note” dated “December 2023 Revision P01”, which notes 25 touring caravans and 10 tents in total.

**Public Consultation:**

A notice was posted on the site and nearby residents were notified. No response to the consultation was received.

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## 5. Assessment of the material planning considerations:

### The principle of the development

- 5.1 As this is a site for touring caravans, the application must be considered under Policy TWR 5 of the Anglesey and Gwynedd Joint Local Development Plan (LDP) that sets out a series of criteria to approve such developments. It is noted that although there is a certified site existing on the site, this does not amount to planning permission, and because this proposal goes beyond the requirements of the certificate on the site, all development requires planning permission and is the subject of the application in question.
- 5.2 Criterion 1 in policy TWR 5 states that any new touring caravan developments should be of a high-quality in terms of design, layout and appearance, and well-screened by existing landscape features and / or where the units can be readily assimilated into the landscape in a way which does not significantly harm the visual quality of the landscape.
- 5.3 The proposal would be located in a level field with mature trees at the boundaries and therefore hidden from public vantage points. The proposal includes retaining the existing hedge within the site and reinforcing the screening by proposing the planting of a new native hedge around the site to separate the caravan pitch from the wider field. There will also be a managed wildflower meadow behind the hedge in the rest of the field. The site is not within a Special Landscape Area and it is not believed that the development would cause significant damage to the quality of the landscape. The proposal is designed to meet the requirements of the licence in terms of space and facilities and therefore it is accepted that the development is up to standard.
- 5.4 Policy PCYFF 4 of the LDP requires that every proposal should assimilate with their surroundings and will refuse proposals that do not show how consideration has been given to landscaping matters from the outset as part of the design proposal. It is noted that there is currently a site for five caravans and ten tents, which has been certified by the 'Camping and Caravanning Club'. Nevertheless, this site is being assessed as a new site. It is believed that the choice of location and additional landscaping proposed also meet with the objectives of this policy.
- 5.5 The second criterion of Policy TWR 5 asks to avoid excessive areas of hard standing. The hard surfaces proposed for the caravan plots have now been removed, and the track around the site has been revised to a permeable surface that allows the grass to grow through (cellular grass reinforcement). This will ensure that the site continues to appear as an agricultural site during the winter months. As hard pitches are not shown, it is believed that it would be appropriate to impose a condition that any hard pitches be limited to caravan pitches only, and that their finish needs to be agreed.
- 5.6 The third criterion requires assurance that the site will only be used by touring units – this can be managed through an appropriate planning condition.
- 5.7 The fourth criterion requires assurance that any ancillary facilities should be located in an existing building, or should this not be possible, that any new facility is commensurate to the scale of the development. It is noted that there is currently a toilet and shower block on site and the proposal involves demolishing that building and replacing it with a higher standard modular facilities building. This is a touring unit which will be transported to the caravan site, but will remain in place during the closed season. The building would have a moderate floor area of 36m<sup>2</sup> and provides the basic facilities requirements in line with site permit requirements for a caravan development of the size proposed as part of these proposals. It is considered that the facilities are

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appropriate for the development in question and respect the context of the site and its position in the landscape. The proposal therefore satisfies criterion 4 of TWR 5 as well as policy PCYFF 3 of the LDP.

- 5.8 Under the fifth criterion, the policy requires the site to be located close to the main road network and that adequate access can be provided without significantly harming landscape features – highways matters are discussed further below, but in essence, the proposal is considered acceptable in relation to this criterion.
- 5.9 The sixth criterion requires assurance that occupancy is restricted to holiday use only - this can be ensured with a suitable planning condition.
- 5.10 The seventh, and the last of the criteria, requires assurance that the site is used for touring purposes only and that the units are removed from the site during periods when not in use - again, this is a matter of imposing a suitable planning condition.
- 5.11 Overall therefore, it is believed that this proposal meets the requirements of the criteria set by Policy TWR 5 and the policy requirements of PCYFF 3 in the LDP.
- 5.12 It was noted that concerns about the cumulative impact have been raised in recent Committees. The area in question is not considered an example of a location that is under immense pressure in terms of such tourism developments. Unlike Policy TWR 3, which concerns touring caravan and chalet sites and permanent alternative camping accommodation, the cumulative impact in the criteria of policy TWR 5 is not a consideration as touring use is temporary with less impact than static structures. However, the criteria themselves responded to the cumulative impact in the sense that sites in obtrusive places that are not close to the main roads network should not be permitted. Even during the winter months, it is considered that the site is well-screened by the existing landscape features and should the application be approved it is proposed to add more screening. In paragraph 6.3.81 of the policy, it states that caravans should not be permitted in open settings near the coast or in Areas of Outstanding Natural Beauty. The site is located away from an open coastal location and there is no landscape designation in the vicinity.

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

- 5.13 Access to the site is located directly off the A487 Trunk Road, opposite Inigo Jones Slate Works. The nearest property is about 250m away, across fields from the existing caravan site. Views from the public highway are limited, and the site is not prominent in main views, due to the difference in levels and the existing extensive landscaping planted as part of improvements to the A487. In addition, the site is effectively screened by existing trees and *clawdd* along the northern and eastern peripheries. Based on the distance and concealed nature of the site, it is not considered that the proposal would have a significant adverse effect on any nearby residents. It is considered that the proposal is acceptable in terms of Policy PCYFF 2 of the LDP that deals with protecting the amenities of nearby land users.

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

- 5.14 The site is dependent on direct access off the A487 Trunk Road. As part of the proposal, it is planned to carry out improvement works to the junction to enable two vehicles to pass each other when joining or exiting the trunk road. Signs are also proposed to warn road users of the presence of the junction and speed limit. This will facilitate the free flow of traffic onto the trunk road. In addition, a sign is proposed to warn vehicle users that pedestrians may be present, with the aim of protecting pedestrians using the Public Right of Way.

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- 5.15 Observations were received from the Highways Unit that the Welsh Government's Trunk Roads Unit should be consulted for comments on transport matters.
- 5.16 An objection was originally received from the Welsh Government's Trunk Roads Unit as there was insufficient information on the application. There was concern that the existing junction was narrowing to approximately 3-4m within 7m of the junction. This could lead to a situation where vehicles wishing to turn off the A487 into the camping and caravan site have to stop altogether on the trunk road while another caravan leaves the site, which could potentially lead to vehicle collisions on the trunk road. Additional information was therefore requested.
- 5.17 During the application period, there have been several correspondences between the Planning Authority, the applicant and the Welsh Government's Trunk Roads Unit, and additional plans as well as reports have been received to overcome their concerns.
- 5.18 As part of the planning application, the Welsh Government (WG), namely the North and Mid Wales Trunk Road Agency (NMWTRA), has requested the provision of an assessment of the proposed improvement works to the junction between the development site and the A487, to assess its compliance with DMRB CD 123 and other relevant highway standards. This requirement stems from the increase in traffic flows identified as a result of the proposed development. A Transport Technical Note was received, dated December 2023 (amendment P01).
- 5.19 The Welsh Government's Trunk Roads Unit's most recent comments, dated 28/01/26, state that their guidance is based on the information provided in the "Transport Technical Note" document dated December 2023 (Amendment P01). The comments also state that any permission granted should be subject to certain conditions, as outlined in the advice submitted. It is therefore considered with the appropriate conditions that this proposal is acceptable in terms of the safety of the trunk road.
- 5.20 Based on the above, in addition to what is being proposed in the application and the planning conditions to ensure road safety, it is therefore considered that the proposal is acceptable in terms of policies TRA 2 and TRA 4 of the LDP. The proposal also satisfies the requirements of criterion 5 of policy TWR 5 as it is close to the main highway network and adequate access can be provided without significantly harming landscape characteristics and features.

### **Biodiversity matters**

- 5.21 The proposed caravan site is located within the Llain Ffynnon Wildlife Site, and approximately 25m from the Glynllifon Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI), which has been designated due to its population of bats. Cyngor Gwynedd is the competent authority under the 2017 Habitats Regulations, and has a duty to consider any likely significant impacts on Special Areas of Conservation and Special Protection Areas.
- 5.22 During the period of this application, several responses have been received from the Biodiversity Officer and Natural Resources Wales in relation to the protected sites and bat-related matters. Further information has been received from the applicant to respond to the concerns about the impact on bats. Those documents include:
- Green Infrastructure Statement, dated 1 March 2025
  - Layout Plan (Block Plan)
  - Planting Specification – Proposed Native Hedges
  - Bat Activity Assessment from Ecoscope, dated 8 December 2025

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- Ecological Impact Assessment (EcIA) of land at Fferm Grafog Holiday Park, Groeslon, by Eco-scope, dated 9 December 2025.
- 5.23 Surveys by the applicant's ecologist have shown that Lesser Horseshoe Bats are using part of the existing *clawdd* on the site as a flight path.
- 5.24 As the Competent Authority under the Conservation of Habitats and Species Regulations 2017, the Council, before deciding to give consent for a project which is likely to have a significant impact on the SAC, either alone or in combination with other plans or projects, must consider any likely significant impacts on Special Areas of Conservation and Special Protection Areas.
- 5.25 This proposal seeks to mitigate the impact on bats by planting a hedge to create a barrier to light spills, as well as creating a feeding habitat and providing a species-rich grassland. The lighting and light spill can be reduced by following the guidelines produced by BCT and ILP.
- 5.26 A letter from Natural Resources Wales dated 10 October 2023, states that they are satisfied that the lighting can be controlled by a planning condition to ensure that it will not affect bat flight paths. Therefore, in accordance with the information submitted together with conditions to ensure their completion, this proposal is not considered to have an additional or adverse effect on the population of Glynllifon Lesser Horseshoe Bats, and would result in a neutral position for the Glynllifon Special Area of Conservation.
- 5.27 Concerns were received in the Biodiversity Officer's comments in 2023 regarding the site plan, which shows an attenuation pond in the south-western corner of the site. This area contains wet grassland of ecological interest, and therefore the location of this pond would likely harm the existing habitat. As a result, it is recommended to either remove the pond from the plans or relocate the pond to the eastern side of the site. A revised plan has been submitted by the applicant showing a new location for the Pond (block plan dated 24/10/2023) and this plan has been approved by the Biodiversity Officer.
- 5.28 As a result of this development, an area of grassland currently used for horse grazing is lost. It is therefore important that Biodiversity mitigation measures are proposed. A Green Infrastructure Statement was received with this application in addition to the other Ecological Reports that had been provided.
- 5.29 This Green Infrastructure Statement proposes mitigation measures for the loss, including significant landscaping and tree planting. All lighting around the site will be kept at a low level to ensure that there is no impact on bats, and will be designed in accordance with Guidance Note 8: Bats and Artificial Lighting. A basic lighting plan will also be provided.
- 5.30 Although mitigation measures have been proposed, further observations were received from the Biodiversity Officer stating that further improvements were needed to mitigate the impact of the development, and further conditions were proposed. Subject to those conditions, there is no objection to the application.
- 5.31 By ensuring that appropriate conditions are imposed, it is considered that this development will comply with 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) and Chapter 6 of Planning Policy Wales, which encourages proposals to protect, enhance the area's biodiversity and ensure that there is no detrimental impact on internationally protected sites and ensure biodiversity improvements and use of a phased approach.

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### Drainage and Flooding Matters

- 5.32 The Flood Map for Planning notes that the site is within a Surface Water Flood zone and Small Watercourses 2 and 3. 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 clarification letter from the Welsh Government Planning Directorate's Chief Planner.
- 5.33 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."
- 5.34 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. 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.
- 5.35 Natural Resources Wales' observations, dated 10/10/23, note that the site is within Zone A on Development Advice Maps (DAM) referred to in Technical Advice Note 15: Development and Flood Risk (July 2004). TAN 15 advises that the justification test is irrelevant for a development located in Zone A, and that surface water requirements apply. The acceptability criteria are that no increased flooding will occur in other places as a result of the development.
- 5.36 Comments were received from the Drainage Unit stating that due to the size and nature of the development, an application will need to be provided to the SuDS Approval Body for approval before construction work commences. It appears that the developer intends to drain the site in a suitable sustainable manner; however, until an application is made to the SAB, there is no certainty that the site plan would enable compliance with the full suite of national SuDS standards. A note may be placed on any permission granted drawing the applicant's attention to this requirement.
- 5.37 As the development intends to use an alternative method of drainage of the main sewer, advice was received from Welsh Water that the applicant should seek guidance from Natural Resources Wales, as that body is responsible for regulating and approving alternative drainage methods. Natural Resources Wales' initial comments are acknowledged that the development will not be served by the public sewer, and that the application form and supporting information state that foul water will be discharged into a private sewerage system. The applicant has provided a suitable breakdown of costs associated with connecting to the public sewer compared to private treatment works, and has justified why connecting to the main sewer would not be a suitable option.
- 5.38 In these circumstances, Welsh Government Circular 008/2018 advises that a full and detailed consideration be given to the environmental criteria listed under paragraph 2.6 of the circular to justify the use of a private sewerage system. Initially, insufficient information had been provided to demonstrate that the drainage hierarchy had been followed appropriately. The application did not provide sufficient grounds for being able to carry out an assessment of the pollution risks to the aquatic environment that may arise from the proposed development. Given the seasonal nature of the development, such as a caravan and camping site with a varying drainage load, a septic tank leaking into the ground would be preferred over discharge from a treatment plant to a watercourse.

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- 5.39 The applicant has provided further clarification within the document 'Response Welsh Water Letter dated 27th July 2021 as regards Water Quality', confirming that the option of a septic tank and a soakaway has been considered. However, due to the poor drainage characteristics of the land, it was concluded that a soakaway system would not be suitable on this site.
- 5.40 Therefore, Natural Resources accepts that the applicant has followed the drainage hierarchy appropriately, and that a suitable drainage system is now proposed. As a result, no further concerns arise in terms of water quality. However, it should be noted that the applicant will need to obtain separate permission from Natural Resources Wales (NRW) for the discharge of foul water into the watercourse. The details are set out in their comments and a Note may be imposed on any permission granted to draw the applicant's attention to the requirements.
- 5.41 On the basis of the above, the proposal is considered acceptable and complies with the requirements of policy PS6 of the LDP together with Technical Advice Note 15: Development and Flood Risk (2004).

### **Sustainability matters**

- 5.42 Policy PS 5 (Sustainable Developments) supports developments which are consistent with sustainable development principles, and where appropriate, developments should: "Reduce the need to travel by private transport and encourage the opportunities for all users to travel when required as often as possible by means of alternative modes, placing particular emphasis on walking, cycling and using public transport, in accordance with Strategic Policy 4" (Bullet point 12, Policy PS 5)." This is supported by bullet point 4 of Policy PS 14 (The Visitor Economy).
- 5.43 It is considered that the policies of the LDP are consistent with national planning policies in terms of how it deals with sustainable development principles.
- 5.44 Although it is recognised that users of the touring units would use private vehicles to reach the site (due to the need to tow a caravan) there are various alternative transport options available once they reach the site, including cycling, public transport and on foot.
- 5.45 The site is situated in a very favourable position in terms of sustainability, with direct access off the A487 Trunk Road. In addition, the site is well positioned for sustainable travel to and from several important attractions; for example, Caernarfon is easily accessible by bus and offers a wide range of activities, attractions, places to eat and places of interest for visitors. The Planning Statement (dated June 2023) states that a public footpath links the application site to Groeslon, with access to bus stops within a walking distance of approximately 15 to 20 minutes. In the context of all the relevant material planning considerations, it is considered that the location of the site is sustainable and acceptable in relation to the requirements of policies PS4, PS5 and PS14 of the LDP, and complies with the advice included in TAN 18 and PPW.

### **Language Matters**

- 5.46 In accordance with the Planning (Wales) Act 2015, it is a duty when making a decision on a planning application to consider the Welsh language, where it is relevant. This is reiterated further in para 3.28 of Planning Policy Wales (Edition 11, 2019), along with Technical Advice Note 20. The Supplementary Planning Guidance (SPG) 'Maintaining and Creating Distinctive and Sustainable Communities' (adopted July 2019), provides further guidance on how it is expected for Welsh language considerations to be incorporated in each relevant development. This proposal

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does not reach the thresholds to submit a Welsh Language Statement or a Report on a Welsh Language Impact Assessment; however, the guidance included within Appendix 5 notes that every retail, commercial or industrial development where there is no need to submit a Welsh Language Impact Statement/Assessment should show how consideration has been given to the language.

5.47 A document was submitted to support the application explaining how the Welsh language was considered when formulating this plan, noting the following points:

- The use of the caravan site will be for holiday purposes only; visitors will only stay for relatively short periods.
- The proposed development will contribute directly and indirectly to the maintenance and strengthening of the local economy by providing employment and spending opportunities in the local economy. The proposal will involve an investment of around £100,000 in the development of the proposed caravan site. Local supply chains will be used where possible, and it is anticipated that all contractors will be local.
- The applicants live in the property and currently operate the current Certified Caravan and Camping Site on a part-time basis, while both are in full-time employment elsewhere. It is envisaged that, on a conservative basis, the development of the caravan site will enable one, and possibly both, to work full-time running the site.
- The site is within walking distance of Groeslon, which has been designated as a local village under the Anglesey and Gwynedd Joint Local Development Plan. Visitors to the caravan site will be able to use the facilities available in Groeslon, including the café/shop (Gerlan Farm Café and Shop) and the pub. This will contribute to the maintenance and improvement of these facilities for the benefit of visitors and the local community.
- The proposed caravan site is close to a number of tourist attractions, in particular the Inigo Jones Slate Works. The provision of additional capacity will contribute to the maintenance and enhancement of these attractions, with associated economic benefits. A list of tourist attractions in the area will be provided to visitors to the site.
- Positive mitigation measures will be part of the proposals, namely the retention and promotion of the current Welsh name (Grafog). Bilingual signage will be provided across the caravan site, and the information given to visitors will include details of the history and culture of the area.

5.48 It is considered that sufficient information has been submitted to meet the requirements of policy PS 1 and the SPG in terms of demonstrating that due consideration has been given to the Welsh language in drawing up this plan.

## 6. Conclusions:

6.1 Having considered the assessment above and all the relevant planning matters including the local and national policies and guidance, as well as the observations received, it is believed that the proposal is acceptable based on the matters noted in the report and that it would not have a substantial impact on the landscape, amenities of the local neighbourhood, biodiversity, language or road safety.

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## **7. Recommendation:**

### 7.1 To approve subject to conditions

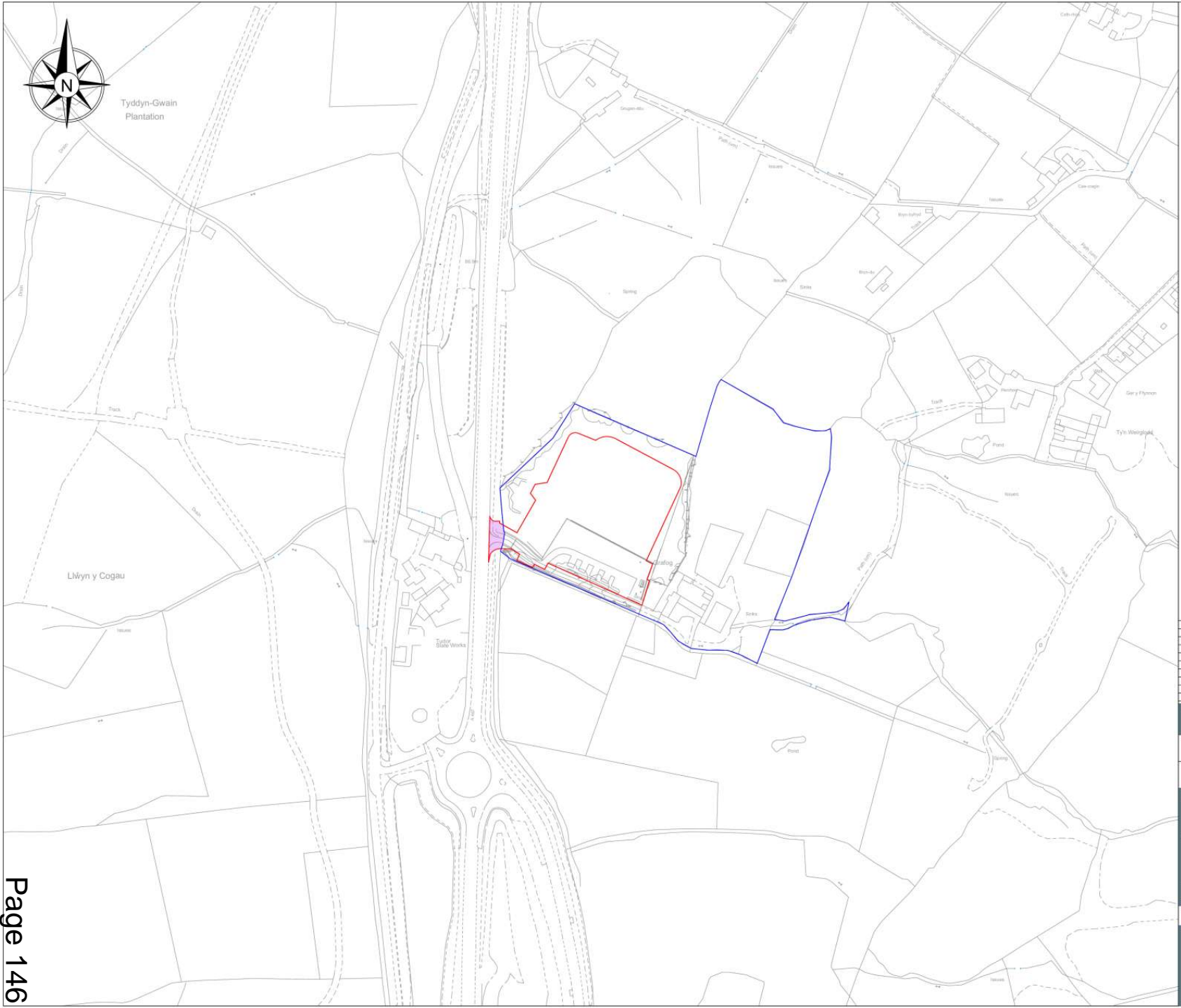
1. Time
2. In accordance with the amended plans
3. Limit the number of touring units to 25 caravans and 10 tents only
4. Holiday use only and keep a register
5. Touring unit's holiday season - 1 March to 31 October.
6. No storing of touring caravans on the site
7. Trunk Road Conditions
8. Natural Resources lighting condition
9. Biodiversity Conditions
10. Construction work hours
11. Welsh name
12. Welsh language Signs
13. Hard-standing condition
14. Footpaths Condition

Notes:

NRW letter note

SUDS note

Licensing Note



LEGEND	
	PROPOSED SITE BOUNDARY
	CLIENT OWNERSHIP SITE BOUNDARY
	WORKS WITHIN HIGHWAY OWNED LAND



PSD	11.07.2021	EXTENT OF WORKS WITHIN HIGHWAY CORRECTED ACROSS TO LAYOUT	KB	BT	BT
PSB	18.03.2024	BLUE LINE BOUNDARY UPDATED	KB	BT	BT
PSF	12.03.2024	RED LINE BOUNDARY ADJUSTED TO REFLECT REVISED JUNCTION	KB	BT	BT
PSB	18.03.2024	CONTOURS REMOVED FROM LAYOUT FOR CLARITY	KB	BT	BT
PSB	07.03.2024	BLUE LINE BOUNDARY ADDED	KB	BT	BT
PSB	04.11.2021	BOUNDARY UPDATED TO INCLUDE JUNCTION WORKS	KB	KB	KB
PSB	28.08.2021	BOUNDARY LINE CHANGED FROM GREEN TO RED	KB	KB	KB
PSB	18.03.2021	PRELIMINARY ISSUE	KB	KB	KB
PSB	17.03.2021	PRELIMINARY ISSUE	KB	KB	KB
REV	DATE	DESCRIPTION	BY	CHK	APP

**PRELIMINARY**

CLIENT: SIMON AND SERENA MELBOURNE

ARCHITECT:

PROJECT: GRAFOG FARM, GROESLON

TITLE: SITE LOCATION PLAN

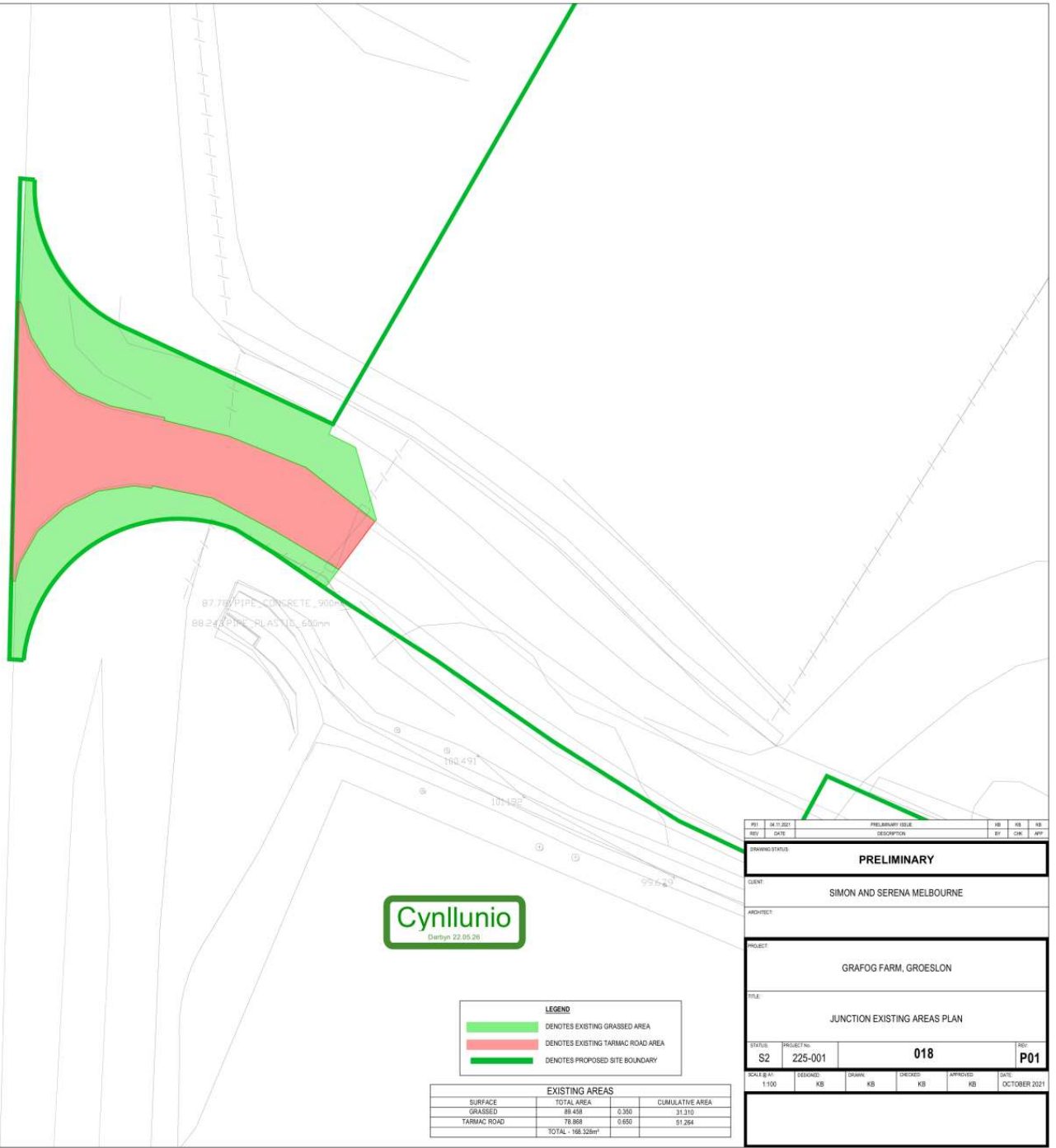
STATUS	PROJECT NO.	000	REV	P09
SZ	225			

SCALE @ A1:	DESIGNED:	DRAWN:	CHECKED:	APPROVED:	DATE:
1:1250	BT	KB	KB	BT	APRIL 2021

**MÓN CIVILS**  
LIMITED



Grafog Farm, Groeslon, LL54 7UE.		DATE 17.08.20
Existing Block Plan		SCALE 1:500
Full Planning Permission Touring Caravans Including Toilet Block & Treatment Plant		CARAVANS
REVISION	A2/002	JOB NO. *



87.75 PIPE - CONCRETE - 900mm  
 88.24 PIPE - PLAS 115 - 630mm

**Cynllunio**  
 Darbyn 22.05.20

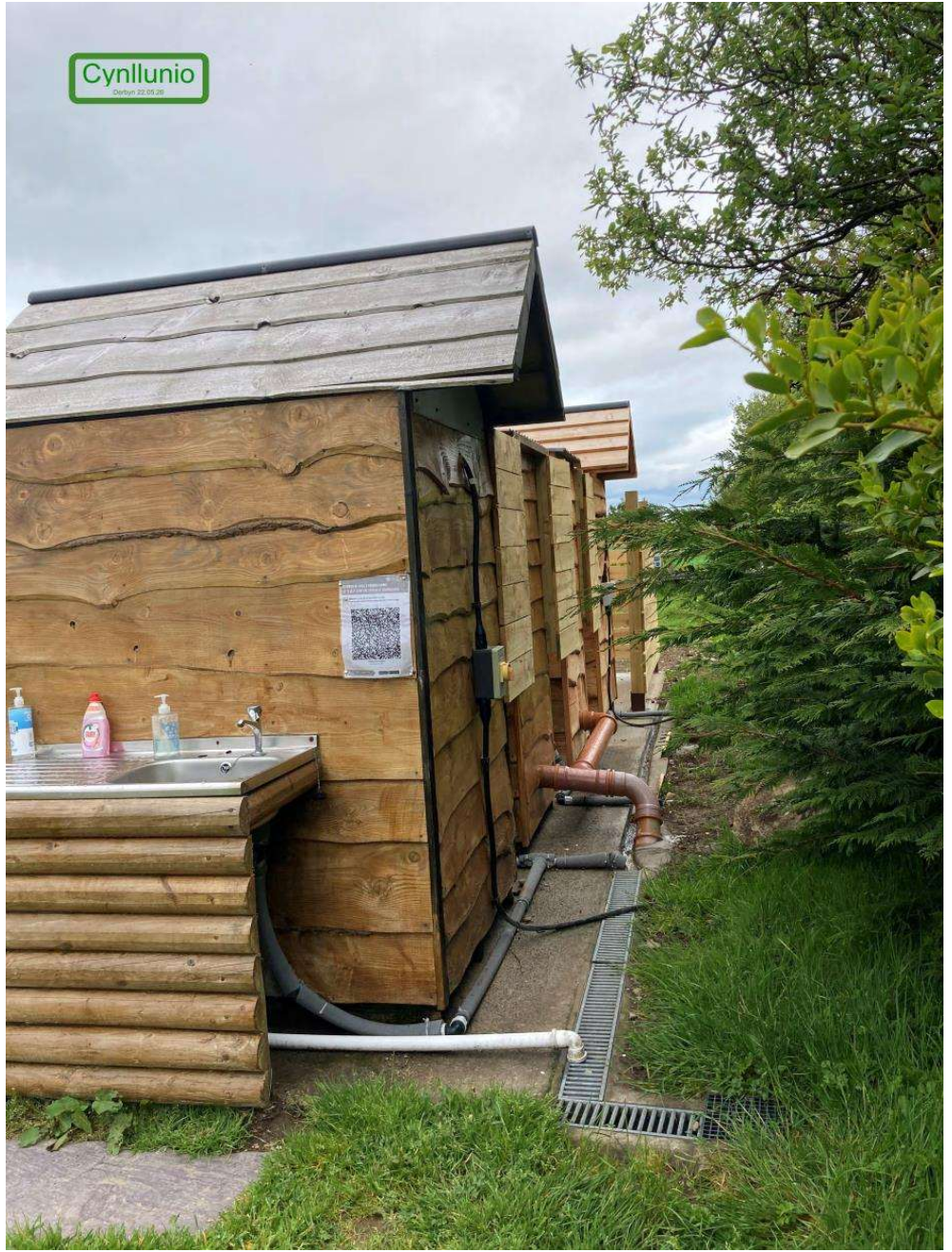
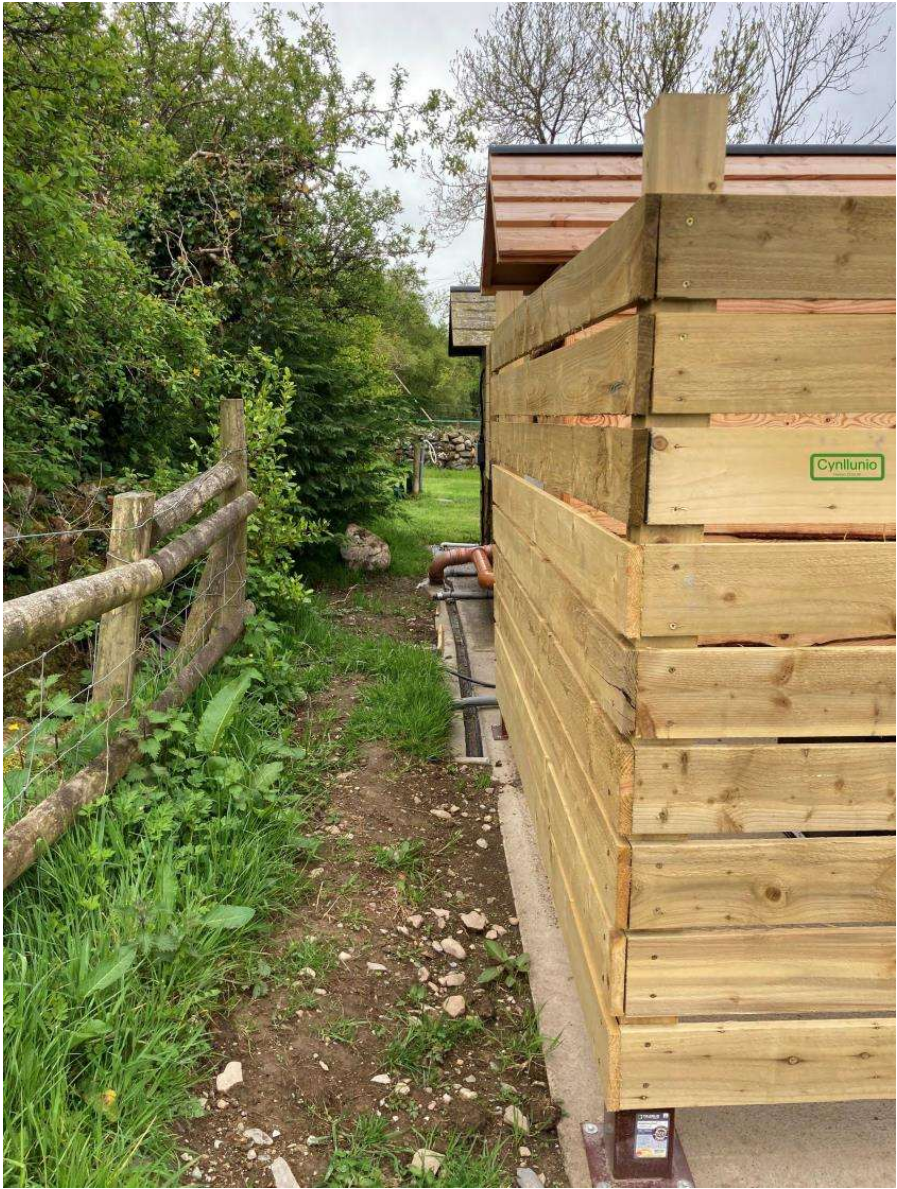
**LEGEND**

- DENOTES EXISTING GRASSSED AREA
- DENOTES EXISTING TARMAC ROAD AREA
- DENOTES PROPOSED SITE BOUNDARY

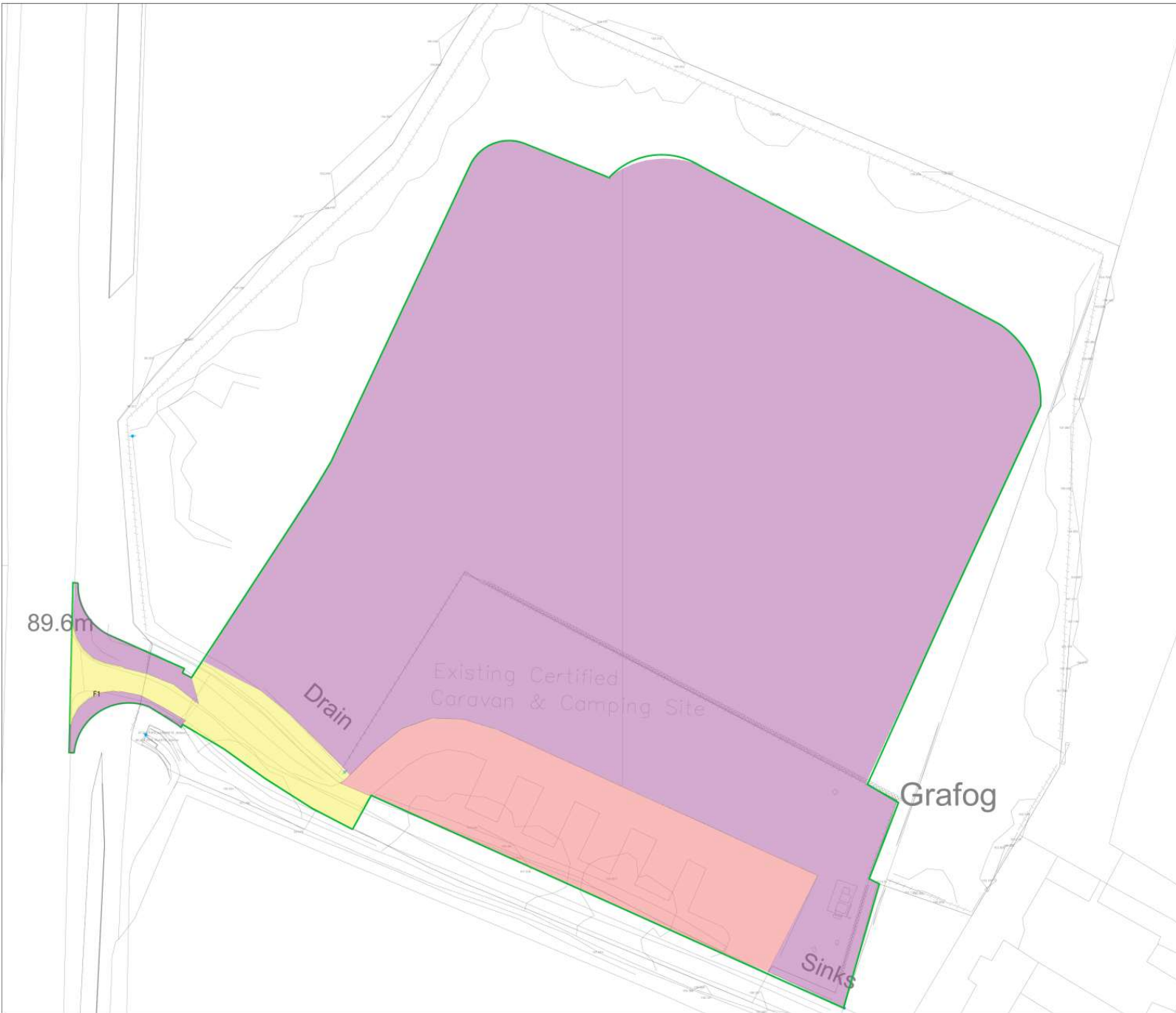
EXISTING AREAS			
SURFACE	TOTAL AREA		CUMULATIVE AREA
GRASSSED	81.658	0.350	31.310
TARMAC ROAD	78.868	0.650	91.264
<b>TOTAL</b>	<b>160.526</b>		

REV	NO	DATE	PRELIMINARY TITLE	NO	NO	NO
REV	DATE	DESCRIPTION	REV	CHK	APP	
DRAWING STATUS: <b>PRELIMINARY</b>						
CLIENT: SIMON AND SERENA MELBOURNE						
ARCHITECT:						
PROJECT: GRAFOG FARM, GROESLON						
TITLE: JUNCTION EXISTING AREAS PLAN						
STATUS:	PROJECT No:	018			REV:	
S2	225-001				P01	
SCALE @ A1:	DESIGNED:	DRAWN:	CHECKED:	APPROVED:	DATE:	
1:100	KB	KB	KB	KB	OCTOBER 2021	









**LEGEND**

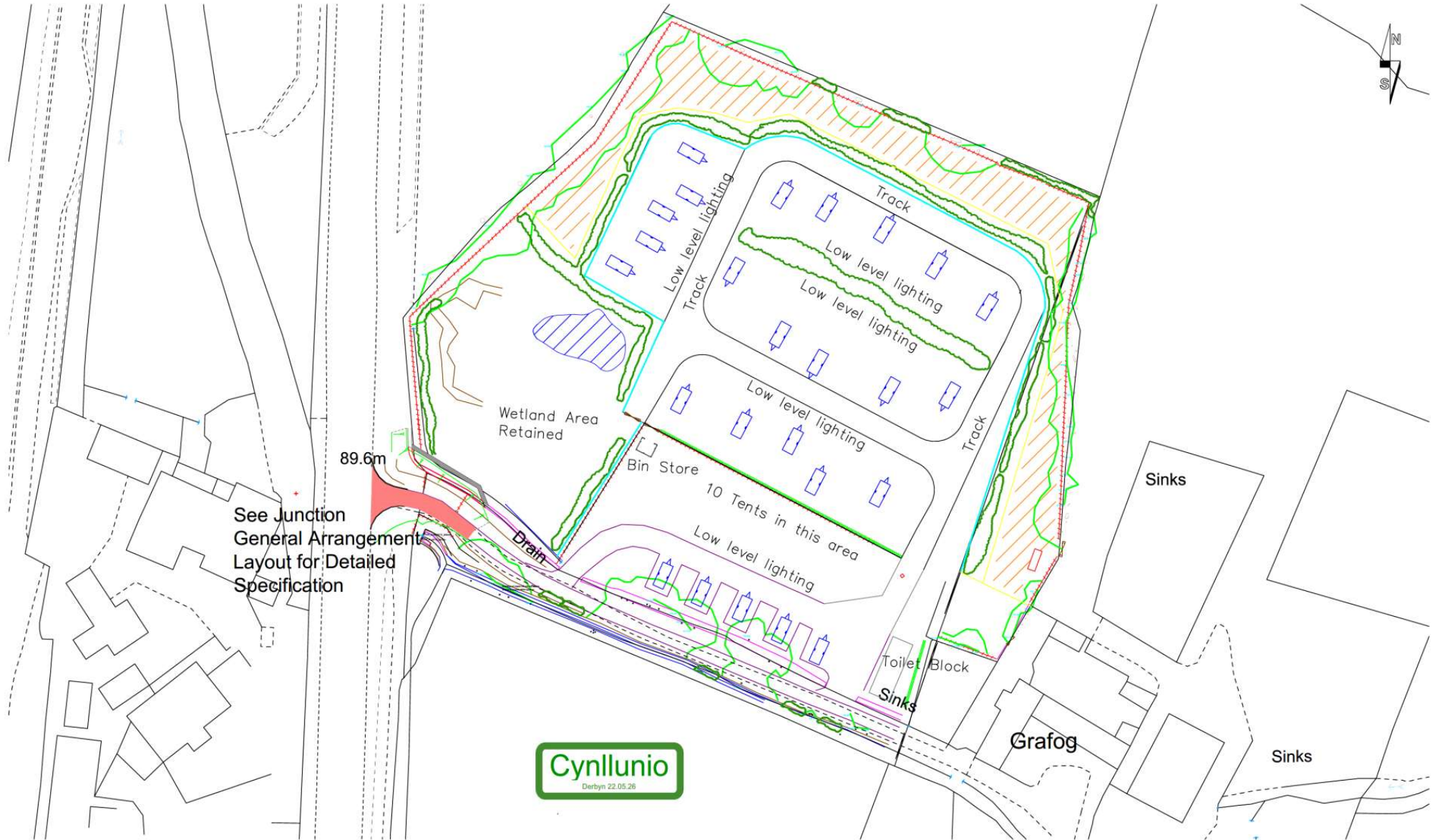
- DENOTES EXISTING GRASSED AREA
- DENOTES TRACK AREA
- DENOTES TARMAC AREA
- DENOTES PROPOSED SITE BOUNDARY

EXISTING AREAS		
SURFACE	TOTAL AREA	CUMULATIVE AREA
GRASSED	7,316.519	2,770.431
TRACK	953.787	619.948
TARMAC	315.795	238.848
TOTAL = 8,886.570m <sup>2</sup>		



REV	DATE	DESCRIPTION	BY	CHK	APP
PSB	04.11.2021	BOUNDARY UPDATED TO INCLUDE JUNCTION WORKS	KB	PSB	KB
PSB	08.03.2021	GREEN LINE BOUNDARY UPDATED EXISTING CARPETE WEAR AREAS	KB	PSB	KB
REV	22.05.2021	PRELIMINARY ISSUE	KB	PSB	KB

<b>PRELIMINARY</b>					
CLIENT: SIMON AND SERENA MELBOURNE					
ARCHITECT:					
PROJECT: GRAFOG FARM, GROESLON					
TITLE: EXISTING AREAS PLAN					
STATUS: S2	PROJECT No: 225-001	001		REV: P03	
SCALE: A1: 1:500	DRAWN: KB	CHECKED: KB	DESIGNED: KB	APPROVED: KB	DATE: APRIL 2021



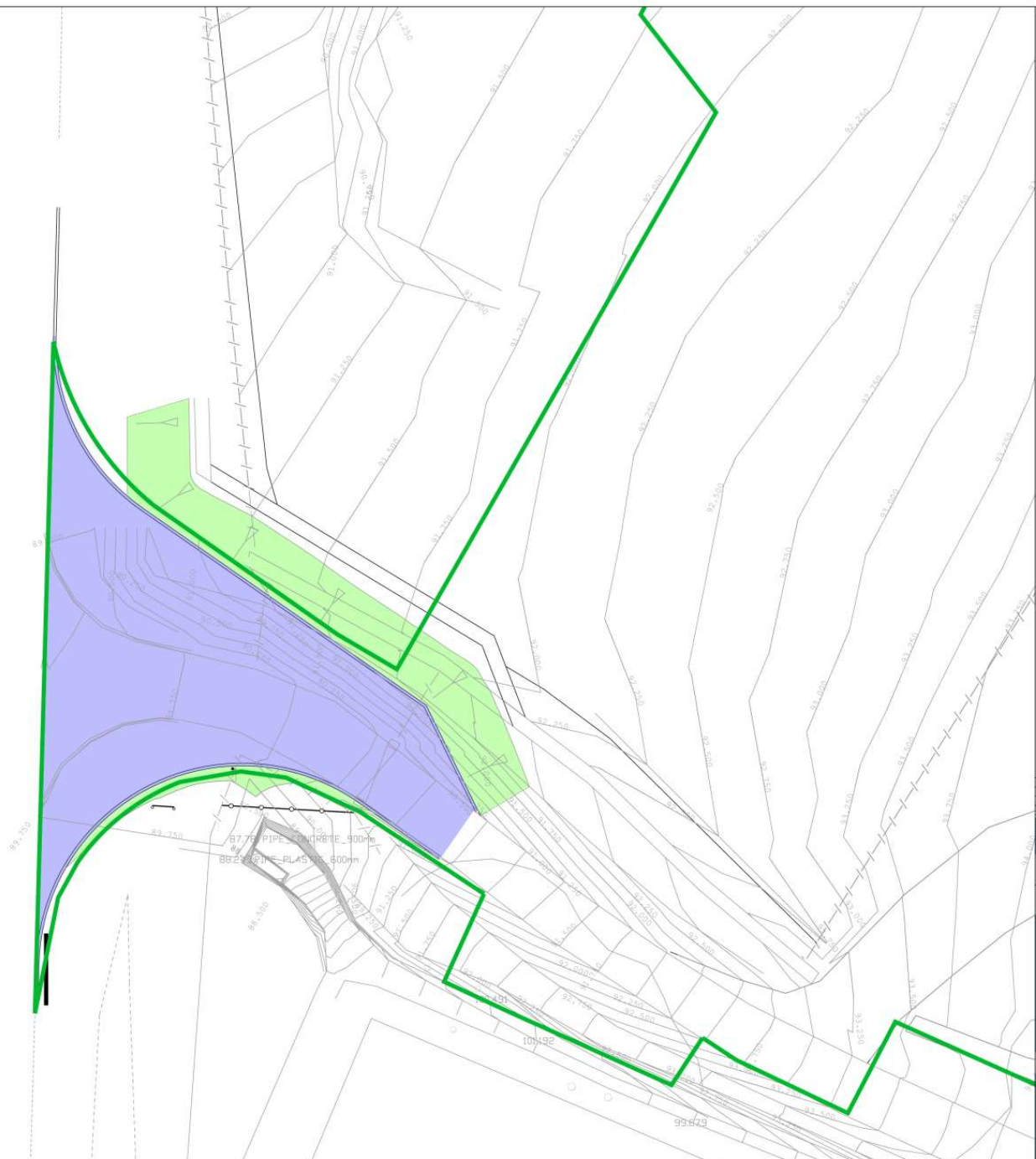
See Junction  
General Arrangement  
Layout for Detailed  
Specification

**Cynllunio**  
Derbyn 22.05.26

Key

Grassed Touring Caravan / Motor Home Pitch	Existing Trees Retained Field Boundaries	Existing Hedge within Site	Proposed Indigenous Planting (refer to Planting Specification)	Cellular grass reinforcement access track	Existing stock proof fencing	Proposed Mesh Windbreak Fencing & Lighting Barrier 1.5 m height	Proposed Stock Proof Fence 1.1 m height	Attenuation / Ecological Pond	Managed Wildflower Meadow

<p>Grafog Farm, Gwosion, LL54 7UE.</p> <p>Proposed Block Plan</p> <p>Full Planning Permission Touring Caravans Toilet Block, Altered Access &amp; Treatment Plant</p> <p>A2/003</p>	<p>DATE: 07.09.25</p> <p>SCALE: 1:500</p> <p>REVISION:</p>
	<p>REVISION:</p> <p>K</p>
	<p>DATE:</p> <p>SCALE:</p>
	<p>REVISION:</p> <p>*</p>



- GENERAL:**
- G1 ALL LEVELS IN METRES UNLESS NOTED OTHERWISE ON DRAWING.
  - G2 THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ENGINEERS AND ARCHITECTS DRAWINGS AND RELEVANT SPECIFICATION CLAUSES.
  - G3 PLEASE REFER TO ARCHITECT'S DRAWINGS FOR FINAL BUILDING LOCATION.
  - G4 ALL PROPOSED LEVELS ARE TO BE CONFIRMED BY THE ARCHITECT.

**LEGEND**

	PROPOSED SITE BOUNDARY
	PROPOSED GRASSED AREA
	PROPOSED HIGHWAY AREA

**PROPOSED AREAS**

SURFACE	TOTAL AREA	CUMULATIVE AREA
GRASSED	73,501 m <sup>2</sup> 0.350	25,585 m <sup>2</sup>
HIGHWAY	214,040 m <sup>2</sup> 1.000	214,040 m <sup>2</sup>
TOTAL	287,541 m <sup>2</sup>	239,625 m <sup>2</sup>



REV	18/03/2024	UPDATED TO MATCH REVISED ACCESS	KB	BT	BT
REV	07/03/2024	UPDATED TO SUIT REVISED JUNCTION ARRANGEMENT	KB	BT	BT
REV	04/11/2021	PRELIMINARY ISSUE	KB	KB	KB
REV	04/05	DESCRIPTION	BT	KB	KB

**DRAWING STATUS**

**PRELIMINARY**

CLIENT: SIMON AND SERENA MELBOURNE

ARCHITECT:

PROJECT: GRAFOG FARM, GROESLON

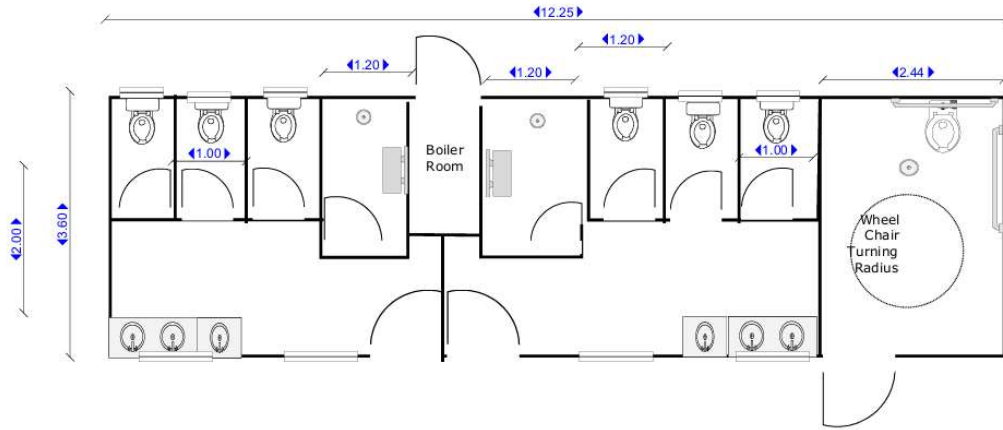
TITLE: JUNCTION PROPOSED AREAS PLAN

STATUS:	PROJECT NO:	DRAWING NO:	REV:
S2	225	019	P03

SCALE @ A1: 1:500    DESIGNED: BT    DRAWN: KB    CHECKED: KB    APPROVED: BT    DATE: OCTOBER 2021

**MON CIVILS LIMITED**





Revised Toilet Block 07/08/21



- GENERAL**
- G1 ALL LEVELS IN METRES UNLESS NOTED OTHERWISE ON DRAWING.
  - G2 THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ENGINEERS AND ARCHITECTS DRAWINGS AND RELEVANT SPECIFICATION CLAUSES.
  - G3 PLEASE REFER TO ARCHITECTS DRAWINGS FOR FINAL BUILDING LOCATIONS.
  - G4 ALL PROPOSED LEVELS ARE TO BE CONFIRMED BY THE ARCHITECT.

**LEGEND**

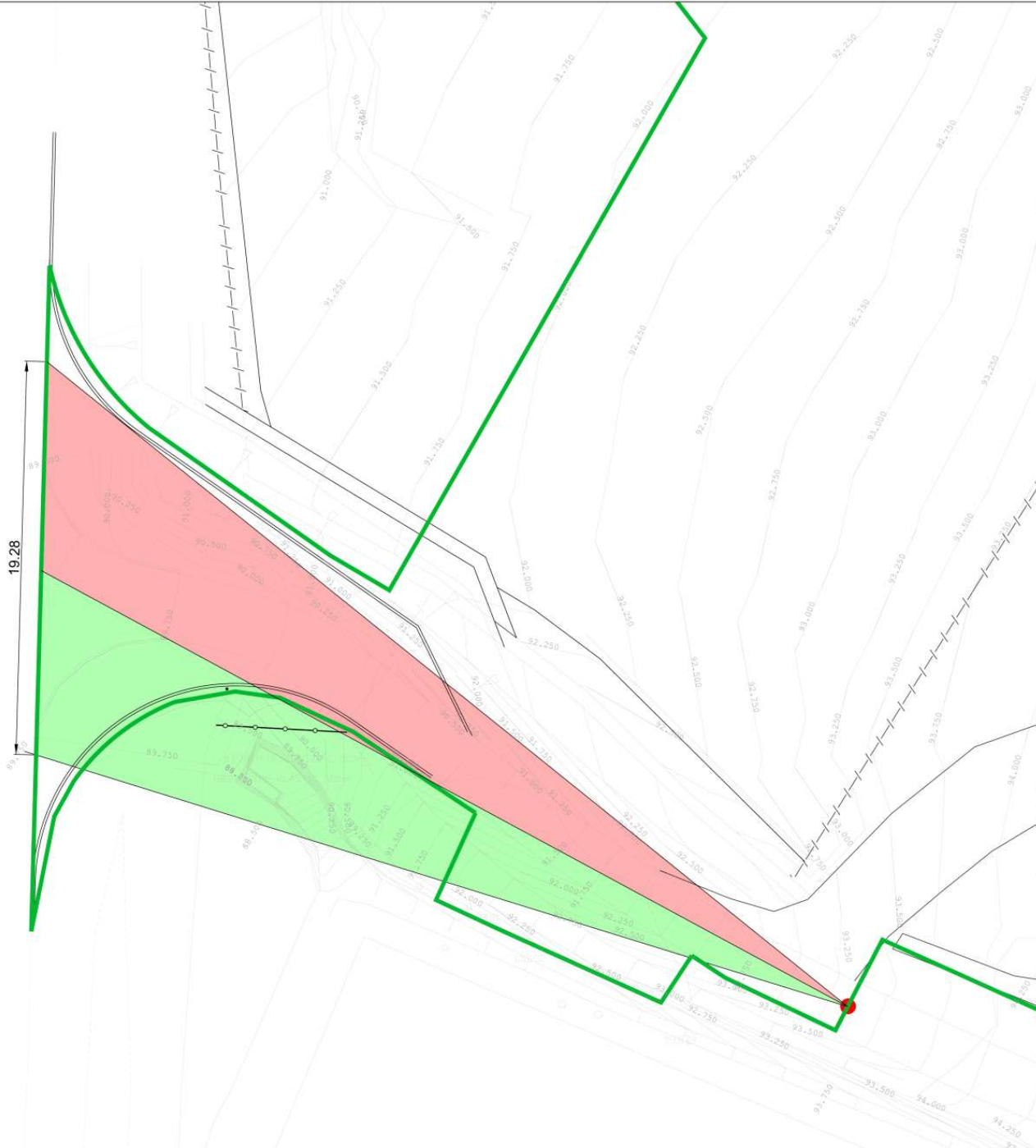
<span style="color: green;">█</span>	PROPOSED SITE BOUNDARY
<span style="color: pink;">█</span>	PROPOSED CELLULAR GRASS TRACK AREA
<span style="color: purple;">█</span>	PROPOSED CARAVAN AREA
<span style="color: lightgreen;">█</span>	PROPOSED GRASSED AREA
<span style="color: lightblue;">█</span>	PROPOSED SWALE & FILTER STRIP AREA

PROPOSED AREAS			
SURFACE	TOTAL AREA	COEFFICIENT	CUMULATIVE AREA
CELLULAR GRASS TRACK	1,218.684 m <sup>2</sup>	0.350	425.542 m <sup>2</sup>
CARAVAN	228.660 m <sup>2</sup>	1.000	228.660 m <sup>2</sup>
GRASSED	4,581.739 m <sup>2</sup>	0.350	1,603.609 m <sup>2</sup>
SWALE & FILTER STRIP	1,278.907 m <sup>2</sup>	0.350	447.617 m <sup>2</sup>
<b>TOTAL</b>	<b>7,308.028 m<sup>2</sup></b>		<b>2,705.747 m<sup>2</sup></b>



REV	DATE	DESCRIPTION	BY	CHK	APP
P06	16.03.2024	UPDATED TO MATCH REVISED ARCHITECTS LAYOUT	KB	BT	BT
P05	07.03.2024	UPDATED TO MATCH REVISED ARCHITECTS LAYOUT	KB	BT	BT
P04	26.11.2023	UPDATED TO MATCH REVISED JUNCTION	KB	BT	BT
P03	20.09.2023	UPDATED TO MATCH REVISED JUNCTION	KB	BT	BT
P02	28.04.2023	UPDATED TO MATCH REVISED JUNCTION	KB	BT	BT
P01	31.05.2021	PRELIMINARY ISSUE	KB	KB	KB

DRAWING STATUS: <b>PRELIMINARY</b>					
CLIENT: SIMON AND SERENA MELBOURNE					
ARCHITECT:					
PROJECT: GRAFOG FARM, GROESLON					
TITLE: PROPOSED AREAS PLAN					
STATUS:	PROJECT NO:	002		REV:	P06
S2	225				
SCALE @ 1:1250	DESIGNED: BT	DRAWN: KB	CHECKED: KB	APPROVED: BT	DATE: OCTOBER 2021
<b>MÓN CIVILS LIMITED</b>					



- NOTES**
- G1 ALL LEVELS IN METRES UNLESS NOTED OTHERWISE ON DRAWING.
  - G2 ALL MEASUREMENTS IN METRES UNLESS NOTED OTHERWISE ON DRAWING.
  - G3 ROAD SPEED IS 20mph AND THEREFORE IS CLASSIFIED AS A BUILT-UP AREA.
  - G4 IN LINE WITH TABLE B OF TAN18 THE PROPOSED VISIBILITY SPAY SHOULD BE 22m FOR A 20mph ROAD.

LEGEND	
	LEFT HAND VISIBILITY
	RIGHT HAND VISIBILITY



REV	NO.	DATE	DESCRIPTION	BY	CHK	APP

DRAWING STATUS		<b>PRELIMINARY</b>	
CLIENT	SIMON & SERENA MELBOURNE		
ARCHITECT	NA		
PROJECT	GrafoG Farm, Groeslon		
TITLE	JUNCTION VISIBILITY FROM TRACK		
STATUS	PROJECT No.	028	REV
S2	225		P01
SCALE @ 1:100	DESIGNED: KB	DRAWN: KB	CHECKED: KB
	APPROVED: KB	DATE: FEBRUARY 2025	











