

**CYNGOR GWYNEDD
PLANNING COMMITTEE DECISION NOTICE**

Section 100C of the Local Government Act 1972

28 September 2026

Hybrid Meeting (Multi-location)

Present: Vice-chair: Cllr Edgar Owen

Councillors:

Elwyn Edwards, Louise Hughes, Elin Hywel, Berwyn Parry Jones, Gareth T Jones, Anne Lloyd Jones, Cai Larsen, Dafydd Meurig, Gareth Coj Parry, John Pughe Roberts, Dyfrig Siencyn and Gruffydd Williams

Local Members: Councillor Menna Trenholme, Nia Jeffreys, Gwilym Owen and Dewi Jones

Officers: Gareth Jones (Assistant Head of Environment), Gwawr Hughes (Planning Manager), Rhys Cadwaladr (Senior Minerals and Waste Planning Officer), Swyn Hughes (Planning Officer), Iwan Evans (Head of Legal Services – Monitoring Officer), and Lowri Haf Evans (Democracy Services Officer).

Apologies:

Councillors Delyth Lloyd Griffiths and Huw Rowlands

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Date of Planning Committee Meeting	28 September 2026
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SUBJECT: Item 5.1

Application No. C24/0323/14/LL

Land adjacent to Muriau Park Hotel, Ffordd Bont Saint, Caernarfon, Gwynedd, LL55 2YS

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

DECISION: To Refuse

1. The proposal, because of its location, scale and use is considered to be unacceptable due to the level of disturbance and increase in activity compared to the current situation, consequently 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 the occupiers of local properties.
 2. The test of likely significant impact suggests that the proposal may cause a significant impact on the features of the Glynllifon SAC, in particular the lesser horseshoe bat which is a feature of this SAC, as a result of its location, 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, 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) with regard to the step-wise approach and biodiversity enhancements.
 4. There is currently insufficient information submitted as part of the application to assess the impact of any land contamination. To this end, it cannot be
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confirmed whether the proposal complies with the requirements of criterion 7 of policy PCYFF 2 or policy PS6 of the Anglesey and Gwynedd Joint Local Development Plan 2011-2026.

5. The site contains 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 to machinery to enable future maintenance of the main river and to provide a flood flow route/buffer zone to the main river. Without this information, we cannot ensure that the proposal complies with the requirements of criterion 4 of policy PS6 of the Anglesey and Gwynedd Joint Local Development Plan 2011-2026.
6. Insufficient evidence was 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 application is therefore considered to be contrary to the requirements of criterion 6 of Policy PS 6 of the Anglesey and Gwynedd Joint Local Development Plan 2011-2026 and to the advice provided in paragraphs 3.58 and 3.59 of Planning Policy Wales.
7. The development does not reflect a sensitive or appropriate approach to design. It appears incompatible and intrusive within its context, and therefore it does not comply with policies PCYFF 3 and PCYFF 4 of the Anglesey and Gwynedd Joint Local Development Plan 2011-2026 which ensures that proposals and landscaping plans respect their context and their setting in the local landscape.
8. Insufficient information or evidence was submitted as part of the planning application to satisfy the sequential approach to demonstrate that the 'food to go' development combined with the retail element in a rural location would not have an adverse impact on the vitality and viability of neighbouring town centres. The application is therefore considered to be contrary to the requirements of Policies PCYFF 1, PS15, MAN 1, MAN 6 and MAN 7 and criterion v of policy TRA 1 of the Gwynedd and Anglesey Joint Local Development Plan 2011-2026.

THE RESULT OF THE VOTE

In favour	12
Against	0
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.

Cllr Cai Larsen – Local Member

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**SUBJECT: Item 5.2
Application No. C25/0946/44/EIA**

Land along A483 Corridor, Porthmadog

Extension to the existing Wern cable sealing end compound including a new permanent access, a new Cable sealing end compound and tunnel head house with permanent access at Minffordd; removal of the existing Garth sealing end compound; installation of new 400 kilovolt (kV) cables to replace redundant 400 kV and 132 kV cables; and related infrastructure and ancillary works.

DECISION: To permit

- 1. Time Limit**
The development must commence within 5 years of the date of the permission.
 - 2. Approved Schemes**
The development to be carried out in accordance with the approved plans and documents.
 - 3. Hours of Work:**
Limits construction work hours and manages out-of-hours operations.
 - 4. Piling**
Requires non-percussive piling methods and restricts piling hours.
 - 5. Lighting**
Requires approval of a lighting scheme to protect bats and control light spill before operational lighting is installed.
 - 6. Enclosures**
Requires approval of colours and finishes for fences, walls, gates and other boundary treatments.
 - 7. Contamination**
Requires investigation and remediation of any previously unidentified contamination encountered during development.
 - 8. Flood Mitigation**
Requires approval and implementation of a temporary flood mitigation scheme for construction works.
 - 9. Wern Registered Park and Garden**
Requires a mitigation/offsetting scheme for impacts on the Wern Registered Park and Garden.
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- 10. Habitat Management and Monitoring Plan (HMP)**
Secures habitat compensation, biodiversity net benefit, habitat monitoring and INNS management over the long term.
 - 11. Landscape and Ecological Management Plan (LEMP)**
Secures landscape restoration, planting, habitat management, ecological monitoring and long-term maintenance.
 - 12. Archaeological Investigation (WSI)**
Requires archaeological investigation and recording before groundworks commence.
 - 13. Archaeological Reporting**
Requires submission of an archaeological report and archive following fieldwork.
 - 14. Materials and Waste Management Plan**
Secures sustainable management, reuse, recovery and disposal of excavated materials and waste.
 - 15. Public Rights of Way**
Requires management arrangements for public rights of way and National Cycle Route 8 during construction.
 - 16. Construction Method Statement**
Prior to the commencement of any works on site, Construction Method Statements (CMS) and Risk Assessments shall be submitted to the satisfaction of the Overseeing Organisation for the Strategic Roads Network (SRN).
 - 17. Carriageway reinstatement design**
Prior to the commencement of any works on site a carriageway reinstatement design and pavement specification shall be submitted to the satisfaction of the Welsh Government as Overseeing Organisation for the Strategic Roads Network.
 - 18. Welsh Water Assets**
Requires surveys and protection/diversion arrangements for water and sewerage infrastructure.
 - 19. Surface Water Drainage**
Prevents connection of surface water to the public sewer network.
 - 20. Welsh language signs**
Requires development-related signage to be Welsh or bilingual with Welsh given priority.
 - 21. Minffordd Tunnel Head House CTMP**
Requires a package-specific Construction Traffic Management Plan for the Minffordd Tunnel Head House works.
 - 22. Minffordd Tunnel Head House CEMP**
Requests a package-specific Construction Environmental Management Plan for the Minffordd Tunnel Head House works.
 - 23. Minffordd Tunnel Head House HMP**
Requests a package-specific Habitat Management Plan for the Minffordd Tunnel Head House works.
 - 24. CTMPs for the Main Work Packages**
Requires separate Construction Traffic Management Plans for the Wern CSEC, Garth CSEC, Minffordd CSEC and Glaslyn Cables work packages.
 - 25. CEMPs for the Main Work Packages**
Requires separate Construction Environmental Management Plans for the Wern CSEC, Garth CSEC, Minffordd CSEC and Glaslyn Cables work packages.
 - 26. Community facilities restoration plan**
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Bodawen Playground and Ysgol Eifionydd.

Note: Amendment of Dŵr Cymru/Welsh Water conditions in line with the late representations received

THE RESULT OF THE VOTE

In favour	12
Against	1
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.

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**SUBJECT: Item 5.3
Application No. C25/0778/14/LL**

Plot of Land at Llanberis Road, Caernarfon, Gwynedd, LL55 2ED

Construction of 36 dwellings and associated infrastructure works including roads and footpaths, recreational space, grounds, drains, and a new substation

DECISION: To approve with conditions

- 1. 5 years**
- 2. In accordance with the plans**
- 3. Highways Conditions**
- 4. Tree protection fencing must be installed prior to the commencement of any construction work to avoid damage to the trees and any potential liability**
- 5. Biodiversity condition – Hedgerow and in line with the green infrastructure statement**
- 6. Welsh Water Conditions**
- 7. Public Protection conditions – noise mitigation measures, installation of acoustic fencing, details of air source heat pumps, working hours**
- 8. Submission of a Construction Environmental Management Plan**
- 9. Land contamination conditions**
- 10. Archaeological conditions**
- 11. Welsh Name**
- 12. Affordable Housing condition**
- 13. C3 only condition**
- 14. Removal of permitted rights**

Notes

Highways
SuDS
Major Development

THE RESULT OF THE VOTE

In favour	12
Against	0
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

Cllr Cai Larsen as he is a member of the Board of Adra
