



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, 7TH SEPTEMBER, 2026

NOTE

This meeting will be webcast

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

Location

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

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(DISTRIBUTED 01/09/26)

PLANNING COMMITTEE

MEMBERSHIP (15)

Plaid Cymru (10)

Councillors

Huw Rowlands
Elwyn Edwards
Delyth Lloyd Griffiths
Gareth Tudor Jones
Berwyn Parry Jones

Edgar Wyn Owen
Dafydd Meurig
Elin Hywel
Olaf Cai Larsen
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 rd party to speak the Chairman will invite the speaker to come forwards.	
3.	Objector or a representative of the objectors to address the committee.	3 minutes
4.	Applicant or a representative of the applicant(s) to address the committee.	3 minutes
5.	Local Member(s) to address the committee	10 minutes
6.	Committee Chairman to ask for a proposer and seconder for the planning application.	
7.	The committee to discuss the planning application	

AGENDA

1. APOLOGIES

To accept any apologies for absence.

2. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

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

3. URGENT ITEMS

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

4. MINUTES

6 - 26

The Chairman shall propose that the minutes of the previous meeting of this committee, held on, 13th July 2026, be signed as a true record.

5. PLANNING APPLICATIONS

To submit the report of the Head of Environment Department.

5.1 APPLICATION NO C25/0710/41/LL LAND ADJOINING 27 - 65 BRYNHYFRYD/ CAE CAPEL, CHWILOG, LL53 6SF

Erection of 20 affordable dwellings, creation of new vehicular access from the B4354, together with associated works

LOCAL MEMBER: Councillor Rhys Tudur

[Link to relevant background documents](#)

5.2 APPLICATION NO C26/0216/30/LL CARAVAN PARK, TIR GLYN, 66 - 98 UWCHMYNYDD, PWLLHELI, GWYNEDD, LL53 8DA

Change of use of an agricultural field to accommodate 10 seasonal touring caravan pitches additional to the main site, the erection of a toilet block, soft landscape improvements.

LOCAL MEMBER: Councillor Gareth Williams

[Link to relevant background documents](#)

**5.3 APPLICATION NO C25/0273/04/LL PALE HALL HOTEL, 99 - 132
LLANDDERFEL, Y BALA, GWYNEDD, LL23 7PS**

Erection of 8 no. shepherds huts, installation of foul water receptacle and soakaway and infrastructure to serve shepherds huts.

LOCAL MEMBER: Councillor Elwyn Edwards

[Link to relevant background documents](#)

PLANNING COMMITTEE 13 July 2026

Attendance: Chair: Councillor Huw Rowlands
Vice-chair: Councillor Edgar Owen

Councillors:

Elwyn Edwards, Delyth Lloyd Griffiths, Louise Hughes, Elin Hywel, Berwyn Parry Jones, Gareth T Jones, Anne Lloyd Jones, Cai Larsen, Dafydd Meurig, Gareth Coj Parry and Gruffydd Williams

Local Member: Councillor Menna Trenholme

Officers: Dafydd Williams (Head of Environment Department), Gwawr Hughes (Planning Manager), Elan Mared Lloyd (Senior Planning Officer), Rhys Cadwaladr (Senior Planning Officer - Minerals and Waste), Dafydd Jones (Solicitor) and Lowri Haf Evans (Democracy Services Officer).

1. APOLOGIES

Apologies were received from Councillors John Pughe Roberts and Dyfrig Siencyn.

2. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

- a) Councillor Cai Larsen declared an interest in item 5.2 (C25/0671/14/LL) as he was Chair of the Governing Body of Ysgol Syr Hugh Owen. The Member believed that it was a prejudicial interest and he therefore withdrew from the Chamber during the discussion on the application.

Councillor Huw Rowlands declared an interest in item 5.4 (C24/0323/14/LL) and 5.5 (C24/0755/19/LL) as he had submitted observations on the applications. The Member believed that it was a prejudicial interest and he therefore withdrew from the Chamber during the discussion on the applications.

- b) Dafydd Williams (Head of Environment) declared an interest in item 5.1 (C26/0238/15/LL) as he lived in the same area. The officer was of the opinion that it was a prejudicial interest and he therefore withdrew from the Chamber during the discussion on the application.

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

Councillor Elwyn Edwards (a member of this Planning Committee), in item 5.3 (C24/1032/04/LL) on the agenda.

Councillor Menna Trenholme (not a member of this Planning Committee), in item 5.4 (C24/0323/14/LL) and 5.5 (C24/0755/19/LL) on the agenda.

Councillor Cai Larsen (a member of this Planning Committee), in item 5.4 (C24/0323/14/LL) and 5.5 (C24/0755/19/LL) on the agenda.

3. URGENT ITEMS

None to note.

4. MINUTES

The Chair accepted the minutes of the previous meeting of this committee, held on 15 June 2026, as a true record.

5. PLANNING APPLICATIONS

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

5.1 APPLICATION NUMBER: C26/0238/15/LL Land near 10 Warden Street, Llanberis

Erection of new dwelling

- a) The Senior Planning Manager - Minerals and Waste highlighted that the application had been submitted to the Planning Committee on 15 June 2026, where a decision had been deferred in order to undertake a site visit. A site visit was conducted on 8 July 2026.

It was noted that it was a full application for the erection of a family dwelling of a detached two-storey design, with the gable end of the property facing the public road; the proposed house would be of a modern pitched roof design built into the slope. It would measure approximately 7.2m high to the highest point of the roof, with a balcony on a substantial terrace being installed to the rear of the property which would extend out approximately 2.5m and serve the floor.

An application for a single property on this site (26.02.2026) under reference C25/0927/15/LL had been refused. Although some amendments had been made to the plans of the current application, including the removal of two first-floor openings that faced the property next door and reducing the size of the balcony so that it did not extend out past the house's side elevation, the size and layout of the property generally continued to be the same in terms of size and scale.

The application was submitted to the Planning Committee for a decision at the Local Member's request.

Reference was made to Policy TAI 15 of the Local Development Plan (LDP) which stated that Councils would seek to ensure an appropriate level of affordable housing in the plan area. Two or more housing units was the threshold, and as only one unit was proposed in this case, Policy TAI 15 was not relevant and it was not necessary to provide an affordable element.

In the context of visual amenities, it was noted that Policy PCYFF 3 required developments to offer a design of high quality that respected and assimilated with the character and context of the area. In this case, it was considered that the proposed house did not reflect the traditional design of the adjacent terraced houses on Warden Street. Although the design had been modified somewhat since the previous application, its bulk, height and more contemporary features continued to appear disproportionate and out of character with the local environment. In addition, as the site was on a slope, the dwelling would sit higher than the surrounding houses and therefore stand out in the landscape. As a result, it was considered that the building would create an oppressive effect and would not naturally blend into the streetscape or the surrounding landscape. The proposal therefore

did not add to or enhance the character or appearance of the area, and was contrary to the requirements of Policy PCYFF 3. Although some materials attempted to refer to the historic landscape, it was considered that a more sensitive design for the site could be submitted.

In terms of general and residential amenities, reference was made to significant concerns regarding the impact of the development on nearby properties. Although the proposed balcony had been reduced, it remained a prominent feature at the rear of the property and was likely to cause over-looking and privacy issues – these risks particularly affected residents of the neighbouring chapel and No. 10 Warden Street.

In addition, it was considered that the location and layout of the property meant that movements in and out of the new house would take place in a narrow gap near No. 10, rather than towards the street like the rest of the houses. This would create a sense of oppression and negatively impact the residential amenities of that property. As a result, the proposal was considered to have an unacceptable impact on nearby residents and was therefore contrary to the requirements of Policy PCYFF 2.

It was considered that the biodiversity improvement measures proposed, which included tree planting and the installation of bird and bat boxes, met the requirements of policies PS 19 and AMG 5. In the context of drainage matters, a SUDS application had been submitted and approved - the proposal was acceptable and complied with the requirements of TAN 15.

Although observations had not been received by the Transportation Unit, as there was only one dwelling, it was not considered that the development would have an unacceptable impact on the safety or operation of the road network; the application provided three parking spaces for the property, and therefore it complied with the requirements of policies TRA 2 and TRA 4 of the LDP.

It was explained that the property would provide a family home for a local person from the village and therefore it was not considered that it would be detrimental to the Welsh language. It was noted that a condition could be imposed should the application be approved, to ensure a Welsh name for the dwelling, to comply with the requirements of Policy PS 1.

The Planning Officers recommended that the application be refused as the proposed development was unacceptable in its existing form. Although some aspects of the plan were acceptable, it was considered that the impact of the development on the character and appearance of the area, as well as its impact on the amenities of nearby properties, meant that the proposal did not fully meet the requirements of relevant policies.

- b) It was proposed and seconded to refuse the application in accordance with the recommendation.
- c) During the ensuing discussion, the following observations were made by Members:
 - The design was too large for the site
 - A correct design for the site was required

RESOLVED: To refuse

Reasons:

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 which is 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.

5.2 APPLICATION NUMBER C25/0671/14/LL Ysgol Syr Hugh Owen, Ffordd Bethel, Caernarfon

Erect a new 2400mm high fence around part of the playing field boundary of Ysgol Syr Hugh Owen

- a) The application was submitted to the Planning Committee because the Local Member had declared an interest and provided comments on the application.

It was highlighted that comments from the statutory and public consultation mostly referred to concerns arising from neighbours stating that it was an unnecessary development creating a visual impact, an impact on residential amenities and a human rights impact. A letter had also been received supporting the fence because there were problems with stones being thrown, trespassing on private property and litter being thrown into gardens.

Reference was made to Policy ISA 2, relating to community facilities that included schools, and stated that the LDP would assist in the maintenance and improvement of community facilities. The proposal would be located on the boundaries of an existing school and the fence would be needed around the building to improve security within the school grounds. In terms of principle, the proposal was considered to be reasonable and in line with the principle of Policy ISA 2 of the LDP.

The proposed fence would be a green "weldmesh", which is a see-through fence – therefore it was considered that it would not create a closed or oppressive view of the school or the surrounding houses. As it was in keeping with the existing school fencing and allowed visibility, it was considered that it would not create a visual impact in the area, and it therefore complied with Policy PCYFF 3.

It was reported that some neighbouring residents had objected on the grounds of visual impact and oppressive feeling, but it was noted that fencing of this type was common in schools to protect staff and pupils. As similar fencing already existed around the site, the proposal was consistent with the environment. The new fence would be approximately 4-5 metres from the rear of the houses, providing an adequate gap so that it did not have a significant impact on private amenities. It was reiterated that consideration had to be given to the need to protect pupils and school grounds as well as the land outside the school from damage, and on balance it was considered that this type of fence would not cause significant harm to the amenities of the local neighbourhood, and therefore it complied with Policy PCYFF 2 of the LDP. In addition, it was highlighted that trees had a protection order along the boundary with a condition to be imposed to ensure that no work on the trees was carried out without prior permission – this would protect the trees as part of the development.

The proposal did not meet the thresholds for the submission of a Welsh Language Statement or a Welsh Language Impact Assessment Report; however, it was not considered to be detrimental to the Welsh language and therefore it complied with the requirements of Policy PS 1.

It was considered that the planning matters had been addressed in full with some comments referring to operational matters. The land ownership certificate was not considered to be incorrect, as the applicant was acting on behalf of the school and the Council, and the content of certain documents submitted was not considered to be incorrect or defective. It was reiterated that it was a matter for the applicant to contact neighbouring landowners and there was no obligation to do this under the Planning system.

It was considered that the proposal was acceptable and complied with the relevant policies. It was recommended to approve the application with conditions.

- b) It was proposed and seconded to approve the application.
- c) During the ensuing discussion, the following observations were made by Members:
 - The layout of the fence on the boundary appeared intrusive – installing it 3-4 metres away from the wall would be acceptable
 - The access to the gap between the fence and the wall would have to be managed – a need to conduct discussions to get this sorted
 - The fence appeared to be oppressive – needed to discuss and agree on its location

In response to an observation regarding reducing the height of the fence to 2m as 2.4m appeared high and whether the intention was to safeguard children or keep children in, it was noted that 2.4m was in line with other fences around the school. It was reiterated that a 2m fence could be erected without Planning permission.

In response to observations relating to the location of the fence, it was noted that discussions would be held with those residents who had gardens abutting the fence and that it was possible to impose a condition to agree on the exact location. It was reiterated, although

sufficient information had been submitted to confirm the location of the fence, there would be a need to hold discussions with the landowners to get rights of access to operate.

RESOLVED: To approve with conditions

- 1. Five years**
- 2. In accordance with the plans**
- 3. A dark green colour**
- 4. Biodiversity enhancements**

Note

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.

5.3 APPLICATION NUMBER C24/1032/04/LL Land Adjacent to LL23 7NR, Frongoch, LL23 7NR

Temporary operation of a meteorological mast and associated structures for a period of up to five years.

Attention was drawn to the late observations form that included observations from Natural Resources Wales (NRW) agreeing with the conclusion of the Habitat Regulations Assessment.

- a) The Senior Planning Officer - Minerals and Waste highlighted that the application related to the erection and operation of a temporary anemometer mast for a period of five years on an upland near the summit of Pen y Bwlch Gwyn. The mast would be a steel lattice structure up to 100m high, supported by guy wires and equipped with meteorological monitoring equipment, including anemometers and weathervanes. It was noted that many important landscape and conservation designations were relatively close - Eryri National Park, the proposed boundary of Glyndŵr National Park and the Clwydian Range and Dee Valley AONB; this site was also within the vicinity of several designated European sites, such as the SAC, SPA and RAMSAR sites - River Dee and Llyn Tegid, Migneint-Arenig-Dduallt and Berwyn.

In the context of the principle of the proposal, it was noted that there was no specific policy in the LDP relating to meteorology masts. However, the purpose of the proposed mast was to collect meteorology data to assess the viability of the potential wind energy development in the future, and therefore the proposal was considered as a type of infrastructure associated with a renewable energy development against Strategic Policy PS 7 of the LDP; a policy that supported renewable energy technologies, as well as Policy ADN 1 that related to wind energy developments on land.

It was reported, since adopting the LDP, the Strategic Search Areas noted in TAN 8 had been replaced by the Pre-assessed Areas noted in Future Wales: The National Plan 2040. Reference was made to Policy 17 of Future Wales which established presumptions in favour of wind energy developments on a large scale within those areas, whilst Policy 18 provided the relevant criteria to assess such proposals.

It was reiterated that the site in question had been located outside of the nearest Pre-assessed Area for wind energy. However, Future Wales and Planning Policy Wales did not prevent wind energy developments or associated infrastructure outside those areas. Instead, the Pre-assessed Areas stated where the Welsh Government had assessed that large-scale wind developments could be accepted in principle, without preventing consideration of proposals in other locations.

In addition, Planning Policy Wales stated that energy-generating projects on the land with a capacity of between 10MW and 350MW were determined by Welsh Ministers through the Developments of National Significance (DNS) process and assessed against the Future Wales policies. To this end, it was noted that a notice of intention had been submitted to Welsh Ministers for a potential wind farm on the same site. However, the existing application does not relate to the wind farm itself and weighting could not be given to the principle of that development when assessing the application. The anemometer mast must be considered on its own merits.

It was emphasised that the proposal related to a temporary structure for a five-year period only. Planning conditions would ensure that the mast, the guy wires and all associated infrastructure were taken from the site and the land would be restored to its previous condition at the end of the period. Consequently, it was considered that the development was not likely to lead to permanent or long-term impacts on the site. It was also considered that the principle of installing a temporary anemometer mast for the purpose of gathering meteorology data was acceptable in policy, subject to a detailed consideration of the relevant impacts, including landscape, visibility, biodiversity, heritage, amenities and other technical matters.

In the context of visual matters, it was noted that policies PCYFF 3, AMG 2 and AMG 3 of the LDP were relevant when assessing the impact of the development on the character of the landscape and visual amenities. The site would be located on high land within the 'Cefnwlad y Bala' Special Landscape Area, and in a location that was seen from parts of Eryri National Park. A Landscape and Visual Impact Assessment (LVA) was submitted to support the application, as well as additional information on viewpoints. Following reviewing the information, it was reported that NRW was satisfied that sufficient evidence had been provided to assess the impacts on the landscape and the visual amenities, and concluded that the development would not harm the character of the landscape, the visual amenity nor the special characteristics of Eryri National Park. It was acknowledged that the 100m high mast would be visible over a wide area and it would present an element of human work in some open views. However, the assessment showed that small or low impacts would arise in most perspectives, with some moderate or moderate-low impacts in a limited number of sensitive locations; the mast's slender lattice structure, as well as its temporary nature, would reduce its general visual impact.

Given the view of NRW, the findings of the Landscape and Visual Impact Assessment, and the temporary nature of the development, it was considered that the proposal would not lead to unacceptable impacts on the landscape or visual amenities and it would comply with the requirements of policies PCYFF 3, AMG 2 and AMG 3 of the LDP.

In the context of Residential Amenities and given the distance between the site and the nearest residential property, as well as the relatively simple nature of the development, the narrow design of the mast and the land's topography influence, it was not considered that it would have an unacceptable impact on the visual amenity or general residential amenities. Consequently, it was considered that the development complied with the requirements of

Policy PCYFF 2 of the LDP, which sought to ensure that developments did not have a significant detrimental impact on the health, safety or amenities of nearby residents.

In relation to proposed aviation lights, it was noted that the lights would be low density infra-red lights and therefore it was not considered that they would have a significant visual impact or cause unacceptable light pollution to nearby properties.

Observations were received regarding the possibility of noise, but because the mast included very few mobile parts, it was not expected for it to generate substantial operational noise. In addition, any temporary disruption during the construction phase would be limited in terms of its length and would be controlled through standard construction practices. On this basis, it was considered that the proposal was acceptable in terms of amenities and complied with Policy PCYFF 2.

Given Transport Matters, it was noted that the proposed development did not include any changes to the existing access arrangements and it was not anticipated that it would lead to a significant increase in traffic movements during the operational period. Consequently, the proposal would not have a detrimental impact on the safety or implementation of the local road network and therefore, in terms of transport, would comply with the requirements of Policies PS 4 and TRA 4 of the LDP.

In the context of Ecological Matters, it was reported that the site was located relatively close to many designated European sites, including the Dee River and Llyn Tegid SAC, the Migneint-Arenig-Dduallt SAC/SPA, the Llyn Tegid RAMSAR site and the Berwyn SAC/SPA. NRW noted that the main risks arising from the construction period, especially in relation to pollution, would be sedimentation and disruption to water courses. However, it was considered that these risks could be controlled by ensuring a Construction Environmental Management Plan (CEMP) condition. NRW confirmed, subject to implementing appropriate mitigation measures, that the development would not have a detrimental impact on the integrity of the designated sites. It was also not considered that the development would likely lead to significant impacts in terms of nutrients or water quality during the operational phase.

From an ecological perspective, although concerns had been raised in relation to nesting birds, specifically the possibility that the mast could act as a perch for predators, it was considered that this matter could be controlled through a Breeding Bird Protection Plan (BBPP). NRW and the Council's Ecologist were satisfied that the development was unlikely to have a significant impact on protected species or sensitive habitats, with a very limited habitat loss deriving from the proposal. The Habitat Regulation Assessment came to the conclusion that the main risks to European sites could be controlled, which related mainly to the construction phase and breeding birds, through appropriate planning conditions, including a Construction Environmental Management Plan (CEMP) and a Breeding Bird Protection Plan (BBPP). As a result, it was considered that the development would not have a detrimental impact on the integrity of any European site, either in isolation or in conjunction with other plans or projects. Subject to appropriate conditions that ensured the implementation of the mitigation measures and the proposed biodiversity improvements, it was considered that the development was acceptable and complied with Policies PS 19, AMG 3, AMG 5 and GWA 1 of the LDP.

There were no heritage designations near the site and CADW confirmed that they had no objection to the development. It was considered that the mast would not have an impact on designated heritage assets because the land's topography restricted the visible connection

between it and those assets; the proposal complied with the requirements of Policy PS 20 of the LDP.

It was highlighted that the site was located within the Low Flying Area 7 training area. The Ministry of Defence confirmed that they had no objection to the development, subject to imposing standard conditions relating to obstruction lights for aviation, chartered aviation and relevant safety requirements. It was considered that these conditions were necessary to ensure that the mast would not have a detrimental impact on aviation safety or military low flying operations and therefore complied with the requirements of Policy PCYFF 2 of the LDP.

As the development did not reach the threshold requiring a Welsh Language Statement, and due to its temporary and limited nature, it was not considered that it would have a detrimental impact on the Welsh language and therefore complied with Policy PS 1 of the LDP and the Maintaining and Creating Unique and Sustainable Communities SPG.

It was considered that the principle of the development was acceptable as associated infrastructure for renewable energy and it would not lead to long-term impacts because the mast would be removed, and the site restored at the end of a 5-year period. It was not considered that it would have an unacceptable impact on the landscape, amenities, biodiversity, designated European sites, heritage, aviation safety, subject to imposing appropriate conditions; the development complied with the relevant local and national policies and the recommendation was to approve subject to conditions.

- b) The Local Member noted that he agreed with the recommendation.
- c) It was proposed and seconded to approve the application.
- d) During the ensuing discussion, the following observations were made by Members:
 - There were sufficient conditions to ensure control
 - This was one mast to gather data about wind speed - what would come in its wake? A wind farm and ugly pylons that would try to connect to the national grid

RESOLVED: To delegate powers to the Senior Planning Manager to approve the application, subject to the following conditions:

- 1. The development should commence within five years of the date of the decision.**
- 2. The development must be undertaken in accordance with the following approved plans and documents.**
- 3. The mast hereby approved must be taken down and the land restored to its previous condition within 5 years to the date of commission. The applicant must inform the Local Planning Authority of the commission date within 3 months of that date.**
- 4. Prior to the commencement of the development (including the land work and clearance of vegetation), a detailed Method Statement that describes how the site will be returned to its original condition will be submitted to the Local Planning Authority, and it must be approved in writing. The approved measures should be adhered to and implemented in full.**
- 5. No development, including site clearance, will commence until a Construction Environmental Management Plan (CEMP) has been submitted to the Local Planning Authority and approved in writing by it.**

6. No development or phase of the development to commence until a Breeding Bird Protection Plan (BBPP) has been submitted to the Local Planning Authority and approved by it.
7. No development shall be permitted until a biodiversity enhancement plan has been submitted to the Local Planning Authority and approved in writing by it. The development will be carried out in accordance with the approved details.
8. No clearance of vegetation, land work or building activities will be permitted during the bird nesting season (1 March to 31 August inclusive) unless this has been agreed in writing beforehand with the Local Planning Authority. When work is required during this period, a survey of the site must be undertaken by a competent ecologist no more than 48 hours prior to commencing the work. Any recommendations given must be fully implemented, and if active nests are found, an appropriate protection zone must be established and maintained until the chicks have fledged.
9. Devices to divert birds must be installed on each external supporting wire of the mast at a distance of no more than 2 metres in length along them all prior to the mast becoming operational. These devices must be maintained throughout the development's lifespan. Any damaged, removed or disconnected devices must be replaced within one month of finding them.
10. Prior to commencement of building any meteorological masts, or using any construction equipment or temporary structure(s) of 50 metres or more in height (above ground level), the developer must submit an aviation lighting scheme to be approved by Cyngor Gwynedd jointly with the Ministry of Defence, noting how the development will be illuminated throughout its lifespan to maintain the safety requirements of civil and military aviation as determined necessary by the Ministry of Defence.
This should include:
 - a) The details of any construction equipment and temporary structures with a total height of 50 metres or more (above ground level) that will be used during the construction of the meteorological mast, together with the details of any aviation warning lights that will be installed on them; and
 - b) Location and height of every meteorological mast within the development, noting those with aviation warning lights, location of the lights on the mast, the type of lights to be used, and the lighting performance specifications.Then the developer must install the lights as noted in the approved aviation lighting plan, and the lights will continue to be operational throughout the development's lifespan.
11. The developer must inform the Ministry of Defence in writing, at least 14 days prior to the commencement of the work, of the following information:
 - a) the commencement date to erect the meteorological mast(s);
 - b) the maximum height of any construction equipment used when erecting the mast;
 - c) the date when any meteorological mast comes into use;
 - d) the latitude, longitude and maximum height of each meteorological mast.
12. The Ministry of Defence must also be informed of any changes to this information and following the completion of the construction work.

5.4 APPLICATION NUMBER C24/0323/14/LL Land by Muriau Park Hotel, Ffordd Bont Saint, Caernarfon.

Proposed petrol filling station, electric vehicle charging hub, retail building and creation of new access and associated works to include landscaping.

Some Members of the Committee had visited the site on 8 July 2026.

The Planning Manager highlighted that an application, supported by a letter, had been submitted by the agent of application 5.4 asking for application 5.4 and application 5.5 to be deferred because some matters required further attention. In response to the application, the Planning Manager noted that the Highways Unit had now submitted observations confirming that they did not object to the application and the proposal therefore complied with criterion 3 of Policy TRA 1, as well as Policy TRA 4 in terms of road safety. As a result, the first reason for refusal (as it appeared in the report) was removed. It was reiterated that the Local Planning Authority's objections to the application highlighted that the location was unsuitable, and sufficient information had been submitted for the Members to make a decision on both applications.

Attention was drawn to the late observations form which included an additional reason for refusal to reflect the intrusive impact of the development. It was highlighted that the reason stated that the development did not reflect a sensitive or appropriate approach to design and it appeared incongruous and intrusive within its context; it therefore did not comply with policies PCYFF 3 and PCYFF 4 which ensured that proposals and the landscaping plans respected their context and their location in the local landscape.

- a) The Senior Planning Officer highlighted that this was a full application for the construction of a service station which would provide fuel to vehicles and included an electric car charging hub, a retail building, along with the creation of a new entrance and associated works including landscaping.

It was reported that the site was located outside the development boundary as noted in the LDP and although it was not located within any special land designation, it was noted that the site was within the Afon Gwyrfaï Special Area of Conservation consultation zone on the basis of Phosphorus impact. It is located directly adjacent to the A487, which was part of the strategic road network, with the nature of the development focusing on providing a service to users of this road. The principle of the development was assessed through Policies TRA 1 and PCYFF1 of the LDP.

It was explained that the shop element was located within the same building as the till area for fuel and from the information submitted, the size of the retail area would be defined as a 'small shop', within the LDP. It was therefore considered that a shop of this size would be an ancillary element to the primary purpose of providing fuel and breaks from travelling, and therefore it was not considered that it would likely undermine the retail provision of nearby centres.

It was expressed that proposed developments that led to an increase in the phosphorus load within the catchment area could lead to detrimental impacts on water quality and therefore on the ecological condition of the SAC. Information was submitted as part of the application that confirmed that there was an intention to connect to the Caernarfon Waste Treatment

site, with comments from Welsh Water confirming that this was acceptable; it was not considered that the proposal would have any impact on the Afon Gwyrfai phosphorus levels and therefore the proposal showed neutrality in terms of this.

In the context of visual, general and residential amenities, it was considered that the proposal, due to its location, scale and use was unacceptable as a result of the level of disruption and an increase in activity compared with the current situation - contrary to criterion 7 of Policy PCYFF 2 which safeguarded the amenities of local property occupiers. The site was not considered suitable for a development of this nature, especially given its prominence in the landscape and the failure to minimise the visual impact.

In addition, the proposal may cause a significant impact on the Glynllifon SAC, specifically the lesser horseshoe bat which was a feature of this SAC (evidence that the area is used by lesser horseshoe bats and that this proposal would disrupt the hedges used by bats). It was reported that insufficient information had been submitted as part of the application for the Authority to complete an Appropriate Assessment in this case, and therefore it was concluded that no assurance could be given that the proposal would not have a significant or detrimental impact on the SAC. It was reiterated that a green infrastructure statement had not been submitted as part of the application which led to uncertainty that the proposal complied with the requirements of Chapter 6 of Planning Policy Wales.

In the context of Land Drainage, Ground Water and Flooding, it was noted that the site included a designated main river (Afon Rhosdican) and concerns regarding the development and the future flood risk to the proposal and to third parties. It was noted that insufficient information had been submitted as part of the application to ensure suitable and sufficient access for machines to enable maintenance work of the main river in the future and provide a flood flow route/buffer zone to the main river; without this relevant information, it was considered that it could not be ensured that the proposal complied with the requirements of criterion number 4 in Policy PS6.

It was reiterated that insufficient information had been submitted as part of the application to assess the impact as a result of any contamination in the land. To this end, it could not be confirmed that this proposal would comply with the requirements of criterion 7 of Policy PCYFF 2 or Policy PS6.

Sufficient evidence was not submitted as part of the planning application to highlight that full consideration had been given to the impact of losing the best and most versatile agricultural land and therefore it was considered that the application was contrary to the requirements of criterion 6 of Policy PS 6, as well as the advice given in paragraphs 3.58 and 3.59 of Planning Policy Wales.

Also, additional information was received regarding the petrol tanks and NRW was re-consulted. To date, no reply had been received to the further consultation and therefore the fifth reason for refusal was amended to reflect this.

Having considered all the relevant planning matters, including local and national policies and guidelines, as well as all the observations received, it was considered that the proposal was unacceptable in the form that it was submitted as it was unable to fulfil the requirements of the relevant policies and guidelines.

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

- She had been the owner of Muriau Park, a nearby hotel, for 38 years and had faced many challenges in that period. This was a new challenge
- The land on the site was agricultural, rich land in a beautiful location - the proposal would ruin the environment
- Cwmni Cadnant had not considered the local policies - the document discussed her hotel and she could not imagine such a development on her doorstep
- There were fuel stations in Dolydd, Caeathro and Caernarfon that employed locally - what would be the impact on these businesses? Loss of jobs? Closure? - the local economy must be considered
- The area was a green area - why choose this location with such a plan?
- The access would go from the old road - was there an intention to conduct a traffic assessment to monitor the genuine significance of activity in this situation - risk of accidents?
- Asked the Committee to adhere to the policies and legislations and refuse the plan.

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

- The application had been submitted prematurely and this was because matters had not been resolved in full
- Basic concern had been raised about the visual impact and the reason for refusal had been submitted to the applicant for the first time in the late observations
- The impact of ground water and nearby river continued to be discussed by NRW
- NRW had no objection on the grounds of the impact on bats
- There was no intention to erect a 4m acoustic fence as had been stated; the landscaping plan highlighted a 3m fence and a substantial hedge along the northern boundary - the applicant was happy to look into this further and discuss with officers and the neighbour
- The reference to agricultural land was not grounds for an objection - this had been made clear during the consultation period
- Referring to the Horncastle Court Case; when discussing two similar applications alongside each other in a committee, they must be considered together after being reviewed appropriately and in full - based on the Committee meeting today, the Local Planning Authority would be open to the possibility of a judicial review - a complete plan had been submitted here as the Motor Fuel Group (MFG) had been secured for the charging facilities and the petrol station
- The company already operated the Morrisons fuel station in Caernarfon - they had no intention to close that station should the application be approved
- MFG asked that the Committee deferred the decision on both application in fairness to an employer in the town and one that had invested significantly

ch) The Local Members had no observations to propose.

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

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

- There was enough fuel provision in the town
- The proposal would lead to a loss of good agricultural land

RESOLVED: To Refuse
Reasons:

- 1. The proposal, due to its location, scale and use is considered to be unacceptable as a result of the level of disturbance and increase in activity compared to the current situation and as a result, the proposal is considered to be contrary to criterion 7 of Policy PCYFF 2 of the Anglesey and Gwynedd Joint Local Development Plan 2011-2026, which safeguards the amenities of local property occupiers.**
- 2. The test of the likely significant impact suggests that the proposal may cause a significant impact on the Glynllifon SAC, particularly the lesser horseshoe bat which is a feature of this SAC, as a result of the location of the proposal, the evidence that the area is used by lesser horseshoe bats and that the proposal affects the hedges used by the bats. Insufficient information has been submitted as part of the application to enable the Local Planning Authority to complete an Appropriate Assessment in this case in accordance with the Authority's requirements under the Conservation of Habitats and Species Regulations 2017. It is therefore concluded that there can be no assurance that the proposal will not have a significant or adverse effect on the SAC due to the lack of information and therefore the proposal does not comply with the requirements of the Conservation of Habitats and Species Regulations 2017.**
- 3. A green infrastructure statement has not been submitted as part of the application and therefore there is no assurance that the proposal complies with the requirements of Chapter 6 of Planning Policy Wales (2024) in terms of the step-wise approach and biodiversity improvements.**
- 4. Insufficient information had currently been submitted as part of the application to assess the impact as a result of any contamination in the land. To this end, it cannot be confirmed whether the proposal complied with the requirements of criterion 7 of Policy PCYFF 2 or Policy PS6 of the Anglesey and Gwynedd LDP 2011-2026.**
- 5. The site includes a designated main river (Afon Rhosdican) and there are concerns about this development and the future flood risk to the proposal and to third parties. Insufficient information has been submitted as part of the application to ensure suitable and adequate access for machinery to enable future maintenance of the main river and provide a flood flow route/buffer zone to the main river. It was considered, without this information, that it could not be ensured that the proposal complied with the requirements of criterion number 4 of Policy PS6 of the Anglesey and Gwynedd LDP 2011-2026.**
- 6. Insufficient evidence has been submitted as part of the planning application to demonstrate that full consideration has been given to the loss of the best and most versatile agricultural land. It was therefore considered that the application was contrary to the requirements of criterion 6 of Policy PS 6 of the Anglesey and**

Gwynedd LDP 2011-2026, as well as the advice given in paragraphs 3.58 and 3.59 of Planning Policy Wales.

- 7. The development did not reflect a sensitive or appropriate approach to design. It appeared incompatible and intrusive within its context, and therefore it did not comply with policies PCYFF 3 and PCYFF 4 of the Anglesey and Gwynedd LDP 2011-2026 which ensured that proposals and landscaping plans respected their context and their location in the local landscape.**

5.5 APPLICATION NUMBER C24/0755/19/LL Land near Meifod Roundabout, Meifod Farm, Pwllheli Road, Bontnewydd, LL55 2TY

Roadside services and associated work.

Some Committee Members had visited the site on 8 July 2026.

- a) The Senior Planning Officer highlighted that this was a full application for a service station which would provide fuel to vehicles, including an associated shop for a site near the Meifod roundabout. It was explained that the site had been located directly adjacent to the A487 strategic road network and access to the site would be from the roundabout on Pwllheli Road. It was elaborated that the site was outside the development boundary as noted in the LDP; although the site was not located within any other land designations, it was within the Afon Gwyrfai Special Area of Conservation consultation zone on the basis of Phosphorus impact and approximately 300m away from a Wildlife Site.

It was considered that the development would not impede the movement of strategic traffic and confirmation was received that the entrance was safe in terms of highway safety. In addition, the shop located within the same building as the till area for fuel would be an ancillary element to the primary purpose of providing fuel and breaks from travelling, and therefore it was not considered that the shop would likely undermine the retail provision of nearby centres; it complied with Policy TRA 1 of the LDP.

It was elaborated that there was a clear functional and locational rationale for the proposed site, and there were no sites that were more appropriate within the development boundaries. It was considered that the proposal was acceptable in principle under the requirements of Policy PCYFF 1 - the site offered a suitable location within the landscape to provide the development, restricting its visual impact and respecting the landscape and the local environment; consequently, it complied with the relevant requirements of policies PCYFF 3 and PCYFF 4 of the LDP.

It was not expected for the proposal to significantly add to the existing disruption or disrupt residential amenities to an unacceptable extent, subject to relevant conditions. To this end, it was considered that the development complied with policies PCYFF 2 and 3 of the LDP as a result of residential and general amenities.

In the context of transport and access matters, the Transportation Unit had no concerns in terms of traffic levels in and out of the site, nor in terms of the internal arrangements. It was reiterated that the Government's Trunk Roads Unit was also satisfied with the proposal. It was reported that the conditions would be imposed to ensure that the surface water was appropriately managed and to protect the car share provision.

In the context of biodiversity matters, it was noted that the proposed site was located within the consultation zone of the Afon Gwyrfai Special Area of Conservation on the basis of Phosphorus impact, and in particular because there was an intention to connect to the main sewer (the Waste Treatment Site serving the area was the Llanfaglan site which discharged into Afon Gwyrfai). It was reiterated that information had been submitted as part of the application confirming that there was an intention to connect to the Caernarfon Waste Treatment Site instead of Llanfaglan, and Welsh Water's comments confirmed that this was acceptable, subject to connecting to a specific point which would need to be ensured by a planning condition.

The site was located approximately 4.5km away from the immediate parts of the Glynllifon Special Area of Conservation (SAC). The information submitted as part of the application was considered, as were NRW's comments which suggested that the Lighting Impact Assessment and the Biodiversity Enhancement and Soft Landscaping Plan provided sufficient grounds to consider the potential impacts of the plan on the lesser horseshoe bat species as a feature of the SAC.

In terms of improving biodiversity, the development provided a wide range of measures to create new habitats and to increase ecological variety on the site. Overall, the plan went beyond mitigating impact, providing a net improvement to biodiversity by increasing the size and quality of habitats on the site compared with the existing condition. It was acknowledged that there would be an initial impact on biodiversity as a result of the development, particularly during the construction phase, but given the nature and size of the biodiversity enhancements proposed which included the creation of new habitats, planting native trees and hedges, providing specific features for wildlife, it was considered that the development would lead to net improvement to biodiversity in the long term.

It was explained that the proposed site was grade 3b agricultural land, and therefore it was not considered to be the best and most versatile agricultural land. It was considered that it would be acceptable to use the site for the development and it therefore complied with the requirements of criterion 6 of Policy PS6 of the LDP.

Reference was made to further observations that the agent had provided on the principle matters of the application, a public consultation, the need for the development, ecology, agricultural land and documents that they had not recorded which meant that some conditions proposed had received attention. However, the observations did not change the content of the report - all the documents submitted had received attention and the responses to the consultation confirmed that some of the documents would need to be amended which would be ensured through planning conditions.

It was considered that all the valid planning matters raised during the public consultations had been fully considered with the development complying with the relevant policies, specifically Policy TRA 1 which related to the principle of the proposal - the policy did not require a specific need for the development, but instead that it ensured that it focused on fulfilling the needs of drivers. It can be concluded that the proposal for the fuel station development and the associated work was acceptable, as it did not lead to an unacceptable impact on the area or its environment. Given the mitigation measures and the appropriate control through planning conditions, it can be ensured that there would not be a negative impact as a result of the proposal. The Planning Officers recommended to approve the development with appropriate conditions.

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

- The decision must be made based on evidence, the LDP and advice from professional officers and not on the grounds of the commercial interests of competitive applicants who were unable to submit a high-quality complete application
- That Policy TRA 1 supported roadside service developments that were located on the A487 - the purpose was to serve vehicles that already used the A487 - the Government had stated an immense need for roadside services like this
- In terms of traffic, the Transportation Unit and the Welsh Government fully supported the development - a detailed transport assessment confirmed that there would not be an unacceptable impact on the roads
- Despite respecting local concerns, the development would be a proposal to serve existing traffic
- That every request for additional information from consultants had received a response from experts - it was a shame that the responses had not been reflected in the report
- A host of assessments had been submitted on ecology, bats, birds, reptiles, air quality, lighting, drainage, etc. - the plan provided a significant net improvement to biodiversity and it went beyond the requirements of Planning Policy Wales
- The plan had significantly evolved since the start - it had now been halved in terms of size and the retail element had been reduced - the shop was an ancillary element to the roadside service and not an independent retail unit
- It provided 11 car charging points of the best standard
- Connection with the grid had been approved by SPN Energy
- There would be bilingual signs promoting the Welsh language on the site - a leading and important development for north Wales
- Over 100 people had attended the public meeting; 850 letters were distributed and after the plan was fully explained, approximately 10 letters of objections had been received from the public
- The proposal had been developed carefully, it fully complied with planning policies; it provided important transport infrastructure to the area and north Wales; it improved biodiversity and brought economic advantages
- The Policy supported the use. The development had been carefully planned in the landscape. There were no technical objections. It proposed a clear improvement to biodiversity and the development brought genuine benefits to the area
- A request for the Committee to follow the recommendation of the Officers and approve the application

c) Taking advantage of the right to speak, the local member, Councillor Menna Trenholme, made the following observations:

- She wished to object to the application and encouraged the Committee to refuse it.
- She questioned whether the development, in this location, complied with the LDP and the relevant planning policies. In her opinion, it did not do this.
- The site was located outside of the development boundary, in open countryside; Policy PCYFF 1 set clear presumptions against such development unless there was strong justification. She did not believe that the applicant had proved that need. Therefore, she asked a fundamental question, was this truly the most appropriate location for such a development?

- If the applicant tried to rely on Policy TRA 1 - Transport Network Developments, the policy imposed clear conditions - it demanded that the areas of the roadside service had the least possible impact on natural environment and landscape, that it did not impede the movement of strategic traffic and did not undermine retail provisions in existing centres. She did not believe that it satisfied that criteria.
- Would a development of this nature be more suitable on a brownfield site or land that had already been developed, where the necessary infrastructure already existed? For example, sites such as the Cibyn area in Caernarfon showed that land which already had connections to road, services and commercial infrastructure was available. Using such a site would avoid the loss of green land, reduce the impact on the landscape and comply better with sustainable planning principles. The application had not demonstrated why a new countryside site was the best option when other more appropriate choices existed.
- The loss of green land for a commercial development would be a serious step, especially when other options were available. There were already fuel stations in Caernarfon, Dolydd, Bangor, Pwllheli, Porthmadog and Caeathro and a number of electric vehicle charging points were already available, as well as plenty of cafés, restaurants and shops. The application did not fill a gap in the provision; it is likely to take business away from local providers that already served the area. In addition, fuel stations existed within a reasonable distance along the A487 - from this site, there is a station in Clynog - 8 miles away, Llys y Gwynt - 10 miles and Y Ffôr - 16 miles. Considering this alongside the provision in Pwllheli, Caernarfon, Bangor and Porthmadog, there is already a comprehensive network serving the area. The application did not respond to a local shortage or provide a service that was unavailable.
- It was contrary to the LDP's objectives, which tried to maintain the vitality of town centres. A large commercial development on the outskirts of Caernarfon would attract spending away from local businesses and undermine the work being made to strengthen the town centre. Also contrary to PS15 - Town Centre and Retail Developments which tried to protect the vitality and viability of town centres. Instead of attracting people to the centre of Caernarfon and its businesses, this development would take people's spending before reaching the town.
- Serious concerns regarding traffic and road safety. The Bontnewydd bypass was built to take traffic from the village, improve safety and ensure a better flow on the network and not to attract new commercial developments that would create more journeys for vehicles. Had sufficient consideration been given to the impact on the roundabout that was already very busy? It was reasonable to expect vehicles to slow down and queue when turning into the fuel station, having an impact on the traffic flow and increasing the risk of congestion and collisions on the strategic network. The development would undermine the purpose of the bypass.
- The environmental impact caused concern - constructing on a green site meant the loss of agricultural land, a permanent change to the landscape and increased emissions due to more traffic. Biodiversity was also a cause for concern - although mitigation measures could be proposed, a development of this size would lead to a loss of rural habitats and introduce more artificial light, more noise, more activity to an area that was currently relatively quiet, and impact the local landscape and wildlife.
- Drawing attention to the matter of litter, which was often disregarded. Evidence from Keep Britain Tidy and National Highways showed that litter associated with food and drink "to go" was a significant problem along highways. The problem was not confined within the site's boundaries - experience across the UK showed that food

packaging, coffee cups, bottles and cans were often discarded on roadsides, in hedges and on agricultural land away from the place of purchase. Although the applicant could provide bins on the site, he could not control where users choose to discard their litter after leaving. In this type of rural area, it would impact the Bontnewydd countryside and the nearby area.

- Policy MAN6 - Retail in the countryside presumed against these types of retail developments unless they satisfied all of the relevant criteria. There was no existing business on the site, vacant commercial sites were available in Caernarfon and it was clear that the development would have an impact on local shops.
- Concern about the impact of the development on local residents. A commercial site of this size would introduce more light, noise, vehicle movement and activity to an area that was currently in open countryside.
- Bontnewydd Community Council had unanimously objected to the application, and referred in detail to Policy CYFF1, TRA1, PS15, MAN6 and MAN7 as grounds for objections; Llanwnda Community Council and Caernarfon Town Council had also objected to the application, therefore three local Town/Community Councils were unanimously against the development. Although the number of objections itself was not grounds to refuse an application, it clearly highlighted that the community saw the development as one that would change the nature of the area for the worse.
- Considering the process, some time had passed since the public consultation and a fair question arose as to whether the information gathered at that time continued to be completely up-to-date given the time that had passed.
- It was disappointing that the application was before the Committee so late in the day. As a Local Member, she would have welcomed more time to consider the final report and the information before making a decision on a development that had significant implications for the area.
- There was a duty on the Committee to make a decision in accordance with the LDP unless there were firm planning reasons to divert from it.
- Was there a real need for this site? The applicant had not proven the need for it. The site was outside the development boundary. The development would harm the countryside, undermine local businesses and raise real concerns regarding traffic, safety and environmental impact. Put simply, the alleged benefits did not outweigh the harm.
- Respectfully asked the Committee to refuse the application.

Councillor Cai Larsen had no further comments to propose.

ch) It was proposed and seconded to refuse the application, contrary to the recommendation.

Reasons:

- The proposal did not fully comply with the sustainability principles of Policy PS6
- It would have a detrimental impact on the amenities of the area and nearby residents and this was contrary to criterion 7 of Policy PCYFF 2
- The proposal would have a detrimental visual impact and this was contrary to policy PCYFF 3
- The proposal to mitigate the impact of the proposal in terms of biodiversity or biodiversity enhancements was insufficient and therefore contrary to the requirements of Policy PS19.

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

- The Government's statistics on the demand for fossil fuel highlighted less use following carbon regulations in the future and an increase in the use of electric cars - therefore did not see the need according to Policies PCYFF5, PS4, PS5 and PS6. If required, only a charging resource would be needed
- Acknowledged that such a station would create litter along the roads and incur costs for the Council
- Disagreed with the statement 'respond to the existing demand' - that local businesses and stations along the road would be happy with the business, therefore should we not encourage and promote local businesses that provide the current service - these were services in local communities that took pride in their businesses - need to encourage instead of building new ones
- It would create a visual impact on the amenities of nearby residents
- The station was likely to be labelled as the last one on the road and would therefore prevent people from using other stations
- The need was being met by what already existed
- EV stations were being developed by the Council and continued to have infrastructure problems - therefore how would we know that these would succeed?
- A community station had been developed in Clynog - the station had regenerated the village - this development would have an impact on that station and others locally.
- The relevant Community Councils were unanimous in objecting strongly and the rationale for their objections was fair
- PCYFF1 - the proposal was located outside the development boundary - it was not an 'exceptional' location
- PCYFF 1 - there was sufficient provision in the area, therefore there was a need to challenge the need and consider the cumulative impact
- Policy 6 Retail - the retail unit and the fuel station would pose a threat to local businesses
- Policy 7 Retail - there would be an increase in litter and noise on roadsides and an increase in noise and light pollution
- There was a need to protect and improve the natural environment - the proposal was contrary to Policy 19 - the impact of the development on biodiversity - the mitigation measures and the enhancement work was insufficient
- It created an unacceptable impact on the visual amenities of the area - contrary to PCYFF3
- Why refuse the Muriau Park application but approve Meifod? It seemed that officers had turned every stone to refuse the Muriau Park application, but made every effort to turn every stone to approve Meifod
- Given the current fuel and living costs, was it fair to approve a site where fuel was more expensive than local stations?
- An intrusive impact on the local landscape - the location was unsuitable for the development
- The location and the roundabout were already busy - how could adding more traffic be justified?
- It was located on good and useful agricultural land - did not want to lose good land
- EV power equipment appeared everywhere by now - there was no need for them to be in a fuel station - they could be installed anywhere.

The Planning Manager highlighted that the proposal included a combination of proposals, such as fossil fuel provision, EV charging, park and ride provision, and therefore it would be difficult to evidence against this as the proposal provided for the current need. She elaborated that

consultants had responded without objecting to the proposal in the context of the need, but some matters were matters of opinion - a visual impact and impact on amenities. It was noted that none of the policies required to prove the need for the development. She reiterated that Policy TRA1 was suitable if the development was close to a highway that provided for drivers, and PS 4 was suitable if the development provided a transport service and identified different travel needs - she suggested that the Committee considered the location instead of the need.

She noted that Policy PCYFF 1 did not object to developments outside of the boundary, unless it would comply with other policies, e.g. in the context of this application, the suitability of this development outside of the boundary was considered because the requirements of Policy TRA1 noted the need for the development to be close to a highway and provide a service for the drivers of those highways. Consequently, it would comply with Policy PCYFF1. In terms of the impact on other local centres, it was considered that the size of the shop was irrelevant as it was ancillary to the development therefore it would not have an impact on the businesses of the town and nearby villages; suggested for the Committee not to consider this matter as an objection, unless there was relevant evidence to support that.

RESOLVED: To refuse, contrary to the recommendation

Reasons:

1. The proposal did not fully align with the sustainability principles - in accordance with Policy PS6
2. The proposal had a detrimental impact on the amenities of the area and nearby residents - contrary to criterion 7 of Policy PCYFF 2
3. The proposal would have a detrimental visual impact - contrary to Policy PCYFF 3
4. The proposal does not sufficiently mitigate the impact in terms of biodiversity or biodiversity enhancements - contrary to the requirements of Policy PS19.

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

CHAIR

PLANNING COMMITTEE	DATE: 07/09/2026
REPORT BY ASSISTANT HEAD OF DEPARTMENT	

Number: 1

Application Number: C25/0710/41/LL

Date Registered: 19/12/2025

Application Type: Full

Community: Llanystumdwy

Ward: Llanystumdwy

Proposal: Erection of 20 affordable dwellings, creation of new vehicular access from the B4354 together with associated work

Location: Land Near Cae Capel, Chwilog, LL53 6SF

Summary of the Recommendation: TO APPROVE SUBJECT TO THE COMPLETION OF A SECTION 106 AGREEMENT OR A UNILATERAL AGREEMENT FOR AN EDUCATIONAL CONTRIBUTION AND PLAY EQUIPMENT IN OPEN SPACES.

PLANNING COMMITTEE	DATE: 07/09/2026
REPORT BY ASSISTANT HEAD OF DEPARTMENT	

1. Description:

- 1.1 A full planning application to erect 20 affordable dwellings and create a new vehicular access, together with associated developments on a site measuring approximately 0.65ha in size. The site has now been revised so that it is located entirely within a site specifically designated for building houses within the development boundary of Chwillog, a village defined as a Service Village within the Gwynedd and Anglesey Joint Local Development Plan (Site T64), and the number of dwellings proposed has been reduced from 25 to 20 to enable this. For clarity plots number 16-19 (2 x 3 bed houses, 1 x 2 bed house and one 2 x bed bungalow) from the original scheme have been deleted, and plots 24-25 have been changes from two 1 bed flats to one 2 bed dwelling. The proposal therefore does not provide units outside the development boundary or the housing designation by now.
- 1.2 The proposal involves erecting the dwellings and providing a new access from the B4354 class 2 public road, creating an internal estate road together with footpaths, creating parking spaces, creating a public open space, erecting boundary walls and fencing and associated drainage works. Specifically, the proposal now includes the following housing mix:
 - 4 x one bedroom flat
 - 9 x two-bedroom houses
 - 6 x three-bedroom house
 - 1 x 2-bedroom bungalow
- 1.3 We can see from the information submitted that the scheme would provide 100% affordable housing with a mix of tenures provided (e.g. social rented housing, intermediate affordable rented housing), to meet the need as highlighted.
- 1.4 In terms of their appearance, the dwellings will be finished in a mix of materials to convey different styles and to vary the appearance on the site. The materials proposed for use include:
 - Roofs: Natural slate
 - Walls: Render / timber/stone cladding
 - Boundary treatments – a mixture of hedges and wooden fencing, with some existing hedges and *cloddiau* being retained and improved with additional planting.
- 1.5 The proposed scheme includes the provision of a public open space in the south-eastern corner of the site which also contains a sustainable drainage area.
- 1.6 The application area is currently agricultural grazing land which is located within the development boundary of Chwillog and is specifically designated for building houses within the LDP Inset Map. The implications of designating settlements such as Chwillog as service villages states as follows: *"In the Service Villages ...housing to meet the Plan's strategy will be secured through the identified housing designations along with suitable windfall sites within the development boundary"*. The description in the LDP of Site T64 - land near Cae Capel states that 20 living units are expected to be built on the land. The B4354 class 2 public road runs along the northern boundary of the site. We can see that there are residential dwellings directly abutting the eastern boundary of the site, with residential dwellings also on the other side of the road to the north.
- 1.7 The following information was submitted in support of the application, and we note that some of the documents have been amended to convey the revised proposal:
 - Language Impact Statement (revised July 2026)
 - Planning Statement (revised June 2026)
 - Preliminary Ecological Assessment (revised June 2026)
 - Bat and Nesting Birds Survey
 - Reptile survey

PLANNING COMMITTEE	DATE: 07/09/2026
REPORT BY ASSISTANT HEAD OF DEPARTMENT	

- Flood Consequence Assessment and Drainage Strategy (revised June 2026)
- Design and Access Statement (revised June 2026)
- Archaeological Assessment
- Green Infrastructure Statement (revised June 2026)
- Transport Statement (revised June 2026)
- Pre-application Consultation Report (PAC Report)
- Construction Traffic Management Plan (revised June 2026)
- Construction Environmental Management Plan (revised June 2026)
- Landscaping scheme (revised June 2026)
- Methodology for relocation of the 'clawdd'
- Trees impact assessment
- Housing Needs Report (Rural Housing Facilitator) (Additional information May 2026)

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

1.9 The application has been revised since its original submission after receiving responses and a comment on the proposal from the Biodiversity Unit. Specifically, information on the methodology for the relocation of the *clawdd* has been amended by adding a detailed plan for the site. In addition, as a result of an assessment made by the applicant into the impact of wind and rain, some of the roofs of the proposed dwellings have been amended by replacing some rear gable-ends for lean-to roofs to avoid the risks associated with wind-driven rain and moisture. Finally, the layout of the site was amended as a result of Welsh Water comments in order to avoid disrupting the existing equipment on or near the site.

1.10 The Planning Committee decided at the meeting on 27.04.2026 to refuse the application based on one reason, namely that it was contrary to policy TAI 16 (Exception Sites) of the LDP because the need for the exception land cannot be demonstrated until the designated T64 site has been developed, and therefore the application was referred to a cooling-off period. Since then, the application has been amended specifically in response to the single reason for refusal mentioned. To this end, as confirmed above, the number of units subject to this application has been reduced to 20 units and are located within an area designated for housing development. A number of revised documents and plans have been submitted to reflect this change, and a period of full re-consultation including public consultation has taken place. Because the proposal has been amended in response to the objection of the Planning Committee, the application is resubmitted for a decision based on the amendments.

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

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ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

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

PCYFF 1: Development boundaries
 PCYFF 2: Development criteria
 PCYFF 3: Design and place shaping
 PCYFF 4: Design and landscaping
 PCYFF 6: Water conservation
 PS 2: Infrastructure and Developer Contributions
 PS 6: Alleviating and adapting to climate impacts
 PS 17: Settlement Strategy
 TAI 3: Housing in Service Villages
 TAI 8: An appropriate mix of housing
 TAI 15: Affordable housing threshold and distribution
 TRA 2: Parking standards
 TRA 4: Managing transport impacts
 PS 1: The Welsh Language and Culture
 PS 19: Conserve and where appropriate enhance the natural environment
 AMG 5: Local biodiversity conservation
 PS 20: Preserving and where appropriate enhancing heritage assets
 AT 4: Protection of undesignated archaeological sites and their settings
 ISA 1: Infrastructure provision
 ISA 5: Provision of open spaces in new housing developments
 Also relevant in this case are the following:
 Supplementary Planning Guidance (SPG): Affordable housing
 SPG: Housing Mix
 SPG: Maintaining and Creating Distinctive and Sustainable Communities
 SPG: Open spaces in new housing developments
 SPG: Planning Obligations

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 12: Design
 Technical Advice Note 15: Development and flood risk
 Technical Advice Note 20: Planning and the Welsh Language

3. **Relevant Planning History:**

- 3.1 Application C25/0152/41/LL – Variation of condition 2 of Planning permission C21/1240/41/AC to extend the time allowed to submit reserved matters - This application has not been determined at the time of writing this report

Application C21/1240/41/AC – Variation of condition 2 of Planning permission C18/1055/41/LL to extend the time allowed to submit reserved matters. - Approved 21/03/22

Application C18/1055/41/LL – Variation of condition 2 of C14/0113/41/AM to extend the time allowed to submit reserved matters - Approved 13/02/19

C14/0113/41/AM – Outline application for the erection of 21 dwellings (including 7 affordable dwellings) with all other matters reserved (amended plan) - Approved 14/12/15

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C13/0535/41/LL – Retention of a static caravan on land for use as a permanent residential unit for a temporary period of 5 years - Refused 01/08/13, subsequently approved on appeal.

- 3.2 We also note that a formal pre-application enquiry was submitted under reference Y25/0106, when relevant matters relating to a residential development on this site were discussed, and the relevant matters that would be likely to arise when considering the formal planning application.

4. Consultations:

Community/Town Council: Comments 12.07.2026

Here are the Community Council's views on the above planning application, and **it was again decided to reject the application unanimously on a motion by Councillor Dylan Thomas, seconded by Councillor Angharad Llwyd-Jones**, following our meeting on 02.07.2026, and we reiterate the comments made previously in November 2025, despite the number of dwellings having reduced to 20, as follows:

The local opinion is against having a housing estate on this land, and there is a petition with around 160 signatories from the village opposing the development. The petition will be submitted to Cyngor Gwynedd by those who questioned the villagers.

Here are the main reasons for refusing the application:-

Overdevelopment is affecting the character of the village.

Creating an excessive increase in housing will be a strain on the village.

The village of Chwillog has one of the highest percentages of Welsh speakers in a village within Gwynedd.

Difficult to integrate 20 dwellings in the village, in that it creates a linguistic problem.

How reliable is the data received regarding the need for so many houses in Chwillog? Information was received that the School is fairly full at present.

Lack of a Local Connection – having a close connection with the village or within the community of Llanystumdwy should be a factor in giving priority to a new tenant, whenever there is a change in tenancy.

The Welsh language factor Llanystumdwy Community Council has been designated as an area of linguistic significance.

A Language Policy is Needed – Chwillog is a Welsh-speaking village and this needs to be respected, so that it is taken into consideration when allocating the houses.

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A new Local Allocation Policy is needed – to give linguistic consideration when letting the houses. This is also needed for the houses in Y Ffôr, and across Gwynedd. It is of great concern that new tenants will move into the area from outside the area and from outside Gwynedd. Problems are emerging in nearby villages such as Llanystumdwy and Cricieth, where tenants are causing problems and breaking the law. This is not a problem in Chwilog at the moment.

Housing turnover is a problem – this is a problem as tenants choose to swap tenancies amongst each other. This can create a linguistic problem and behaviour problems.

Highway – safety, 20 miles per hour. Many vehicles/lorries/tractors pass through the village. There will be a need to ensure that there is a safe pavement from the new estate to the village. Is there space to build a pavement all the way, without having to take a piece from the gardens of neighbouring houses?

The school is full – would a contribution be made to consider increasing the size of the school? We understand that the school is currently almost full, so a new class would possibly be needed.

Sewage – there had been mention of problems with this location some years ago, when there was a proposal to build houses there.

Play facilities in the village – there is a lack of a safe play area for children in the village – would Grŵp Cynefin be willing to contribute towards upgrading the village's existing playground, near Maes Myrddin? Cyngor Gwynedd is responsible for it.

There is no shop or post office in the village, only a local butcher.

Transportation Unit:

Comments 09.07.2026

I refer to the above application (C25/0710/41/LL) and wish to state that the Transportation Service does not intend to provide further comments on the changes submitted for the application.

We ask that the conditions set out in our previous comments/note dated 23/01/2026 be included with any permission granted.

Comments 23.01.2026

The application refers to building 25 affordable dwellings, on a Class 2 road in Chwilog, on the outskirts of the village.

Impact on the Roads Network

The road that connects the site is within a 20mph speed limit zone. The data submitted shows that 85% of drivers drive at a speed of 37.3 mph or slower to the east and 32.2 mph to the west. In addition, there is no record of any accidents on this section of road during the last five years. Consequently, we have no significant concerns regarding safety on the current network. According to a TRICS analysis submitted by the developer, the impact of the development on traffic

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flow is expected to be very low, and is therefore unlikely to create an additional burden on the local network.

Access to the Site

In accordance with TAN 18 guidance, the visibility splay when exiting the site should be 56m in every direction. The plans show that the visibility splay to the east is 8m too short as only a 48m visibility splay is available. Nevertheless, we believe that the provision is acceptable as vehicles tend to slow down near housing developments and there are humps on the road. The plans suggest that there is vegetation in some locations that could obstruct the required visibility, particularly when observing traffic from the west. As a result, there will be a need to ensure that the access is constructed in a way that keeps the visibility splay clear of any obstruction, including vegetation.

Parking

The number of parking spaces for each unit complies with the relevant guidelines for residents and visitors. Walking Connections to the Village Centre: Currently, there is no formal provision for pedestrians along the road that links the site to the village. However, the developer has proposed to install a 2m footpath along the front of the site to connect with the footpath towards the east. Along with this we are very pleased that the applicant will upgrade the existing humps, to the east of the site, to a crossing for pedestrians to have safe access from the site to the existing walking network. This will improve access for existing pedestrians and provide a better connection for the residents of the new development. In addition, it would be good to see a footpath towards the west so that there is the possibility of a wider footpath in the future, but to be clear, this is not a reason to oppose the application.

Public Transport

There is a bus stop around 100 metres away from the site towards the east, which is acceptable for access to the service on foot.

Conclusion

Based on the information submitted, the development is unlikely to have a substantial impact on the local roads network. The proposed improvements to the access and walking facilities offer benefits to the community. In terms of transport and roads, there are no reasons to refuse the planning application. It is suggested that standard conditions/notes be included with any permission granted:

Natural Resources Wales:

Comments 23.06.2026

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the revised information in support of the above, which we received on 29 May 2026 and 11 June 2026. We have no objection to the proposed development as submitted and provide the following advice.

Protected Species

We note that the information submitted in support of the above application (Preliminary Ecological Appraisal, Enfys Ecology,

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Report Reference: EE.4994.25.TY.V3, 10/06/2026) has identified that bats are unlikely to be using the application site. We therefore have no comments to make on the application as submitted in respect of bats.

We recommend that you discuss the need to secure further measures/avoidance, e.g. lighting measures with your internal ecological advisor.

Welsh Water:

The proposal was opposed originally because elements of the development would disrupt Welsh Water's existing equipment in the vicinity.

Comments 23.06.2026

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

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

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

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

In addition, this site is crossed by a public watermain with the approximate position being marked on the attached statutory public watermain record. In accordance with the Water Industry Act 1991, Dŵr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs.

Having regard to the amended proposed plans, on the strict understanding that no buildings including foundations, structures, trees/shrubs, ecological mitigation, SuDS features or alterations to ground levels are proposed within the protection zone of the public watermain when measured 4 metres either side of the centreline and that the public watermain and its required protection zone is located within a public and accessible area and not within any enclosed private amenity area, we withdraw our holding objection. Please note, the

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distance specified for this protection zone is indicative and based on industry standard guidelines. However, the depth of the asset will need to be verified on site which may infer a greater protection zone. For completeness, we recommend the developer refer to their title deeds to confirm if there are any covenants or restrictions associated with the asset(s) crossing the proposed development site.

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

We would advise it is the applicant's responsibility to ensure that any proposed works do not conflict with any underground services. For Sewers or Watermains that may be present and affected by your proposals, you are advised to contact Dŵr Cymru Welsh Water who will be able to explain whether any consent is required for your proposed works. Prior to commencing works, we recommend you review the information and guidance available on Welsh Water's website at <https://developers.dwrcymru.com/en/applications/planning/asset-location-and-cctv-surveys>

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

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

Condition

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

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

Biodiversity Unit:

Initial observations were received that referred to the shortcomings in the information submitted regarding some ecological matters on the site and that additional information should be submitted.

Further information was received in due course which responds to the matters raised.

In addition, a document was received which explained the methodology for the translocation of a *clawdd* on the site and a specific site plan, along with confirmation that the work will be

carried out under the supervision of an ecologist.

The Biodiversity Unit confirmed that they were happy with the methodology as proposed.

Comments 19.06.2026

Since my last comments, a site-specific *clawdd* relocation plan has been included as part of application. I have no further comments.

Housing Strategic Unit:

Comments 08.06.2026

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

49 choices on the Tai Teg register for an intermediate property

85 applicants from the common housing register waiting for a social property

The following shows the number of bedrooms that the applicants wish to have:

Number of bedrooms (owned or part-owned)

Tai Teg

Number of bedrooms	Need as a %
1 gwely / bed	2%
2 gwely / bed	37%
3 gwely / bed	59%
4+ gwely / bed	2%

Housing Options Team

Number of bedrooms	Need as a %
1 gwely / bed	33%
2 gwely / bed	43%
3 gwely / bed	19%
4 gwely / bed	4%
5 gwely / bed	1%

Based on the above information it seems that the Plan addresses a need in the area.

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

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

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high demand in the county.

Land Drainage Unit:

The applicant proposes to discharge surface water from the development into an existing ditch that runs along the south-eastern boundary of the site. This destination is used because the strategy states that permeation tests have failed on the site. In order for the SAB to accept the use of a lower-priority destination, evidence from the permeation tests will be required. The watercourse that the applicant intends to connect to does not appear on any mapping system available to the SAB. Therefore, we ask for evidence, such as photographs, to show the ditch. The drainage plan shows that the outfall will be piped outside the boundary of the green line. Confirmation will need to be provided as to whether this land is owned by the applicant or by a third party. If a third party, permission will need to be granted to build a system on their land. The SAB submits a temporary objection until the above points have been resolved.

Further response

The agent for this application has been in contact with more information regarding the drainage system. Based on this evidence, we do not have any objections to the planning application.

Comments 10/08/2026

Our opinion still stands; the SAB has no objections to the planning application.

Language Unit:

Comments 13.07.2026

This is a comprehensive language assessment, which looks at the history of developments in the area, a comprehensive study area as well as an analysis of the current linguistic situation. They have also included assumptions of potential tenants' fluency, and the potential linguistic impact.

Bearing in mind that 57 units have already received planning permission, it would be useful to have accurate, up-to-date data on the local housing need (Housing Options Team and Tai Teg statistics). We welcome the adoption of the considerations such as a welcome pack and working with the education department and Menter Iaith.

Previous comments

This is a comprehensive language assessment, which looks at the history of developments in the area, a comprehensive study area, as well as an analysis of the current linguistic situation. They have also included assumptions of potential tenants' fluency, and the potential linguistic impact. The assessment (which includes Housing Options and Tai Teg statistics) has confirmed the local need.

Archaeology Service:

The applicant has agreed to complete a pre-decision archaeological

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assessment, including works to open ditches, and the results of this work are awaited before we respond in full.

Further response

The results of the further archaeological assessment have found little evidence of archaeological remains and the potential of discovering any is low. As a result, there are no further archaeological implications regarding the proposed work on this site.

Comments 10/08/2026

Thank you for consulting us on the above application. I have read the submitted report on the archaeological evaluation and confirm that it meets professional and planning requirements.

The evaluation did not identify any archaeological deposits or artefactual evidence within the site, except for evidence for post-medieval field clearance located along the western perimeter. These negative results suggest that the site has remained in long-term arable/agricultural use and does not appear to have been subject to significant ground disturbance. Nevertheless, the absence of archaeological remains within the evaluated trenches cannot entirely exclude the presence of buried archaeology elsewhere within the site. The trenches were evenly distributed across the site, providing representative coverage and reducing the risk that archaeological features were missed during the evaluation.

The amended scheme proposes the removal of a historic *clawdd*, shown on the 1839 tithe map, to facilitate the construction of a pavement along the existing road. Although the preservation of this feature in situ would be preferable due to its contribution to the historic landscape and local character, the scheme provides for its careful relocation and reinstatement behind the new pavement. As such, no archaeological objection is raised.

In light of the evaluation results, it is not considered that any further archaeological evaluation or mitigation is required for this application.

Trees Unit:

The trees assessment has been carried out to a good standard. A condition must be imposed to ensure that the tree preservation measures identified are followed. The proposal to plant new trees is suitable and contributes towards the site's biodiversity enhancements.

Fire Service:

ACCESS FOR FIRE VEHICLES

The specifications for typical fire and rescue service vehicles access routes are: PUMP (minimum measurements) Width of the road 3.7m, width of the gate 3.1, Turning area 16.8m, Height 3.7m Carrying capacity 12.5 tonnes

WATER SUPPLY Hydrants should be provided within 90m of the building's access point, and no more than 90m away from each other. All fire hydrants should be clearly marked with a plate, placed nearby in a conspicuous place in accordance with BS 3251:1976.

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Education Department: Considering the capacity and number of learners at the relevant primary and secondary schools, we can see that there is currently capacity in the local schools.

Public Protection Unit: Comments 28.07.2026

The Service has assessed the additional information submitted. We note that the number of proposed properties appears to have reduced from 25 to 20. The Service has no further comments to make and refers to our previous comments regarding the application.

Previous comments

Due to the proximity of the site to residential dwellings, for the benefit of neighbouring residents, we recommend that they adhere to the standard conditions relating to Noise, Building Control Plan, Lights, Air Source Heat Pumps and Waste.

Public Consultation: A number of notices were posted on the site and dispersed within the nearby area and nearby residents were notified. The advertising period has expired, and letters / correspondence were received, along with a petition, objecting on the following grounds:

- Causing significant harm to the character and language balance of the community. The size of the development is disproportionate to the size of the village and makes too big a change too quickly, threatening the linguistic capacity of the school and the community to assimilate the development linguistically.
- The linguistic impact assessment is highly naive and is based on principles that are incredibly flawed.
- This plan proposes an excess amount of social housing in a small village community, to the extent that it almost doubles the village's existing social housing stock, within a very short period of time. The development is disproportionate to the size of the village and does not offer a mix of housing and tenures.
- The data regarding the demand for housing does not provide an accurate picture of the local demand in the area.
- Existing infrastructure is unacceptable in terms of the local road and pavements and the increase that would result from the development
- Harm to local biodiversity and ecology
- Dangerous access/concern about traffic movements
- The local school is full/lack of facilities in the village
- There are already too many houses/a number of houses for sale
- Inadequate traffic assessment/misleading information
- A lack of adequate and safe educational infrastructure
- Harmful impact on community cohesion
- Contrary to the requirements of relevant policies
- Lack of local demand and no need for housing

A petition was submitted, which had been signed by many local

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residents, with specific reference to the following matters:

- Such a large development would change the character of the village
- Chwillog is a Welsh village. It is likely that the development would lead to a drop in the percentage of the population who are able to speak Welsh
- There is no evidence of a local need for housing on this scale in the ward
- Level of additional traffic
- The capacity of the sewerage system
- The pressure of the development on the area's infrastructure and services (the school, health services, etc.)

Comments were received that were not material planning reasons, including:

- Anti-social behaviour

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 It is a requirement that planning applications be determined in accordance with the adopted development plan, unless other material planning considerations state otherwise. The Anglesey and Gwynedd Joint Local Development Plan (LDP) is the adopted 'Development Plan' in this case.
- 5.2 The site is located within the development boundary of Chwillog and has been specifically designated under reference T64 as a site for housing development, as noted in the Gwynedd and Anglesey Joint Local Development Plan. In particular we can see that the site has been designated in the LDP for constructing a maximum of 20 new dwellings, and the proposal has now been revised to conform to this figure. In accordance with Policy PCYFF 1 ('Development Boundaries'), applications will be approved within development boundaries in accordance with the other policies in the Plan, national planning policies and other material planning considerations. In the JLDP, Chwillog has been identified as a Service Village under policy TAI 3. This policy supports housing to meet the Plan's strategy through housing allocations and suitable unallocated sites within the development boundary based on the indicative provision within the Policy.
- 5.3 The indicative supply level for Chwillog over the Plan period is 40 units (which includes a 10% 'slippage allowance'). During the period 2011 to 2026, a total of 35 units have been completed in Chwillog. The land bank in 2026 was 3 units. The previous permission on the land has now expired but please note that the site has been designated for housing in the JLDP with an indicative figure of 20 units. A review of the situation in relation to the provision within all the Villages, Clusters and Open Countryside in April 2026 (for Gwynedd only) shows that 808 units out of the total 984 units have been completed, and that there are 270 in the land bank (and likely to be completed).
- 5.4 Policy PS 17 in the Plan, which is the Plan's Settlement Strategy, states that 25% of the housing growth will be located within Villages and clusters. A review of the situation in relation to the provision within all the Villages, Clusters and Open Countryside in April 2026 (for Gwynedd only) shows that 808 units out of the total 984 units have been completed, and that there are 270 in the land bank (and likely to be completed). This data reflects the fact that the Plan inherited several permissions granted by the Local Planning Authorities, based on addressing previous development plans and relevant planning considerations. Currently, approval of this site may be considered against the expected provision within the Service Villages category (based on the completion rate to date). Given that the housing provision in Chwillog exceeds the indicative supply figure (taking

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into account completed units, the land bank and the designations without permission) additional justification is required with an application of this type outlining how the proposal will address the needs of the local community. Information was received in relation to the current housing demand based on the latest information from Tai Teg and the Housing Options Team, which confirms the latest figures and shows the need that exists.

- 5.5 In accordance with Policy TAI 8, consideration must be given to whether the proposed development meets the demand for housing recorded in a Housing Market Assessment and other local evidence. As already noted above, Statements and evidence were submitted setting out the rationale behind the housing mix proposed in the application, and confirmation was received from the Housing Strategic Unit that the houses would meet a local need. The proposed development offers 100% affordable housing on a site that has been accepted and earmarked as suitable for residential development by means of its formal designation in the LDP for this specific purpose. The status of the village of Chwillog in the LDP means that new dwellings to serve Gwynedd as a whole is the expectation for this site, as in the case of other similar sites that have designated throughout the county. The members are also reminded, as has already been noted above, that social and intermediate housing are all affordable housing, and therefore it can be noted that a total of (882 + 2374) 3256 people need affordable property, made up of 2374 applicants on the Housing Options register for a Social property, and 882 applicants registered with Tai Teg for an Intermediate property.
- 5.6 Policy TAI 15 of the LDP states that councils will seek to ensure an appropriate level of affordable housing in the plan area. In Chwillog, the threshold is a minimum of two or more housing units. Since the proposal provides a development of 100% affordable housing and the Housing Strategic Unit has confirmed that there is evidence of the need to justify the provision as proposed, we believe that the proposal meets the need and the application consequently satisfies policy TAI 15.
- 5.7 The members are reminded that the planning committee has already approved the principle of residential development on this designated site (including a part outside the development boundary) on three occasions in the past. Apart from application C14/0113/41/AM, the same policy considerations were made to these applications, namely the LDP's adopted policies, therefore, we do not believe that the situation has changed in terms of policy requirements. It is considered that there is justification and a need for the proposal and that it meets the needs of the local community. The proposal is considered to meet the objectives of the LDP's relevant housing policies.
- 5.8 We note that the proposal no longer includes the provision of housing outside the development boundary, therefore policy TAI 16 Exception Sites no longer applies to this application. We also note that paragraph 4.1.7 of the SPG Affordable Housing confirms:

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

In this case therefore, because the proposal does not contain an area outside the development boundary, and because the relevant need for sites within a development boundary has been proven, in accordance with the requirements of the SPG there is no purpose in conducting a local survey by a Rural Housing Facilitator.

Visual amenities

- 5.9 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

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amenities of the occupiers 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 place in the local landscape.
- Use appropriate materials

- 5.10 In considering the site in terms of the built context of the surrounding area and the fact that the site has been designated within the LDP as a site for building houses, we consider that it will form a logical extension to the village between sites that have already been developed in the form of residential units etc, and we believe that the layout, design and materials of the proposed development are appropriately suited to the location. We believe that the dwellings have been designed to a high quality which would be in-keeping with the general feel of the village. It is not considered that the dwellings would cause significant harm to the built quality of the site or the local neighbourhood and, consequently, the development is considered to be acceptable under Policies PCYFF 2 and PCYFF 3 of the LDP as they relate to these matters.

General and residential amenities

- 5.11 Because of the location, design, orientation and size of the proposed dwellings, it is not believed that this development would lead to a significant detrimental impact on private amenities. It is recognised that private houses abut the site on the western and eastern boundaries and that there is housing opposite on the other side of the public road. But taking into account the distance between the new dwellings and these houses, we do not believe that there will be any harmful overlooking of existing property arising from the development and, whilst it is inevitable that there will be some inter-visibility between the area's properties, we do not believe that this would be unreasonable or unexpected in such a location. There would be no harm either in terms of impacts such as shadowing or dominating any other property.
- 5.12 Considering the above discussion, it is believed that the development is acceptable under Policies PCYFF 2 and PCYFF 3 of the LDP with regard to its impacts on private amenities.

The Welsh Language

- 5.13 A Language statement is required in accordance with criterion (1b) of Policy PS 1 'The Welsh Language and Culture' as the proposed development, either alone or cumulatively with other developments, would provide more than the indicative housing provision for the village of Chwilog.
- 5.14 A report was received in the form of a Language Impact Assessment which summarises in detail the current situation in terms of the language and relevant findings. It states, *"With regard to the limited information available, we are of the opinion that approving this proposal, subject to the further collection of research on the cumulative impacts of the development in conjunction with other local developments, would have a substantial positive impact on the linguistic resilience of Chwilog."*
- 5.15 In their response to the consultation, the Language Unit states that the linguistic assessment is comprehensive, looking at the history of developments in the area, a comprehensive study area and an analysis of the current linguistic situation. They also note that the statement included assumptions of potential tenants' fluency, and the potential linguistic impact and although their latest comments ask for confirmation of the local need, their previous comments (for a larger development) confirm that they are satisfied that the assessment has confirmed the need locally.
- 5.16 We acknowledge that concerns have been raised about the proposal, but it must be acknowledged that the proposal is now entirely situated within a site that is already designated for housing within the LDP, and the site was the subject of a linguistic assessment at that time. The applicants have submitted a thorough Language Impact Assessment which summarises the argument in favour of the

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proposal and the impact on the community and linguistic fabric of Chwillog. The existing housing situation within the county is very much known in terms of the seriousness of finding a house at an affordable price. The principle of a new residential development that would contribute towards meeting the need and given that the site is designated for housing and is for 100% affordable housing, , and that no irrefutable evidence has been presented showing that the proposal would have a harmful effect on the Language, therefore the proposal is considered acceptable in respect of policy PS1 of the LDP and the relevant supplementary planning guidance. As is customary, it is intended to impose appropriate conditions to ensure that Welsh names are agreed for the estate and the dwellings.

Transport and access matters

- 5.17 While acknowledging that concerns were raised during the public consultation, the Transportation Unit does not oppose the proposal. Subject to appropriate conditions for agreeing and obtaining the appropriate permits to create the access and carry out work that would affect the road/public pavement, the parking arrangements, the layout of the estate road and the vehicular access are acceptable to the Transportation Unit and it is not believed that the additional traffic resulting from the new development would significantly increase the risk to road users. Therefore, we believe that the proposal meets the relevant requirements in terms of road safety and the parking provision and that a convenient and safe access arrangement can be secured. The application therefore satisfies the requirements of policies TRA 2 and TRA 4 of the LDP as they relate to these matters.

Biodiversity matters

- 5.18 Several detailed documents were submitted regarding the ecology of the site and the arrangements for preserving and enhancing local biodiversity as required. Policies PS 19 and AMG 5 seek to preserve and/or enhance the natural environment and protect local biodiversity conservation. We can see from the observations that concerns were highlighted by the Biodiversity Unit but responses in the form of further or amended statements have been received to these matters. We see that the proposal involves developing agricultural grazing land for the development. The site, however, has been designated for residential development in the LDP and therefore changes to the site would be expected.
- 5.19 It is accepted that existing *cloddiau*, trees and hedgerows contribute to the visual amenities of the site and the nearby area and it is believed that the proposal, while entailing some loss, proposes to compensate and improve the natural growth on the site by implementing their landscaping plans provided by experts in the field. As noted above, the site has been designated for housing in the LDP. It is therefore likely that consideration was given at the time of adopting the Plan to the importance of retaining the *cloddiau*, trees and hedgerows in question, but although they were on the land they were not considered to be sufficiently important at that time to prevent designating the land for housing development.
- 5.20 Regarding the relocation of the '*clawdd*', a detailed document was submitted outlining the arrangements of this work and therefore we believe that a condition can be imposed to agree on the details of this aspect.
- 5.21 By imposing appropriate conditions to agree details of the site's lighting as well as ensuring that all mitigation measures and biodiversity enhancements are implemented in accordance with the relevant reports, we believe that the development is acceptable under the relevant requirements of policies PS 19 and AMG 5 of the LDP as well as chapter 6 of Planning Policy Wales which relates to the green infrastructure and the step-wise approach.

Archaeological Matters

- 5.22 We can see from the information submitted that an Archaeological Assessment was submitted with the application.

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The Archaeological Service confirmed (following additional exploration work on the site) that a further archaeological assessment found little evidence of archaeological remains and that the potential of discovering any was low. Consequently, there are no further archaeological implications regarding the proposed works on this site but it is considered that the inclusion of a standard condition to ensure that the development is carried out in accordance with the relevant recommendations of the report is entirely reasonable in this instance, and as such, we believe that the relevant requirements of policies PS 20 and AT 4 are met.

Open spaces

- 5.23 Policy ISA 5 states that new housing proposals for 10 or more dwellings, in areas where existing open spaces cannot meet the needs of the proposed housing development, are expected to provide a suitable provision of open space. Paragraph 6.1.29 of the LDP states that in order to provide information regarding the open space requirements in proposals, the Fields in Trust (FIT) benchmark standard of a minimum of 2.4 hectares per 1,000 population should be used. This includes 1.6ha of outdoor sports facilities (of which 1.2ha are formal playing fields) and 0.8ha of children's play space (of which 0.25ha are equipped play areas). The estimate made shows that there is a lack of provision of outdoor sports areas and equipped play areas for children in this area.
- 5.24 The proposed development offers an open area of 955m² on the site, but no play equipment is proposed. As no provision is offered on the site, an explanation is given in part 5.73 of the Planning Statement as to why play equipment is not proposed on the site, namely "*Due to the limited size of the open space and the need to use this area for the site's SuDS features, the provision of space for children's play equipment was considered unviable*".
- 5.25 Policy ISA 5 recognises that including a provision on sites would not be practical in all cases but that the applicant must provide clear justification to prove that it is not possible to provide outdoor play areas as part of a new housing development. In such cases, the Authority will seek to arrange a planning obligation under Section 106 or a unilateral agreement to enable developers to make a contribution towards suitable off-site play areas instead of a direct provision within the development site. The relevant contribution in this case is £2973.86.
- 5.26 We believe that in a case such as this, and as has been agreed previously with similar developments, it is proposed that a financial contribution be secured through a 106 agreement or a unilateral agreement, thereby ensuring that the proposal is acceptable in accordance with the relevant requirements of policy ISA 5.

Educational matters

- 5.27 Policy ISA 1 states that when proposals create direct needs for new or improved infrastructure, including education facilities, the provision around infrastructure in the Development Plan require the proposal to fund these. A financial contribution may be requested to improve infrastructure, facilities, services and associated work, where these are essential to make the proposals acceptable.
- 5.28 Based on information from the SPG Planning Obligations (September 2019), (the 6 x one-bedroom flats are disregarded), it is estimated that a development of 19 dwellings would have the potential to produce the following numbers:
- Primary School = 6 children
 - Secondary School = 5 children
- 5.29 As part of the statutory consultation, confirmation was received from the Education Department that there is capacity at Ysgol Chwillog and Ysgol Glan y Môr secondary school. Specifically:

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- Ysgol Chwillog: Capacity 95 – Total September 2025 – 87; Projected numbers - September 2026 - 85; September 2027 - 88; September 2028 - 83.
- Ysgol Glan y Môr: Capacity 732 – Total September 2025 - 457; Projected numbers - September 2026 - 457; September 2027 – 438; September 2028 - 435.

- 5.30 Regarding the situation with local primary education, although there is capacity in the local school for the likely increase resulting from this development, the development of the site must be considered in its historical and wider context in terms of the educational contribution. Three sites have been designated for building new housing in Chwillog, and when these applications were considered (including an earlier application on the Cae Capel/Brynhyfryd site), the Joint Planning Policy Unit submitted information in the form of an assessment of the impact of developing this site along with other sites, on Chwillog Primary School. It was considered essential that the three sites designated for building new housing in the village were considered in terms of the impact on local education.
- 5.31 A full consultation was carried out with the Education Service when the application near the Ma-dryn public house was being considered, which was the first application from the three designations, and it was decided at the time that it was necessary to consider the three designated sites based on the numbers in all the units. This meant that 55 living units were relevant for consideration for the three sites. Therefore, any educational contribution would be based on the proportion of houses designated for the individual sites as part of the figure for the whole of Chwillog, i.e. 55 units. Using the information at the time, the contribution had to be considered in this manner because the exact numbers were not fully known, since applications had not been submitted for the three sites and because some outline applications had not stated the exact numbers.
- 5.32 For consistency, it was considered that we needed to stick to the relevant figures as assessed at the time and as applications were submitted. When considering the figure for the Cae Capel/Brynhyfryd site, this figure was added within the 106 agreement completed for application C14/0113/41/AM. It was impossible to predict which site would be developed first and it would not be reasonable for the first developer to pay a higher contribution. It was therefore decided, in the interest of fairness, that all contributions would be split equally so that the three designated site would face the same costs, and to this end, a contribution of £8,914 is required for this application.
- 5.33 Having assessed the proposal in full in accordance with all the relevant requirements as well as the observations of the education department, we believe in this case that there is capacity within the local schools, but as explained above because of the situation as a whole with regard to the other designations, we believe it is reasonable to secure a financial contribution in this case. The proposal is considered acceptable and in accordance with the relevant requirements of ISA 1 as well as the relevant guidance noted within the Supplementary Planning Guidance: Planning Obligations.

Infrastructure matters

- 5.34 We can see from Welsh Water's response that confirmation is given regarding existing services such as sewage and water treatment systems, and that they could cope with this increase in houses within the village.
- 5.35 In line with Welsh Water's recommendation, we believe it would be reasonable to place a note to ensure that the company's assets are protected and thus, ensure compliance with the relevant requirements of policies PS 2 and ISA 1. It is also noted here that an application for a licence for the SuDS system would need to be submitted to ensure that this also complies with relevant requirements.
- 5.36 In accordance with the requirements of paragraph 7.6 of Technical Advice Note 15: Development, Flooding and Coastal Erosion, a Drainage Strategy must be submitted as part of an application to outline the scheme for draining surface water from the site, unless a separate application has been

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made to the approval body which is Cyngor Gwynedd's Land Drainage Unit. Sufficient information has been submitted as part of the application; therefore, the proposal is considered acceptable and complies with the requirements of TAN 15.

The response to the public consultation

- 5.37 It is acknowledged that objections have been received to this proposal and we consider that all relevant planning matters have been duly addressed as part of the above assessment. The recommendation is made based on a full assessment of all relevant planning considerations, including all the observations received during the public consultation, and no-one was wronged in any way in considering this application.

6. Conclusions:

- 6.1 This is a proposal for an affordable housing development that has been designed to meet a specific, proven need and which is located wholly on a site designated for housing within the village's development boundary and which has been granted permission in the past for similar residential developments. As a result, we believe that the scheme is acceptable in principle and that it complies with the requirements of relevant local and national planning policies as noted in the report. Full attention was given to all the relevant observations and objections received and we believe that the proposal is acceptable and thereby in accordance with the requirements of the relevant policies as noted above.

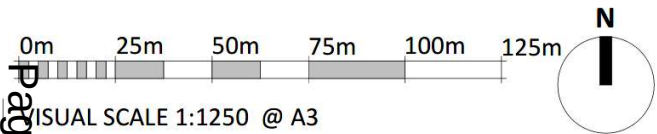
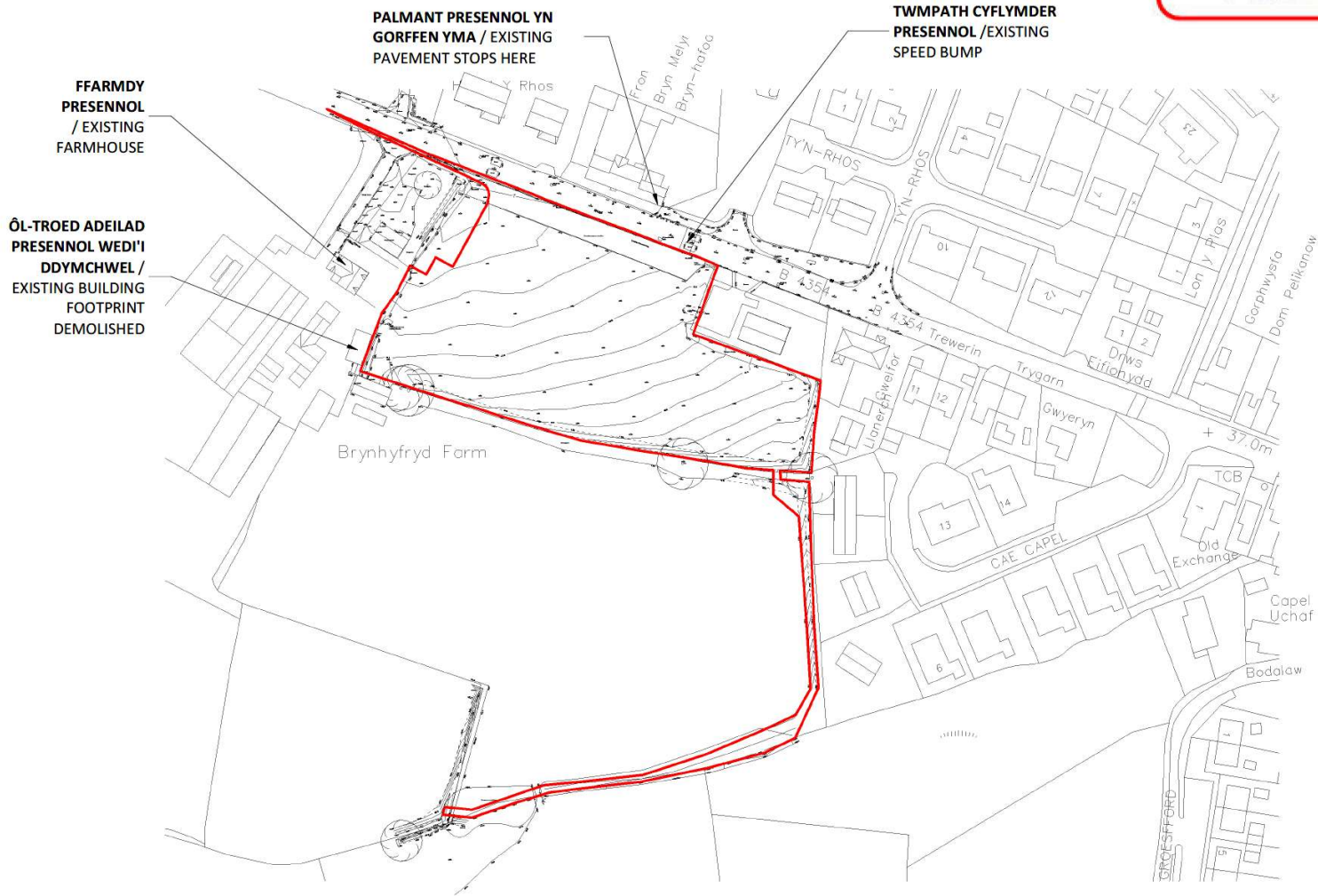
7. Recommendation:

- 7.1 To delegate the right to the Head of Environment Department to approve the application, subject to a 106 agreement or a unilateral agreement for an educational contribution and play equipment on an open space, together with the following conditions:

1. Time
2. Development to comply with the approved plans
3. A programme for providing affordable housing must be submitted and agreed
4. The external materials including the roof slates must be agreed
5. Removal of Permitted Development Rights
6. Welsh Water/Drainage condition
7. Highways Conditions
8. Biodiversity/NRW conditions
9. Building Control Plan
10. A Welsh name for the housing estate and individual houses.
11. Restrict the use to C3 use class only
12. Complete landscaping

Note: Bat Licence

Cynllun Diwygiedig Amended Plan



F	REVISED SITE BOUNDARY	05/06/26	AL
E	REVISED WESTERN BOUNDARY	06/05/26	AL
D	UPDATED RED LINE BOUNDARY - LEGALS	23/10/25	OR
C	PAC SUBMISSION	29/07/25	IO
B	EXISTING SITE ANNOTATIONS & FEATURES ADDED	25/02/25	GT
A	RED LINE ADDED TO APPLICATION SITE	29/01/25	GT

REV	DISGRIFIAD/DESCRIPTION	DYDDIAD /DATE	GAR /BY
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PROSIECT/PROJECT
BRYNHYFRYD, CHWILOG
for / i WILLIAMS HOMES

TEITL Y CYNLLUN/ DRAWING TITLE
CYNLLUN LLEOLIAD SAFLE -
LOCATION PLAN

GRADFA / SCALE	DYDDIAD / DATE	DRAWN	CHECKED
1: 1250 @A3	24/10/24	MG	SV

STATWS CYNLLUN
DRAWING STATUS

PLANNING

Rhif JOB No	Rhif CYNLLUN /DRAWING No	ADDOLYGIAD /REVISION
C1158	001	F



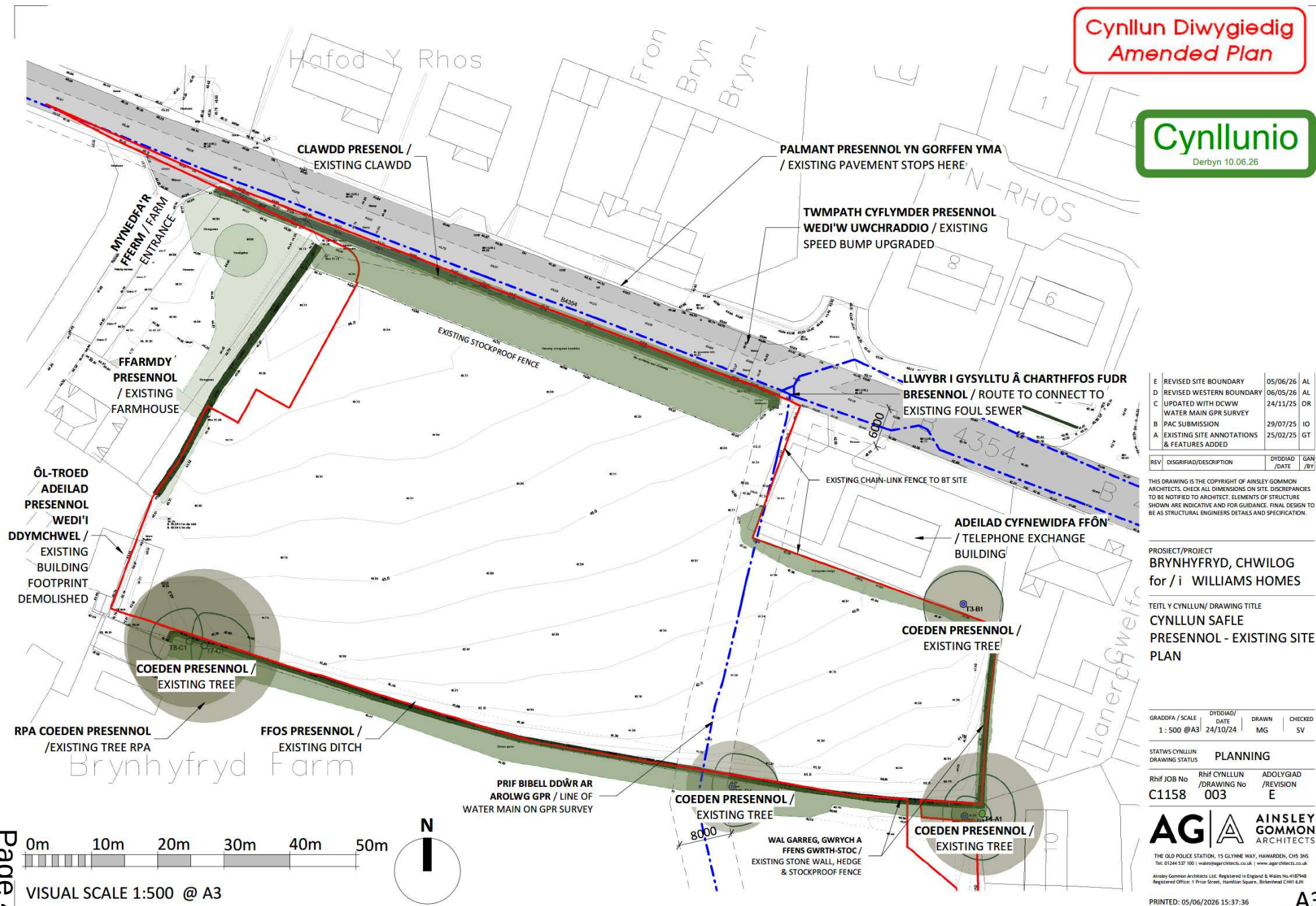
THE OLD POLICE STATION, 15 GLYNNE WAY, HAWARDEN, CH5 3HS
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A3

Cynllun Diwygiedig Amended Plan

Cynllunio
Derbyn 10.06.26



REV	DISGRIFIAD/DESCRIPTION	DYDDIAD/DATE	GAM/BY
E	REVISED SITE BOUNDARY	05/06/26	AL
D	REVISED WESTERN BOUNDARY	06/05/26	AL
C	UPDATED WITH DCWW WATER MAIN GPR SURVEY	24/11/25	OR
B	PAC SUBMISSION	29/07/25	IO
A	EXISTING SITE ANNOTATIONS & FEATURES ADDED	25/02/25	GT

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PROSIECT/PROJECT
BRYNHYFRYD, CHWILOG
for / i WILLIAMS HOMES

TEITL Y CYNLLUN/ DRAWING TITLE
CYNLLUN SAFLE
PRESENNOL - EXISTING SITE
PLAN

GRADDFA / SCALE	DYDDIAD/ DATE	DRAWN	CHECKED
1 : 500 @A3	24/10/24	MG	SV

STATWS CYNLLUN DRAWING STATUS	PLANNING
Rhif JOB No C1158	RHIF CYNLLUN /DRAWING No 003
	ADOLYGIAD /REVISION E

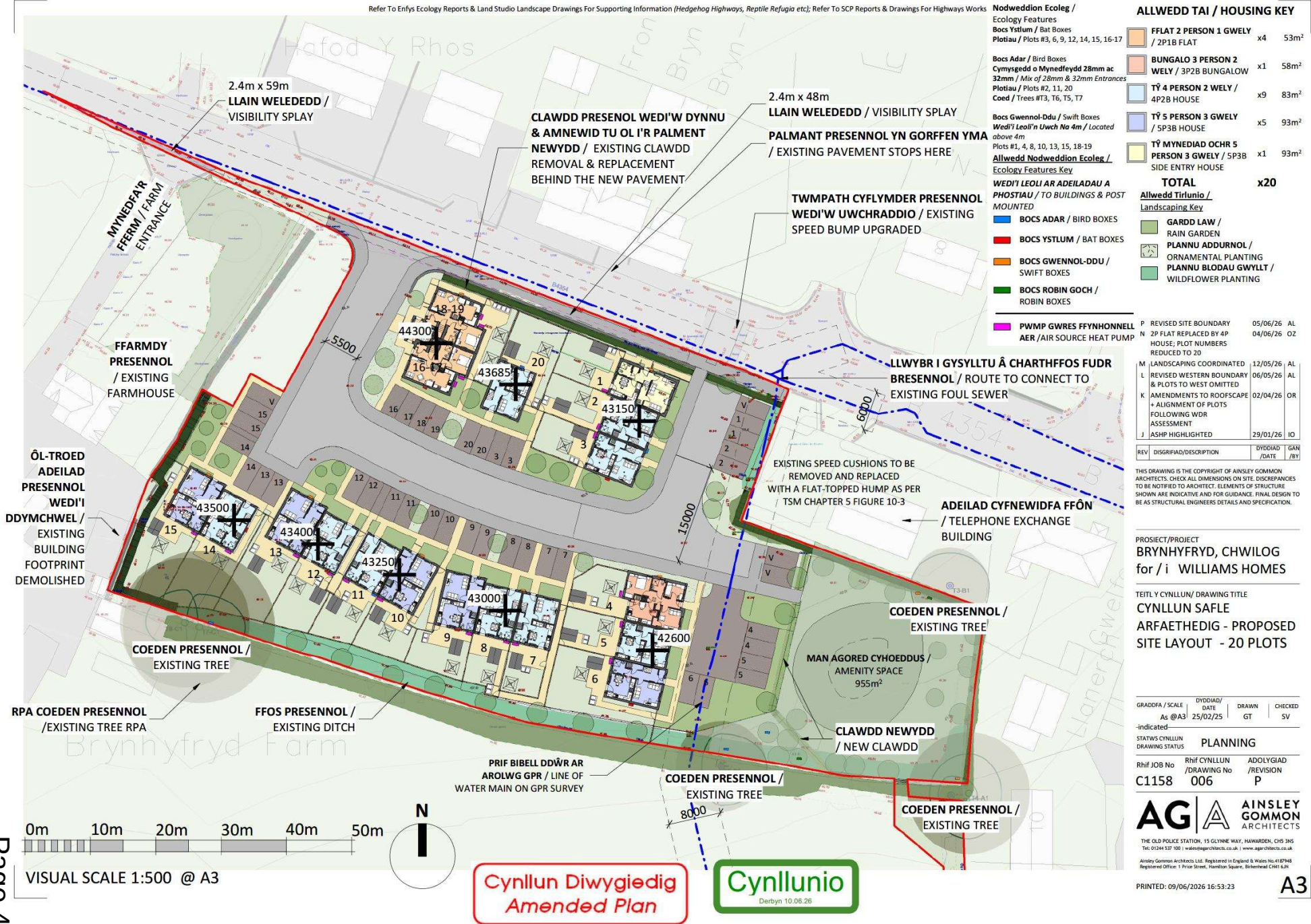
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A3

Refer To Enfys Ecology Reports & Land Studio Landscape Drawings For Supporting Information (Hedgehog Highways, Reptile Refugia etc); Refer To SCP Reports & Drawings For Highways Works



Nodweddion Ecolog / Ecology Features	
BOCS YSTLUM / Bat Boxes	Plotiau / Plots #3, 6, 9, 12, 14, 15, 16-17
BOCS ADAR / Bird Boxes	Cynnydded o Mynedfeydd 28mm ac 32mm / Mix of 28mm & 32mm Entrances
Plotiau / Plots #2, 11, 20	Coed / Trees #T3, T6, T5, T7
BOCS GWENNOLODDU / Swift Boxes	Wedi'i Leoli'n Uwch Na 4m / Located above 4m
Plots #1, 4, 8, 10, 13, 15, 18-19	Allwedd Nodweddion Ecolog / Ecology Features Key
WEDI' LEOLI AR ADEILADAU A PHOSTIAU / TO BUILDINGS & POST MOUNTED	
BOCS ADAR / BIRD BOXES	BOCS YSTLUM / BAT BOXES
BOCS GWENNOLODDU / SWIFT BOXES	BOCS ROBIN GOCH / ROBIN BOXES
PWMP GWRES FFYNNHONNELL AER / AIR SOURCE HEAT PUMP	

ALLWEDD TAI / HOUSING KEY	
FFLAT 2 PERSON 1 GWELY / 2P1B FLAT	x4 53m²
BUNGALOW 3 PERSON 2 GWELY / 3P2B BUNGALOW	x1 58m²
Tŷ 4 PERSON 2 GWELY / 4P2B HOUSE	x9 83m²
Tŷ 5 PERSON 3 GWELY / 5P3B HOUSE	x5 93m²
Tŷ MYNIEDAD OCHR 5 PERSON 3 GWELY / 5P3B SIDE ENTRY HOUSE	x1 93m²
TOTAL	x20

Allwedd Tirlunio / Landscaping Key	
GARDLAW / RAIN GARDEN	PLANNU ADDURNOL / ORNAMENTAL PLANTING
PLANNU BLODAU GWYLLT / WILDFLOWER PLANTING	

REV	DISGRIFIAD / DESCRIPTION	DYDDIAD / DATE	GAN / BY
P	REVISED SITE BOUNDARY	05/06/26	AL
N	2P FLAT REPLACED BY 4P HOUSE; PLOT NUMBERS REDUCED TO 20	04/06/26	OZ
M	LANDSCAPING COORDINATED	12/05/26	AL
L	REVISED WESTERN BOUNDARY & PLOTS TO WEST OMITTED	06/05/26	AL
K	AMENDMENTS TO ROOFSCAPE + ALIGNMENT OF PLOTS FOLLOWING WDR ASSESSMENT	02/04/26	OR
J	ASHP HIGHLIGHTED	29/01/26	IO

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PROSPECT/PROJECT
BRYNHYFRYD, CHWILOG
for / i WILLIAMS HOMES

TEITL Y CYNLLUN / DRAWING TITLE
CYNLLUN SAFLE
ARFAETHEDIG - PROPOSED
SITE LAYOUT - 20 PLOTS

GRADDOFA / SCALE	DYDDIAD / DATE	DRAWN	CHECKED
As @A3	25/02/25	GT	SV
-indicated-			
STATWS CYNLLUN / DRAWING STATUS	PLANNING		
Rhif JOB No	Rhif CYNLLUN / DRAWING No	ADDOLYGIAD / REVISION	
C1158	006	P	

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A3

Cynllun Diwygiedig
Amended Plan

Cynllunio
Derbyn 10.08.26

NOTES:
1. See all scale from this drawing.
2. Always work to noted dimensions.
3. All dimensions are in millimetres unless otherwise stated.
4. All setting out, levels and dimensions to be agreed on site.
5. The dimensions of all materials must be checked on site before being laid out.
6. This drawing must be read with the relevant specification clauses and detail drawings.
7. Order of construction and setting out to be agreed on site.

KEY

- S1, Wild Flowers for Hedgerows
- S2, Blowing Green Mix
- S3, Rain Garden
- S4, Amenity Planting
- S5, Wild Flowers for Pond Edges
- S6, Meadow Mix
- S7, Wild Flower Mix
- Proposed Tree
- Existing Tree
- Existing Hedge
- Proposed Native Hedgerow
- Low Clowdd - 500mm width x min 500mm height with wildflower planting
- Replacement Clowdd with Native Hedgerow Planting - width as shown
- Footpaths to properties
- Parking surfacing
- Paved area - narrow - asphalt
- Venue - asphalt
- Kiosk
- Gate
- Existing wall
- Fence
- Site boundary
- Root Protection Area (RPA)
- Proposed Clowdd
- Hedgerow Highway
- Reptile Refugia (Rock Piles)
- Chicken Hatching Box (suitable for performance)
- Swift boxes, high up (4m plus if possible)
- Bird box (75mm entrance)
- Bird box (52mm entrance)
- Open fronted robin box (placed in deep cover)
- Water main
- Drainage (as shown)

P14	18/05/25	Updated Layout	CP	SR
P15	12/05/25	Updated Layout	CP	SR
P16	12/05/25	Updated Trees	CP	SR
P17	12/05/25	Updated Trees	CP	SR
P18	12/05/25	Updated Trees	CP	SR

Revision | Date | Description | Drawn | Approved

Client: Williams Homes

Project: Brynhyfryd, Chwilog

Dig Title: Landscape Design

Created on: 20/03/25 | Created by: SL | Approved by: SR

Scale: 1:200 | Size: A1 | Workstage: Planning

Dwg No.: 465-LST-XX-XX-DR-L-0101 | Status: S3 | Revision: P14

land studio

Cynllunio
Darbym 10.06.26

Cynllun Diwygiedig
Amended Plan

Clawdd re-positioned behind pavement - Native Hedgerow planting on top

Area within dashed line to remain unmown and tall for habitat connectivity along boundary

LINE OF EXISTING DITCH TO REMAIN

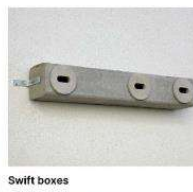
LINE OF EXISTING DITCH TO REMAIN

WATER MAIN AND EASEMENT

EXISTING CLAWDD TO REMAIN

Low Clawdd with S1 Wildflower Mix planting on top - 500mm width x min. 500mm height

AMENITY SPACE
955 m2



Hedgehog Highway
<https://seedball.co.uk/products/hedgehog-highway/>

Reptile Refugia (Rock Piles)

Crevice-dwelling Bat Boxes
<https://www.nhbs.co.uk/build-in-wood-one-bat-box-uk-let-uk-size>

Swift boxes
<https://www.arkwildlife.co.uk/products/schwelger-no-17a-swift-nestbox-triple-cavity-acourites/enlarge>

Open fronted Robin box
<https://www.livingwithbirds.com/en/birds/robins/wooden-robin-boxes/wooden-robin-boxes/>



DRYCHIAID STRYD YN WYNEBU'R GOGLEDD AR HYD Y FFORDD FYNEDIAD NEWYDD /
1 | STREET ELEVATION FACING NORTH ALONG NEW ACCESS ROAD
 SCALE: 1:200



DRYCHIAID STRYD YN WYNEBU'R GOGLEDD /
2 | STREET ELEVATION FACING NORTH
 SCALE: 1:200



DRYCHIAID STRYD YN WYNEBU'R DWYRAIN TRWY FYNEDFA'R SAFL /
3 | STREET ELEVATION FACING EAST THROUGH SITE ENTRANCE
 SCALE: 1:200



DRYCHIAID STRYD YN WYNEBU'R DWYRAIN /
4 | STREET ELEVATION FACING EAST
 SCALE: 1:200

Williams
 Homes (Bala) Ltd

Grŵp Cynefin
 Mwy na thŷ - More than housing

1	REVISED PLANNING SUB	08/03/24	AL
2	REVISED WESTERN BOUNDARY & PLOTS TO WEST	12/03/24	AL
3	ADDITIONAL PLOTS TO INDICATE	12/03/24	DR
4	ADJUSTMENT OF WEST-BOUNDING WALL		
5	LANDSCAPE COORDINATION WITH LANDSCAPE PROPOSALS	16/03/25	DR
6	ADJUSTED EAST BOUNDARY COORDINATED WITH LANDSCAPE PROPOSALS	27/03/25	DR
7	ADJUSTED WESTERN BOUNDARY COORDINATED WITH LANDSCAPE PROPOSALS	27/03/25	DR
8	ADJUSTED WESTERN BOUNDARY COORDINATED WITH LANDSCAPE PROPOSALS	27/03/25	DR
9	ADJUSTED WESTERN BOUNDARY COORDINATED WITH LANDSCAPE PROPOSALS	27/03/25	DR
10	ADJUSTED WESTERN BOUNDARY COORDINATED WITH LANDSCAPE PROPOSALS	27/03/25	DR
11	ADJUSTED WESTERN BOUNDARY COORDINATED WITH LANDSCAPE PROPOSALS	27/03/25	DR
12	ADJUSTED WESTERN BOUNDARY COORDINATED WITH LANDSCAPE PROPOSALS	27/03/25	DR
13	ADJUSTED WESTERN BOUNDARY COORDINATED WITH LANDSCAPE PROPOSALS	27/03/25	DR
14	ADJUSTED WESTERN BOUNDARY COORDINATED WITH LANDSCAPE PROPOSALS	27/03/25	DR
15	ADJUSTED WESTERN BOUNDARY COORDINATED WITH LANDSCAPE PROPOSALS	27/03/25	DR
16	ADJUSTED WESTERN BOUNDARY COORDINATED WITH LANDSCAPE PROPOSALS	27/03/25	DR
17	ADJUSTED WESTERN BOUNDARY COORDINATED WITH LANDSCAPE PROPOSALS	27/03/25	DR
18	ADJUSTED WESTERN BOUNDARY COORDINATED WITH LANDSCAPE PROPOSALS	27/03/25	DR
19	ADJUSTED WESTERN BOUNDARY COORDINATED WITH LANDSCAPE PROPOSALS	27/03/25	DR
20	ADJUSTED WESTERN BOUNDARY COORDINATED WITH LANDSCAPE PROPOSALS	27/03/25	DR
21	ADJUSTED WESTERN BOUNDARY COORDINATED WITH LANDSCAPE PROPOSALS	27/03/25	DR
22	ADJUSTED WESTERN BOUNDARY COORDINATED WITH LANDSCAPE PROPOSALS	27/03/25	DR
23	ADJUSTED WESTERN BOUNDARY COORDINATED WITH LANDSCAPE PROPOSALS	27/03/25	DR
24	ADJUSTED WESTERN BOUNDARY COORDINATED WITH LANDSCAPE PROPOSALS	27/03/25	DR
25	ADJUSTED WESTERN BOUNDARY COORDINATED WITH LANDSCAPE PROPOSALS	27/03/25	DR
26	ADJUSTED WESTERN BOUNDARY COORDINATED WITH LANDSCAPE PROPOSALS	27/03/25	DR
27	ADJUSTED WESTERN BOUNDARY COORDINATED WITH LANDSCAPE PROPOSALS	27/03/25	DR
28	ADJUSTED WESTERN BOUNDARY COORDINATED WITH LANDSCAPE PROPOSALS	27/03/25	DR
29	ADJUSTED WESTERN BOUNDARY COORDINATED WITH LANDSCAPE PROPOSALS	27/03/25	DR
30	ADJUSTED WESTERN BOUNDARY COORDINATED WITH LANDSCAPE PROPOSALS	27/03/25	DR

PROJECT/PROJECT
 BRYNHAFRYD, CHWILLOG
 for /i WILLIAMS HOMES

TITLE / CONSULTING DRAWING TITLE
 DRYCHIAID STRYD &
 TORIAD SAFL - STREET
 ELEVATION & SITE
 SECTIONS - SHEET 1

GRAPHIC / SCALE
 1:200 (A1) 25/02/25 TB SV

CONSULTING DRAWING STATUS
 PLANNING

REF ID No
 C1158 007 J

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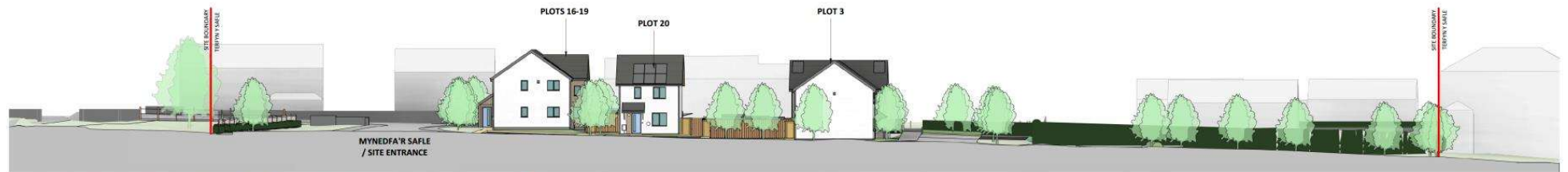
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A1

0m 4m 8m 12m 16m 20m
 VISUAL SCALE 1:200 @ A1

Cynllun Diwygiedig
 Amended Plan

Cynllunio
 Datblygu 10.06.20



1 DRYCHYAD STRYD YN WYNEBU'R DE AR HYD Y FFORDD FYNEDIAD NEWYDD /
1 STREET ELEVATION FACING SOUTH ALONG NEW ACCESS ROAD
 SCALE: 1:200



2 DRYCHYAD STRYD YN WYNEBU'R DE TU ÔL I'R EIDDO /
2 STREET ELEVATION FACING SOUTH OF REAR PROPERTIES
 SCALE: 1:200



3 DRYCHYAD STRYD YN WYNEBU'R GORLLEWIN /
3 STREET ELEVATION FACING WEST
 SCALE: 1:200



4 DRYCHYAD STRYD YN WYNEBU'R GORLLEWIN TRWY FYNEDIAD Y SAFL /
4 STREET ELEVATION FACING WEST THROUGH SITE ENTRANCE
 SCALE: 1:200

Williams
 Homes (Bala) Ltd

Grŵp Cynefin
 Mwy na thaf - More than housing

1	REVISED PLANNING DECISION	09/04/25	AL
2	REVISED SITE PLAN AND PLOTS TO WEST CHURCH	11/05/25	AL
3	REVISIONS TO PLANNING AND ALLOCATION OF PLOTS FOLLOWING WORK	16/05/25	CH
4	LANDSCAPE SCHEMATIC WITH LANDSCAPE PROPOSALS	16/05/25	CH
5	REVISED PLANNING DECISION	16/05/25	CH
6	REVISED PLANNING DECISION	16/05/25	CH
7	REVISED PLANNING DECISION	16/05/25	CH
8	REVISED PLANNING DECISION	16/05/25	CH
9	REVISED PLANNING DECISION	16/05/25	CH
10	REVISED PLANNING DECISION	16/05/25	CH
11	REVISED PLANNING DECISION	16/05/25	CH
12	REVISED PLANNING DECISION	16/05/25	CH
13	REVISED PLANNING DECISION	16/05/25	CH
14	REVISED PLANNING DECISION	16/05/25	CH
15	REVISED PLANNING DECISION	16/05/25	CH
16	REVISED PLANNING DECISION	16/05/25	CH
17	REVISED PLANNING DECISION	16/05/25	CH
18	REVISED PLANNING DECISION	16/05/25	CH
19	REVISED PLANNING DECISION	16/05/25	CH
20	REVISED PLANNING DECISION	16/05/25	CH

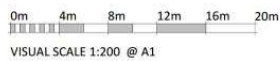
PROJECT CONTACT:
 BRYNHAFRYD, CHWILOG
 for /i WILLIAMS HOMES

STREET ELEVATION & SITE SECTIONS - SHEET 2

GRADUFA / SCALE	1:200 @ A1	25/02/25	DRWN	CHCKD
STWTH CYNNUL	PLANNING			
REF. CDR NO.	C1158	008	J	

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A1



Cynllun Diwygiedig
 Amended Plan

Cynllunio
 Derbyn 10.06.20



Williams
Homes (Bala) Ltd

 **Grŵp Cynefin**
Mwy na thŷ • More than housing

Mwy na thŷ - More than housing

J	REVISED PLANNING ISSUE	09/04/01	AL
K	REVISED WESTERN BOUNDARY & PLOTS TO WEST OMITTED	12/05/01	AL
G	AMENDMENTS TO LANDSCAPE & ALIGNMENT OF ROADS FOLLOWING WORK ASSESSMENT	02/04/01	GR
I	LANDSCAPING COORDINATED WITH LANDSCAPE PHOTOGRAPHS	16/12/01	GR
L	NOISE-BARRIER COORDINATED WITH LANDSCAPE & ECOLOGY	27/11/01	GR
D	UPDATED LANDSCAPE/ECOLOGY FEATURES	26/01/01	GR
C	PAC SUBMISSION	29/07/01	IO
B	1 ST FENCING TO REAR GARDENS FOLLOWING USE FEEDBACK	16/07/01	AL
A	UPDATED FOLLOWING USE FEEDBACK COORDINATED WITH COMMUNITY INFO	15/07/01	AL

REV	DESCRIPTION	ISSUED	DATE
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PROJECT OBJECT

BRYNHYRD, CHWILOG

BRYNATHFRYD, CHWILOG
6-11 WILLIAMS HOMES

for / t WILLIAMS HOMES

TITLE & CRYSTALLINE/DRAWING TITLE

GOLWG 3D VIEW 1

GRADUA / SCALE	DYDYMIZATE	ORAMN	CHICKED
20.61	25.20/25.5	TD	EM

STATUS CYWILLUN

DRAWING STATUS	PLANNING

Ref ID: A)	Ref CYCELL/DRAWING NO	DATE / TIME
C1150_010		

C1158 010 J

A C | A AINSLEY

AG **ARISE & GO**


 AA ARCHITECTS

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Cynllun Diwygiedig
Amended Plan

Cynllunio
Dedyn 10.06.20

Williams
Homes (Bala) Ltd

Grŵp Cynefin
May no thol - More than housing

I	REVISED PLANNING ISSUE	08/06/18	AL
H	REVISED WESTERN BOUNDARY & PLOTS TO WEST GARDEN	12/06/18	AL
G	AMENDMENTS TO DEVELOPMENT & ALIGNMENT OF PLOTS FOLLOWING WISE AGREEMENT	02/04/19	OK
F	LANDSCAPING COORDINATED WITH LANDSCAPING PROPOSALS	26/12/20	OK
E	NORTH EAST BOUNDARY COORDINATED WITH LANDSCAPING PROPOSALS	27/12/20	OK
D	UPDATED LANDSCAPE/COLORWAY FEATURES	24/11/20	OK
C	FINAL BOUNDARY	24/11/20	OK
B	2.5m FENCING TO REAR GARDENS FOLLOWING WISE AGREEMENT	16/07/20	AL
A	UPDATED FOLLOWING WISE AGREEMENT & COORDINATED WITH CONSTRUCTION WISE	16/07/20	AL
REV	DOORWAYS/DESCRIPTION	20/08/21	TEAM
		DATE	BY

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PROJECT/PROJECT
BRYNHAFRYD, CHWILLOG
for / i WILLIAMS HOMES
TITLE: CYNLLUN DRAWING TITLE
GOLWLG 3D VIEW 2

GRADER / SCALE	COORDINATES	DRAWN	CHECKED
@A1	25/02/25	TB	SV
STATUS/CYLLUN	PLANNING		
DRAWING STATUS			
DATE OF REV	REV CYNLLUN/DRAWING NO	DATE/REVISOR	
C1158 011	J		

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Cynllunio
Derbyn 10.06.26



PROJECT/PROJECT
BRYNHYFRYD, CHWILOG
for /i WILLIAMS HOMES
TEXT / CYMELLUS / DRAWING TITLE
GOLWG 3D VIEW 3

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Cynllun Diwygiedig
Amended Plan



Mwy na thai • More than housing

J	REVISED PLANNING ISSUE	09/06/26	AL
H	REVISED WESTERN BOUNDARY & PLOTS TO WEST OMITTED	12/05/26	AL
G	AMENDMENTS TO ROOFSCAPE + ALIGNMENT OF PLOTS FOLLOWING WDR ASSESSMENT	02/04/26	OR
F	LANDSCAPING COORDINATED WITH LANDSTUDIO PROPOSALS	16/12/25	OR
E	NORTH EAST BOUNDARY COORDINATED WITH LANDSTUDIO/ENFYS ECOLOGY	27/11/25	OR

REV	DISGRIFIAD/DESCRIPTION	DYDDIAD/DATE	GAN/BY
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PROSIECT/PROJECT
BRYNHYFRYD, CHWILOG
for / i WILLIAMS HOMES

TEITL Y CYNLLUN/ DRAWING TITLE
GOLWG 3D VIEW 4

GRADDFA / SCALE	DYDDIAD/ DATE	DRAWN	CHECKED
@A3	25/02/25	TB	SV

STATWS CYNLLUN
DRAWING STATUS

PLANNING

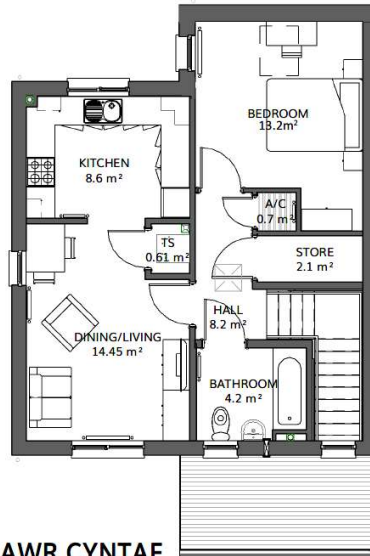
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C1158	013	J



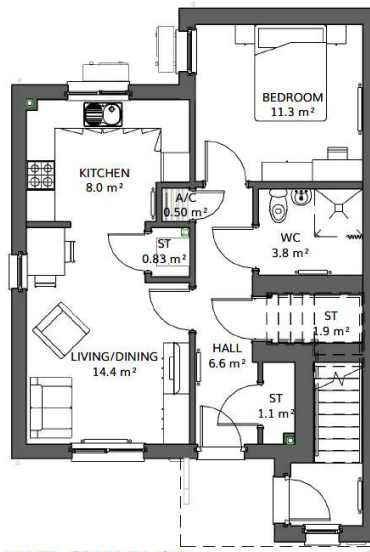
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A3



LLAWR CYNTAF
FIRST FLOOR PLAN
SCALE 1 : 100



LLAWR GWAELOD
GROUND FLOOR PLAN
SCALE 1 : 100



DRYCHIAD BLAEN
FRONT ELEVATION
SCALE 1 : 100



DRYCHIAD OCHR
GABLE / SIDE ELEVATION
SCALE 1 : 100



DRYCHIAD CEFN
REAR ELEVATION
SCALE 1 : 100

Area Schedule (GIA) 2P1B APT	
Name	Area
FIRST FLOOR	55.51 m ²
FIRST FLOOR ENTRANCE	4.05 m ²
GROUND FLOOR	52.60 m ²

F	REVISED PLANNING ISSUE	09.06.26	AL
E	UPDATED PLOT NUMBERING - OMITTED PLOTS TO WEST	12.05.26	AL
D	ECOLOGY FEATURES ADDED	24.11.25	OR
C	PAC ISSUE	29.07.25	AL
B	WG DRAWING ISSUE	15.07.25	AL
A	REVISED FOLLOWING WG FEEDBACK	11.07.25	AL
REV	DISGRIFIAD/DESCRIPTION	DYDDIAD /DATE	GAN /BY

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PROSIECT/PROJECT
CHWILOG
for WILLIAMS HOMES

TEITL Y CYNLLUN/ DRAWING TITLE
FFLAT 2 PERSON 1 GWELY - 2P1B FLATS

GRADDFA / SCALE	DYDDIAD/ DATE	DRAWN	CHECKED
1 : 100 @A3	17/02/25	TB	SV

STATWS CYNLLUN
DRAWING STATUS **PLANNING**

Rhif JOB No	Rhif CYNLLUN /DRAWING No	ADOLYGIAD /REVISION
C1158	060	F

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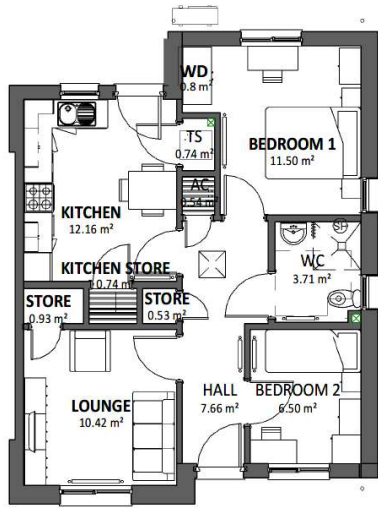
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A3



VISUAL SCALE 1:100 @ A3



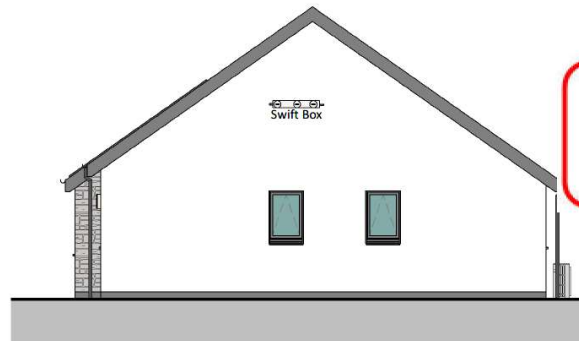
LLAWR GWAELOD
GROUND FLOOR PLAN
SCALE 1 : 100



DRYCHIAD BLAEN
FRONT ELEVATION
SCALE 1 : 100

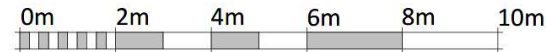


DRYCHIAD CEFN
REAR ELEVATION
SCALE 1 : 100



DRYCHIAD OCHR
GABLE ELEVATION
SCALE 1 : 100

Cynllun Diwygiedig
Amended Plan



VISUAL SCALE 1:100 @ A3

Plot / Plot #4

Area Schedule (GIA)...

Area

59.29 m²

REV	DISGRIFIAD/DESCRIPTION	DYDDIAD /DATE	GAN /BY
D	ECOLOGY FEATURES ADDED	24.11.25	OR
C	PAC ISSUE	29.07.25	AL
B	WG DRAWING ISSUE	15.07.25	AL
A	REVISED FOLLOWING WG FEEDBACK	11.07.25	AL

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PROSIECT/PROJECT
CHWILOG
for WILLIAMS HOMES

TEITL Y CYNLLUN/ DRAWING TITLE
BYNGALO 3 PERSON 2 WELY
- 3P2B BUNGALOW

GRADFFA / SCALE	DYDDIAD/ DATE	DRAWN	CHECKED
1 : 100 @A3	13/02/25	TB	SV

STATWS CYNLLUN
DRAWING STATUS

PLANNING

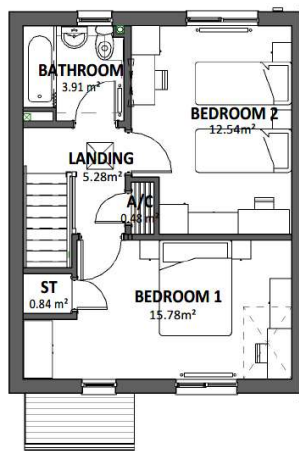
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C1158	066	D

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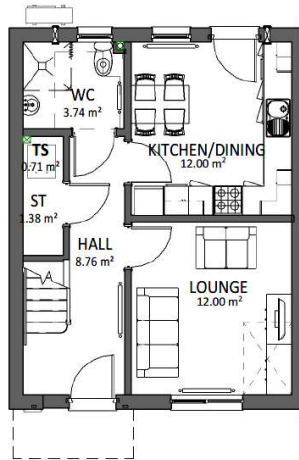
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A3



LLAWR CYNTAF
FIRST FLOOR PLAN
SCALE 1 : 100



LLAWR GWAELOD
GROUND FLOOR PLAN
SCALE 1 : 100

PARTY WALL TO
PLOTS #12 & 14
ONLY

PLOT #20
DETACHED



DRYCHIAID BLAEN
FRONT ELEVATION
SCALE 1 : 100

PARTY WALL TO
PLOTS #12 &
14 ONLY

PLOT #20
DETACHED



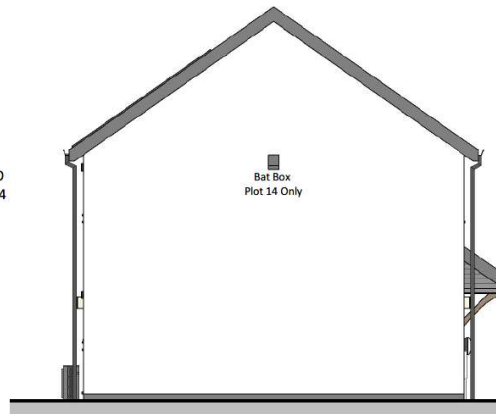
DRYCHIAID CEFN
REAR ELEVATION
SCALE 1 : 100

Cynllun Diwygiedig
Amended Plan

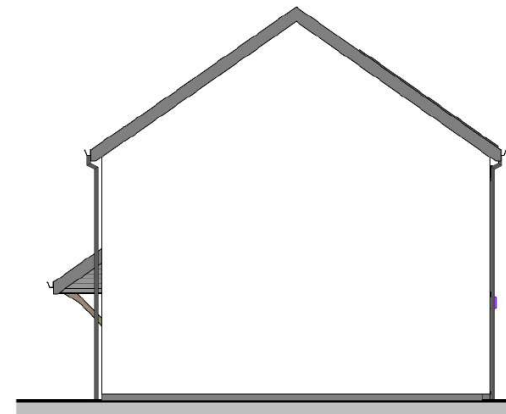
Cynllunio
Derbyn 10.06.26

PARTY WALL TO
PLOTS #12 & 14
ONLY

PLOT #20
DETACHED



DRYCHIAID OCHR
SIDE ELEVATION
SCALE 1 : 100



DRYCHIAID OCHR BLOT #20
SIDE ELEVATION PLOT #20
SCALE 1 : 100

Plotiau / Plots #12, 14, 20

Area Schedule (GIA) 4P2B

Floor	Area
00 - GROUND FLOOR	41.05 m ²
01 - FIRST FLOOR	41.05 m ²
Total	82.11 m ²

E	REVISED PLANNING ISSUE	09.06.26	AL
D	ECOLOGY FEATURES ADDED	24.11.25	OR
C	PAC ISSUE	29.07.25	AL
B	WG DRAWING ISSUE	15.07.25	AL
A	REVISED FOLLOWING WG FEEDBACK	11.07.25	AL

REV	DISGRIFIAD/DESCRIPTION	DYDDIAD /DATE	GAN /BY
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PROSIECT/PROJECT
CHWILOG
for WILLIAMS HOMES

TEITL Y CYNLLUN/ DRAWING TITLE
Tŷ 4 PERSON 2 WELY
GRISIAU I'R TALCEN -
4P2B HOUSE STAIR TO
GABLE

GRADDFA / SCALE	DYDDIAD/ DATE	DRAWN	CHECKED
1 : 100 @A3	17/02/25	TB	SV

STATWS CYNLLUN
DRAWING STATUS

PLANNING

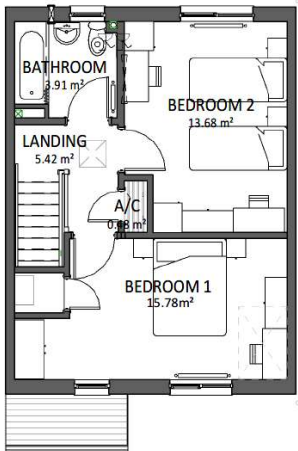
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C1158	072	E

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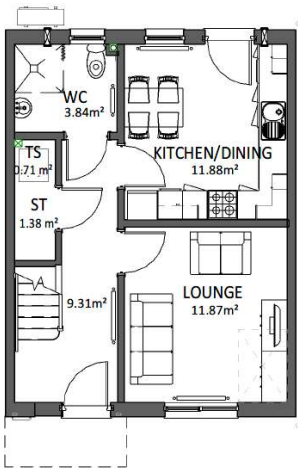
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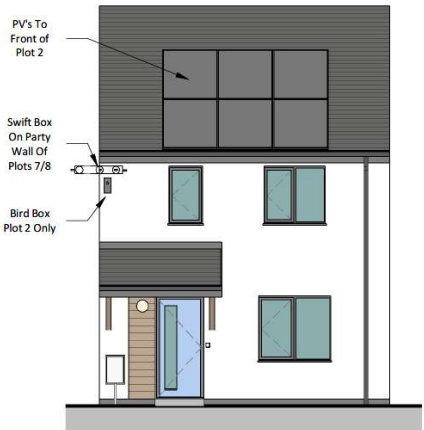
A3



LLAWR CYNTAF
FIRST FLOOR PLAN
SCALE 1 : 100



LLAWR GWAELOD
GROUND FLOOR PLAN
SCALE 1 : 100



DRYCHIAD BLAEN
FRONT ELEVATION
SCALE 1 : 100



DRYCHIAD CEFN
REAR ELEVATION
SCALE 1 : 100

Cynllun Diwygiedig
Amended Plan

Cynllunio
Derbyn 10.06.26



VISUAL SCALE 1:100 @ A3

Plotiau / Plots #2 & #8

Area Schedule (GIA) 4P2B	
Floor	Area
00 - GROUND FLOOR	41.05 m²
01 - FIRST FLOOR	41.05 m²
Total	82.11 m²

REV	DISGRIFAD/DESCRIPTION	DYDDIAD/DATE	GAN /BY
D	ECOLOGY FEATURES ADDED	24.11.25	OR
C	PAC ISSUE	29.07.25	AL
B	WG DRAWING ISSUE	15.07.25	AL
A	REVISED FOLLOWING WG FEEDBACK	11.07.25	AL

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PROSIECT/PROJECT
CHWILLOG
for WILLIAMS HOMES

TEITL Y CYNLLUN/ DRAWING TITLE
Tŷ 4 PERSON 2 WELY
GANOL TERAS -
4P2B HOUSE MID TERRACE

GRADDFA / SCALE	DYDDIAD/ DATE	DRAWN	CHECKED
1 : 100 @A3	17/02/25	TB	SV
STATWS CYNLLUN DRAWING STATUS			
PLANNING			
Rhif JOB No	Rhif CYNLLUN /DRAWING No	ADOLYGIAD /REVISION	
C1158	075	D	

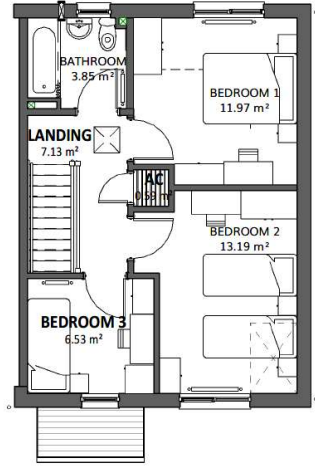
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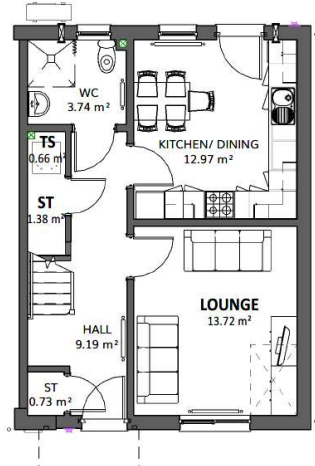
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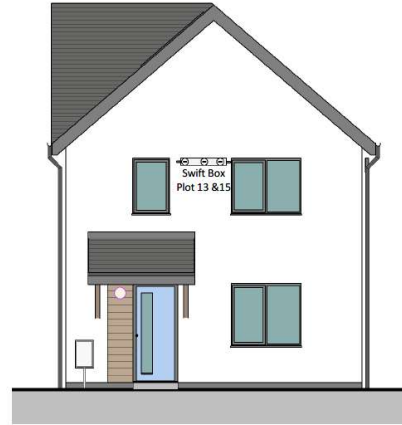
A3



LLAWR CYNTAF
FIRST FLOOR PLAN
SCALE 1 : 100



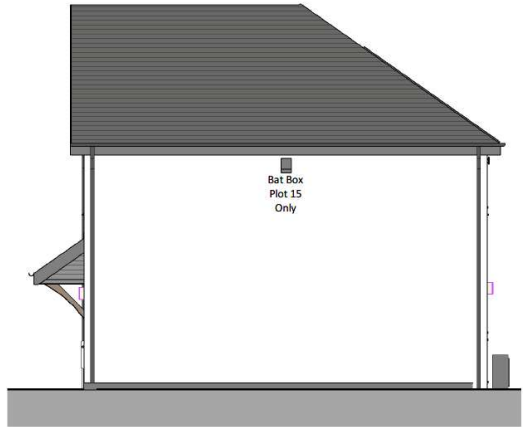
LLAWR GWAELOD
GROUND FLOOR PLAN
SCALE 1 : 100



DRYCHIAID BLAEN
FRONT ELEVATION
SCALE 1 : 100



DRYCHIAID CEFN
REAR ELEVATION
SCALE 1 : 100



DRYCHIAID OCHR
SIDE ELEVATION
SCALE 1 : 100



Cynllun Diwygiedig
Amended Plan



VISUAL SCALE 1:100 @ A3

Plotiau / Plot #9, #13 & #15

Area Schedule (GIA) 5P3B

Level	Area
00 - GROUND FLOOR	45.72 m ²
01 - FIRST FLOOR	45.72 m ²
Total	91.44 m ²

E	AMENDMENTS FOLLOWING WDR ASSESSMENT	31.03.26	OR
D	ECOLOGY FEATURES ADDED	24.11.25	OR
C	PAC ISSUE	29.07.25	AL
B	WG DRAWING ISSUE	15.07.25	AL
A	REVISED FOLLOWING WG FEEDBACK	11.07.25	AL

REV	DISGRIFIAD/DESCRIPTION	DYDDIAD /DATE	GAM /BY
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PROSIECT/PROJECT
CHWILLOG
for WILLIAMS HOMES

TEITL Y CYNLLUN/ DRAWING TITLE
Tŷ 5 PERSON 3 GWELY
TALCEN FLAEN -
5P3B HOUSE FRONT GABLE

GRADDFA / SCALE	DYDDIAD / DATE	DRAWN	CHECKED
1 : 100 @ A3	17/02/25	TB	SV

STATWS CYNLLUN
DRAWING STATUS

PLANNING

Rhif JOB No	Rhif CYNLLUN /DRAWING No	ADOLYGIAD /REVISION
C1158	082	E

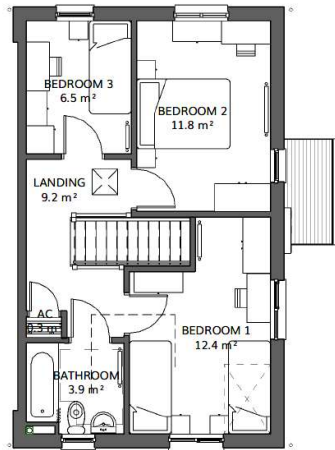


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A3



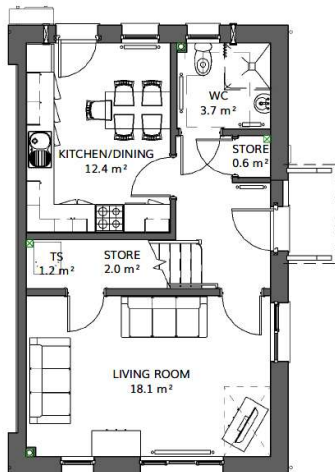
LLAWR CYNTAF
FIRST FLOOR PLAN
SCALE 1 : 100



DRYCHIAD BLAEN
FRONT ELEVATION
SCALE 1 : 100



DRYCHIAD CEFN
REAR ELEVATION
SCALE 1 : 100



LLAWR GWAELOD
GROUND FLOOR PLAN
SCALE 1 : 100



DRYCHIAD OCHR - MYNEDIAD
SIDE ELEVATION - ENTRANCE
SCALE 1 : 100



Cynllun Diwygiedig
Amended Plan



VISUAL SCALE 1:100 @ A3

Plot / Plot #1

Area Schedule (GIA) 5P3B SE

Level	Area
00 - GROUND FLOOR	46.60 m ²
01 - FIRST FLOOR	46.58 m ²
Total	93.18 m ²

REV	DISGRIFIAD/DESCRIPTION	DYDDIAD /DATE	GAN /BY
D	ECOLOGY FEATURES ADDED	24.11.25	OR
C	PAC ISSUE	29.07.25	AL
B	WG DRAWING ISSUE	15.07.25	AL
A	REVISED FOLLOWING WG FEEDBACK	11.07.25	AL

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PROSIECT//PROJECT
CHWILOG
for **WILLIAMS HOMES**

TEITLY CYNLLUN/ DRAWING TITLE
Tŷ 5 PERSON 3 GWELY
MYNEDIAD OCHR -
5P3B SIDE ENTRY (HANDED)

GRADDFA / SCALE	DYDDIAD / DATE	DRAWN	CHECKED
1 : 100 @ A3	17/02/25	IO	SV

STATWS CYNLLUN	PLANNING
DRAWING STATUS	
Rhif JOB No	Rhif CYNLLUN /DRAWING No
C1158	085
	ADDOLYGIAD /REVISION
	D



THE OLD POLICE STATION, 15 GLYNE WAY, HAWARDEN, CHS 3HS
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A3







PLANNING COMMITTEE	DATE: 07/09/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Number: 2

Application Number: C26/0216/30/LL

Date Registered: 07/04/2026

Application Type: Full

Community: Aberdaron

Ward: Pen draw Llŷn

Proposal: Full application for the change of use of an agricultural field to accommodate 10 seasonal touring caravan pitches additional to the main site, the erection of a toilet/shower block, soft landscape improvements, creation of proposed entrance/exit and installation of a treatment plant

Location: Caravan Park, Tir Glyn, Uwchmynydd, Pwllheli, Gwynedd, LL53 8DA

Summary of the Recommendation: TO REFUSE

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1. Description:

- 1.1 This is a full application relating to the extension of an existing caravan site to nearby agricultural land. It is proposed to create additional formal plots to an existing site for 10 seasonal touring caravans along with the erection of a toilet/shower block, soft landscape improvements, creation of proposed entrance/exit and installation of treatment plant. Landscaping would take the form of planting a small coppice near the lowest side of the second entrance to the field in the southern part of the site while a new hedge would be planted to the rear of the proposed toilet block. There is an existing hedge along the field boundary with the parallel public road, and it is proposed to manage this hedge and create an area of long grass between the hedge and the location of the 10 new pitches within the field. The individual pitches would measure 3.5m x 7m and created by burrowing and laying a lower layer of slate aggregate in a timber frame.
- 1.2 There is planning permission for a separate site for 39 touring caravans on fields to the north and north-east of the application site. It can also be seen that land to the north of the existing application site was approved under reference C16/0878/30/LL to store up to 15 touring caravans throughout the year. The remainder of the site includes agricultural buildings, outbuildings and two residential dwellings.
- 1.3 The whole site is located in open countryside and within the Llŷn AONB. It is also located within the Llŷn and Enlli Landscape of Outstanding Historic Interest, and partly within Flood Zone 2/3 (Surface Water and Small Watercourses), as shown on the Flood Map for Planning. The site is served by an unclassified road that runs parallel to the farm and the existing caravan site. The development site would partly be within the Porth Meudwy wildlife site. It can be seen that established hedges are on some boundaries of the site, particularly the western boundary with the public road. The land where the development is located is existing agricultural land which is included within class 3a according to Welsh Government maps. 3a lands, along with class 1 and 3 lands, are identified as the best and most versatile agricultural land and in this case it is identified as "good to moderate quality agricultural land".
- 1.4 The application is submitted to the Committee as the site is larger in size than what can be determined under the delegated procedure. It is noted that this proposal has been the subject of a planning application under reference C24/0413/30/LL which was withdrawn by the applicant prior to its submission to the Planning Committee on the 30.09.2024.

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

TRA 2: Parking standards

TRA 4: Managing transport impacts

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 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

AMG 1: Areas of Outstanding Natural Beauty Management Plans

AMG 5: Local biodiversity conservation

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

Also relevant in this case are the following:

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

Supplementary Planning Guidance: Tourist Facilities and Accommodation

2.4 National Policies:

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 12 - February 2024)

Technical Advice Note (TAN) 13: Tourism

Technical Advice Note 15: Development, flooding and coastal erosion.

Technical Advice Note 18: Transportation

3. Relevant Planning History:

- 3.1 C24/0413/30/LL - Full application for the change of use of an agricultural field to accommodate 10 seasonal touring caravan pitches additional to the main site, the erection of a toilet/shower block, soft landscape improvements, creation of proposed entrance/exit and installation of treatment plant - Withdrawn - 30-09-2024

This application was withdrawn prior to the Committee with a recommendation to refuse.

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- 3.2 Application C16/0879/30/LL: Increase the number of touring units from 30 to 39 without compliance with condition 2 on permission reference number 2/10/134A together with an extension to the toilet block - Approved 17/11/16
- 3.3 Application C16/0878/30/LL: Application to continue using land to store touring caravans without compliance with condition 2 on application number 9900073FUL10 (restrict caravan storage period between 1 April and 30 September in any year) - Approved 18/10/16
- 3.4 Application 9900073FUL10 – Storage of touring caravans – Approved 17/01/00
- 3.5 Application 2/10/134A: Site for 30 touring units - Approved 28/03/96
- 3.6 Application 2/10/134C: Construct toilet and washing facilities block for touring caravans - Approved 09/08/94
- 3.7 Pre-application enquiry Y21/0745 - Increase the number of touring caravans from 39 to 49 on nearby field, with additional toilet block, to meet the increase in demand for additional caravan pitches, and uncertainty regarding the income generated from livestock due to additional anticipated regulatory costs. It was responded to this enquiry referring to relevant policies and matters that would require consideration. This was the conclusion when summarising the response:

"On the whole, it is considered that this proposal corresponds quite well with the Council's general strategy to promote the sustainable growth of the rural economy; however, there is concern regarding the sustainability of extending a tourism development in a remote, rural location like this and any planning application should explain what consideration was given to environmental and economic sustainability when drawing up the proposal.

Also, when considering the sensitivity of the local environment, the success of any planning application will depend on ensuring that the physical impact of the development is acceptable. The main matter to be considered as part of any planning application would be the impact on the landscape. It will be essential to convince the Planning Authority that the caravans can be easily assimilated into the landscape in a way that does not harm the visual quality of the designated landscape".

4. Consultations:

Community/Town Council:	Not received
Highways Unit:	Concerns have been raised in relation to the main entrance to the proposed site. In particular, it is considered that there is potential for mud and loose material to be spilled onto the public highway, along with the possibility of damage to the roadsides as a result of the increase in traffic using the entrance. In order to mitigate these impacts and in the interests of highway safety, we ask the applicant to upgrade the entrance to an appropriate and satisfactory standard and provide details of the proposed works. In view of the requested improvements to the main entrance, we also request that the second entrance be

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restricted to pedestrian and emergency services vehicle use only. This will help manage traffic movements in and out of the site, ensuring that all normal traffic uses the upgraded main entrance. I confirm that the Transport Service objects to the application as currently submitted, in order to be able to receive and evaluate additional information in relation to the proposed scheme.

Welsh Water:

No response

Land Drainage Unit:

The site of the proposed development is partly located within Flood Zone 2/3 (Surface Water and Small Watercourses) as shown in the Flood Map for Planning. It is suggested that the developer considers the removal of the lowest two plots to an area beyond the boundary of the flood zone. Otherwise, in accordance with TAN 15 section 6.1 the developer is required to present a Flood Consequence Assessment (FCA) which demonstrates that the proposed development is not at unacceptable risk of flooding from surface water sources, and that suitable measures are included to increase resistance and resilience of the development to flooding.

Following a review of the submission, it was noted **that no drainage strategy** has been provided as part of the application documentation. The provision of a drainage strategy is required in accordance with technical advice note (TAN) 15: development, flooding and coastal erosion. As a result, it is not possible to assess compliance with national sustainable drainage standards, or to determine how surface run-off will be managed on site.

Under Schedule 3 of the Flood and Water Management Act 2010, any development comprising one or more dwellings or a construction area of 100m² or more must obtain SAB approval prior to construction.

Please see below a summary of the SuDS surface water destination hierarchy and the information required at this stage depending on the option selected. Evidence ruling out higher priority options must be provided before a lower priority can be accepted.

SuDS Surface Water Destination Hierarchy

Priority 1: Rainwater Harvesting

Due to the nature of the development, we acknowledge that full rainwater harvesting is unlikely to accommodate all site run-off. However, if there is potential for partial rainwater reuse - such as through the installation of water butts at

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downpipes — we encourage their inclusion to support the use of harvested rainwater for non-potable purposes.

Priority 2: Infiltration

- Infiltration testing must be carried out in accordance with BRE365. We require an infiltration test report showing timestamps for three tests conducted in a trial pit located where the proposed soakaway would be. The pit depth must reflect the proposed soakaway and be filled with sufficient water to replicate conditions. The three tests should be performed in close succession.
- We will need a trial pit location plan and photos of any trial pits.
- Additionally, groundwater monitoring is required. A minimum 1-metre clearance must be maintained between the base of the soakaway and the highest groundwater level to prevent ingress, which could reduce system capacity.

Priority 3: Watercourse

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

Priority 4: Surface Water System

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

Priority 5: Combined Sewer

- Comprehensive evidence must be provided to justify dismissal of all higher-priority options. Due to capacity constraints, Welsh Water are reluctant to accept surface water connections.
- If an existing connection exists (e.g., a property is being demolished and rebuilt), the applicant must demonstrate that the new development will improve flow rate and volume.
- If no existing connection exists, Welsh Water are unlikely to accept a new one.

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- If the proposal involves connecting to Welsh Water's system, we strongly advise contacting them at the earliest opportunity to avoid delays in processing the application.

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

The proposed development site appears to be partly located within the Flood Zone 2/3 (Surface Water and Small Watercourses) as shown in the Flood Map for Planning. We recommend that the developer consider the removal of the lowest two plots to an area beyond the boundary of the flood zone.

Otherwise, in accordance with TAN 15 section 6.1 the developer is required to present a Flood Consequence Assessment (FCA) which demonstrates that the proposed development is not at unacceptable risk of flooding from surface water sources, and that suitable measures are included to increase resistance and resilience of the development to flooding.

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REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

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PLANNING COMMITTEE	DATE: 07/09/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

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

Licensing Unit:

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

Model Standards 1983 - Touring Caravans / Tents

The development must fully comply with licence conditions.

www.gwynedd.llyw.cymru/caravanlicence

Application for a Site Licence following planning application approval

We wish that this information is reported on the planning permission if the application is approved:

'Following any planning application permitted in relation to a caravan or camping site under the 1960 and 1936 Acts, the applicant would be required to make an application for a site licence and present a 1:500 scale detailed plan of the site to the Licensing Service. To discuss further, you can contact the Licensing Enforcement Officer, Pollution Control and Licensing Service, Cyngor Gwynedd on 01766 771000 or licensing@gwynedd.llyw.cymru'

Boundary - Hedges

Licensing conditions recommend a width of 3 metres from any boundary / hedge.

Emergency Vehicles – Model Standards 1983 – Condition 2.3

Emergency vehicles need appropriate access, within 90 metres of any unit on the site on every occasion in accordance with the licence conditions. There are no details

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demonstrated within the site plan confirming the distance of access for emergency Services to every unit in any emergency.

Toilet facilities, bathrooms, showers, disabled bathrooms

No information is displayed within the site plan, indicating the disabled provisions (toilet, wash basin, shower) within the planning application.

North Wales Fire and Rescue Service

We trust that a consultation will be held with the North Wales Fire and Rescue Service on matters outside licensing conditions (1983 Model Standards).

Car Parking

Location of parking must be demonstrated.

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

Application for a site Licence following planning approval

We wish that this information is stated on the planning permission should this application be successful:

‘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 to amend the 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’

Boundaries - Hedges

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Licence conditions recommend that caravans are located 3 meters away from any boundary / hedge.

Emergency Vehicles - Model Standards 1983 – Condition 2.3

Emergency vehicles should be able to secure access to within 90 metres of any unit on the site at all times according to licence conditions. There are no details demonstrated within the site plan confirming the distance of access for emergency Services to every unit in any emergency.

Toilet, washing facilities, showers, provision for disabled

No information is displayed within the site plan, indicating the disabled provisions (toilet, wash basin, shower) within the planning application.

North Wales Fire & Rescue Service

We trust that a consultation will be made with North Wales Fire and Rescue Service on matters that are not part of the Model Standards 1983).

Parking

Location of parking must also be demonstrated

Biodiversity Unit:

This application is for the change of use of an agricultural field to include 10 seasonal touring caravan pitches.

The applicant has included a green infrastructure statement and a PEA from Cambrian Ecology.

The improvements are suitable for the scale of the development and have been included within the planning design; I have no ecological concerns.

Natural Resources Wales:

We have concerns regarding the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, you should seek more information from the applicant regarding protected sites. If this information is not provided, we will object to this planning application. Further details are provided below.

Protected Sites

Special Area of Conservation (SAC)

The site is located approximately 560m from the Sea Cliffs of Llŷn SAC and 630m from the Pen Llŷn a'r Sarnau SAC

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and the West Wales Marine SAC. Our records show that a small watercourse runs on the eastern red line boundary of the application site and is hydrologically connected to the above sites.

Foul Drainage

We have concerns that a likely significant impact of the proposed development on the SAC sites cannot be ruled out. Our advice is that you submit further information so that 2 of 6 can adequately consider the potential impacts on the features of the protected sites and, in particular, to enable your authority to carry out a Habitats Regulations Assessment under regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).

We note that the development proposes the installation of a private sewage treatment system (STCP). However, the method of discharge proposed is currently unclear and requires clarification from the applicant. We recommend that the applicant demonstrates that a discharge to the ground is not feasible.

If discharge to the ground is proposed, the applicant should provide further details on:

- The precise location of the discharge/drainage field
- Results of porosity (percolation) testing
- The dimensions and design of the proposed drainage field to confirm ground conditions are suitable for a drainage field

It is also noted that a spring is identified on one of the submitted plans. The drainage field should not be located in close proximity to this feature, and confirmation of appropriate separation distances is required.

Should a discharge to watercourse be justified, the exact discharge location will be required and clearly indicated on a map. In addition, as the receiving watercourse is classified as minor/unknown, further information would be needed to demonstrate that it has sufficient capacity to accommodate a discharge of this nature and volume, should the scheme propose discharging to the watercourse.

In addition, there is no information demonstrating how/where waste from the touring caravans is disposed of. Private sewage treatment systems

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(STCP) are not suitable to deal with chemical waste from caravans. A Chemical Disposal Unit (CDU) must drain into a sealed tank or cesspit, as the toxic nature of the effluent means that this cannot be discharged to ground or a watercourse. We would strongly recommend that such a sealed tank/cesspool is fitted with a level alarm to prevent overtopping.

Small sewage treatment works that meet certain criteria may be registered as exempt. A step-by-step guide to registering an exemption can be found on our website.

If the private sewage treatment system is not eligible for an exemption, the applicant will need to apply for an environmental permit. Further details on this can be found here. Should a permit be required, further information may be needed as part of that application process. The Applicant is therefore advised to contact us for pre-application advice at the earliest opportunity to try to ensure that there is no conflict between any planning permission granted and the permit requirements. Further details on how to access our pre-application advice service can be found here.

Habitats Regulations Assessment

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/SPA/Ramsar site, either alone or in combination with other plans or projects, make an appropriate assessment of the implications of the project for that site in view of its conservation objectives. You must for the purposes of the assessment consult NRW and have regard to any representations we make within such reasonable time as you specify. In the absence of that assessment, NRW cannot advise that the proposals would not result in an adverse effect upon the SAC/SPA/Ramsar site.

Site of Special Scientific Interest (SSSI)

The application site is hydrologically linked to the Glannau Aberdaron SSSI located 560m from the application site.

We consider the proposed development has the potential to damage the Glannau Aberdaron SSSI. Providing the impact pathways referenced above for the Special Area of Conservation (SAC) sites are adequately addressed, NRW consider the notified features of the SSSI will also be adequately safeguarded.

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Landscape

The development is located within the Llŷn National Landscape (AONB). We note the submission of a Landscape and Visual Appraisal by Tirlun Barr Associates dated May 2024. We refer you to your internal Landscape Officer for advice on Landscape/Visual impacts. If you require further advice, then please reconsult us.

Protected Species

We note the information submitted in support of the above application (Biodiversity Enhancement Plan and Green Infrastructure Statement by Cambrian Ecology Ltd dated 7 May 2024). We welcome the proposed enhancements and recommend you discuss further measures/avoidance measures with your internal ecological advisor.

Fire Department:

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

The Fire Authority will have an opportunity to provide observations on the fire safety measures during the Building Regulations Consultation process.

Should you need further information, please contact the Compliance Officer.

Public Protection:

Thank you for consulting with the Public Protection Service regarding the above.

We have considered the planning application, and our observations are as follows:

Further information is required for the proposed treatment plant; the applicant is requested to provide the following information:

Evidence to show that the development cannot be linked to the mains sewerage system

Details of the number of properties and bedrooms proposed, together with a calculation of how much sewage the development will generate per day

Make, design specification, volume and details of discharge with respect to a soakaway for the private treatment plant

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A Management Plan that sets out how the system will be managed and maintained over the lifetime of the development

The workings and results of percolation tests in line with 'Approved document H, Drainage and

Waste Disposal, The Building Regulations 2010, H2.'

An accurate, annotated drawing and location plan for the soakaway/drainage field

Heneb:

The proposed development site is within the Lleyn and Bardsey Island (GW) 8 Registered Landscape of Outstanding Historic Interest, which has been divided into Historic Landscape Character Areas (HLCAs); the proposed site forms part of the 'Aberdaron Hinterland' character area, composed of an area primarily rural, with dispersed settlements, surviving traditional farm buildings and cottages, preservation of medieval field systems, as well as historic roads and tracks associated with the pilgrimage route to Bardsey. The key recommendation for this HLCA

is: Preservation of historic character of area, including retention and minimal alteration of field cloddiau and preservation of field patterns.

The proposed development is considered unlikely to impact the key historic landscape features of the area. As such, the proposed development for the siting of 10No of caravans would have a

neutral contribution to the key attributes of the Registered Historic Landscape and no impact on the HLCA, and the change of use would not have a bearing on the historic landscape significance.

Trees Unit:

This proposal is unlikely to impact existing trees. The proposed enhancement planting is suitable;

however, I would recommend that the following specifications are included:

Malus sylvestris should be sourced from the Abergwyngregyn population (prov. 303). There is no need to plant a standard tree in this location, as doing so increases the risk of pest and pathogen transmission, reduces the likelihood of successful establishment (particularly with the site specific conditions), and comes at a significantly higher

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cost to the developer. A one-year-old whip with a plastic-free rabbit tube would be more than suitable.

I would also recommend substituting standard *Salix caprea* with locally sourced *Populus tremula*. Again, there is no need for these to be standard trees, and they can instead be planted as whips with tubes and stakes.

The proposed copse mix is suitable; however, these should also be planted as young trees rather than standards. This approach would also remove the need for additional topsoil, fertiliser, and other soil additives (which can have a negative impact on biodiversity). I would further recommend that *Malus sylvestris* and *Populus tremula* are included within the mix.

AONB Department:

Tir Glyn farm is located in the rural area of Uwchmynydd and in the Area of Outstanding Natural Beauty (AONB).

The area is also part of a Landscape of Outstanding Historic Interest. So far as we can see, this application is a resubmission of application C24/0413/30/LL (withdrawn) for 10 touring caravans at this site.

Touring caravans are addressed in policy TP9 of the AONB's Management Plan: Resist

new caravan developments and extensions to existing sites in prominent locations in the landscape or coast of the AONB and promote landscaping of existing sites. There is planning permission for 39 units on the existing site in Tir Glyn, there is also permission to store caravans. These caravans are fairly concealed as they are on lower land and on the far side of the house and farm buildings, but they are visible from some nearby rights of way. It is proposed to create a new site for 10 caravans on part of an agricultural field near the farm that does not link with the existing site. The caravans would be in a row along the boundary of the agricultural field and the public road. It is noted that an effort has been made to protect natural features, submit new landscaping details, adopt suitable materials for the toilets, restrict lighting etc. A Landscape and Visual Evaluation has been submitted with the application. The document refers to the AONB and it recognises that the landscape in question has been deemed of "exceptional" visual standard, that light pollution is low and that levels of tranquillity are high. Section 5 assesses the likely impact on the landscape and concludes that there would be a negligible change. In reaching this conclusion, there is some reliance on trees and hedges to screen the development. Such trees and hedges would take many years to establish and be effective. In

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terms of the visual assessment in Section 6, it is concluded that the impact of the development would be limited. It is agreed that the development would not be visible from some places such as the Coast Path and Cwrt Farm. However, the caravans would be visible from some locations nearby and the Evaluation does not include some of those views - such as the road from Bodermid Uchaf to Bodermid Isaf and Right of Way 89.

On the whole, there is now a substantial number of touring caravans in the community of Aberdaron which puts pressures on the local environment and services. It would be useful to undertake a survey to obtain

detailed information about the number of caravans and to consider the ability of the area to cope with more units.

Public Consultation:

A notice was posted on the site, and nearby residents were informed and the advertising period has expired. No other observations were received.

5. Assessment of the material planning considerations:

Principle of the development/Visual amenities

- 5.1 As this is a site for touring caravans, the application has to be considered primarily under the requirements of policy TWR 5 of the LDP which sets out a series of criteria to approve such developments.
- 5.2 Criterion 1 in policy TWR 5 states that any new touring caravan development should be of a high quality in terms of design, layout and appearance, and that it should also be well screened by existing landscape features and / or where the units can be readily assimilated into the landscape in a way that does not significantly harm the visual quality of the landscape. There is no doubt that a touring caravan site has been established for years at Tir Glyn. However, as it can be seen from the submitted plans, the established locations are separate lands to the north and north-east of the application site without any clear link with the proposed development. The application site itself is undeveloped land to the south of these sites with a clear gap between the sites. Therefore, instead of extending or adapting lands that are already established, it is believed that the proposal would extend and spread into existing agricultural lands, far beyond the established site. Although touring caravans are proposed to be approved for site use, it is also noted that there is a reference to seasonal use and, therefore, pure touring units that move on a regular basis are unlikely to use the site but rather units that would remain there on a permanent basis during term time, and therefore the appearance is likely to be permanent and unchanged during this period of seasonal use.
- 5.3 The land in question includes an established hedgerow along its western boundary that would protect some views in and out from the viewpoint of the public road. It is very likely, as shown in the submitted information, that views from further away to the west, north and east would also be limited as a result of this hedgerow along with other nearby hedges and trees. However, it is likely that the site would be more visible from some points to the south, particularly from higher ground to this direction and an extensive series of public footpaths, which include footpaths 81, 89, 77, 78, 87 and 75. It is also noted that the observations of the AONB unit state "*the caravans would be*

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visible from some locations nearby and the evaluation does not include some of those views - such as the road from Bodermid Isaf to Bodermid Uchaf and Right of Way 89". It is not believed that it can be said that the development would fully assimilate into the landscape (even if it is accepted that the landscaping proposed, including the proposed coppice and current landscape, is sufficient to protect it).

- 5.4 The Landscape Assessment submitted notes that the current site is only visible from a restricted number of local places and due to the rolling topography and the mature hedges in the vicinity of the site, views into the site are restricted and any such views are often filtered by features such as trees or topography. It is possible that with moderate visual sensory, the area is capable of accommodating minor change without significant damage to its distinctive features and that any impact would be small in the context of the wider landscape. The assessment states that planting new trees and hedges and improving existing hedges would strengthen the existing features and mitigate any visual impact. It is unlikely that the groundwork and planting work would be sufficient to screen the caravans completely for some years, if at all from some views.
- 5.5 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. In addition, policy TP9 of the AONB's Management Plan notes that there is a need to *"Carefully assess development applications in accordance with Planning Policy Wales, the Local Development Plan and this Management Plan and refuse applications that would affect the AONB"*. Policy AMG 1 notes that development needs to *"where appropriate, for proposals that are within or affecting an installation and/or significant views into or out of the Areas of Outstanding Natural Beauty, take into account the relevant Area of Outstanding Natural Beauty Management Plan"*. It is not considered that approving the extension of the current caravan site to lands separate and open to the established site and all the associated work on this site would be of assistance to maintain, enhance or restore the character of the AONB. Indeed, due to its location on separate, undeveloped land, it is considered that the proposal would unavoidably create further harm to the landscape of the AONB which would be partially visible from the surrounding area. It is realised that it would be seen from the direction of the south with the backdrop of agricultural buildings behind and then the caravan site further along; however, granting this application would disseminate the harmful impact of the existing site on the landscape. A development of this nature and scale would therefore be likely to stand out obtrusively in the landscape, causing significant harm to the visual quality of the landscape and therefore it is considered contrary to Policy TWR 5, PCYFF 4 and Policy AMG 1 of the LDP.
- 5.6 It is deemed appropriate to note here that the previous application that was submitted and approved was promoted as an application that, due to the limit of additional pitches within the field boundaries of the established site, only prevented and limited any visual impact for this established area. As a result, the need to extend the boundary of the caravan site with the potential of having an additional visual impact on the AONB was removed. With the current application, it is now believed that the site would extend beyond the established boundaries and lands of the caravan site and that, as a result, it is contrary to the previous allegation.
- 5.7 The site lies within the Llŷn and Ynys Enlli Landscape of Outstanding Historic Interest. The proposal involves extending an existing caravan site. In terms of its location and size, however, it is considered that the proposal would only have a local impact and that it would not have a wider impact on the historic landscape. Therefore, it is considered that the proposal is acceptable in terms of Policy AT1 of the LDP.

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- 5.8 In the information submitted with the application, it is alleged that the site of the proposed development is relatively poor and low-use grazing land. Despite this, according to existing maps of the Welsh Government, it is identified as 3a registered land. Paragraph 3.58 of Planning Policy Wales (PPW) states that *"agricultural land of grade 3a, as well as classes 1 and 2, in the Agricultural Land Classification (ALC)16 is deemed as the best and most versatile, and should be conserved as a finite resource for the future"* while paragraph 3.59 states

"When considering the search sequence and in development plan policies and development management decisions considerable weight should be given to protecting such land from development, because of its special importance. Land in grades 1, 2 and 3a should only be developed if there is an overriding need for the development, and either previously developed land or land in lower agricultural grades is unavailable, or available lower grade land has an environmental value recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations. If land in grades 1, 2 and 3a does need to be developed, and there is a choice between sites of different grades, development should be directed to land of the lowest grade."

- 5.9 In the response to the pre-application enquiry, this matter was raised and it was noted that justification would be needed for developing an agricultural land of this quality and which steps would be taken to protect the quality of the land for the future. Strategic Policy PS 6: Alleviating and adapting to the effects of climate change, notes:

"In order to adapt to the effects of climate change, proposals will only be permitted where it is demonstrated with appropriate evidence that they have fully taken account of the following and responded appropriately to them"

with criterion 6 confirming the requirement to:

"Safeguard the best and most versatile agricultural land, promoting allotments, support opportunities to produce food locally and local farming to reduce the area's contribution to food miles".

- 5.10 Although the agent notes that the land in question is of poor quality, no evidence has been submitted for the loss of 3a quality land. There is reference to the fact that it would be easy to reverse site development work should the situation change, and it is relatively likely that work to dispose of permanent pitches could be undertaken quite easily. However, considering that the cost of undertaking the changes, namely creating 10 permanent pitches, landscaping work, erecting a permanent building as a washing facility with proposed drainage and work on the access, it is not believed that these would be developments that are likely to be reversed without incurring additional unnecessary costs. The planning authority has not been fully convinced in this case; therefore, it is not believed that the proposal as submitted is acceptable and is therefore contrary to the requirements of criterion 6 of policy PS 6 along with advice provided in Planning Policy Wales, particularly paragraphs 3.58 and 3.59.

General and residential amenities

- 5.11 Separate to the two existing dwellings on the Tir Glyn site, there are dwellings in the vicinity of the application, mainly to the direction of the east, south-east and the south. Although it extends beyond the existing established caravan site, it is not considered that a site of 10 additional touring caravans would create substantially more impact on the nearest dwellings than what is currently experienced. Therefore, it is not considered that the proposal would cause significant harm to the amenities of

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the local neighbourhood, and the proposal is considered to be acceptable in terms of Policy PCYFF 2 of the LDP.

Transport and access matters

- 5.12 Concerns have been raised in relation to the main entrance to the proposed site. In particular, it is considered that there is potential for mud and loose material to be spilled onto the public highway, along with the possibility of damage to the roadsides as a result of the increase in traffic using the entrance. In order to mitigate these impacts and in the interests of highway safety, the comments of the Highways Unit require the applicant to upgrade the entrance to an appropriate and satisfactory standard and provide details of the proposed works, as well as restricting the second entrance to the use of pedestrians and emergency services vehicles only. This would help manage traffic movements in and out of the site, ensuring that all normal traffic uses the upgraded main entrance to an acceptable standard. As a result of the objection of the Highways Unit, the applicant was not asked for further information because of the objection to the principle of this development.
- 5.13 As a result of the above, the proposal is considered to be unacceptable and contrary to the requirements of policy TRA 4 of the LDP which confirms that proposals that would cause unacceptable harm to the safe and efficient operation of the highway will be rejected.

Biodiversity matters

- 5.14 The majority of the proposed development site is part of the Porth Meudwy wildlife site, and the eastern part of the site includes a relatively steep slope to a small valley below which includes a small watercourse. Natural Resources Wales (NRW) in their response to the application note that insufficient information has been submitted as part of the application to adequately consider the potential impacts on the features of the protected sites, and in particular, to enable the Local Planning Authority to carry out a Habitats Regulations Assessment under regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended). The development proposes the installation of a private sewage treatment system (STCP), but the proposed discharge method is currently unclear. It is also noted that a spring is noted on one of the submitted plans. The drainage field should not be located in close proximity to this feature, and confirmation of appropriate separation distances is required. Should a discharge to watercourse be justified, the exact discharge location will be required and clearly indicated on a map. In addition, as the receiving watercourse is classified as minor/unknown, further information would be needed to demonstrate that it has sufficient capacity to accommodate a discharge of this nature and volume, should the scheme propose discharging to the watercourse. In addition, there is no information demonstrating how/where waste from the touring caravans is disposed of. Private sewage treatment stations (STCP) are not suitable to deal with chemical waste from caravans. A Chemical Disposal Unit (CDU) must drain into a sealed tank or cesspit, as the toxic nature of the effluent means that this cannot be discharged to ground or a watercourse.
- 5.15 This information was not requested because of the objection to the principle of the development, and therefore, because of these concerns, NRW objects to the request as submitted because of insufficient information provided to support the proposal.
- 5.16 This lack of information here means that the proposal cannot be fully assessed as to its impact on the Special Area of Conservation which is itself a reason for refusing such a proposal. The implications, whether significant or not, are matters that cannot be fully considered as it stands and because of that, it fails to meet the fundamental requirements of policies PS 19 and AMG 5.

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- 5.17 In accordance with recent legislative changes to Planning Policy Wales (PPW) and the need to introduce a Green Infrastructure Statement, a statement has been submitted and for the purpose of satisfying PPW in terms of this particular aspect, it is believed that this has been done in this case.

Linguistic matters

- 5.18 It is noted that there are some specific types of developments where it will be required for the proposal to submit a Welsh Language Statement or a Welsh Language Impact Assessment. The thresholds in terms of when it will be expected to submit a Statement/Report have been highlighted in Policy PS1 of the Joint LDP, along with Diagram 5 of the SPG: Maintaining and Creating Distinctive and Sustainable Communities (SPG). The development in question does not meet any of the thresholds in Policy PS 1 of the LDP.
- 5.19 Excluding the developments that meet the thresholds for submitting a Welsh Language Impact Statement / Assessment noted in Policy PS1, guidance is provided in terms of the type of relevant applications where it is required to give consideration to the Welsh language in Appendix 5 (The Screening Procedure) of the SPG (sections Ch to Dd). 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 demonstrate how consideration has been given to the language. The applicant notes that the development would be a way of ensuring that the farm and the caravan site remain economically viable and sustainable to ensure that the business remains in the hands of first language Welsh speakers who have been here for generations. Although no formal linguistic statement was submitted, when considering the small nature of the development, it is agreed that it is unlikely that this development would lead to an additional significant impact on the community's linguistic character.

Drainage and Flooding Matters

- 5.20 In accordance with the requirements of paragraph 7.6 of Technical Advice Note 15: Development, Flooding and Coastal Erosion, a Drainage Strategy must be submitted as part of an application to outline the drainage scheme for surface water from the site, unless a separate application has been made to the approval body, namely Cyngor Gwynedd's Land Drainage Unit. A drainage statement has not been submitted as part of the application, and the Land Drainage Unit has confirmed that they are opposing the application due to a lack of information. This information was not requested because of the objection to the principle of the development. Insufficient information has been submitted as part of the application to ensure that the proposal complies with the requirements of part 7 of TAN 15: Development, flooding and coastal erosion and therefore, it is considered to be contrary to this policy.
- 5.21 The site of the proposed development is partly located within Flood Zone 2/3 (Surface Water and Small Watercourses) as shown in the Flood Map for Planning. The Land Drainage Unit has confirmed, in accordance with the advice given within Section 6.1 of Technical Advice Note 15, that a Flood Risk Assessment is required to demonstrate that the proposed development is not at unacceptable risk of surface water flooding and that suitable measures have been included to increase the resilience of the development to flooding. In addition, the Land Drainage Unit's comments suggest that the applicant should consider the removal of the lowest two plots so that they are beyond the boundary of this flood zone.
- 5.22 No Flood Consequence Assessment was requested because of the objection to the principle of the development; however, it cannot be certain that the proposal would not be at an unacceptable risk of surface water flooding and therefore the application as submitted is contrary to the requirements of Section 6.1 of Technical Advice Note 15: Development, flooding and coastal erosion.

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- 5.23 In addition, paragraph 10.19 of TAN 15 confirms the following in relation to planning applications within Zone 2:

“Applications for highly vulnerable development on greenfield land will only be appropriate where the site has been allocated in adopted Development Plans. Proposals for the redevelopment of previously developed (brownfield) land at any vulnerability classification will need to support the Development Plan strategy to regenerate an existing settlement or deliver key economic or environmental objectives, and be consistent with that strategy. Where redevelopment proposals include residential uses, local authorities should ensure that such uses do not occur at ground floor level.”

Furthermore, paragraph 10.20 confirms the following in relation to planning applications within Zone 3:

“In Zone 3, sites should not be allocated for new highly vulnerable development because the flood risk and consequences of flooding are not considered acceptable for these types of development.”

The proposal constitutes new highly vulnerable development and is therefore contrary to the requirements of Policy TWR 5 of the LDP. In addition, the proposal includes residential accommodation at ground floor level and is consequently contrary to the requirements of both of the above provisions of TAN 15.

Other matters

- 5.24 It can be seen from the response of the Licensing Officer that no provision for disabled people is proposed within the new toilet/shower block, and that disabled provision must be shown in the proposed plan. The information submitted as part of the application recognises this and it is alleged that this is an attempt to keep the size and volume of the proposed building smaller while an accessible toilet is provided in the main toilet block of the site which already provides for disabled visitors to the site. In response to this, although recognising an attempt to reduce the size of the proposed building and its resulting visible impact, it is not believed that the proposal would be acceptable or practical for disabled users of the proposed site by asking them to use facilities which are a considerable distance away without a clear and accessible right of way to reach them. Although a separate matter to the Planning system, it must be considered that without such resources, it is likely that obtaining a new licence would be problematic and that a further planning application would need to be submitted to amend the buildings and/or site.

6. Conclusions:

- 6.1 Policy TWR 5 of the LDP requires that any touring caravan development should be readily assimilated into the landscape in a way which does not significantly harm the visual quality of the landscape. This development would be unavoidably harmful to this landscape within the AONB. Therefore, it is considered that the proposal is contrary to criterion 1 of Policy TWR 5 of the LDP.
- 6.2 In acknowledging the points made by the applicant in the additional information, including the landscape evaluation submitted, those do not change the fact that the site is visible in the landscape and that the extension in question would be in an entirely separate location to the existing touring caravan site near the farm. It is not believed that the extension to the site would be completely screened by the existing features of the landscape and it is not considered that the proposal would integrate well with its surroundings. As a result, it is not considered that the proposal would do anything to maintain, enhance or restore the recognised character of the AONB and therefore the proposal is contrary to the requirements of Policies TWR 5, PCYFF 4 and AMG 1 of the LDP.

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- 6.3 Concerns have been raised in relation to the main entrance to the proposed site. In particular, it is considered that there is potential for mud and loose material to be spilled onto the public highway, along with the possibility of damage to the roadsides as a result of the increase in traffic using the entrance. In order to mitigate these impacts and in the interests of highway safety, the comments of the Highways Unit require the applicant to upgrade the entrance to an appropriate and satisfactory standard and provide details of the proposed works, as well as restricting the second entrance to the use of pedestrians and emergency services vehicles only. This would help manage traffic movements in and out of the site, ensuring that all normal traffic uses the upgraded main entrance to an acceptable standard. Therefore, it is considered that the proposal is unacceptable and contrary to the requirements of policy TRA 4 of the LDP which confirms that proposals that would cause unacceptable harm to the safe and efficient operation of the highway will be rejected.
- 6.4 No drainage statement has been submitted as part of the application, and therefore insufficient information has been submitted to be able to confirm that the proposal complies with the requirements of part 7 of TAN 15: Development, flooding and coastal erosion (2025) in terms of providing a sustainable drainage system.
- 6.5 The site of the proposed development is partly located within Flood Zone 2/3 (Surface Water and Small Watercourses) as shown in the Flood Map for Planning. No Flood Consequence Assessment has been submitted as part of the application and, therefore, it cannot be certain that the proposal would not be at an unacceptable risk of surface water flooding and therefore the application as submitted is contrary to the requirements of Section 6.1 of Technical Advice Note 15: Development, flooding and coastal erosion.
- 6.6 The economic situation in the countryside and associated with agriculture is very much known in terms of the seriousness of securing economic viability. The principle of a new development that would contribute towards improving the local economy is therefore fully supported. However, this does not mean that any proposal submitted can be permitted and proposals must fully comply with the relevant requirements of policies that protect a highly sensitive area such as this one from unacceptable new developments.

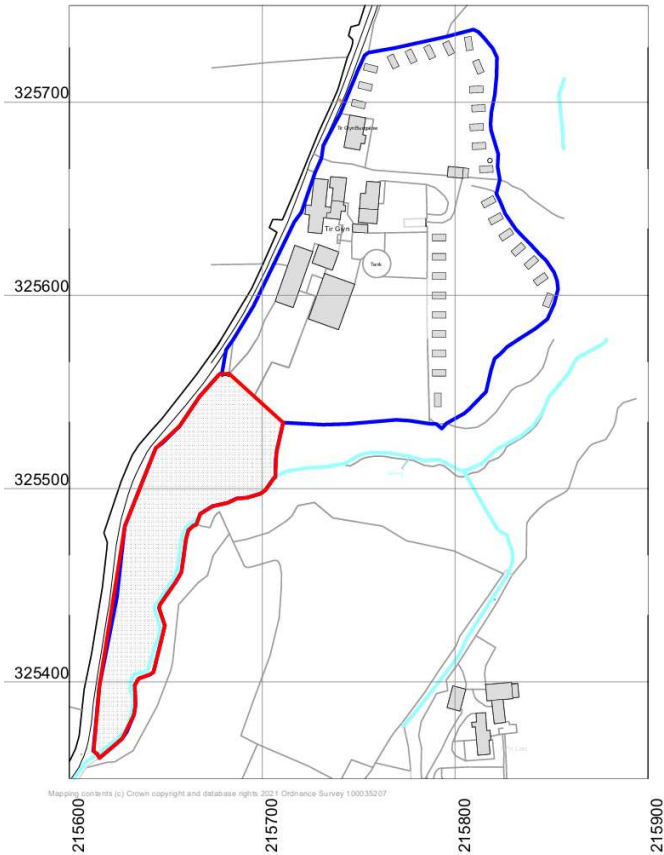
7. **Recommendation:**

- 7.1 To delegate powers to the Senior Planning Manager to refuse – reasons:
1. This development would not be located in an unobtrusive location that would be completely screened by existing landscape features and landscaping proposals, it would be harmful to the quality of the landscape and it would not integrate appropriately to its location in open countryside. In addition, 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 requirements of Policies TWR 5, PCYFF 4 and AMG 1 of the Anglesey and Gwynedd Joint Local Development Plan.
 2. Insufficient information has been submitted as part of the planning application to enable the Local Planning Authority as the competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended), to make an appropriate assessment on the implications of the project on the Pen Llŷn and Sarnau Special Conservation Area. The proposal therefore does not show that the proposal would protect or improve the natural environment and therefore the application is contrary to the requirements of Policies PS 19 and AMG 5 of the Anglesey and Gwynedd Joint Local Development Plan 2011-2026.

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3. Insufficient evidence has been submitted as part of the planning application to demonstrate that full consideration has been given to the loss of the best and most versatile agricultural land. The proposal therefore is considered to be contrary to the requirements of criteria 6 of Policy PS 6 of the Anglesey and Gwynedd Joint Local Development Plan 2011-2026 and advice provided in paragraphs 3.58 and 3.59 of Planning Policy Wales.
4. The proposal as submitted entails the use of a sub-standard entrance and the use of a second entrance without restriction. It is considered that the proposal is unacceptable and contrary to the requirements of policy TRA 4 of the Anglesey and Gwynedd Joint Local Development Plan which confirms that proposals that would cause unacceptable harm to the safe and efficient operation of the highway will be rejected.
5. No drainage statement has been submitted as part of the application, and therefore insufficient information has been submitted to be able to confirm that the proposal complies with the requirements of part 7 of TAN 15: Development, flooding and coastal erosion (2025) in terms of providing a sustainable drainage system. Development, flooding and coastal erosion (2025) in terms of providing a sustainable drainage system.
6. The site is located partly within Flood Zone 2 and Flood Zone 3 for surface water and small watercourses, as identified on the Flood Map for Planning. No Flood Consequence Assessment has been submitted in support of the application, and the proposal involves the provision of new highly vulnerable development at ground floor level. Consequently, the proposal does not comply with the requirements of paragraphs 6.1, 10.19 and 10.20 of Technical Advice Note 15: Development, Flooding and Coastal Erosion (2025), which seek to ensure that highly vulnerable development is not located within flood zones where it would pose an unacceptable risk to life.

LOCATION PLAN / CYNLLYN LLEOLIAD 1:2500



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07/04/26
ADRIAN CYWELIAD - CYNGOR GWYNEDD

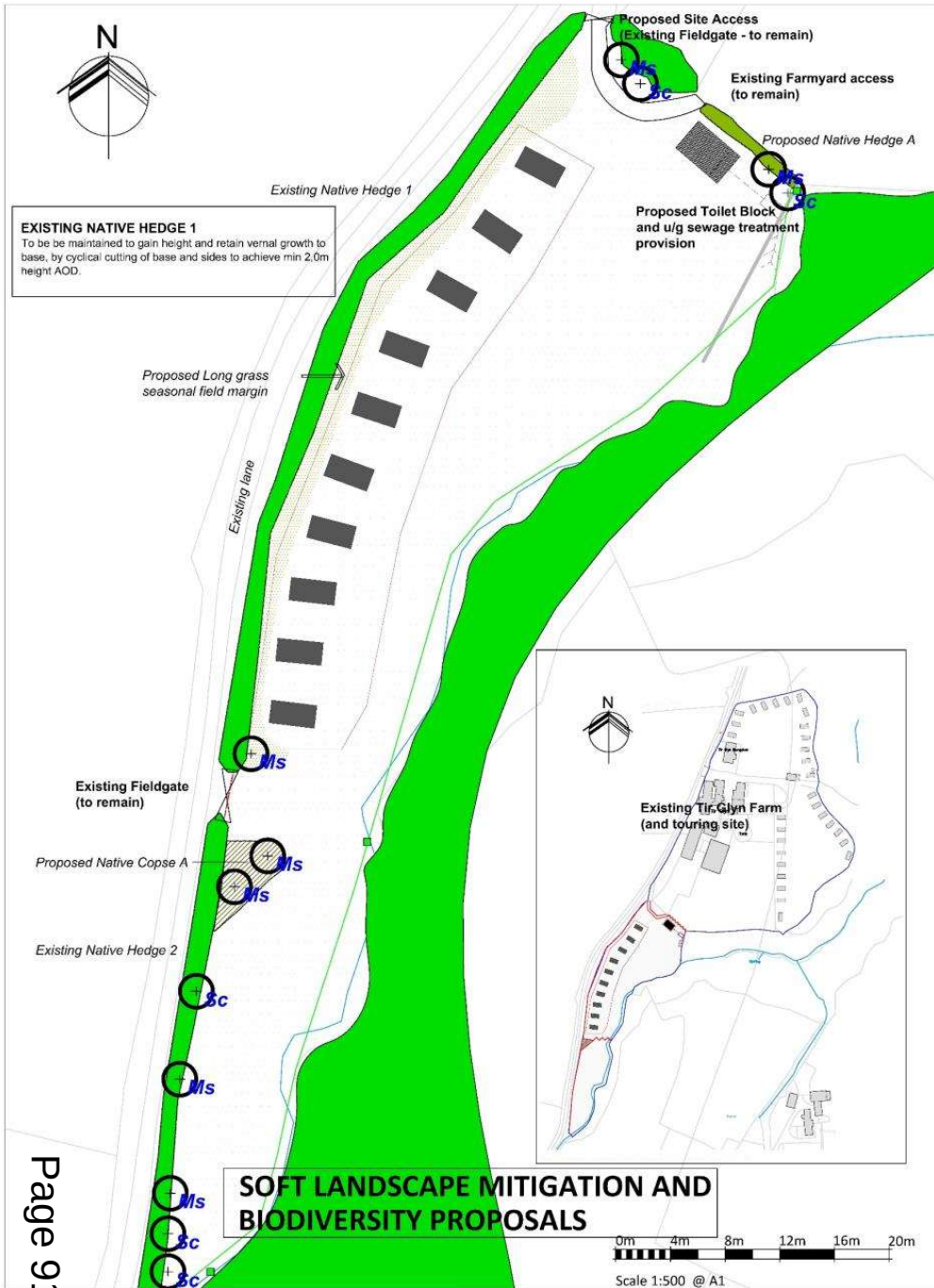
SITE PLAN / CYNLLYN SAFLE 1:500



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- KEY/ALLWEDD
- 10 additional tourer pitches (refer to P.04) / 10 llecyn unedau teithiol ychwanegol (gweler P.04)
 - Proposed new toilet block (see P.03) / Bloc toiledau bwriedig (gweler P.03)
 - Biodigester Unit (package sewage treatment plant) / Uned Biodreuliwr
 - Soakaway or outfall to watercourse / Draen 'soakaway' neu i fewn i ffordd gerllaw
 - New hedge on existing 'clawdd' / Gwrych newydd ar clawdd presennol
 - Small native copse / Coedlan bach
 - Management to existing 'clawdd' parallel to roadside / Gwaith rheoli ar clawdd presennol sydd yn gyfochrog i'r lon
 - Proposed entrance or exit / Mynedfa neu allanfa bwriedig
 - Proposed long grass summer margin / Gwellt hir ymyl haf bwriedig

TEITL PROSIECT • PROJECT TITLE	
TIR GLYN, UWCHMYNYDD	
Dyddiad	MAI 2024
Adolygiad	
Revision	
ID project	
Project ID	2024-02
Graddfa	
Scale	1:2500 / 1:500 @ A3
Darlunwyd gan	
Drawn by	
Gwiriwyd gan	
Checked by	
TEITL - TITLE	
PROPOSED LOCATION AND SITE	
PLAN/	
CYNLLYN LLEOLIAD A SAFLE	
BWRIEDIG	
RHIF CYNLLUN • DRAWING NO.	
P.02	



Proposed touring pitches at Tŷr Glyn Farm, Uwchmynydd, Gwynedd

Soft landscape proposals:

The Planting proposals indicated have been developed to reflect the rural landscape context of the area, for landscape and visual integration and for enhanced Biodiversity benefits. The design seeks to integrate the proposed seasonally present pitches and to provide sensitive screening and soft landscape addition which is already present in the area and to strengthen the existing landscape fabric when the site is uncoupled. It is considered the proposals meet the aims of PPW11 Chapter 6 by taking a proactive approach to the site and connective wider green infrastructure.

The proposed Hedgerow length A and Native Cope A seek to replicate the native clodd species which already exist immediately surrounding the site and in the wider area. All Plant stock will be of local provenance from Forestry Area 303 where available. The inclusion of indigenous species and detailed preparation of the varied ground conditions that exist will help the establishment of planting, together with a regime of maintenance and establishment operations post planting. Any plants which fall within 5 years of planting completion will be replaced with new plants in accordance with the original planting specification and maintenance measures indicated.

Proposed Tree species include Fruit trees, (Native Crab Apple, Willow) and native mixed Shrub planting for avian cover and a food source – and pollinator benefit. All existing hedges are to be retained and managed to create connectivity and repair the integrity of the existing roadside boundary from over mowing, (and a new length of hedge is proposed to provide a backdrop to the proposed toilet block). No seeding is required but an area of seasonally long grass will be left as a field margin being cut no lower than 300mm in summer months for pollinator benefit. The site will be grazed in out of season periods.

Plant spacing's and sizes are the minimum to effectively achieve a good take rate and amenity value as soon as possible whilst not compromising long term establishment.

Key to plant form specification

Ctr = container grown
Rb = rootballed
Br = bare rooted
Rtr = root trainer

PROGRAMME OF IMPLEMENTATION

ALL PLANTING WILL BE CARRIED OUT THE FIRST PLANTING SEASON FOLLOWING COMPLETION OF ANY CONSENTED PROPOSALS (likely to be November - January 2024/5)

Topsail and soil preparation

Topsailing in Clodd A will ensure a minimum depth of 300mm ex site Topsail for individual Pit Planting* covering existing ground/subsoil, with Growing Medium of 100mm thickness and Mycorrhizal granules (at manufacturers recommended rates) added to pits to provide a minimum overall 0.6m rooting depth of un compacted material. Notch planting will be carried out if the integrity of the clodd may be compromised by pit preparation. Growing media, (Peat free) mycorrhizal granules and slow-release fertilizers to be incorporated within pits and well incorporated before notch planting of stock.



Looking north - Existing field gate site entrance and location of proposed Toilet block and Clodd A proposed replanting

Specimen Native trees						
Code	Species	Height	Pot Size	Form	Spacing	Notes
Ms	Malus sylvestris	Half standard	min 75ltr	Ctr/Rb	n/a	Staked with tie and spacer
Sc	Salix caprea	600-900mm	n/a	BR	as indicated	Cut back to 300mm after 2+ years
Planted into prepared pits min 600x600x300mm with a third depth added peat free rooting medium, slow release fertilizer and mycorrhizal additive at manufacturers recommended rates. Malus to be staked using tie spacer on 3 min down dia stake added to upward/angled side and with Rabbit protection tree guard fitted immediately after planting. 1m dia a re to base of tree to be kept weed free and protected from damage from winter stock grazing.						

Native Cope planting - Mix NHB1	Height	Form	Size	Sexes	Spacing	Notes
Species						
Crataegus monogyna	450-600mm	BR	2x0	25	1/m ²	Min 3 breaks
Prunus spinosa	300-450mm	Ctr	20/25	25	1/m ²	Min 3 breaks
Salix caprea	450-600mm	BR	3x1	25	1/m ²	Min 3 breaks
Salix viminalis	450-600mm	BR	3x1	20	1/m ²	Min 3 breaks
Planting to be at 1m centres, max. grouping of 7 plants of the same species. Pits to be 300x300x300mm back filled with peat free topsoil, Mycorrhizal granular additive and 100mm Peat free organic matter + Slow release fertilizer at manufacturers recommended rate. All planting to be fitted with tree shelters. To be removed once established and protected from stock grazing where appropriate.						

Native Clodd planting - Mix NHB1	Height	Form	Size	Sexes	Spacing	Notes
Species						
Prunus spinosa	300-450mm	tr/Ctr	10/15	20	3/1m ²	Min 3 breaks
Ulex europaeus	300-450mm	tr/Ctr	10/15	20	3/1m ²	Min 3 breaks
Stock to be used for replanting of former Clodd A as new hedge planting. Planting to be at 450mm centres or in a double staggered row on bank top 300mm apart max. grouping of 7 plants of the same species. Planting to be notch planted or pit planted 200x200x300mm back filled with topsoil, Mycorrhizal granular additive and 100mm Peat free organic matter + Slow release fertilizer at manufacturers recommended rate. All planting to be fitted with tree shelters. To be removed once established and protected from stock grazing where appropriate. Any stock which falls within the first 5 years after planting to be replaced.						

07/04/26
ADRIAN CYLLUNO - CYNGOR GWYNEDD

Key

- Site Extent
- Existing Vegetation (to remain)
- Existing Grassland (to remain)
- Proposed Specimen Native Trees (container or rootballed)
- Proposed Native Cope Planting (Peat free organic matter)
- Proposed Clodd/Linear Shrub Planting (Peat free organic matter)
- Proposed Long grass summer margin (Peat free organic matter)
- Proposed Stockproof fence to follow edge of Nant (2.0m high to be agreed on site)
- Proposed Hedgehog hole and signage

NOTES:

- Proposals based upon proposed site layout provided within Dobson Owen Architects Drawing reference Drawing Ref PO2 dated March 2024.
- Proposed fencing to provide bilingual signed Hedgehog routes for the passage of hedgehogs between the field and surrounding land.
- N.B. Drawing produced for Planning Purposes only. **Not to be used for tendering or construction.**
- Existing hedges to be protected with Heras fencing before and during construction.

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Issued v2	PW	JB	JB	13/05/24
Draft v1	PW	JB	JB	10/05/24

Tirlun Barr
Chartered Landscape Architecture
OFFICE: Tan y Berllan, Llanbedry Cemm, CONWY LL32 8UY
Tel: 01492 650333 www.tirlunbarr.com

Client:

Mr. R. Roberts & Sons

Project Title:

**Proposed touring Pitches
TIR GLYN FARM
Uwchmynydd,**

Drawing Title:

**Soft Landscape Proposals
including Biodiversity
measures**

Drawing Number:

23/33/BLP/01

Scale	Ratio	Date
A1	1:500	Issued v2

EXISTING / PRESENNOL



Location / Lleoliad

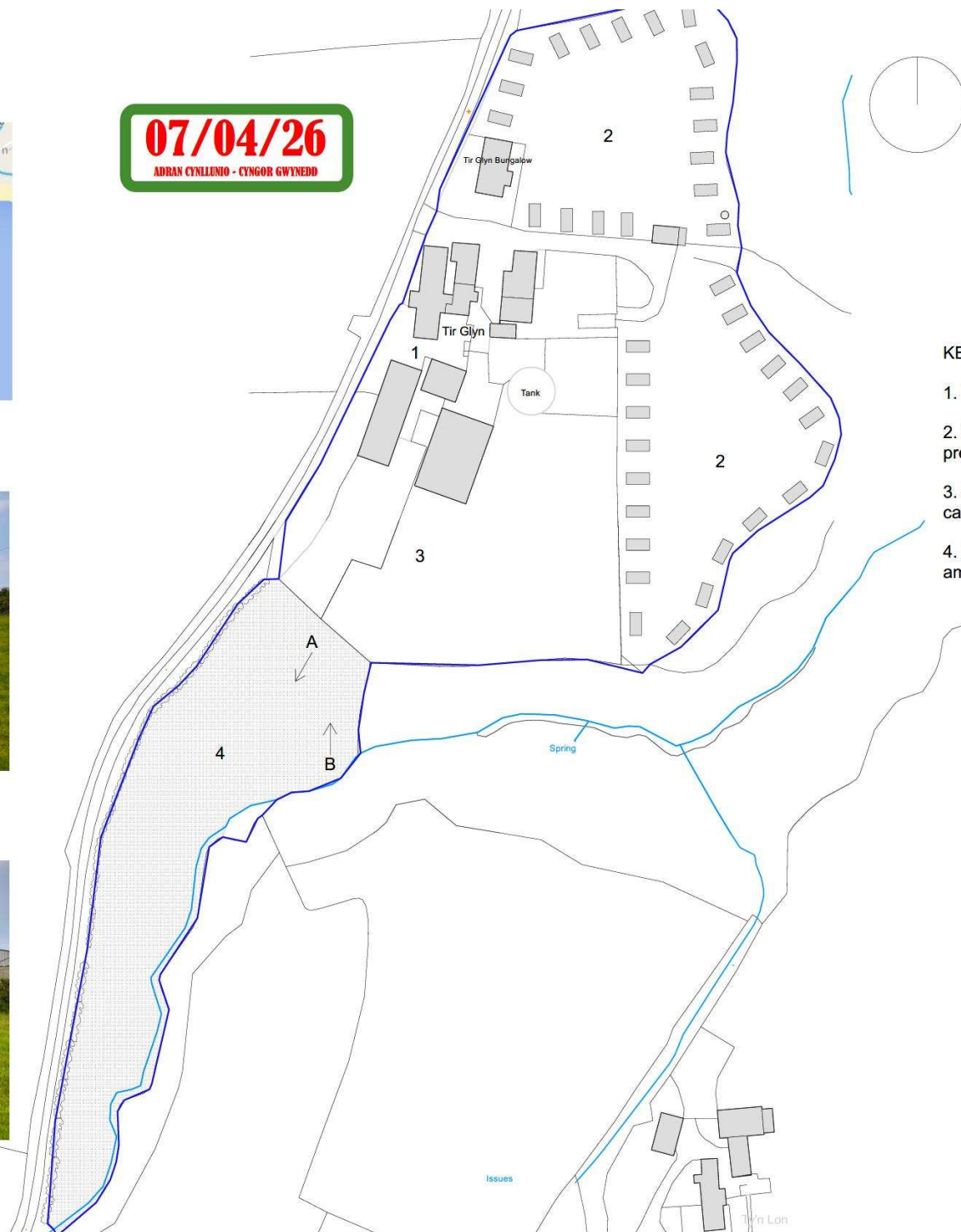


View A / Golygfa A



View B / Golygfa B

07/04/26
ADRAN CYMLLENIU - CYNGOR GWYNEDD



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e : post@dobsonowen.com

KEY / ALLWEDD

1. Tir Glyn Farm / Fferm Tir Glyn
2. Existing caravan site / Maes carafannau presennol
3. Caravan storage area / Man sddor carafannau
4. Multi-purpose agricultural land / Tir amaethyddol aml-bwrpas

TEITL PROSIECT • PROJECT TITLE
TIR GLYN, UWCHMYNYDD



Dyddiad	MAI 2024
Adolygiad	
Revision	
ID project	2024-02
Project ID	
Graddfa	1:1250@ A3
Scale	
Tarlunwyd gan	
Drawn by	
Gwneirdd gan	
Checked by	

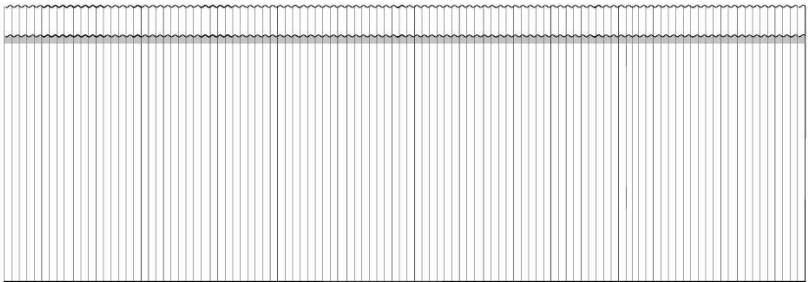
TEITL • TITLE
EXISTING SITE PLAN / CYNLLYN
SAFLE PRESENNOL

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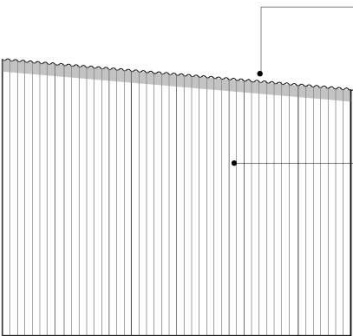
P.01

07/04/26
ADRAN CYNLLUNIO - CYNGOR GWYNEDD

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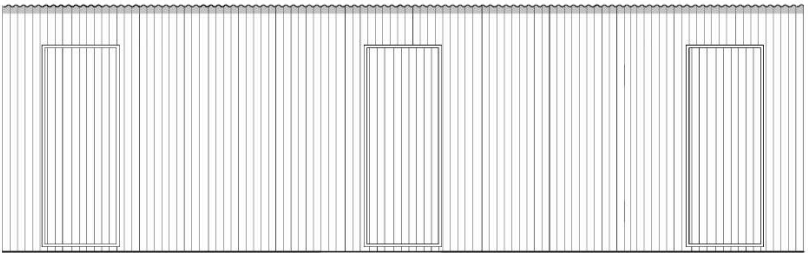
NORTH / GOGLEDD (BACK / CEFN)



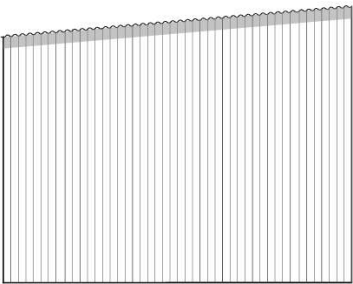
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Walls to be clad in 13/3 type corrugated metal sheeting with colour colour coated finish, colour TBC

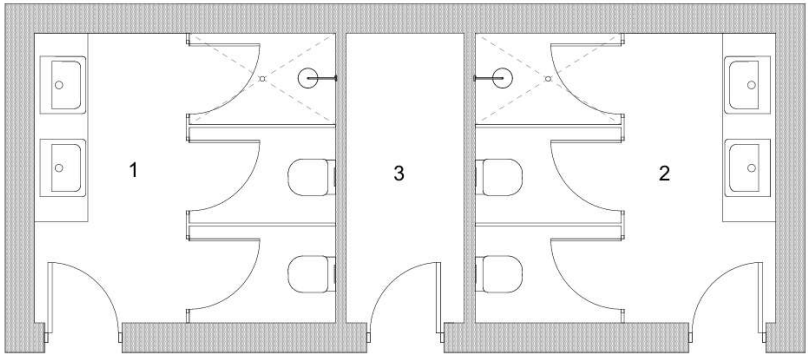
EAST / DWYRAIN



SOUTH / DE (FRONT / BLAEN)



WEST / GORLLEWIN

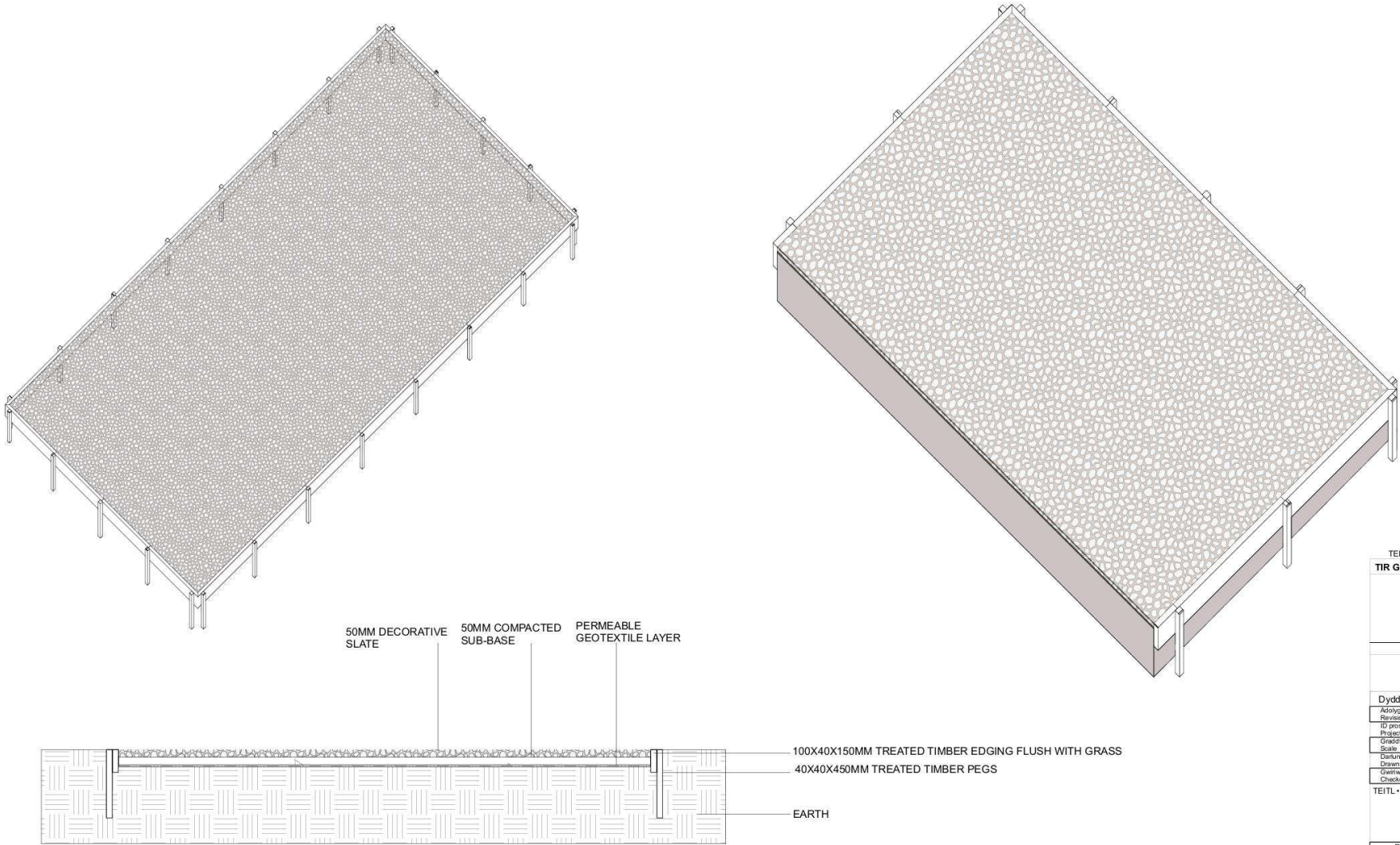


- Key:
- 1. Female WC's and shower / WC's a cawod merched.
 - 2. Male WC's and shower / WC's a cawod dynion.
 - 3. Plant room

TEITL PROSIECT • PROJECT TITLE	
TIR GLYN, UWCHMYNYDD	
	
Dyddiad	MAI 2024
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Project ID	2024-02
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Gwerwyd gan	
Checked by	
TEITL • TITLE	
PROPOSED TOILET BLOCK / BLOC TOILEDAU BWRIEDIG	
RHIF CYNLLUN • DRAWING NO.	
P.03	

07/04/26
ADRAN CYLLUNIO - CYNGOR GWYNEDD

TYPICAL PITCH FOR TOURER / LLAIN UNED TEITHIOL 3.5 x 7m



TEITL PROSIECT • PROJECT TITLE	
TIR GLYN, UWCHMYNYDD	
	
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Adolygiad	2024
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ID project	2024-02
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Graddfa	NOT TO SCALE
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P.04	









PLANNING COMMITTEE	DATE: 07/09/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Number: 3

Application Number: C25/0273/04/LL

Date Registered: 07/05/2026

Application Type: Full

Community: Llandderfel

Ward: Llandderfel

Proposal: Erection of eight shepherds' huts, installation of foul water container and water soakaway and infrastructure to serve the shepherds' huts.

Location: Palé Hall Hotel, Llandderfel, Bala, Gwynedd, LL23 7PS

Summary of the Recommendation: TO REFUSE

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1. Description:

- 1.1 This is an application to erect eight shepherds' huts, installation of foul water container and soak-away to serve the huts and to support the existing hotel business. The proposed siting would include locating 3 shepherds huts in the north of the site (Site A), which is located nearest to the hotel and another 5 shepherds' huts situated to the south-west (Site B) around an existing small lake. The original proposal consisted of 10 shepherds' huts, but the application and the description were subsequently amended, and the number of shepherds' huts were reduced from 10 to 8 units.
- 1.2 The application site is located south-west of the main Palé Hall Hotel building within the gardens and is surrounded on each side by mature trees. Palé Hall Hotel is a substantial Grade II* Victorian country house, together with the associated outbuildings within its curtilage, and is located prominently on the main lawn, the Hotel looks out over the garden, which is mainly a traditional design with extensive lawns, mature trees and paths. The garden contributes substantially to the property's character.
- 1.3 The site is in Dyffryn Dyfrdwy near the Eryri National Park, about 1km south of Llandderfel and 5.5km east of Bala, outside any development boundaries and therefore it is in open countryside as shown in the Anglesey and Gwynedd Joint Local Development Plan (LDP) Inset Maps.
- 1.4 The application site is located within the Dyffryn Dyfrdwy Historic Landscape as well as the Bala Countryside Special Landscape Area.
- 1.5 The site is located within the Afon Dyfrdwy and Llyn Tegid Phosphorus Special Area of Conservation (SAC). Afon Dyfrdwy is approximately 220m west of the site and is designated as a Site of Special Scientific Interest (SSSI).
- 1.6 The site is partially located within a C2 and C3 Flood Zone for surface water and small water-courses, as noted by the 'Flood Map for Planning'.
- 1.7 The entire site is within a Tree Preservation Order - Palé Parkland, Llandderfel partially located within the Wern Dywyll Wildlife Site. The site is served by the B4402 class II road, approximately 80m to the east.
- 1.8 The application is submitted to the Committee as the site is larger in size than what can be determined under the delegated procedure.
- 1.9 The following documents were submitted to support the application:
 - Application Form
 - Planning Statement, including a Visual Assessment and Design and Access Statement
 - Proposed Location Plan of the Site
 - Proposed Siting Plan of the Site
 - Proposed Elevations
 - Topographic Survey
 - Preliminary Ecological Evaluation, May 2025
 - Sheltered Habitats Regulations Assessment, dated February 2026
 - Arboriculture Assessment, dated 1 April 2025
 - Appendix to Forestry Assessment, 29 May 2025
 - Green Infrastructure Statement - March 2025
 - Foul Sewage Assessment

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- Landscape and Visual Appraisal
- Heritage Impact Assessment
- Supporting Economic Report
- Statement of Profit and Loss for the last 12 months ending in March 2025 (CONFIDENTIAL)
- Response to observations from Consultees
- Response to CADW observations

1.10 Additional information was received in the form of dated e-mail 20/07/26 which corrects an error in the Supplementary Planning Statement regarding the size of the shepherds' huts; their proposed size is 7m long, 2.75m wide and 4m high and the Elevation Plans of the shepherds' huts reflect these measurements.

2. Relevant Policies:

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

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

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

PS 1: The Welsh Language and Culture

PS 2: Infrastructure and Developer Contributions

TRA 4: Managing transport impacts

PS 5: Sustainable development

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

PCYFF 2: Development Criteria

PCYFF 3: Design and Place Shaping

PCYFF 4: Design and Landscaping

PS 14: The Visitor Economy

TWR 3: Static Caravan and Chalet Sites and Permanent Alternative Holiday Accommodation

PS 19: Conserve and where appropriate enhance the natural environment

AMG 2: Special Landscape Areas

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

AMG 5: Local biodiversity conservation

AMG 6: Protection sites of local or regional significance

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

PS20: Preserving and where appropriate enhancing heritage assets

Supplementary Planning Guidance: 'Tourist Facilities and Accommodation'

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National Policies:

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 11 - February 2021)

Technical Advice Note (TAN) 13: Tourism

Technical Advice Note (TAN) 18: Transportation

Technical Advice Note 24: The Historic Environment

3. Relevant Planning History:

3.1 Planning Applications

C05M/0151/04/LL – Remove condition 2 on planning permission ref: 5/19/47 Dated 22 May 1980 which noted that no part of the building could be used as a casino, music hall or dance hall - Granted with conditions - 14/11/2005

C06M/0107/04/LL – Remove condition 2 on planning permission ref: C05M/0151/04/LL which states that only entrance 'B' should be used (Nearest to Bryntirion Inn) to exit, and access 'A' for access only - Granted with conditions - 28/07/2006.

C10M/0074/04/LL - Conversion of outbuildings into a living unit as accommodation for manager and staff (2 habitable units) and three holiday units and erection of garage/storeroom. - Granted with conditions - Granted with conditions - 24/02/2011.

C10M/0075/04/CR - Conversion of outbuildings into a living unit as accommodation for manager and staff (2 habitable units) and three holiday units and erection of garage/storeroom. - Granted with conditions - 24/02/2011.

C13/0361/04/LL – Erection of wooden cabin for staff accommodation - Refused - 31/10/2013.

C15/1232/04/CR - Revised application for permission for C10M/0075/04/CR to convert and extend outbuilding A as a unit for managers' accommodation - Granted with conditions - 14/04/2016

C15/1298/04/LL - Revised application to permission C10M/0075/04/CR to convert and extend outbuilding A as a unit for managers' accommodation - Granted with conditions - 22/04/2016.

C16/0061/04/CR – Internal adaptations to 3 bedrooms - Granted with conditions - 14/04/2016.

C19/0876/04/CR - Conversion of outbuilding into 2 servicing units as part of the hotel - Granted with conditions - 21/11/2019.

C19/0874/04/LL - Conversion of outbuilding into 2 servicing units as part of the hotel - Granted with conditions - 04/12/2019

C25/0068/04/CR – Erection of a single-storey extension at the back of the building - Granted with conditions - 21/07/2026.

C25/0069/04/LL - Erect a new single-storey extension at the back of the building and landscaping work - Not determined.

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4. Consultations:

Llandderfel Community Council

The following planning application was discussed at our meeting this evening and it was agreed to object it. Like the previously submitted application, councillors were of the view that the plan was an over-development of the site, particularly as it is close to a unique listed building.

Transportation Unit:

I refer to the application above and confirm that the transport unit has no objection.

Welsh Water:

We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development. Since the proposal intends utilising an alternative to mains drainage we would advise that the applicant seek advice from Natural Resources Wales and or the Local Authority Building Control Department / Approved Building Inspector as both are responsible to regulate alternative methods of drainage. 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. We would request that if you are minded to grant Planning Consent for the above development that the Advisory Notes provided below are included within the consent to ensure no detriment to existing residents or the environment and to Dŵr Cymru Welsh Water's assets.

Advisory Notes

The planning permission hereby granted does not extend any rights to carry out any works to the public water supply system without first having obtained the necessary permissions required by the Water industries Act 1991. Any alterations to existing premises resulting in the creation of additional premises or merging of existing premises must also be constructed so that each is separately connected to the Company's water main and can be separately metered. Please contact our new connections team on 0800 917 2652 for further information on water connections. As of 7th January 2019, this proposed development may be subject to Schedule 3 of the Flood and Water Management Act 2010. The development may therefore require approval of Sustainable Drainage Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.

Dŵr Cymru/Welsh Water is owned by Glas Cymru – a not-for-profit company. We welcome correspondence in Welsh and English Dŵr Cymru Cyf, a limited company registered in Wales no 2366777. Registered office: Pentwyn Road, Nelson, Treharris, Mid Glamorgan

PLANNING COMMITTEE	DATE: 07/09/2026
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CF46 6LY. Systems (SuDS) features, from the determining SuDS Approval Body (SAB), in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. In accordance with Planning Policy Wales (Edition 12) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements. Dŵr Cymru Welsh Water is not responsible for fire protection or for providing suitable fire flows. Providing fire flows and fire protection are the responsibility of the appropriate regional Fire Services. We refer you to the 3rd Edition of the National Guidance Document on the Provision of Water for Fire Fighting published by the Local Government Association and Water UK. 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.

Natural Resources Wales

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

We continue to have concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, you should seek further information from the applicant regarding protected sites and protected species. If this information is not provided, we would object to this planning application. Further details are provided below.

Protected Sites

Foul Drainage

We provide our advice below to your Authority with respect to the proposed planning application. As you will be aware, the foul drainage discharge may need a variation to the Environmental Permit from NRW. We strongly advise the applicant to contact NRW's Permitting Service for further advice in this regard, to try to ensure that there is no conflict between any planning permission granted and the permit requirements.

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

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within SAC river catchments. We therefore advise you to consider whether the proposals, as submitted, would increase the volume of foul discharge from the site in planning terms.

We note that the revised proposal seeks to replace the existing septic tank with a package treatment plant (PTP) serving both the hotel and proposed huts, with treated effluent discharged to ground via an extended drainage field. The applicant identifies a reduction in phosphate loading (from approximately 67.37kg TP/year to 36.98kg TP/year) and relies on infiltration to ground to conclude that there will be no pathway to the River Dee and Bala Lake SAC. However, the submitted information does not provide sufficient hydrogeological or pathway analysis to substantiate this assumption.

Given the site's proximity to sensitive receptors, including the River Dee and Bala Lake SAC and nearby surface water features, and the acknowledged ecological connectivity identified within the Shadow HRA (SHRA) (Turnstone Ecology, dated February 2026), a pathway to controlled waters cannot be ruled out based on the evidence provided. We therefore advise that a groundwater risk assessment is provided which considers site conditions (such as proximity to adjacent drainage fields, soil type, depth to groundwater, distance to surface water features and SAC boundary etc.) to determine with certainty that existing and proposed drainage fields will operate effectively in the future and prevent nutrients from entering the river. The applicant may wish to refer to advice on groundwater risk assessments to inform any technical assessments (Groundwater risk assessment for environmental permits). We also advise that the extension to the drainage field, as explained in the Foul Drainage Assessment (Geosmart, 10/10/2025) should be clearly shown on the site layout and location plan submitted in support of the application. The SHRA identifies credible impact pathways, including water quality effects, but reaches a conclusion of 'no likely' significant effect by relying on mitigation measures and unsubstantiated assumptions regarding the absence of connectivity. In accordance with the Habitats Regulations, such mitigation cannot be relied upon at the screening stage.

The proposal represents a material change to the existing drainage arrangements, including increased flows and a combined treatment system, and it is likely that the current Environmental permit will require variation.

We refer you to our Planning Advice referenced above, particularly the section titled 'What does this mean for development proposals involving private sewage treatment systems', and 'Can phosphorus reduction technology be used in private sewage treatment systems?' Ultimately, the suitability of foul drainage arrangements for the proposed development is a matter for your Authority to determine.

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

We strongly advise the applicant make use of our pre-application advice service prior to applying for an Environmental Permit, 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.

Otter

Otter (*Lutra lutra*) is a qualifying feature of the River Dee and Bala Lake SAC. The submitted Preliminary Ecological Appraisal (PEA) records evidence of otter activity, with spraint identified on stones around the on-site pond during a 2025 survey. This confirms use of the site by otter.

The PEA notes that the pond provides foraging habitat and that this use is likely associated with the River Dee population, located approximately 200–250m from the site. This indicates a functional connection between the development site and the SAC. The Shadow HRA identifies potential impact pathways including disturbance (lighting, noise and increased human activity), as well as risks to supporting habitat through pollution and changes in site use. Despite this, it concludes that no likely significant effect would arise, relying on the implementation of mitigation measures.

In accordance with the Habitats Regulations, mitigation measures cannot be relied upon at the screening stage to exclude likely significant effects. Accordingly, an Appropriate Assessment must be undertaken.

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Given:

- the confirmed presence of otter on site;
- the functional connectivity between the site and the River Dee and Bala Lake SAC; and
- the identified pathways for disturbance and degradation of supporting habitat (e.g. through pollution);

it is not possible to exclude likely significant effects on this qualifying feature on the basis of the information provided.

To secure appropriate mitigation measures to ensure that otters are not disturbed during construction, we therefore advise the following condition is included in any permission.

Condition:

No development or phase of development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include:

- General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
- Biodiversity Management: details of tree and hedgerow protection; invasive species management; species and habitats protection, avoidance and mitigation measures.
- Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use.
- Traffic Management: details of site deliveries, plant on site, wheel wash facilities.
- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details.
- Ecological clerk of works to ensure construction compliance with approved plans and environmental regulations.

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Justification:

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A CEMP should be submitted to ensure necessary management measures are agreed prior to commencement of development and implemented for the protection of the environment during construction.

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

Site of Special Scientific Interest

NRW consider the proposals have the potential to impact upon the River Dee 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

Protected Species

Otter

Please see our comments above in Protected Sites section.

Bats

The submitted PEA has identified that the site and surrounding habitats provide suitable foraging and commuting habitat for bats, including woodland, grassland and the on-site pond, and bats are likely to use these areas regularly for these purposes.

Known bat roosts are present within nearby buildings at Pale Hall, although no roosting features within the development site are proposed to be affected.

Bats and their breeding sites and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended).

We consider that the submitted information provides an adequate basis upon which to assess the potential impacts of the scheme on this species and inform the decision making process. We recommend that you discuss the need to secure further avoidance measures with your

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internal ecological advisor.

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.

Response following the second consultation:

Thank you for the further correspondence regarding this application that we received on 14 July 2026. We have reviewed the response from the applicant. However, no additional information has been provided. The applicant has not provided the groundwater risk assessment or equivalent hydrogeological evidence advised in our consultation response dated 2 July 2026. Whilst the submission states that a reduction in phosphate loading may arise through the installation of a package treatment plant, the information provided to date does not demonstrate that there is no pathway for nutrients to reach the River Dee and Bala Lake SAC.

We note the reference to a NRW response for a related scheme (planning reference not provided) where NRW stated “With regard to Phosphorus loading we advise that where a drainage field can work effectively for small discharges to ground (meeting our screening criteria) the phosphorus is retained within the drainage field plume...”. However, given the volumes as part of this planning application, we do not consider that the scheme meets our screening criteria (see the section titled “What development proposals are unlikely to increase nutrient levels within a river SAC” of our Advice.) and therefore we have advised the submission of the information identified in our response. We note that the Shadow HRA identifies impact pathways and relies upon mitigation measures, including drainage controls, lighting controls, buffer zones and pollution prevention measures, in reaching its conclusions. However, in line with the ‘People Over Wind’ ruling, mitigation measures should not be taken into account at the screening stage and would instead need to be considered at the Appropriate Assessment stage. We therefore maintain our advice that likely significant effects on the SAC cannot currently be ruled out and that an Appropriate

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Assessment is required. To conclude, we continue to advise that the information advised in our response dated 2 July 2026 be submitted to your Authority. We also recommend that the applicant contacts our Permitting Services for further advice on the Permit variation that may be needed.

Conservation Officer: Not received.

Licensing Officer: Response following re-consultation
Following the additional information, the Licensing Department has no further observations apart from the following.
This development will be subject to the Legislation stated below relating to Health and Safety, Fire Safety and Public Health provisions as follows: 1. 2. 3. Health and Safety at Work, etc Act 1974 The Caravan Sites and Control of Development Act 1960 Model Standards 1989 - Static Caravans The development must comply fully with licence conditions www.gwynedd.llyw.cymru/caravanlicence
Following the additional information received, the Licensing Service has no further observations other than these below.
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

Fire Service: With reference to your consultation dated 05/06/2026, received on 08/06/2026. Attached is our inspection report in respect of application C25/0273/04/LL. The Fire Authority does not have any observations in regard to access for appliances and water supplies. If you should require any further information, please do not hesitate to contact the Compliance Officer.

Biodiversity Unit: I visited the site in April with the applicant's ecologists and discussed the proposal with the applicant.
The applicant has provided an ecological report:

Palé Hall, Bala Preliminary Ecological Appraisal produced by Turnstone Ecology dated May 2025

This report has been produced to a good standard.

Trees & TPO

The whole woodland and trees are covered by a Tree Preservation Order. It is likely that the trees within the TPO will be impacted, the Tree Officer must be consulted.

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Woodland Habitat

The woodland has many planted and ornamental trees, during my site visit it has several ancient woodland indicators in the ground flora such as bluebell, wood anemone, violet, lesser celandine, and *Luzula pilosa*. Rhododendron and Laurel dominate the shrub layer, these plants are not native and considered invasive, I would recommend removal of these, however they do provide cover for flying bats and birds and reduce light spill.

The installation of shepherds' huts and the associated infrastructure (electric cabling, water pipes, sewage pipes and pathways) will have a small impact on the habitat and slightly fragment the habitat in the short term. Hard standings and pathways damage tree roots and mycorrhizal habitats and in the long-term trees with damaged roots are likely to be felled, especially for safety concerns and this would lead to further degradation of the woodland habitat.

There will be a greater amount of human activity in the woodland especially at night and this will disturb species such as otter.

Lighting & illumination

Illumination within the woodland will impact species primarily bats but also otters, amphibians and invertebrates. Low level lighting and motion triggered lighting should only be used.

Protected Species

Otter spraint found on stone by ornamental pond. Otters are along the River Dee.

Bats foraging and roosting in trees any trees to be felled would require bat surveys. Although the proposal states that no trees are planned to be removed, but once the huts are installed it is likely that there will be a need to remove trees.

River Dee

The River Dee and Bala Lake / Afon Dyfrdwy a Llyn Tegid (Wales) is located 270m to the west of Pale Hall and is a Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC) which provides drinking water to a large proportion of North Wales. The River Dee is designated for its floating vegetation often dominated by Water Crowfoot (*Ranunculus fluitans*) and Callitriche (*Callitriche batrachion*), fish species including Bullhead (*Cottus gobio*), River Lamprey (*Lampetra fluviatilis*), Brook Lamprey (*Lampetra planeri*), Sea Lamprey (*Petromyzon marinus*) and Atlantic Salmon (*Salmo salar*).

The proposal is for the foul drainage to be discharged to two new package sewerage treatment plant. NRW guidance to planning authorities state that private sewage treatment systems discharging

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domestic wastewater to ground which are located more than 50m from the SAC (any waterbody), and which have a daily discharge rate of less than 2 cubic metres (m³) can be screened out.

However, whilst the proposed private sewage treatment system is located more than 50m from the SAC (any waterbody), across the site as a whole, the discharge will be greater than 2m³.

The applicant has submitted a Foul Drainage Assessment produced by GeoSmart Information Ltd (26th Feb 2025). This document states:

“ By infiltrating foul water to ground there will be no pathway for nutrients to enter the River Dee (located c.150 m west) and the development will therefore have no adverse effect on the SAC. Percolation testing has been undertaken at the site and confirmed a percolation rate of 25 Vp.”

The following is the calculations within the document:

“• A Mobile home type caravans with full services = 150 litres per person per day.

• Each unit is assumed to have an occupancy of two persons.
• The existing site is undeveloped and therefore does not currently produce any wastewater.

• Proposed development is for two sets of five caravans

Existing - • 0 m3 per day

Proposed - • 150l x 2 persons per caravan x 5 = 1,500 l = 1.50 m3 per day per each area of the Site for a total of 3.00 m3 across the Site”

This document states that the sewage discharge from the proposal will be greater than 2m² as indicated Foul Drainage Assessment (above), therefore it cannot be screened out as an impact on the SAC.

The above calculations have omitted to include the running of the hotel and restaurant which must also be served by the same septic tank and soakaway, and the assessment is wrong when it states *“the existing site ... does not currently produce any waste water”* There is currently an application to extend the restaurant.

As this information does not allow us to ascertain whether this development will have an impact on the River Dee SAC it must be refused.

Trees Unit:

The tree report has been completed to a good standard and confirms, from an arboricultural perspective, the development will avoid most impacts to trees. There are some very valuable parkland trees here (protected by TPO) the tree report implies some specimen trees have recently been worked on. The landowner should be

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aware of their duty to seek planning consent before undertaking tree work to protected trees (including clearance and/or safety work). Works subject to a planning exemption (dead, dying or immediately and obviously dangerous) should first be checked with coed@gwynedd.llyw.cymru

Response following re-consultation

No objection to the addendum

Land Drainage Unit:

Flood Risk and Land Drainage

INFORMATIVE: The site generally lies within zone 1 (Development advice maps accompanying TAN15: Development and Flood Risk) which is usually considered to be at little or no risk of flooding. However, there is a section of Site B which lies within an area shown to be at risk from surface water and small watercourses. The developer should be aware of the risk of flooding and should take all necessary precautions to protect the development from impacts of flooding in the future.

Heneb:

Thank you for consulting us on the below application. There appear to be no significant implications in relation to archaeology but, as you may be aware, the estate is currently under consideration to be added to the Register of Historic Parks and Gardens. This process will involve characterisation of the estate, a review of its history, and an understanding of the importance of its various elements, which is currently lacking. I am therefore copying in the relevant inspector at Cadw, who may wish to offer comment on the application and will be able to advise on the current status of the review and any implications for the present application. It is possible that we may also wish to provide comments on this aspect, should relevant information become available during the determination period.

CADW:

Thank you for your letter inviting our comments on the planning application consultation for the proposed development described above. This response is based on the advice provided by Cadw's Historic Environment Planning Officer.

Advice

We consider that the application is inadequately documented and we recommend that additional information is required to enable a balanced decision to be taken against Planning Policy Wales, Technical Advice Note 24 Historic Environment and associated guidance. Full details of the additional information that is required are explained in the below assessment. The national policy and Cadw's role in the planning process is set out in Annex A.

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Assessment

Cadw are currently considering the park and garden at Pale Hall for addition to the Register of Historic Parks & Gardens in Wales. It is considered that the site meets the criteria for registration for its well-preserved nineteenth-century landscape park, informal grounds with walks, woodland and lawns, and Victorian terraced gardens which provide the pleasant setting to Palé Hall. The estate is the seat of the Lloyds of Palé. It also has historical associations with the eminent railway engineer and Liberal MP Henry Robertson (1816-1888), and the Shrewsbury architect Samuel Poutney Smith (1812-1883). Queen Victoria stayed at Palé on a visit to north Wales in 1889. Cadw therefore consider the heritage significance of the grounds at Pale Hall to be of higher value than assessed in the supporting Heritage Impact Assessment by Hughes Architects. Pale was bought by Henry Robertson who had previously lived with his family at the nearby Crogen estate. The present house was designed by Samuel Poutney Smith and built in 1869-71 for Henry Robertson on the site of the earlier house. Henry Robertson also improved the grounds. He built the entrance lodge, also by Poutney Smith, and constructing a new winding drive through the park. The gardens were laid out by Robertson's newly appointed head gardener Thomas Ruddy. The principal rooms of the new house to the west and south take full advantage of views from the house to the gardens. Thomas Ruddy's diaries record his meeting with the Robertsons to discuss the gardens including making a flower garden, the terraces and the glasshouses.

The proposal seeks to install eight shepherd's huts within the grounds of Palé Hall to support the existing hotel business. The huts are described as being mounted on metal wheels, with metal sheet roofing, timber windows and timber cladding. The supporting Planning Statement (page 3) states that each hut measures 10m x 10m with a height of 2m; clarification is requested as this appears inconsistent with the typical form and proportions of shepherd's huts.

No parking is proposed at the huts themselves with visitors using the hotel's existing parking facilities; this approach is welcomed.

Access to the huts will be via woodchip footpaths. The route from the garden terraces to the development area is currently a grass path, and it is desirable to retain this character by keeping as much of the route as possible as a grass path.

The proposals include two package treatment plants, as shown in the Foul Drainage Assessment. The Heritage Impact Assessment provides limited information on the potential effects of the proposed foul drainage treatment infrastructure and drainage field on the historic garden, and further detail is required.

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Supporting documentation states that emergency vehicle access would be via an existing entrance gate. Clarification is requested as to whether any works are proposed to alter the boundary wall or ground surface in this location to facilitate such access.

The huts are proposed to be sited on concrete pad foundations. It is recommended that a more reversible solution be explored to minimise the impact on the historic garden. While shepherd's huts are typically considered temporary structures, the inclusion of concrete bases and connection to a foul drainage system would reduce their reversibility and impart a more permanent character.

The Planning Statement emphasises an intention to 'touch the earth as lightly as possible', accordingly, alternative foundation solutions should be considered.

The supporting documentation states that the proposal will not affect existing trees, shrubs or root systems, which is welcomed. It also notes that the development will not be visible from the hall, with existing mature planting providing screening from the formal terraces, the hall, and the upper walk.

The pond within the development area is not shown on historic mapping. However, a stream feeding into a pond on the opposite side of the lane at Wern Dywyll is depicted. It is therefore likely that the pond within the development area was created during the latter half of the twentieth century.

Public Consultation

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

- Some months ago, a similar application was refused due to the listed building, i.e. Y Palau and as far as I can see, not much has changed. The Community Council also objected the previous application.

5. Assessment of the material planning considerations:

- 5.1 The application site is located in an area that is defined as open countryside and is within a Special Landscape Area in the LDP. Policy PCYFF1 of the LDP states that proposals located outside development boundaries will be refused unless they are in accordance with specific policies in the LDP or national planning policies or that the proposal demonstrates that its location in the countryside is essential.
- 5.2 The proposed holiday units would be connected to a sewage treatment plant that serves the hotel and the proposed shepherds' huts and would include a bathroom consisting of a shower, toilet and basin. It is noted that paragraph 6.3.86 of policy TWR5 states: *"Any proposals that include*

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structures with mains water and drainage will be dealt with under policy TWR3."

- 5.3 In addition, it is noted that the units in question would sit on a concrete base approximately the same size as the hut 7m long x 2.75m wide and the units in question would be situated on the land throughout the year rather than ones that would be moved seasonally from the site. It is therefore considered that the proposal must be considered under Policy TWR 3 of the LDP and that in terms of planning policy that they are permanent.

- 5.4 As already noted, the site lies within a Special Landscape Area. Criterion 1 of policy TWR 3 notes:

"Proposals for the development of new static caravan sites (i.e. single or twin caravan), holiday chalet sites or permanent alternative camping accommodation will be refused within the Anglesey Area of Outstanding Natural Beauty, Llŷn Area of Outstanding Natural Beauty and the Special Landscape Areas."

Paragraph 6.3.69 of policy TWR 3 refers to the fact that a Landscape Capacity and Sensitivity Study was commissioned in Anglesey, Gwynedd and Eryri National Park to manage developments such as static caravan and chalet sites by identifying and protecting sensitive areas, and particularly from inappropriate developments. Paragraph 6.3.72 of the policy notes:

"Special Landscape Areas are non-statutory local designations. Their aim is to ensure that the landscape is not damaged by inappropriate developments. The sensitivity and capacity study concluded that within the Area of Outstanding Natural Beauty and Special Landscape Areas (and all areas that contribute to their setting), it is considered that there is typically no capacity for further static caravan/chalet park developments or extensions."

Considering the above, it is clear that the proposal is fundamentally contrary to point 1 of policies TWR 3 and PCYFF 1 as it would establish a new permanent alternative camping accommodation site within a Special Landscape Area.

Visual Amenities

- 5.5 As has already been noted, the site is within a Special Landscape Area. A Landscape and Visual Appraisal has been submitted as part of the application, which concludes that the 10 shepherds' huts would have a very limited impact on visual amenities, with the impact mainly limited to the direct vicinities of the site within the grounds of Palé Hall. The development is located within the existing woodland area and parkland, with mature trees and rhododendron bushes providing a substantial screen from outside views.
- 5.6 Eight representative points of view were assessed as part of the visual assessment. Of these, only those within the grounds of Palé Hall were noted as those that would experience a significant visual change. Point of View 1 (Palé gardens and hotel rooms) as one that would experience the least visual impact, with only a limited or seasonal snapshot possible of the huts. Point of View 2 (the footpath between the woodland and Palé Hall) as one that would prove a minor visual impact due to introducing new elements to the views experienced by estate visitors. Every other viewpoint has been assessed, including nearby dwellings, public rights of way, listed buildings

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and adjacent roads, as those that would experience the least visual or negligible impacts as the development would not be visible from these locations.

- 5.7 The Evaluation recommends several mitigation measures to further reduce the visual impacts. These include the relocation of two of the huts from the northern part of the site and provide additional planting of species that are characteristic of the lower layer of the woodland surrounding the accommodation units.
- 5.8 Consequently, it is considered that the development is well integrated in its landscape context and it would not cause unacceptable harm to the wider area's visual amenities, it is therefore deemed that we are satisfying the requirements of policies PCYFF 3 and AMG 2 and the Joint LDP.

General and residential amenities

- 5.9 The site is within a countryside location in the gardens of Palé Hall Hotel. There is only one dwelling-house in the vicinity, namely Palé Sheiling to the south east of the site with the B4402 county highway as well as existing mature high trees between the site and Palé Sheiling. Due to the distance between the development, the public road and the high trees, the property would be unlikely to be significantly affected by the proposal. It has to be borne in mind that this is the site of an existing substantial hotel, therefore, it is not considered that the 8 shepherds' huts units would entail a significant change to this situation and what will be experienced in terms of activity and noise. The proposal, therefore, would not have a significant impact on nearby residents and it is considered acceptable based on the requirements of policy PCYFF 2 of the Joint LDP.

Transport and access matters

- 5.10 Policies TRA 2 and TRA 4 of the Joint LDP involve assessing proposals in terms of their impact on road safety. The site is served by a second-class county road, namely the B4402, and an existing rural track. The current hotel offers 22 rooms for visitors; it is considered that the addition of 8 shepherds' huts would not intensify the traffic flow to the site and would not be significantly different to what is currently experienced. No parking spaces are offered near the huts themselves, with visitors using the hotel's existing parking facilities. Access to the huts will be gained via the footpaths only. Observations were received from the Transportation Unit to the consultation noting that the unit had no objection. Considering the Hotel and the parking arrangements already on the site and since there is no intention to make any change to the current arrangements, it is deemed that the proposal is acceptable in terms of policies TRA 2 and TRA 4 of the Joint LDP.

Flooding and Drainage Matters

- 5.11 The site (site 'B') is partially located within a C2 and C3 Flood Zone for surface water and small watercourses as noted by the 'Flood Map for Planning'. Advice was received from the Drainage Unit stating that the developer should be aware of this risk and should take all necessary precautions to protect the development from the impacts of flooding in the future. However, it is noted that their observations refer to the flood zones in the former development advice maps, and that TAN 15: Development, flooding and coastal erosion (2025) is relevant to this application. Paragraph 6.1 of TAN 15 states that a Flood Consequence Assessment is required for any proposal for a development that is partly or fully within flood zones 2 and 3 - Surface Water and Small Watercourses. No Flood Consequence Assessment has been submitted as part of the application,

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and therefore it does not comply with the requirements in this part of the TAN. It is noted that they were not requested to provide any further information as the site was located within a Special Landscape Area and the proposal is not acceptable in terms of the requirements of point 1 in policy TWR 3 of the JLDP and this cannot be overcome.

- 5.12 In addition, paragraph 10.19 of the TAN confirms the following for planning applications within zone 2:

"Applications for highly vulnerable developments on greenfield land are only appropriate where the site has been allocated in adopted Development Plans. Proposals for redevelopment on brownfield land of any vulnerability will need to assist, and be consistent with, the Development Plan strategy to regenerate an existing settlement or achieve key economic or environmental objectives. Where proposals for redevelopment include residential use, local authorities should ensure that such uses do not occur at ground-floor level"

Paragraph 10.20 of the TAN also confirms the following for planning applications within zone 3:

"In Zone 3, sites should not be set aside for new very vulnerable developments as it is not considered that there is a danger and the flooding consequences are acceptable for such a development."

The proposal is a new and very vulnerable development and is contrary to the requirements of policy TWR 3 of the Joint LDP and includes the residential use at ground floor level and therefore the proposal is contrary to the requirements of both these sections of the TAN.

- 5.13 In addition and in accordance with the requirements of paragraph 7.6 of Technical Advice Note 15: Development, Flooding and Coastal Erosion, a Drainage Strategy must be submitted as part of an application to outline the drainage scheme for surface water from the site, unless a separate application has been made to the approval body i.e. Cyngor Gwynedd's Land Drainage Unit. The proposal entails providing a hardstanding area underneath the units and no drainage statement has been presented as part of the application. Insufficient information has been submitted as part of the application to be able to confirm that the proposal complies with the requirements of part 7 of TAN 15: Development, flooding and coastal erosion." Again, it is noted that they were not requested to provide any further information as the site was located within a Special Landscape Area and the proposal is not acceptable in terms of the requirements of point 1 in policy TWR 3 of the Joint LDP and this cannot be overcome.

Biodiversity Matters

- 5.14 As previously noted, the entire site is included within a Tree Preservation Order - Palé Parkland, Llandderfel and partly within the Wern Dywyll Wildlife Site. A Trees Report was provided as part of the application which confirms that the development will avoid most of the impacts on trees. Observations were received from the Trees Unit stating that there are some very valuable parkland trees here (that have been protected by a Tree Preservation Order), and that the trees report suggests that work has been undertaken recently on some of the specimen trees. The applicant submitted an Appendix to the Trees Report which confirms after undertaking a site survey, that the proposal will not impact any protected tree. This is mainly because the shepherds' huts have been situated outside the Building Restriction Zones for protected trees, including specimen trees of a high amenity value with Preservation Categories A or B (BS5837:2012). In addition, the location of the shepherds' huts mean that there will be no need to construct foundations or undertake significant groundwork that may otherwise have a detrimental impact on nearby trees. Following a second consultation with the Trees Unit, it is stated that there is no objection to the Trees Report Appendix.

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- 5.15 Also provided were a Preliminary Ecological Appraisal, May 2025, Sheltered Habitats Regulations Assessment, dated February 2026, as well as a Green Infrastructure Statement - March 2025 which proposes creating new habitats, improving water management and promoting ecological connectivity across the site. The use of native planting, features that are friendly to wildlife and sustainable drainage systems will ensure that the development contributes towards the environment's long-term health, reducing its ecological footprint to the extreme. A Landscaping Scheme was submitted showing the areas where it is proposed to plant bushes and a wildflower meadow as well as planting new trees on the site, it also provides details regarding planting, watering and strategic maintenance for the next five years.
- 5.16 Observations were received from the Biodiversity Unit and although the proposal does not currently include felling trees, it was stated that the development was likely to have moderate negative impacts on sensitive woodland habitat which has ancient woodland features. There is also concern regarding the risk of fragmenting the habitat and the potential impact on ecological connectivity, harm to the root systems of trees, increase in human disruption and the possible impact on protected species such as otter or bats. According to the unit, robust mitigation measures would be required, especially in terms of lighting, protecting trees and controlling invasive species, to reduce these impacts. Considering the possibility that there will be a need to control or fell trees in the future because of the development, there is a risk of more significant long-term impacts than those noted in the existing proposal.
- 5.17 Natural Resources Wales also note similar concerns regarding the presence of otters and bats on the site and they are of the view that the information submitted would provide sufficient grounds to assess the potential impacts of the plan on protected species, they suggest a number of conditions for any planning permission to ensure, appropriate mitigation measures. NRW are also of the view that the proposals have the potential to impact the Afon Dyfrdwy SSSI. If the impact pathways referred to for the SAC are considered sufficient as noted in the full observations above, NRW is of the opinion that the features of the SSSI are also sufficiently protected.
- 5.18 As has already been noted, the site is located within the Afon Dyfrdwy and Llyn Tegid Phosphorus Special Conservation Area (SAC), Afon Dyfrdwy is approximately 220m west of the site. 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.
- 5.19 The proposed development includes two new sewage treatment works. Although the systems are over 50m from the SAC, the volume of daily discharges is more than the threshold of 2m³ as noted in the Natural Resources Wales guidelines. Consequently, it is not possible to screen the proposal automatically, and the Council must further consider the drainage assessment and the possible impacts on the SAC. A Foul Water Drainage Assessment prepared by GeoSmart Information Ltd (26 February 2025) was submitted by the applicant as part of the application, but the Biodiversity Unit state that since insufficient information has been provided to be able to appropriately assess whether the development would have an impact on the Afon Dyfrdwy SAC, potential detrimental impacts cannot be ignored, and as a result the application should be refused.
- 5.20 Natural Resources Wales (NRW) note in their observations that the proposal includes replacing the current septic tank with a new sewage treatment plant, which would reduce the phosphorous load produced and according to NRW there is insufficient hydro geographical evidence provided to prove that nutrients or pollution reach the Afon Dyfrdwy and Llyn Tegid SAC. Furthermore, due to the proximity of the site to sensitive receptors and the ecological connectivity, the pathway

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of pollution to controlled waters cannot be ignored. Therefore, they state that a further Ground Water Risk Assessment is required to indicate that the drainage fields act effectively and they will not impact the SAC. Following the receipt of additional information from the applicant, NRW made further observations on the application, and it was expressed that the applicant had not provided the additional information requested, namely the Ground Water Risk Assessment or matching hydrogeographic evidence. Although the proposal suggested that a pack sewage treatment plant would reduce the phosphorous load, there is insufficient evidence to show that nutrients cannot reach Afon Dyfrdwy and Llyn Tegid SAC.

- 5.21 NRW also note that the plan does not satisfy the screening criteria for small discharges into the ground, and therefore it cannot be relied upon the assumption that phosphorous will be kept totally within the drainage field. In addition, the Shadow HRA will depend on alleviation measures to come to their conclusions, however these measures cannot be considered during the screening stage. NRW therefore continue with the view that the likely significant impacts on the Afon Dyfrdwy and Llyn Tegid SAC cannot be ignored based on the information submitted.
- 5.22 Therefore, the Local Planning Authority is of the view, that the test of likely significant impact suggests that there may be a significant impact on the features of the Afon Dyfrdwy and Llyn Tegid SAC, due to the new sewage treatment works proposed and the proximity to the SAC. This means that an Appropriate Assessment is required but insufficient information has been submitted as part of the application for the Local Planning Authority to be able to complete an Appropriate Assessment in this case in accordance with the Authority's requirements under the Conservation of Habitats and Species Regulations 2017. It is therefore concluded that there can be no assurance that the proposal will not have a significant or adverse effect on the SAC due to the lack of information. They have not been asked to provide any further information because the site is located within the Special Landscape Area and the proposal is not acceptable in terms of the requirements of point 1 in policy TWR 3 of the Joint LDP and this cannot be overcome.
- 5.23 It is considered that the general impact of the proposal on the landscape can be controlled and any species that are not a feature of the SAC are acceptable via planning conditions and suitable biodiversity enhancements, but as it is not possible to ensure that the proposal has no adverse effect on the SAC and its features, the proposal does not comply with the requirements of policies PS19 and AMG 5 of the JLDP or chapter 6 of PPW that deal with green infrastructure, net benefit to biodiversity, the defence given to Sites of Special Scientific Interest and trees and woodlands.

Archaeological/Heritage matters

- 5.24 Heneb, the Trust for Welsh Archaeology, confirm in their comments that it does not appear that there are any significant implications in relation to archaeology on the site and it was highlighted that the estate was currently being considered for inclusion in the Register of Historic Parks and Gardens.
- 5.25 Observations were received from CADW, who note that they consider that Palé Hall is likely to be of higher heritage value than assessed by the applicant in the Heritage Impact Assessment and the park and gardens are in the process of being considered for registration as a Historic Park and Garden. CADW states that the information presented with the application is currently insufficient, and further details were requested regarding the size and design of the huts, the drainage system, emergency access and the impact on the historic gardens. Particular concern was expressed

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regarding the use of concrete foundations, and it was recommended that other foundation methods, which would have less impact on the historic gardens, be investigated.

- 5.26 A response was provided to CADW observations by the applicant as additional information on the application; the applicant recognises that CADW are considering including Palé Hall grounds on the Register of Welsh Historic Parks and Gardens but argue that this should not prevent such a development due to its heritage significance. It is noted that CADW has not objected the principle of installing the shepherds' huts and have offered practical advice and minor mitigation measures only. According to the applicant, CADW also accept that the plan would not harm the historic value of the site and would not impact the trees, shrubs nor the existing roots systems. It is stated that five of the huts have been in parts of the gardens that are far from the main listed building and is more or less similar in terms of character to the adjacent agricultural fields. Due to their secluded and distant location, they will not be visible from the hall or to the public. Another three huts are screened by mature rhododendron, which provide cover throughout the year.
- 5.27 The applicant also notes that neither the sewage treatment works nor the associated drainage infrastructure will have any impact on the historic garden or on the listed building as they will be located underground. Neither the boundary wall nor the existing paths will need to be amended to provide emergency access, and the existing gate will remain. An error is corrected in the Supplementary Planning Statement regarding the size of the shepherds' huts; their proposed size is 7m long, 2.75m wide and 4m high. In terms of the foundations, it is stated that the applicant is open to use less detrimental methods, such as helical screw piles or vibro stone piles, subject to the results of the geographical information that is yet to be assessed.
- 5.28 Although the applicant's comments were considered in the response to the CADW observations, this information was provided at their own free will, they were not requested to provide any further information as the site is located within a Special Landscape Area and the proposal is unacceptable in terms of the requirements of point 1 in policy TWR 3 of the JLDP and this cannot be overcome, therefore, the applicant was not requested to present more information as outlined in the CADW observations about the impact of the development on the significance of the historic garden to avoid additional costs to the applicant.
- 5.29 CADW's observations are acknowledged; they ask for additional information (but do not detail that information) and confirm that they are considering the park and garden at Palé Hall as an addition to the Register of Historic Parks and Gardens in Wales, the site has not currently been designated, and CADW do not oppose this. Given that the development is well integrated into its landscape context and its relatively secluded location, it is not considered that it would have a detrimental impact on the listed building or its siting in this case and therefore it is considered that the proposal is not contrary to the requirements of policies PS 20 or AT1 in the JLDP.

Sustainability

- 5.30 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

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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), which states:

"Supporting appropriately scaled new tourist provision and initiatives in sustainable locations in the countryside through the reuse of existing buildings, where appropriate, or as part of farm diversification, particularly where these would also benefit local communities and support the local economy and where they are in accordance with sustainable development objectives;"

- 5.31 According to the applicant's Planning Statement, the development enhances and expands the tourism and hospitality offer at Palé Hall by providing new shepherds' huts and enhancing the site's accessibility. It is argued that this will support the local economy by attracting more visitors and events. The application also notes that the improvements make the site more inclusive and accessible to people with a wide range of mobility needs, enabling wider use of the location for events such as weddings and functions. In addition, it is claimed that the development will include sustainable measures such as energy efficient features and sustainable drainage systems, by ensuring a balance between protecting the site's heritage and supporting its long-term economic viability. It is therefore considered that the proposal is acceptable in relation to Policy PCYFF 5 and Policy PS 6 of the LDP.

Language Matters

- 5.32 It is noted that there are some specific types of development where it will be required for the proposal to submit a Welsh Language Statement or a Welsh Language Impact Assessment. The thresholds in terms of when it is expected to submit a Statement/Report have been highlighted in Policy PS1 of the JLDP, along with Diagram 5 of the SPG 'Maintaining and Creating Distinctive and Sustainable Communities' The development in question does not meet these thresholds.
- 5.33 Excluding the developments that meet the thresholds for submitting a Welsh Language Impact Statement/Assessment noted in Policy PS1, guidance is provided regarding the type of relevant applications where it is necessary to consider the Welsh language in Appendix 5 (The Screening Procedure) of the SPG (sections Ch to Dd). 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 demonstrate how consideration has been given to the language. There is no information in the application as to how the proposed development gives consideration to the Welsh language, and as the proposal is contrary to the policy within the LDP, as it is not considered to be a high-quality development and that it cannot be overcome, the applicant was not requested to submit information on how they considered the language as part of the application in order to avoid additional costs for the applicant. However, when considering the comparative minor nature of the development, it is agreed that it is unlikely that this development would lead to an additional significant impact on the community's linguistic character and it is considered that it is possible to set appropriate conditions to ensure a Welsh name for the development together with ensuring bilingual signage within the site. To this end, it is not considered that the proposal is contrary to the requirements of Policy PS1 of the Joint LDP.

6. Conclusions

- 6.1 The economic situation in the countryside and associated with existing tourism businesses are well known in terms of the seriousness of securing economic viability. The principle of a new development that would contribute towards improving the local economy is therefore fully

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supported. However, this does not mean that any proposal submitted can be permitted and proposals must fully comply with the relevant requirements of policies that protect a highly sensitive area such as this one from unacceptable new developments.

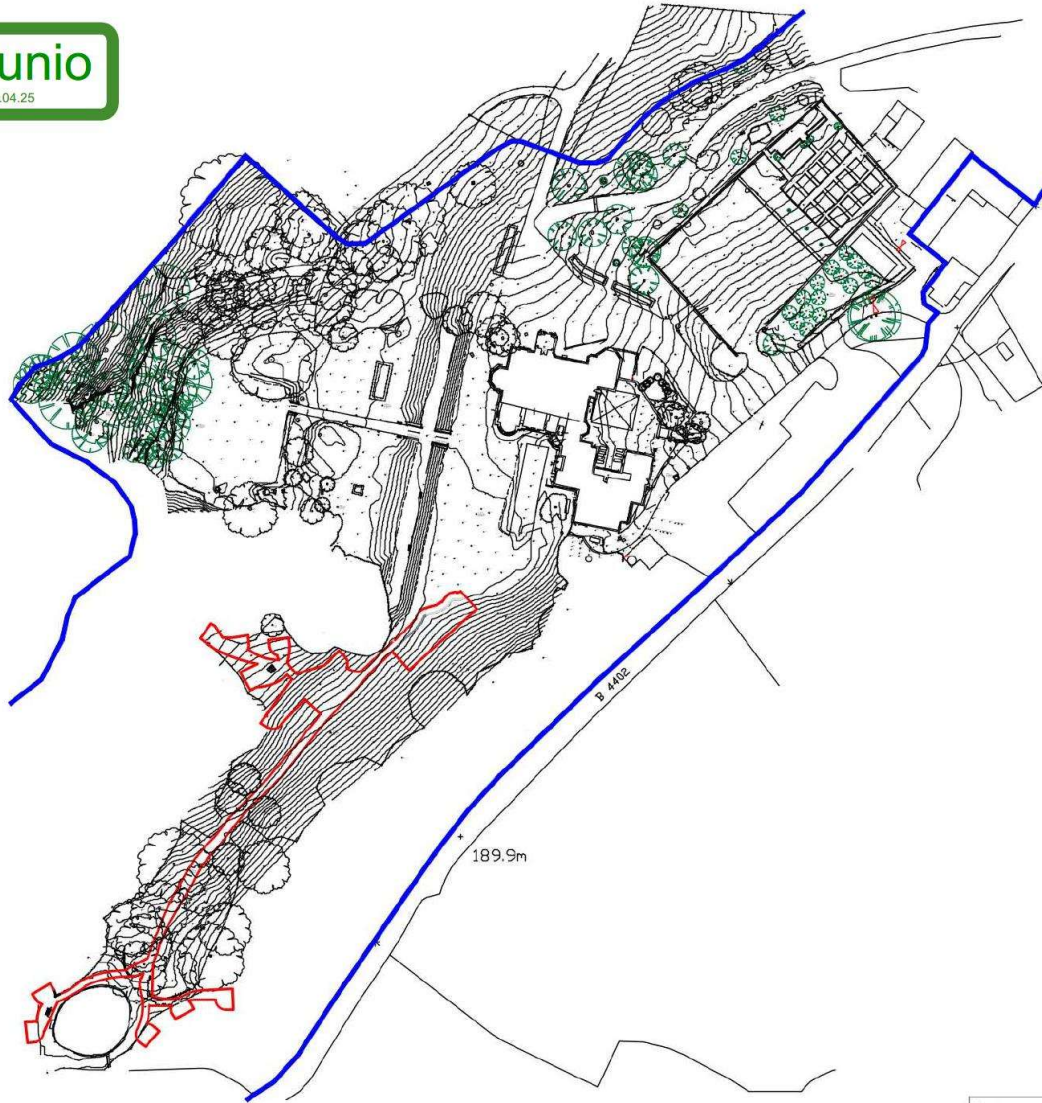
- 6.2 Having weighed-up the above proposal, we conclude that the development is unacceptable, and based on the above assessment there is no option but to refuse the application for the following reasons.

7. Recommendation: To Refuse

1. The proposal would create new permanent alternative camping accommodation within a Special Landscape Area and is therefore contrary to point 1 of policy TWR 3 as well as PCYFF 1 of the Anglesey and Gwynedd Joint Local Development Plan (2011-2026) which protects the Special Landscape Area from this type of development.
2. The test of likely significant impact suggests that there may be a significant impact on the features of the Afon Dyfrdwy and Llyn Tegid SAC, due to the new sewage treatment works proposed and the proximity to the SAC. This means that an Appropriate Assessment is required but insufficient information has been submitted as part of the application for the Local Planning Authority to be able to complete an Appropriate Assessment in this case in accordance with the Authority's requirements under the Conservation of Habitats and Species Regulations 2017. It is therefore concluded that there can be no assurance that the proposal will not have a significant or adverse effect on the SAC due to the lack of information and therefore the proposal does not comply with the requirements of the Conservation of Habitats and Species Regulations 2017 or the requirements of policies PS19 and AMG 5 of the JLDP or chapter 6 of PPW that deals with green infrastructure, net benefit to biodiversity, the defence given to Sites of Special Scientific Interest and trees and woodlands.
3. The site is partially located within a C2 and C3 Flood Zone for surface water and small watercourses as noted by the 'Flood Map for Planning'. No Assessment of Flood Consequences has been submitted as part of the application and the application means providing a new very vulnerable development on ground floor level and therefore the proposal does not comply with the requirements of paragraphs 6.1, 10.19 or 10.20 of Technical Advice Note 15: Development, flooding and coastal erosion (2025) that ensures that very vulnerable developments are not located within flood zones where they would cause a risk to life.
4. No drainage statement has been submitted as part of the application, and therefore insufficient information has been submitted to be able to confirm that the proposal complies with the requirements of part 7 of TAN 15: Development, flooding and coastal erosion (2025) in terms of providing a sustainable drainage system.

Cynllunio

Derbyn 23.04.25



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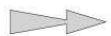
- **Ownership Boundary**
- **Application Site Boundary**

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Rev A - Ownership Blue Line Added April 25

Project <i>Location of 10 no. Shepherds Huts and Associated Infrastructure at Pale Hall Estate, Llandderfel, Bala</i>			
Drawing Status Stage 3a - Planning		Drawing Title Location Plan	
Scale 1:1250@A3	Date 20.03.25	Drawing No Z046c.3a.3.002	Rev A
Drawn by GD	Checked DH		



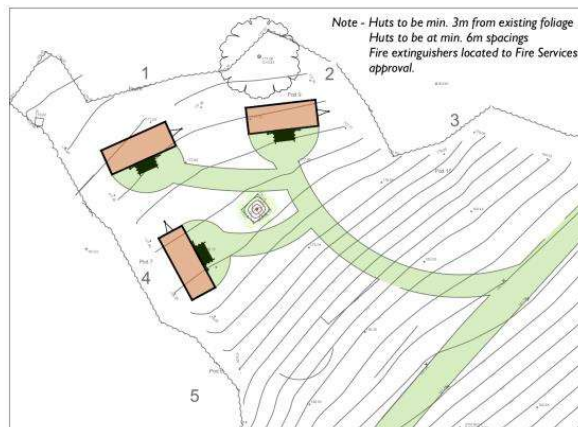
Key views and vistas

Conclusions from Landscapes Impact Assessment is that there is no minimal impact on key views and vistas from this development.

Woodchip 'paths' with 25 x 100mm rough sawn redwood timber borders
Generally 2.2m wide (1.8m to individual huts)



SITE A



Enlarged view of Proposed Shepherd's Huts at 1 to 200 scale

Existing rhododendrons provide screening to site

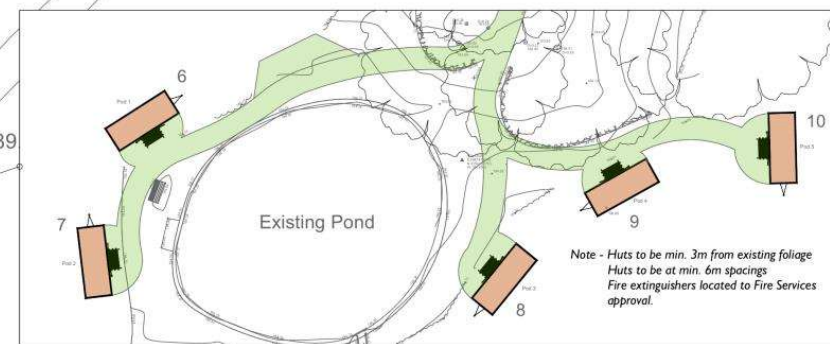
SITE A

For location of proposed new foul water receptacle and soakaways refer to Foul Drainage Assessment report by GeoSmart dated 12.03.2023

Key to existing landscaping features



SITE B



Enlarged view of Proposed Shepherd's Huts at 1 to 200 scale

Emergency vehicle parking

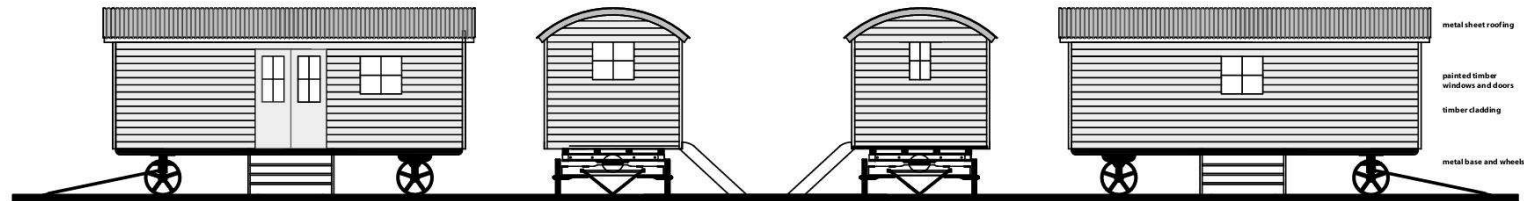
All trees and shrubs are to be retained

Existing vehicular access gate provides access for emergency vehicles.

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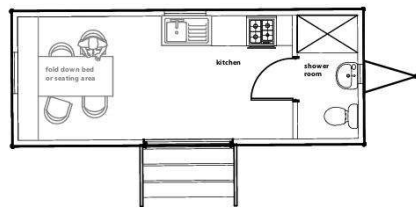


Front Elevation

Side Elevation

Side Elevation

Rear Elevation



Typical Plan

Note - all proposed shepherds huts are identical



Typical Shepherd Hut



Project		Location of 10 no. Shepherds Huts and Associated Infrastructure at Pale Hall Estate, Llandderfel, Bala		
Drawing Status		Stage 3a - Planning		Drawing Title Shepherds Hut
Scale	1:100 @A3	Date	20.03.25	Drawing No
Drawn by	GD	Checked	DH	Z046c.3a.3.003
				Rev



GWYBODAETH YCHWANEGOL
ADDITIONAL INFORMATION

Cynllunio
Deddf - 05/05/2025

Future Arbor

Arboricultural Consultancy and Landscape Design

41 Hawthorn Road, Shrewsbury, Shropshire, SY3 7NB.
Tel: (01743) 272373 & 07866 266655

Scale:	Date:	Ref:	Dwg No:	Rev:
NTS	29/05/25	PH/TPO	1001	A

DWG by:	Checked:	Plans referred to:
CMT	BT	Plan provided

NOTE: Do not scale from this drawing. All dimensions to be checked on site. Discrepancies between this drawing and information given elsewhere must be reported to this office for clarification before proceeding.

Plan to show individual trees recorded within Tree Preservation Order No.23 - "Trees Located at Parc Pale, Llandderfel." Note: this is an Area TPO [A1] and all trees which are 42 years or older are protected within the red line boundary shown on the above plan. This red line extends to the south, although this portion is outside the Pale hall property boundary.

