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, 28TH SEPTEMBER, 2026

NOTE

This meeting will be webcast

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

Location

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

N.B.

To be preceded by a site visit in relation to Application No C25/0778/14/LL - LAND AT FFORDD LLANBERIS, CAERNARFON, GWYNEDD, LL55 2ED

Committee members to meet at the Doc Fictoria car park, Caernarfon, at 10:00 a.m., and then arrive at the above site at 10:15 a.m.

Contact Point

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(DISTRIBUTED 22/09/26)

PLANNING COMMITTEE

MEMBERSHIP (15)

Plaid Cymru (10)

Councillors

Huw Rowlands	Edgar Wyn Owen
Elwyn Edwards	Dafydd Meurig
Delyth Lloyd Griffiths	Elin Hywel
Gareth Tudor Jones	Olaf Cai Larsen
Berwyn Parry Jones	Dyfrig Siencyn

Independent (4)

Councillors

Louise Hughes	Anne Lloyd-Jones
John Pughe Roberts	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 3rd 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 - 19

The Chairman shall propose that the minutes of the previous meeting of this committee, held on, 7th of September 2026, be signed as a true record.

5. PLANNING APPLICATIONS

To submit the report of the Head of Environment Department.

5.1 APPLICATION NO C24/0323/14/LL LAND BY MURIAU PARK HOTEL, FFORDD BONT SAINT, CAERNARFON, GWYNEDD, LL55 2YS 20 - 75

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

LOCAL MEMBERS: Councillor Menna Trenholme and Councillor Cai Larsen

Link to relevant background documents

5.2 APPLICATION NO C25/0946/44/EIA LAND ALONG THE A483 CORRIDOR, PORTHMADOG 76 - 284

The extension of the existing Wern Cables Sealing End Compound (CSEC) including a new permanent access; a new Minffordd CSEC and Tunnel Head House (THH) with permanent access; the removal of the existing Garth CSEC; installation of new 400 kilovolt (kV) cables to replace redundant 400 kV and 132 kV cables; and other associated infrastructure and ancillary works.

LOCAL MEMBERS:

Councillor Nia Jeffreys
Councillor Gwilym Jones
Councillor June Jones
Councillor Meryl Roberts

Link to relevant background documents

5.3 APPLICATION NO C25/0778/14/LL LAND AT FFORDD LLANBERIS, CAERNARFON, GWYNEDD, LL55 2ED 285 - 322

Erection of 36 no. dwellings and associated infrastructure works including roads and footpaths, amenity space, landscaping and drainage measures, and a new substation.

LOCAL MEMBER: Councillor Dewi Jones

Link to relevant background documents

PLANNING COMMITTEE 7 September 2026

Present:

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

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, John Pughe Roberts, Dyfrig Siencyn and Gruffydd Williams

Officers: Gareth Jones (Assistant Head of Environment), Gwawr Hughes (Planning Manager), Rebeca Siân Dafydd (Senior Planning Officer), Iwan Evans (Head of Legal Services – Monitoring Officer), and Lowri Haf Evans (Democracy Services Officer).

Others invited to the meeting: Local Members - Councillor Gareth Williams and Councillor Rhys Tudur

1. APOLOGIES

None to note

2. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

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

Councillor Rhys Tudur (who was not a Member of this Planning Committee), in item 5.1 (C25/0710/41/LL) on the agenda

Councillor Gareth Williams (who was not a Member of this Planning Committee), in item 5.2 (C26/0216/30/LL) on the agenda

Councillor Elwyn Edwards (who was a Member of this Planning Committee), in item 5.3 (C25/0273/04/LL) on the agenda

b) The Chair highlighted that Committee Members and Planning Officers had received a letter from the applicant of application 5.1 (C25/0710/41/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 13 July 2026 as a correct record

5. PLANNING APPLICATIONS

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

5.1 APPLICATION NUMBER: C25/0710/LL
Land adjoining Brynhyfryd / Cae Capel, Chwilog, LL53 6SF

Erection of 20 affordable homes, creation of new vehicular access from the B4354 along with associated works

Attention was drawn to the late observations form.

a) The Planning Manager highlighted that this was a full application to erect 20 affordable homes along with the creation of a new vehicular access and associated developments. It was reported that the site had now been amended and was in its entirety on a site specifically designated for a T64 housing development within the Chwilog development boundary, with the number of houses proposed reduced from 25 to 20 to enable this.

It was explained that plots nos. 16-19 (Two 3 bed houses, one 2 bed house and one 2 bed bungalow) from the original plan had been deleted, and that plots 24 - 25 had been changed from two 1 bed flats to one 2 bed house. The proposal did not provide units outside the development boundary, providing 100% affordable housing with a mix of occupancy. The proposed plan included the provision of public open space and a sustainable drainage area.

Members were reminded that the application had been submitted to the Planning Committee on 27 April 2026, where it was decided to refuse the application on the grounds of one reason namely that *it was contrary to the LDP's Tai 16 Policy Exception Sites as it was not possible to demonstrate a need for the exempt land until the designated T64 site had been developed,* and therefore the application had been referred to a cooling-off period. Since then, the application had been specifically amended in response to the above refusal reason. It was highlighted that several revised documents and plans had been submitted to reflect the change, and a period of full re-consultation, including public consultation, had taken place. As the proposal had been amended in response to the objection of the Planning Committee, the application was being resubmitted for a decision based on the amendments.

Reference was made to responses to the second consultation and to those numbers who had a five year connection with Gwynedd and wished to live in Chwilog, together with an update of the need figures for the whole of Gwynedd which confirmed that there were 2103 people on the Housing Options register for Social housing with a five year connection with Gwynedd and 882 on the Tai Teg register. It was confirmed that the Housing Needs Report had been completed by the Rural Housing Facilitator and submitted as part of the application.

It was noted that the proposal would offer 100% affordable housing with the status of the village of Chwilog in the LDP meaning the expectation was for affordable units to serve the affordable need of Gwynedd (as was the case with other similar sites designated throughout the County). It was reiterated that the need had been proven and that the proposal complied with the requirements of the LDP's policies TAI 3, TAI 8 and TAI 15. It was emphasised that the proposal did not include the provision of housing outside the development boundary, and therefore policy TAI 16 Exception Sites no longer applied to the application.

It was not considered that the houses would cause significant harm to the built quality of the site or the local neighbourhood and, consequently, it was considered that the development

was acceptable under Policies PCYFF 2 and PCYFF 3 of the LDP as they related to these matters.

It was noted that the Language Unit had confirmed that the language statement had included assumptions of the fluency of prospective tenants, and the potential linguistic impact. While their most recent observations required confirmation of the local need, their previous observations for larger development had confirmed that they were satisfied that the assessment had confirmed the need locally. To this end, it was not considered that the proposal was contrary to the requirements of policy PS1 of the Local Development Plan.

In the context of Open Spaces, it was reported that the proposed development would offer an open area of 955m^2 on the site, but that play equipment was not being offered. It was considered that in such a case, and as had already been agreed with similar developments, that the proposal would be to secure a financial contribution through a 106 agreement or a unilateral agreement ensuring that the proposal was acceptable in accordance with the relevant requirements of policy ISA 5.

Confirmation was received from the Education Department that there was capacity within the local schools but given Chwilog's position as a whole in relation to the other designations, it was considered reasonable to secure a financial contribution by means of a 106 agreement or a unilateral agreement in this case, as had been done with the other designations. To this end it was considered that the proposal was acceptable and complied with the requirements of Policy ISA 1.

Reference was made to matters regarding highways, biodiversity, archaeology and land drainage matters noting that they were acceptable.

In closing, the Senior Manager noted that this was a proposal for an affordable housing development that had been designed to meet a specific need that had been proven and was located in its entirety on a site designated for housing within the village development boundary and which had received approval in the past for similar residential developments. As a result, the scheme was considered acceptable in principle and complied with the requirements of relevant local and national planning policies and guidance. The recommendation was to grant the application in accordance with appropriate conditions.

b) Taking advantage of the right to speak, the Local Member made the following observations:
- That the new-look application had been submitted with the number of units reduced from 25 to 20
- However, it was considered that 20 new units in a small village like Chwilog remained too much and he therefore objected to the application
- That the Community Council unanimously objected to the application - the Community Council's extended comments had been included in the report and the reasons for the objection were clear and numerous
- That almost everyone in the village was against the development - a petition had been signed by 160 residents (a significant number in a village the size of Chwilog). There were clear, appropriate grounds for objecting on the petition - the proposal was a large development that would change the village's character; Chwilog was a Welsh-speaking village and the development would likely lead to a reduction in the percentage of the Welsh-speaking population; no evidence of local need for housing of this scale in the ward, increased traffic levels and infrastructure pressures, capacity of the sewerage system and local services, such as the local school. It was

disappointing that the petition had not been included as an appendix to the report - this would mean that fair play could be given to the local voice.

- There were several grounds for refusal:
- Contrary to policies ISA 2 and ISA 1 - there were no appropriate current facilities at Chwilog to cope with the development; the proper infrastructure was not in place, with not many services and no adequate space in the local school.
- Chwilog's indicative supply was 40 - 35 had been already built within the current LDP period. An additional 20 would be well over the 40-unit allocation which would lead to an overdevelopment and change the rural village of Chwilog. Two estates of 15 houses had already been built in the village - this was an application for 20 more
- Failure to satisfy PS1 Sub-clause 4 – 'causing damage to the linguistic structure of the village'. Erecting an additional 20 units would be too much of a change for the village to cope with, and would change the linguistic balance of the community; the size of the development was disproportionate to the size of the village and the change was too much, too soon; threatened the linguistic capacity of the school and the community to linguistically assimilate the development - this had not been assessed by the language assessment
- The language assessment was one that had been commissioned / paid for by the developer - it did not consider that the % of Welsh speakers of Social Housing in each area had fallen significantly over time due to a change of occupancy
- The language assessment did not consider statistics for new estates elsewhere in Gwynedd and did not ascertain the language of households or language use. It did not give a picture that corresponded to the census and the decline in Welsh speakers in each community since the LDP period
- The language assessment did not consider the linguistic harm of not having a local lettings policy system and the % of houses let to Welsh speakers. A Local Lettings Policy was essential in this case to mitigate linguistic harm
- Referring to the Prosiect Bro Compendium which stated that Chwilog was among the four strongest areas in Dwyfor in terms of being a linguistic stronghold for the Welsh language (speakers and households); there would be linguistic harm to the village if the occupants of the houses came from wider areas - this would be the result of the system for selecting occupants to social housing.
- The situation of building large estates without satisfying the local need
- That the development was disproportionate to the size of the village. There was nothing wrong with social housing, but the number in this case posed questions. 20 would double the number of social housing in the village in one go
- That the data was contrary to what was recommended by Planning Policy Wales – namely the need for locally relevant data – here there was data of broad regional interest which gave a false impression of the real need of the village – that some had 'chosen' Chwilog and nearby areas, and others had highlighted 'interest' rather than a real need – this did not give a picture of the real need locally
- There were several grounds to refuse the application. At the last meeting, members voiced opinions to reject the application and he urged them to do the same again

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

Reason: To refuse based on Strategic Policy 1: Sub-clause 4 - The development would cause substantial harm to the character and language balance of the community of Chwilog

In response, the Monitoring Officer stated that the application before them was smaller than the previous one, although it was similar in terms of features and impact. At the April 2026

committee, the application was refused with one refusal reason – that reason had now received attention and response from the applicant. In terms of propriety, the above reason for refusal was additional and would require evidence that would justify a refusal based on a language assessment.

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

- That the 'exempt' land had now been removed and the remainder of the site had been included in the LDP
- That the percentage of Welsh speakers appeared higher in social housing estates compared to the percentage of the village - there was concern here of depriving Welsh speaking people of social housing
- The number of designations at Chwilog may be due to lack of land for construction in Pwllheli - this et a need that was 'fairly local'
- In sympathy with the Local Member - 20 was too much for the countryside, but bound to local policies, to the LDP and to Planning Inspectors. The designation is too much for a village
- The principle had already been approved
- The houses were 100% affordable
- The need had been highlighted – that sufficient social housing must be built
- If local people wished to stay locally in social housing, that was their choice, and therefore housing must be provided for them. By refusing, local people would move away
- The local concern was understood, but the land was earmarked for 21 houses and some of those were open market houses
- That the development was within the development boundary. A refusal would result in appeal costs.
- It was welcomed that a Housing Needs Report had been completed by the Rural Housing Facilitator and submitted as part of the application.
- Despite a mix in the type of house, it did not exactly correspond to local requirements: although 15 houses were 2/3 bedroom, 13 were local need; there had been no interest in the bungalow and letting one person flats was difficult
- It was a strong application on a designated site, but 20 social housing units was too much for the small, rural, village of Chwilog
- The impact on the character of Chwilog needed to be considered - Chwilog was a village of linguistic significance
- 10 houses would be an acceptable number on the site with a children's play area
- The language assessment stated that 'with the limited evidence available, we are of the view that granting the application will have a significant positive impact on the linguistic resilience of Chwilog'. This was a comfortable, confident statement based on 'limited evidence'
- There was pressure to grant the application by suggesting high appeal costs, and that an inspector from Cardiff would come to deliver an opinion even though he was not local to the area or aware of the situation of the Welsh language in Chwilog.
- That there was an extant planning application on the site - a planning application for 21 houses (7 affordable houses and the remainder being open market housing), so what were the arguments for having 20 affordable homes? Happy to grant open market housing, but not to allow housing for people who really needed housing in Gwynedd?
- The houses that had already been built in Chwilog and had a positive impact on the language there and therefore a comment in the language assessment confirmed what had already happened. Ysgol Chwilog had been recognised as one of the strongholds of the Welsh language

- It was a positive development in line with Cyngor Gwynedd's policies
- A recent development in Nefyn - 3 houses out of 14 let to people from Nefyn. There was nothing to prevent non-Welsh speaking people/families from getting housing in Chwilog
- If granted, there was a request for a condition to use a Local Letting Policy to prioritise local people and protect the Welsh language

In response to the request to impose a planning condition for the use of a Local Lettings Policy, the Monitoring Officer noted that the imposition of such a condition was not within the Committee's power.

The Assistant Head of Service added that if the application was refused, contrary to the recommendation, it would have to be referred to a cooling-off period due to the associated risks.

d) A request was made for a recorded vote:

In accordance with the Rules of Procedure, the following vote was recorded on the proposal to refuse the application:-

In favour: 6 - Councillors Huw Rowlands, Elwyn Edwards, Gareth T Jones, Elin Hywel. John Pughe Roberts, Gruffydd Williams

Against: 9 - Councillors Delyth Griffiths, Berwyn Parry Jones, Edgar Owen, Dafydd Meurig, Cai Larsen, Dyfrig Siencyn, Louise Hughes, Anne Lloyd Jones, Gareth Coj Parry

Abstaining: 0

The proposal fell.

dd) It was proposed and seconded to approve the application in accordance with the recommendation.

RESOLVED: 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 / CNC 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

5.2 APPLICATION NUMBER C26/0216/30/LL
Caravan Park, Tir Glyn, Uwchmynydd, Pwllheli, Gwynedd, LL53 8DA

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, proposed entrance/exit and installation of treatment plant.

a) The Planning Manager highlighted that this was a full application relating to extending the existing caravan site into agricultural land nearby. It was explained that there was planning permission for a separate site of 39 touring caravans on fields to the north and north-east of the application site together with an area north of the existing application site which had been granted under reference C16/0878/30/LL to store up to 15 touring caravans throughout the year. The remainder of the site consisted of agricultural buildings, outbuildings and two residential dwellings.

It was noted that the entire site was situated in the open countryside and within the Llŷn Area of Outstanding Natural Beauty (AONB), and within the Llŷn and Enlli Landscape of Outstanding Historic Interest, and partly within Flood Zone 2/3 (Surface Water and Small Watercourses) as shown in 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 be partly within the Porth Meudwy wildlife site.

It was pointed out that there were established hedges on some of the verges of the site, particularly the western boundary with the public road. The land where the development was located had been described as existing agricultural land which was included within class 3a according to Welsh Government maps which meant that lands within class 3a along with class 1 and 3 lands were identified as the best and most versatile agricultural lands. In this case, it was identified as "good to moderate quality agricultural land".

The application was submitted to Committee as the site was larger in size than could be determined under the delegated procedure. It was reiterated that the proposal had been the subject of a planning application under reference C24/0413/30/LL, but the applicant had withdrawn the application before it reached the Planning Committee on 30.09.2024.

It was reported that there were plans to create additional formal pitches to an existing site for 10 seasonal touring caravans along with the erection of a toilet/shower building, soft landscaping improvements, the creation of a proposed entrance/exit and the 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. It was highlighted that there was an existing hedge along the field boundary with the parallel public road, and the intention would be 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.

In the context of the principle of development, it was noted that policy TWR 5 of the LDP required any touring caravan development to be readily assimilated into the landscape in a way that did not significantly harm the visual quality of the landscape. This development would be unavoidably harmful to this landscape within the AONB, and this was supported by the observations of the AONB Unit.

Although acknowledging the points made by the applicant in the additional information, including the landscape evaluation submitted, it did not change the fact that the site was 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 was not considered that the extension to the site would be totally hidden by the existing features of the landscape and it was not considered that the proposal would integrate well with its surroundings. As a result, it was not considered that the proposal would do anything to maintain, enhance or restore the recognised character of the AONB and therefore the proposal was contrary to the requirements of Policies TWR 5, PCYFF 4 and AMG 1 of the LDP.

In the context of biodiversity issues, it was highlighted that insufficient information had been submitted as part of the application to enable the Local Planning Authority, as the competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended), to undertake an appropriate assessment of the implications of the project for the Pen Llŷn and Sarnau Special Area of Conservation. The proposal therefore failed to show that it would protect or improve the natural environment and therefore the application was contrary to the requirements of Policies PS 19 and AMG 5 of the Anglesey and Gwynedd Joint Local Development Plan.

In addition, insufficient evidence was submitted as part of the planning application to show that full consideration had been given to the impact of the loss of 'best and most versatile agricultural land'. The application was contrary to the requirements of criterion 6 of Policy PS 6 of the LDP together with the advice provided in paragraphs 3.58 and 3.59 of Planning Policy Wales.

In the context of transport and access issues, it was highlighted that concerns had arisen in relation to the main entrance to the proposed site, in particular due to the potential for mud and loose material to be transported onto the public highway, as well as the potential for damage to the roadsides as a result of the increased traffic using the entrance. In order to mitigate these impacts and in the interest of highway safety, the Highways Unit had requested 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 pedestrian and emergency services vehicle use only. It was considered that this would be a means of controlling incoming traffic movements and out of the premises, ensuring that all normal traffic used the main entrance which had been upgraded to an acceptable standard. The proposal was considered unacceptable and contrary to the requirements of policy TRA 4 of the LDP which confirmed that proposals that would cause unacceptable harm to the safe and efficient operation of the highway would be refused.

It was highlighted that a drainage statement had not been submitted as part of the application, and sufficient information had not been submitted to ensure that the proposal complied with the requirements of part 7 of Technical Advice Note (TAN) 15: Development, flooding and coastal erosion; the application was considered to be contrary to this policy. It was explained that the site of the proposed development was partly located within Flood Zone 2/3 (Surface Water and Small Watercourses) as shown in the Flood Map for Planning. Again, a Flood Risk Assessment was not submitted as part of the application and therefore it could not be certain that the proposal would not be at an unacceptable risk of surface water flooding and therefore the application as submitted was contrary to the requirements of Section 6.1 TAN 15: Development, flooding and coastal erosion.

In addition, the advice given within TAN 15 stated that sites should not be set aside for very vulnerable new developments (which included residential developments including touring

caravans) as flood risk and consequences were not considered acceptable for these types of development within flood zone 3. In a situation where the proposal was acceptable in terms of all relevant LDP policies and where it did not provide residential use on a first floor, developments may be suitable within flood zone 2. To this end, the proposal did not comply with the requirements of TAN 15.

It was recognised that there was full awareness of the economic situation in the countryside and one that was related to agriculture in terms of the seriousness of ensuring economic viability. It was noted that the principle of new development that would contribute towards improving the local economy was fully supported. However, this did not mean that any proposal submitted could be granted, and that proposals must fully comply with the relevant requirements of policies that protect a highly sensitive area such as this from unacceptable new developments.

The officers recommended that the application be refused.

b) Taking advantage of the right to speak, the applicant's daughter in law made the following observations:

- The enterprise was not known as a large enterprise for touring caravans nor was it trying to be one
- They were a local, third generation family caring for the land that had provided a camping service since the 60s and wished to continue to serve future generations
- Local architects, ecologists and landscape architects had been appointed to prepare the application on their behalf so that it met requirements.
- They had contacted the Council for suggestions to ensure the application met requirements – it was not a quick, easy or cheap process but they had followed advice
- It was a small narrow field that was difficult to maintain and fully operate to modern agricultural standards
- It was a secluded site already well screened, and private. It was neither obvious nor did it negatively impact the quality of the area's recognised national landscape. There was no need for screening as the site was in a natural dip in the land – below road level
- In order to comply with Council and ecologists' policies, a proposal had been made to plant trees to strengthen the existing hedges
- That it was intended to use the existing site entrance and therefore no further modifications were needed to the highway
- An agricultural style toilet block was included in the application
- Having touring caravans on site ensured that the land would contribute to the overall productivity of the farm
- Approving the application would benefit the family – in a time of economic uncertainty diversification would give them financial stability
- The proposal would contribute to the wider local economy.

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

- That the farm was 70 acres; it was the third generation of the family that had been farming and milking 50 cows
- Like many farms in Aberdaron (large and small), one common element was that they all diversified with caravan sites
- In 1950 the farm had been granted planning permission to keep caravans; in 1994 permission was obtained for building facilities; permission had been granted for 30 touring units in 1996; this was increased to 39 in 2016.

- Some of the families who stayed there had been returning for 40 years, with some being third generation
- There was no empty pitch on the site –there were 8 families on the waiting list – this was proof that Tir Glyn was an effectively run site with a clear demand for pitches.
- The land was described as 'class 3a land according to Welsh Government maps. 3a lands, are identified as the best and most versatile agricultural land and in this case, it was identified as ‘good to moderate quality land'. Although the category was not disputed, this was a thin strip of land located between the main road and Porth Meudwy - grazing was only possible and difficult to handle with large machinery - spreading slurry on it would pose a risk of pollution with a small stream running along the side of the field down to Porth Meudwy.
- If it were good, useful agricultural land, the farmer would not consider it for caravans as it was far too valuable for farming
- Confirming that the Community Council had submitted observations and supported the application - no observations or complaints were received from local, neighbouring residents during the public consultation as the extension would not affect many people
- The site was 1m below the road with a thick, natural thorn 'clawdd' screening the field
- It was disappointing that the officers had asked for more information and that there was a lack of evidence - the applicant was under the impression that all the information had been submitted by the agent
- 'Protect and enhance the natural environment' - the land was at least 1m below the main road and was naturally screened. This was an application asking for 10 units - a neighbour would have the right to let 5 units without a planning application under Caravan Club rules
- 'Impact of losing the best land use' - the farmer probably knew about the quality of the land better than officers? This was a thin strip of land between a road and a cliff. They did not benefit from it as agricultural land and it was therefore perfect for extending the caravan park
- The reference to two entrances was incorrect – one entrance would be used, which was the main entrance to the field; the applicant was willing to completely close off the second entrance or install a fence if half of the field needed to be retained as pasture
- 'Concern about mud and loose material being transported onto the highway and potential for roadside damage to the road verges due to increased traffic' - this was disappointing. A concrete road down to the site that was very tidy. The main entrance would also be concrete. Concern about road verges being weak – the use was seasonal from March until September.
- The applicant had already donated a piece of land to Cyngor Gwynedd to widen the road and create a passing point – this was directly opposite the entrance, which was now an entrance with a clear splay and views to both sides
- Accepting the observations regarding the lack of drainage response – the applicant was happy to commission a drainage survey and offered a means of imposing a condition for this if it was determined to grant the application.
- The housing crisis had hit the area hard. Wouldn't it be better for visitors to stay in a caravan over the summer months rather than buying a house in the village and leaving it empty for half a year?
- Visitors not only supported the farm – they also contributed and supported the local economy – the local restaurants, butcher and bakery
- That the Pen Draw Llŷn Ward was one of the most rural areas in the County; the position of agriculture was fragile and uncertain and so this was the time for the Council to do everything within its power to support farmers

- The Committee was asked to support the application for the extension of the mobile caravan site for an additional 10 units; 10 units that would be invisible due to the nature of the field which is below the main road and was well screened. 10 units that would be installed on the pitches from March until the end of September with the field returning to grassland over the winter months. This was not Haven or Warren!
- Implored the Committee to support the application and to support a local farming family from Uwchmynydd who were working hard to preserve the farm and to give the next generation a farming future at Tir Glyn.

ch) It was proposed and seconded that the application should be refused in accordance with the recommendation

d) During the ensuing discussion, the following observations were noted by Members:
- The application was not a complete application - information was missing and it may be possible to visit the site in the future
- The site was outside the development boundary
- It was good agricultural land
- That the Local Member's strong points in supporting farmers need to be considered

In response to a suggestion to defer so that the applicant could submit the information, it was noted that a similar application had been submitted by the applicant two years ago with a recommendation to refuse, but the application had been withdrawn at the last minute by the applicant. It was highlighted that the same reasons for refusal had been listed for that application (apart from drainage requirements which had changed due to national changes), and therefore it was suggested that both the applicant and the agent were aware of the information required.

In response to a suggestion that a site visit should be held, the Assistant Head of Service noted that six reasons for refusal had been listed, and that only one related to visual matters (specifically due to the AONB). The Monitoring Officer reiterated that there were gaps in the information submitted, and until those matters had been recognised, it would be premature to conduct a site visit.

In response to a question about the reasons for refusal, the Assistant Head of Service briefly highlighted the reasons:
- the visual impact on the AONB (would the development be detrimental to the quality of the landscape?)
- a lack of information from the perspective of environmental issues (would there be an impact or not on the nearby Conservation Area?)
- the agricultural aspect of the loss of good agricultural land (although accepting the Local Member's comments)
- the entrance was sub-standard (the Highways Unit was not satisfied with the existing entrance, but accepted the Local Member's comment that a solution was possible, although no information had been received)
- the drainage statement was a new additional requirement
- a flood impact assessment had not been submitted.

He reiterated that the reasons for refusal were matters whereby their impact needed to be fully understood before imposing appropriate conditions. Should visual issues offer themselves as the only reason for refusing the application, then there would be a justification for conducting a site visit. Given that there were five other technical points to be considered as reasons for refusal, there was insufficient basis for conducting a site visit.

RESOLVED: To delegate powers to the Senior Planning Manager to refuse:

1. **This development would not be 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 undertake an appropriate assessment of the implications of the project for the Pen Llŷn and Sarnau Special Area of Conservation. The proposal therefore does not show that it 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.**

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.**

6. **The site is partially located within a C2 and C3 Flood Zone for surface water and minor 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.

5.3 APPLICATION NUMBER C25/0273/04/LL
Palé Hall Hotel, Llandderfel, Bala, Gwynedd, LL23 7PS

Erection of 8 shepherds' huts, installation of foul water receptacle and soakaway and infrastructure to serve the shepherds' huts

Attention was drawn to the late observations form.

a) The Senior Planning Officer highlighted that it was planned to erect 8 shepherds' huts as part of the Palé Hall Hotel business. The number of shepherds' huts from the original proposal had been reduced from 10 to 8 following amendments to the application.

Three shepherds' huts would be located in the northern part of the site closer to the hotel, with a further five located further to the south-west around an existing small lake. It was explained that the site was located within the grounds of the Palé Hall Hotel, a Grade II* listed Victorian country house, approximately 1km from Llanderfel and approximately 5.5km from Bala; the site was outside any development boundary and therefore in open countryside.

In terms of relevant planning restrictions, the location of the site was within the Dyffryn Afon Dyfrdwy Historic Landscape and the Bala Countryside Special Landscape Area; within the catchment area of the Afon Dyfrdwy and Llyn Tegid Special Area of Conservation (SAC); close to the Afon Dyfrdwy Site of Special Scientific Interest, partly within the Wern Dywyll Wildlife Site and the whole site was within the Palé Hall Parkland Tree Preservation Order; part of the site was also within Flood Zones 2 and 3 for surface water and small watercourses on the Flood Map for Planning.

The application was submitted to a committee as the site was larger in size than could be determined by delegated procedure.

In the context of an assessment of the relevant planning considerations, it was noted that the proposed creation of a new permanent alternative camping site within a Special Landscape Area had been considered under Policy TWR 3 of the LDP. It was noted that criterion 1 of policy TWR 3 stated that proposals for such new sites in Special Landscape Areas would be refused, and therefore the proposal was fundamentally contrary to the policy and to the requirements of policy PCYFF 1.

Reference was made to Natural Resources Wales' concerns regarding the potential impact on the Afon Dyfrdwy a Llyn Tegid SACs. Although information had been submitted regarding the foul drainage arrangements, the applicant had not provided hydrogeological evidence or a Groundwater Risk Assessment, as required. As a result, an adverse impact on the SAC could not be ruled out and sufficient information had not been received to enable the Authority to complete an appropriate Assessment.

In the context of flooding and drainage issues, although the site was partly located within Flood Zones 2 and 3, a Flooding Consequences Assessment had not been submitted as part of the application. With the proposal involving development that was a very vulnerable

development, it was in breach of the relevant requirements of TAN 15: Development, Flooding and Coastal Erosion. In addition, a Drainage Statement had not been submitted to indicate how surface water would be managed on site and therefore there was insufficient information to demonstrate compliance with the requirements of Part 7 of TAN 15.

It was recognised that some elements of the development were acceptable. The Transport Unit had no objection to the application and the impact of the development on visual amenities, residential amenities and on the setting of the listed building was considered acceptable in this case.

Officers recommended that the Committee refuse the application.

b) Taking advantage of the opportunity to speak, the Local Member noted that he agreed with the recommendation.

c) It was proposed and seconded that the application be refused in accordance with the recommendation

ch) During the ensuing discussion, the following observations were noted by Members:

- The development was too close to the listed building
- There was a lack of information

- It was disappointing that there was a recommendation to refuse an initiative that would support existing business and create jobs in the area

In response to a request for clarification for refusal reason 1, namely 'the proposal would create a new permanent alternative camping site within a Special Landscape Area and therefore contrary to point 1 of policy TWR 3 and PCYFF 1 of the LDP which protects the Special Landscape Area from this type of development'; in recognition of the impact of the development on visual amenities, residential amenities and its setting near a listed building were acceptable, it was noted that the application was one for permanent camping accommodation which was therefore contrary to policy.

In response to a supplementary comment that the application was for permanent camping accommodation, but that the shepherds' huts were wheeled and therefore movable, it was noted that the applicant had indicated a proposal to leave the huts on site throughout the year.

RESOLVED: 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 Joint LDP or chapter 6 of PPW that deals with green infrastructure, net benefit to biodiversity, the protection given to Sites of Special Scientific Interest and trees and woodlands.

3. **The site is partly located within Flood Zones 2 and 3 for surface water and small watercourses as set out in 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.**

The meeting commenced at 13:00 and concluded at 14:45

CHAIR

PLANNING COMMITTEE	DATE: 28/09/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Number: 1

Application Number: **C24/0323/14/LL**

Date Registered: **31/07/2024**

Application Type: **Full**

Community: **Caernarfon**

Ward: **Caernarfon Town Centre**

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

Location: **Land By Muriau Park Hotel, Ffordd Bont Saint, Caernarfon, Gwynedd, LL55 2YS**

Summary of the Recommendation: **TO REFUSE**

1. Description:

1.1 This is a full application for the construction of a service station which provides fuel to vehicles and includes an electric car charging hub, a retail building along with the creation of a new entrance and associated works including landscaping.

1.2 Since the Committee meeting held on 13 July 2026, it has been brought to the attention of the Local Planning Authority that the original Committee report for this application did not give full or sufficient consideration to the provision of "food to go" units and the retail area proposed as part of the development. Consequently, the report reached a conclusion regarding the retail impact of the proposal without giving full consideration to what is included within the application and the planning policies relevant to the retail and "food to go" elements. Following legal advice on the matter, and given that the decision had not been issued and that this matter had come to light, highlighting that the Planning Committee did not have all the relevant information before it when reaching its decision at the Committee meeting on 13 July 2026, it is considered appropriate to refer the application back to the Planning Committee for reconsideration. This report has therefore been amended to include the "food to go" area and an assessment of this element as part of the assessment of the application as a whole.

1.3 The proposal includes a new petrol station with conventional fuel pumps, including six pumps providing up to 12 refuelling sites, with an overhead canopy. This is centrally located on the site. To the west, a dedicated refuelling point for heavy goods vehicles (HGVs) is proposed, with provision for two HGVs, along with an AdBlue tank for HGV diesel users.

1.4 The development also includes an electric vehicle (EV) charging hub south of the fuel canopy and north of the new access road, providing 11 charging bays under a canopy, along with the associated infrastructure. Four jet-powered car wash bays are proposed, along with car parking, parking spaces for bicycles, and space for two caravan-towing vehicles. The plan also includes landscaping, including a small outdoor seating area. The development will involve the erection of a new 510 square metre building, comprising two "food to go" areas, each measuring approximately 90 square metres. The rear storage area will measure approximately 83 square metres, while the retail area will measure approximately 247 square metres. The plan also includes landscaping, including a small outdoor seating area.

1.5 The site is located outside the development boundary as set out in the LDP. The site is located 1.9 kilometres south of Caernarfon town centre and is immediately north of a roundabout on the A487, which is designed to bypass the village of Bontnewydd and the town of Caernarfon. The site is not located within any special land designations. However, the site is located within the consultation zone of the Afon Gwyrfai Special Area of Conservation on the basis of Phosphorus impact.

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

1.7 The following documents have been submitted as part of the application:

- Design and Access and Planning Statement
- Ecology Impact Assessment
- Bat Survey
- Light Impact Report
- Noise Impact Assessment

- Air Quality Assessment
- Transport Impact Assessment

2. Relevant Policies:

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

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

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

Strategic Policy PS 1: The Welsh Language and Culture
Strategic Policy PS 2: Infrastructure and Developer Contributions
Policy ISA 1: Infrastructure Provision
Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
Policy TRA 1: Transport Network Developments
Policy TRA 2: Parking Standards
Policy TRA 4: Managing Transport Impacts
Strategic Policy PS5: Sustainable Development
Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change
Policy PCYFF 1: Development Boundaries
Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 4: Design and Landscaping
Policy PCYFF 5: Carbon Management
Policy PCYFF 6: Water Conservation
Strategic Policy PS 15: Town Centre and Retail Developments
Policy MAN 6: Retailing in the Countryside
Policy MAN7: Hot food take-away uses
Strategic Policy PS 19: Conserving and where Appropriate Enhancing the Natural Environment
Policy AMG 3: Protecting and Improving Features and Qualities that are Unique to the Character of the Local Landscape
Policy AMG 5: Local Biodiversity Conservation
Policy AMG 6: Protection sites of Local or Regional Significance

Local Supplementary Planning Guidance
SPG: Planning Obligations (2019)
SPG: Maintaining and Creating Distinctive and Sustainable Communities (2019)

2.4 **National Policies:**
Future Wales: The National Plan 2040

Planning Policy Wales (Edition 12 - February 2024)
Technical Advice Note (TAN) 4: Retail and commercial developments
Technical Advice Note (TAN) 5: Planning and nature conservation
Technical Advice Note (TAN) 11: Noise
Technical Advice Note (TAN) 12: Design
Technical Advice Note (TAN 15): Development and flood risk
Technical Advice Note (TAN) 18: Transport
Technical Advice Note (TAN) 20: Planning and the Welsh Language

3. Relevant Planning History:

3.1 No relevant planning history on site

4. Consultations:

Caernarfon Town/Community Council: The application area is located entirely within the area of Caernarfon Town Council.	The Council's primary responsibility in planning matters is to ensure maximum benefit for the town's residents and businesses. The amendments to the plan have not met the concerns of Caernarfon Town Council. The development is outside the development boundaries of the town, and is intended to serve bypass travellers rather than serve or benefit the residents of the town of Caernarfon. The Council objects on the following grounds.... 1. There is currently no shortage of traditional fuel facilities in Caernarfon. Petrol and diesel stations are available at Morrisons, as well as another on Ffordd y De and in Caeathro, all within easy reach of residents. 2. Although there is a lack of electric vehicle charging points (EVCP), the proposed location does not appear suitable to meet the needs of residents or visitors to the town. Cyngor Gwynedd has already installed an EVCP in the town, which will soon be connected to electricity supply. 3. The proposed site is outside the development boundary of the town and includes high-quality agricultural land (Grade 2 – "good quality agricultural land"), which is one of the best types of land within the distribution system. 4. At the moment, visitors who come to the town to get fuel are likely to support local businesses as well. The same economic benefit would not likely result from an out-of-town development. 5. Although the proposed development is not on the same scale, examples of developments on the outskirts of Bangor (e.g. on Ffordd Caernarfon) have shown an adverse impact on the city centre.

6. The scale of the development is considered excessive for its location between the relatively small town of Caernarfon and the village of Bontnewydd. The nature of the plan is more similar to motorway services than to a facility serving a rural community.

7. There are significant concerns about road safety. Traffic is already moving at speed on the Muriau/Meifod roundabout, and it is likely that additional vehicles leaving and rejoining the bypass will create further risks. Queues could be anticipated, especially at peak times such as Friday evenings and Sunday afternoons during the summer, which could extend up to the A487.

8. The development does not contribute to the promotion of sustainable transport and is likely to encourage greater use of private vehicles.

9. With the intention of operating 24 hours a day, 7 days a week, a significant increase in noise and light pollution is anticipated in a very prominent location. This is of particular concern to the residents of Muriau, particularly parents and children who walk to school in Bontnewydd.

10. There would also be a negative visual and mineral impact on neighbouring businesses, including the Muriau Hotel, where the development could have an oppressive effect.

11. The bat report is extremely interesting in terms of the number and diversity of species. The development would likely have an adverse impact on their long-term future at the site.

To summarise:

The development does not appear to be in the interest of Caernarfon residents. While more EVCP is needed, this proposal does not meet local needs. The site is on high-quality agricultural green land in a prominent location. There is a risk of adverse economic impact on the town's businesses. There are significant concerns about road safety, traffic and pollution. The vast majority of responses to the pre-application consultation are objections, with reasons aligned with the Council's concerns.

Conclusion:

In accordance with the above, Caernarfon Town Council unanimously opposes this application.

Bontnewydd — Summary of the Community Council's viewpoint

Community/Town Council: The site of the application is situated immediately alongside but outside the boundary with the Bontnewydd Community Council area.	Bontnewydd Community Council is unanimously opposed to the proposed development in the strongest possible terms. We object to the fundamental concept of developing a service site in this area, and the objection is not one that can be overcome with minor design and similar modifications. The proposed development is contrary to several policies including the Local Development Plan and we therefore ask the Planning Authority to act in accordance with their policy and refuse the application. The grounds of our objection are detailed over the page. Pre-planning consultation We participated fully in the pre-planning consultation, received a presentation from the applicants' agents and we provided comprehensive comments in the form of an eight-page letter. The comments have been summarised as part of this letter. We note that our comments received a mere, two-sentence response stating that the coffee shop would no longer be part of the development. Whilst partly disappointed with the response's lack of substance, we are also heartened as we interpret the shortcoming as the applicant acknowledging the futility of challenging our viewpoint, and the accuracy of our references to the shortcomings of the application in relation to the LDP. 1 Grounds for objection; 1. Location The site is located in an area defined as open countryside by the Joint Local Development Plan. The site is outside the development boundary and the location is completely unsuitable and unacceptable. The desire for financial profit should not outweigh the unsuitability of the site and the adverse impact on the wider local population. The Community Council supports the assumption within the Development Plan (POLICY PCYFF 1: DEVELOPMENT BOUNDARIES), over refusing development proposals that are outside the development boundary altogether. Therefore, we have a duty to oppose the development as per the policy guidance. There is no justification for deviating from the policy assumption and locating the development in this rural setting. In addition, the site is located in a phosphorus-sensitive Special Area of Conservation (SAC), and the site is the best and most versatile agricultural land. The development would essentially serve populations from outside the SAC's catchment area and thus increase sewer discharge within the SAC. The development would also have an adverse impact on

surface water systems while increasing the surface area.

The site is productive agricultural land and the ability to produce food should not be lost;

• Land south of Parc Muriau Hotel – Grade 2 (Very Good Quality Agricultural Land);

Brownfield sites are available in the surrounding area, and the redevelopment of these sites would be more consistent with planning policies and much less detrimental to their impact.

2. Need/Justification for exemption from assumptions - PCYFF 1: DEVELOPMENT BOUNDARIES

The Joint Local Development Plan (POLICY TRA 1: TRANSPORT NETWORK DEVELOPMENTS) presumes over allowing improvements to the existing transport network to include "roadside service areas" provided they:

• have the least possible impact on the built and natural environment, landscape and properties;

• permanently retain the land taken to the minimum required;

• are consistent with good design and high-quality landscaping;

• border the strategic road network;

• focus on serving the needs of drivers;

• cease to impede the movement of strategic traffic 2;

• cease to undermine retail provision in the Sub-Regional Centre, Urban and Local Service Centres or Villages (and in accordance with STRATEGIC POLICY PS 15: TOWN CENTRE AND RETAIL DEVELOPMENTS);

The proposed development cannot meet the above criteria and therefore should not deviate from PCYFF 1: DEVELOPMENT BOUNDARIES. Therefore, we have a duty to oppose the development as per the policy guidance.

With respect to the criteria, we note;

• The impact on the natural environment and landscape would be enormous in these cases as detailed in "1. Location" above.

• Possible alternative locations are available in the surrounding area where the impact would be significantly lower.

• There is no need for this development at all and therefore taking

any land is excessive.

• The design of the site is of low quality and appears reckless.

• Design considerations are outweighed by the fact that countryside settings are inherently unsuitable and that inherent weakness cannot be mitigated by design.

• The development is larger than it needs to be to serve drivers and rather to maximise profits for the developers at the expense of everything else.

• The development is not aimed at serving drivers of heavy goods vehicles, which is a sign that the effort to provide services is lacking.

• The development is located a short distance off a high-speed roundabout. Service users would undoubtedly cause congestion as vehicles slow down to turn in with the traffic leading back into the roundabout and undermining the entire purpose of the bypass.

• This development would significantly undermine local retail provision. The concept of offering provision on the road and 'out-of-town', with a high probability of capturing expenditure and economic benefit before it reaches our local towns, villages and businesses is completely unacceptable and completely contrary to local and national policies (STRATEGIC POLICY PS 15: TOWN CENTRE AND RETAIL DEVELOPMENTS) to support town centre viability.

The local community's need for petroleum, restaurants, coffee shops and fast-food outlets is met by the current provision. Any new provision would replace the existing provision rather than meet any new need. By doing so, people's consumerism and presence would be diverted from the urban and rural areas that are at the heart of communities to a remote green field.

The proposed development would undermine the viability of neighbouring villages and the town of Caernarfon and complement the negative impacts of bypasses on town centre businesses. Llys-y-Gwynt (Llandegai) Services is less than 9 miles from the roundabout and directly off the A55 to the roundabout.

There are 5 petrol stations less than 5 miles away, and an additional 9 within 15 miles of the roundabout. There are 4 charging locations within 5 miles of the roundabout (according to ZapMap). There are 65 cafes/restaurants/take-aways within less than 2 miles. See a summary of the current provision in Appendix 1.

It is recognised that more electric charging points will be needed in the future, but provision is already starting to develop including those that bring direct financial benefit to communities such as at

Canolfan Y Fron and Tŷ'n Llan in Llandwrog. It would be much better for travellers to delay charging their cars, to do so in the town of Caernarfon, where there are cafes, restaurants and shops where the time can be spent contributing to the local economy.

3. Out-of-town development - POLICY MAN 6: RETAILING IN THE COUNTRYSIDE.

The Joint Local Development Plan (POLICY MAN 6: RETAILING IN THE COUNTRYSIDE) presumes against allowing "small-scale shops or extensions to existing shops outside the development boundary" if they cannot comply with all of the following criteria:

• that the shop serves an existing business on the premises;

• the shop will not significantly affect nearby village shops;

• priority has been given to the use of an appropriate existing building;

• the new use will not have a significant impact on the amenities of neighbouring residents or the character of the area;

• the development is accessible through sustainable modes of travel;

• parking and access arrangements are acceptable;

• the development will not adversely affect highway safety.

The proposed development cannot meet the above criteria and therefore a presumption against permitting should be made. Therefore, we have a duty to oppose the development in line with the policy guidance.

There are no existing businesses on the site, nor any link with local businesses or producers. Any 'farm shop' or offering of local produce would offer a secondary tokenistic element.

Due to the location, the shop will have a significant impact on neighbouring village shops and shops in the town of Caernarfon. There are plenty of empty commercial buildings available in the town of Caernarfon that are entirely appropriate for use as shops, and their use should be prioritised. Ensuring town and village centres are vibrant and enjoyable places where people can meet others, hold and hear conversations and see everyday life happening around them is vital in terms of health and well-being and the Welsh language. The development will be at the heart of green countryside and will have a negative impact on the amenities of neighbouring residents and on the character of the area. The development has been designed for the benefit of private vehicle

users and is essentially unsuitable for sustainable public transport users. The development is located a short distance off a high-speed roundabout; no doubt service users would cause congestion by slowing vehicles to turn in with traffic leading back into the roundabout.

4. Out-of-town development - POLICY MAN 7: HOT TAKE-AWAY FOOD USES

The Joint Local Development Plan (POLICY MAN 7: HOT TAKE-AWAY FOOD USES) presumes against allowing "hot take-away food developments" if they cannot comply with all of the following criteria:

• The development will not generate excessive noise, odour or litter that will have an unacceptable impact on the amenities and character of the area;

• The development will not lead to an over concentration of this type of use in the immediate locality, and be detrimental to the vitality, attractiveness and viability of the area;

• The use is in-keeping with adjacent land uses;

• The premises is easily accessible by foot, cycle and public transport;

• The development will not result in significant congestion or parking problems to the detriment of highway safety;

• A waste storage method must be provided that is sufficient and appropriate within the curtilage of the site;

• Extraction and ventilation systems must be designed so that they do not have an unacceptable impact on visual and residential amenities.

The proposed development cannot meet the above criteria and therefore a presumption against permitting should be made. Therefore, we have a duty to oppose the development in line with the policy guidance. We understand that the drive-through coffee shop is no longer part of the plan. However, the proposed development has a relatively large shop as part of the plan. Such shops usually offer a service where coffee and various other food and beverages can be purchased for off-site consumption. Therefore, despite the removal of the coffee shop from the plan, there is a likelihood that excessive noise, odour and litter will be generated anyway, and so the unacceptable impact on the amenities and character of the area will continue.

Introducing any noise, odour and litter into this countryside area would be excessive and have an unacceptable impact on the

	amenities and character of the area. Not an addition to this pollution as a similar development would have in an urban area, within the development boundary that is here but introduced into the open countryside as a new development. Allowing these developments would be contrary to several policies and set a dangerous precedent that could lead to further developments of this kind in the immediate vicinity. The impact of Ffordd Pwllheli on the town of Caernarfon would soon amount to the devastating impact of out-of-town developments on Bangor City centre.
Llanwnda community/town council: The application area is located approximately 1.7km away from the Llanwnda Community Council area boundary.	I am writing on behalf of Llanwnda Community Council to further oppose this application, based on the reasons set out below: 1. General - The size of the development is too large, and unnecessary. In light of the fact that there is total local opposition to this application from Town and Community Councils, as well as the local population, does that not mean that the Well-being of Future Generations Act is being completely ignored, if developments like this are allowed? The development would destroy agricultural land and destroy a rural site. Unequivocal demand for such a development is required according to the planning policies before agricultural land of this kind is developed. We do not believe that there is an unequivocal demand for the development when there is a choice of similar provision to be found locally anyway. The development would be much more suitable if it had been located on a brownfield site, or a more industrial site, e.g. around the Cibyn Industrial Estate. We are also concerned that it will change the character and sense of the rural area between Bontnewydd and Caernarfon, and lead to the creation of a built environment. In addition, it may attract more traffic along the old A4871 through Bontnewydd, Dinas and Llanwnda, as they will have come off the Bontnewydd bypass to visit the development. 2. The Community - We object to the development because it is a large development, outside the development boundary, which will offer very little, if any, benefit to the local community. Indeed, there is a likelihood that it will have a negative impact on the local community, as it will affect indigenous businesses, not only petrol sales businesses, but also shops, cafés and food places. It would be a catastrophic outcome if allowing this development would lead to undermining similar local businesses, including the Bontnewydd village shop and Caeathro shop and petrol station. The result of closing a village shop could have a disproportionate impact on the area's older population, increasing difficulties

travelling to a shop, and increasing levels of loneliness from not having an accessible place to socialise.

3. Climate Emergency – It is good that electric car charging points are part of this application – however, it is ironic that green land and nature are being destroyed as a result, where a more radical and greener strategy could be pursued by the County Council in growing electric vehicle charging provision in partnership with existing local providers.

While there is a need for more electric car charging points in the future, Cyngor Gwynedd has a strategy in place to provide more charging points, and this has been included in the Council's Climate and Nature Emergency Plan 2022-2030.

4. Trade - It is presumed against allowing small-scale shops or extensions to existing shops that are outside the development boundary, unless they can comply with certain criteria. In addition, the retail elements, namely the petrol garage and the shop will most likely be run by national commercial companies, with no effort to sell goods of a local nature or feel.

Local businesses will lose out at the expense of large national traders. There will be no convincing Welsh or local vibe to the development in terms of what is sold, or the services provided.

This application is made jointly between the site owner and Euro Garages on the Move Ltd, an international company that works with major British brands, Asda, Spar, Greggs, Krispy Kreme, Sbarro, Starbucks, Subway etc. This is an application from a company outside the area, so despite the fact that there will be business taxes paid by the Council, the profits will go elsewhere outside the area. Any economic strategy should aim to support and sustain local businesses.

5. Noise, light and litter pollution - We are concerned about the amount of litter that will be scattered along local countryside lanes. As a community council, we have discussed the many causes of the problem of litter being thrown out of cars on the countryside lanes of the area, following visits to take-away businesses. Despite our efforts, such litter is a growing problem and from our experience, such businesses have little interest to get to the root of the problem. The development will be open 24 hours and therefore cause light and noise pollution on a permanent basis and in addition, there is provision for HGV's which will increase the noise level and traffic to the site.

5.Traffic - The roundabout is considered locally as one that has dangerous aspects. Traffic flows in and out of the roundabout at speed. Any major developments around the roundabout will only

add to the traffic flow.

There is a realistic probability that traffic will queue back to the bypass and cause a problem there. We call on you to carry out a further and comprehensive traffic impact assessment. There is already a build-up of traffic on the Meifod roundabout during peak times. Having vehicles waiting their turn to come in and out of the proposed site in this application can create congestion on the roundabout itself. The time to travel to Caernarfon will go back to what it was BEFORE the bypass was built, with the possible outcome that people will choose to travel through Dinas to join the bypass from the Llanwnda side to reach Caernarfon sooner without delays at the Meifod roundabout.

Relevant Planning Policies

We believe that these planning policies are particularly relevant to this development, and we would be grateful if you would consider them when assessing the application.

PCYFF 1: DEVELOPMENT BOUNDARIES

STRATEGIC POLICY PS 15: TOWN CENTRE AND RETAIL DEVELOPMENTS

POLICY MAN 6: RETAILING IN THE COUNTRYSIDE

Specifically, this policy states that small shops outside the boundary may be allowed to develop, provided the shop is sub-standard to another business on the site, and the shop will not significantly disrupt any other shops nearby.

Not far from the site is the Bontnewydd village shop. It is believed that there is a significant risk that this shop will suffer a significant disruption to their business, and the same is true of the shop and petrol station in Dolydd, the Gwalia shop and petrol station in Caeathro, and the petrol service and Texaco shop in Caernarfon.

In addition, priority should be given to using an existing building. A new building is proposed here and it is therefore believed to be contrary to policy MAN 6.

POLICY MAN 7: HOT TAKE-AWAY FOOD USES

Conclusion

Llanwnda Community Council is opposed to this proposed unnecessary, unsuitable and alien development.

We are also aware of the strong feelings locally against the development. There will be a negative impact on the community, and the only people who will benefit from the development will be

those travelling to Pen Llŷn and Abersoch.

We would appreciate it if you would consider the comments in this letter, and our concern of the potential harm and destruction to the community.

Transportation Unit:

I would like to take this opportunity to provide observations on application C24/0323/14/LL, Caernarfon. The following application refers to a proposed petrol station, electric car charging hub, retail building, creation of a new entrance and associated works including landscaping.

Concerns have been raised in relation to the width of the junction on the proposed site and the implications from a pedestrian safety perspective. According to the plans put forward, pedestrians would be required to cross a significant distance across the entrance, sharing the space with vehicles entering and exiting the site. As a result, we believe that the standard of the current crossing provision is insufficient to support a safe and effective walking network.

We kindly ask the applicant to undertake a detailed assessment of the need for a three-lane provision at the junction, including its impact on the overall width of the junction and pedestrian crossing distances. In addition, we ask the applicant to consider providing an appropriate pedestrian crossing facility at the site entrance.

In addition, we ask the applicant to consider the provision of public transport for residents travelling towards Bontnewydd from the site. This request is made as the nearest bus stop to this direction is relatively less accessible on foot compared to the bus stop near the Parc Muriau Hotel, which serves journeys towards Caernarfon.

Given the above concerns, I regret to confirm that the Transportation Service objects to the application as it currently stands.

Further Comments:

10.07.2026

I refer to the above application (C24/0323/14/LL) for a proposed petrol filling station, electric vehicle charging hub, retail building, creation of a new access and associated works, including landscaping.

Following discussions with the applicant, together with the changes referred to below and the attached revised drawing 3406_F03_G, I confirm that the Transportation Service has no objection to the application.

We request that the following conditions/note are included with any permission granted:

CONDITIONS

The applicant shall take all necessary precautions to prevent surface water from the curtilage of the site from discharging onto the highway.

The access, bus stop and uncontrolled crossing shall be designed and constructed entirely in accordance with the submitted plan.

NOTE

The applicant is advised to contact the Street Works Manager to obtain consent under Sections 171/184 of the Highways Act 1980 to carry out any works within the road/footway/highway verge that are necessary for the construction of the access.

Contact details for Gwynedd Council's Street Works Unit: telephone 01766 771000 or email GwaithStryd@gwynedd.llyw.cymru.

13.07.2026

Further to our previous comments and the amendments to drawing 3406_F03_H, I confirm that the Transportation Service has no objection to the application and no further comments to make regarding the submitted changes.

We request that the conditions/note previously provided are included with any permission granted.

Natural Resources Wales:

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 8th April 2026.

We 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 groundwater quality and flood risk. If this information is not provided, we would object to this planning application. Further details are provided below.

We also advise that based on the information submitted to date, conditions regarding protected sites, protected species and groundwater quality should be attached to any planning permission granted.

Without the inclusion of these conditions we would object to this planning application.

Groundwater Quality

Petrol filling stations have the potential to cause pollution of

controlled waters. We have concerns with the application at present because inadequate information has been provided in support of the proposal to understand the potential risk to groundwater. This advice is in line with the Environment Agency's approach to groundwater protection (and adopted by NRW) Section D Pollutant storage and transmission. The degree of risk is dependent on many factors and each proposal must be considered on a site-specific basis.

The following information should be submitted to address our concerns:

- a) Location of the storage tanks: Annotated site plan showing the location of the new tanks and pipelines to pumps.
- b) Determine the depth to the water table: The seasonal variation of the water table should be considered, and any seasonal highs should be compared with the tank invert level. If the water table is shown to be above the invert level of the storage tanks, we advise a risk assessment should be produced with respect to the groundwater and mitigation measures to reduce any risks.
- c) Design of the tanks and infrastructure: Details of the tanks and infrastructure design and cross sections of the geology and tanks with depths below the ground. If the tanks and infrastructure are below the water table, a risk assessment should be completed, and mitigation measures proposed. The design must be in line with the APEA 'Blue Book'.

The site has been subject to significant earthworks and material storage associated with the construction of the adjacent Caernarfon Bypass. Further details of the former uses of the site and potential for contamination should also be provided to determine any risks from the proposal.

We would advise for the tank details (a-c above) to be provided prior to determination of the application, but if you are minded to determine the application prior to receiving this information we would recommend that you should only grant planning permission for this scheme if the conditions listed below are attached to the planning permission.

Condition 1

No development shall commence until the following components of a scheme to deal with the risks associated with contamination at the site, has been submitted to and approved in writing by the Local Planning Authority.

1. A preliminary risk assessment which has identified:

- all previous uses

- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site

1. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
2. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The remediation strategy and its relevant components shall be carried out in accordance with the approved details.

Justification:
To ensure the risks associated with contamination at the site have been fully considered prior to commencement of development as controlled waters are of high environmental sensitivity; and where necessary remediation measures and long-term monitoring are implemented to prevent unacceptable risks from contamination.

Condition 2

Prior to the operation of the development a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority.

The report shall include:

- results of sampling and monitoring carried out in accordance with the approved verification plan
- demonstration that the site remediation criteria have been met
- a long-term monitoring and maintenance plan

The long-term monitoring and maintenance plan shall be carried out in accordance with the approved details.

Justification:

To ensure the methods identified in the verification plan have been implemented and completed and the risk associated with the contamination at the site has been remedied prior to occupation or operation.

Condition 3

If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved.

Justification:
To ensure risks associated with previously unsuspected contamination are addressed.

Condition 4

No infiltration of surface water drainage into the ground is permitted other than with express written consent of the local planning authority.

Justification:
To prevent unacceptable water pollution.

Flood Risk

The site contains a designated main river (Afon Rhosdican) and we have concerns regarding this development and future flood risk to the proposal and to third parties.

Whilst paragraph 5.5 of the Design, Access and Planning Statement suggests that the site lies outside any flood risk zone, we advise that there is always an inherent risk of flooding associated with development proposals adjacent to watercourses.

The Proposed Site Redevelopment Option 4 plan suggests that the development platform would be raised and as such the batter/slope may compromise access to the Afon Rhosdican.

We advise that:

- a minimum of 3m unobstructed (level) machine access should be provided
- a clear unobstructed access is shown in a revised drawing

This work would also be subject to a Flood Risk Activity Permit.

Protected Sites

Afon Gwyrfai a Llyn Cwellyn Special Area of Conservation (SAC)

Foul Drainage

We are satisfied that there is unlikely to be a source of additional nutrients and/or a pathway for impacts.

Pollution Prevention

We have concerns that harm from the proposed development on the SAC cannot be ruled out.

To secure mitigation:

Condition 5

No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted.

The CEMP should include:

- Construction methods
- General site management
- Biodiversity management
- Soil management
- Resource management
- Traffic management
- Pollution prevention

The proposed development will require:

- appropriate drainage
- vehicle washing area to mains foul sewer
- oil and petrol interceptors

Further groundwater assessment is required.

Condition 6

No development shall commence until a drainage scheme has been approved covering:

- foul drainage
- surface water drainage
- oil and petrol separators
- trapped gullies
- roof drainage

Glynllifon Special Area of Conservation (SAC)

The development is within an important area for Lesser Horseshoe bats.

Your authority must undertake an appropriate assessment under the Habitats Regulations.

Protected Species

Bats

This area supports Lesser Horseshoe bats.

Otters and water voles

Concerns have been addressed.

Further Comments 16.07.2026

Thank you for the re-consultation regarding the Phase One report and Fuel Storage Feasibility Report submitted in support of the above application. Unfortunately we were not able to provide a response prior to the Committee held on 13 July 2026 or the formal consultation response date of 14 July 2026 and see from the Committee report that this application has now been refused. We note that our comments from our most recent response dated 23 April 2026 have been included in the Committee report. We have carried out an initial review of the additional information submitted and consider that the additional information would not have materially changed our advice.

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.

Having reviewed the proposal, we note it is proposed to dispose of foul flows via the public sewerage system and discharge surface water run-off into a sustainable drainage system.

FOUL WATER

There is no public sewerage system in this immediate locality.

We advise that the flows should be connected to the combined sewer at or downstream of manhole SH48613301 located approximately 400m to the north in Pwllheli Road, Caernarfon.

If the development will give rise to a new discharge (or alter an existing discharge) of trade effluent, directly or indirectly to the public sewerage system, then a Discharge Consent under Section 118 of the Water Industry Act 1991 is required from Dŵr Cymru / Welsh

Water.

Please note that the issuing of a Discharge Consent is independent of the planning process and a consent may be refused although planning permission is granted.

In light of the above and given the omission of a detailed drainage plan/layout, we would kindly request that if you are minded to grant Planning Consent for the above development that the following **Condition 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 development shall commence until a foul water drainage scheme for the site has been submitted to and approved in writing by the local planning authority.

The scheme shall provide for the disposal of foul water flows and thereafter implemented in accordance with the approved details prior to the occupation of the development.

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.

Public Protection Unit: Noise

The application has submitted a noise assessment which has concluded that there is a low noise impact from the development. The Noise Impact Assessment shows that predicted cumulative score levels are significantly lower than representative background sound levels during the day and night. The report concludes that the development will not cause a perceptible change in ambient noise levels so it is considered to have a low impact on nearby noise-sensitive properties during the day and night. The Service has highlighted that the anticipated noise level during the night is only 1dB lower than the current background noise level, and not 5dB lower than what the Service would suggest.

The assessment shows that there is no adverse noise impact on other properties, subject to the implementation of the recommended mitigation measures. The noise-sensitive property is located north of the site, approximately ....m away. The property is located just above the proposed location.

A 4m acoustic barrier on the northern boundary is an integral part of the assessment and significantly reduces propagation towards residential properties to the north. Supplies must be operated only during the day and adhered to the noise limits of machinery for the undefined compound. It is advised that these are conditioned should the application be granted.

The Noise Impact Assessment does not specifically assess impulsive noise from slamming vehicle doors. Such events are temporary and have not been modelled separately from general vehicle movements. However, given that the predicted cumulative noise levels remain well below background sound levels, the assessment suggests a low probability of an unacceptable impact. Despite this, impulsive noise events can still be detectable during quieter periods during the night. Therefore, the Service would like to draw the attention of the planning authority, these noise incidents can cause complaints during the night, and the Authority may consider limiting the operating hours of the service station so as not to run on a 24-hour basis. The predicted noise levels at night were only 1dB lower than the background noise level.

The Service would recommend the following conditions:

- The development will be fully achieved and implemented in accordance with the recommendations and mitigation measures set out in the Noise Impact Assessment prepared by Sound Solution Consultants Limited (Ref: 40646 R4, dated 17/06/2024), unless otherwise agreed in writing by the Local Planning Authority.

- The noise particle noise level from all stationary machinery, equipment and associated commercial activities on the premises must not exceed the current background noise level (LA90) in the nearest noise-sensitive receiver, when assessed in accordance with BS 4142:2014+A1:2019.

The relevant background noise levels will be: 55 dB(A) LA90 during the day (07:00–23:00) 35 dB(A) LA90 at night (23:00–07:00). The noise level will include any character contributions for tonality, impulsivity, intermittency or any other distinguishing acoustic characteristics.

- Boundary Acoustic Barrier – North Boundary Prior to commencement of use, a solid acoustic barrier must be installed at least 4.0 metres high along the northern boundary of the site, as shown in Figure C6 of the approved Noise Impact Assessment. The barrier must: Be of solid, imperforate construction. Have a minimum surface density of 10 kg / m². Be installed without gaps at ground level. After that, the barrier will be maintained for the lifespan of the development.

- The jet wash bays may not operate outside the hours of

07:00–23:00 on any day; and be fitted with the approved side and rear acoustic screens and canopy construction as described in the Noise Impact Assessment. No changes should be made to the jet wash equipment or screening without prior written approval from the Local Planning Authority.

- All delivery, servicing, loading and unloading activities associated with the development will be limited to the hours of 07:00–23:00 only. No deliveries or services will take place during the night period (23:00–07:00).
- Before installing or operating any equipment or mechanical equipment within the service building complex (including but not limited to air conditioning, refrigeration, extraction or ventilation works), full details including procedural specifications, acoustic data and anticipated noise levels will be submitted to and approved in writing by the Local Planning Authority.

The chronic noise level of all such units must not exceed the following:
55 dB LA(r,Tr) during the day (07:00–23:00); and 35 dB LA(r,Tr) at night (23:00–07:00) as measured or predicted in the nearest noise-sensitive receiver.

In addition any noise emitted by plant and machinery used in connection with the Development will not exceed Noise Rating Curve NR25 between the hours of 2300 – 0700 and NR 30 at all other times when measured within the nearest noise sensitive dwelling (windows can be open for ventilation). The noise emanating from any plant and machinery used on the premises should not contain any discernible tonal component. Tonality shall be determined with reference to BS 7445-2.

- The EV charging units and electrical substation must be installed and maintained in accordance with the specifications and assumptions noted in the approved Noise Impact Assessment, including enclosure design and acoustic mitigation. No new equipment should be installed where noise emissions exceed those assessed, unless a further noise assessment has been submitted to and approved by the Local Planning Authority.
- If any noise has been produced, a noise assessment will be carried out by an appropriately qualified acoustic consultant to demonstrate compliance with the approved noise limits. Where invasions are identified, mitigation measures will be implemented within a time-frame agreed with the Local Planning Authority.

- The operating hours of the service station will be during day-time hours, 07:00–23:00.

Reason: to protect the amenity of adjacent residential properties.

Construction

To protect the residents of the area:

- any demolition and construction work should take place between 08:00–18:00 Monday to Friday, 08:00–13:00 on Saturday, and work should not be permitted on Sundays and Bank Holidays. During demolition and construction, quieter methods should be used to reduce noise and vibration from the works and the recommendations of BS5228: Noise and Vibration Control on Building and Open Sites should be considered.

Reason: to protect the amenity of adjacent residential properties.

Lighting

The lighting report follows recognised guidelines, including the Institute of Lighting Professionals (ILP) PLG04. After reviewing the report, there is more emphasis on protecting ecology than neighbouring residential properties. The report concludes that lighting has been changed to ensure that Olux was on the hedge to the north of the site. The nearest property is located to the north and therefore levels reach Olux. The plan did not indicate what the levels will be in the property, and the report should have included the projected vertical lux levels in the nearest residential property, including outside the windows.

- The applicant is required to provide the anticipated lighting levels (vertical lighting levels in the adjacent residential windows) and demonstrate compliance with ILP limits.

Dust

- A Construction Environmental Management Plan (CEMP) will be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved CEMP will be fully implemented as per the approved details and during the entire construction phase. The AQMP Plans on Dust Control and Emissions from Building and Demolition must be kept during all demolition activities, site preparation and on-site construction.

Reason: to protect the amenity of adjacent residential properties.

Air Quality

The assessment has concluded that the proposed development will

	have a negligible impact on neighbouring residential properties and has recommended mitigation measures, and that the developer implements the methods highlighted as outlined in section 4 of the report. The assessment has also noted that the development complies with the Local Air Pollution Prevention and Control (LAPPC) Regulations and that certain activities, e.g. (after petrol vaporization), can be carried out. The site would be required to obtain a permit from the Authority prior to its operation if a plan application was granted.
Welsh Government Transport Unit:	I refer to your consultation of 13/08/2024 regarding the above planning application and advise that the Welsh Government as highway authority for the A487 trunk road does not issue a direction in respect of this application.
Welsh Government Transport Ecological Unit:	I also expressed concern about the concurrent applications for 2 very similar developments for new fuel/service stations in the same area, namely this one (C24/0755/19/LL) south of the roundabout and C24/0323/14/LL - A487 which also for a new fuel station on the north side of the roundabout. I'm afraid I missed seeing the opportunity to make comments on C24/0323/14/LL - A487 as I was off on leave at the end of August but they would have been very similar (if not too late I can make comments on this one too?). I still think having 2 developments in this area is a major concern. The in-combination effects of both developments need to be considered as if both were to be granted permission the impacts would be even worse. The rural nature of the area would be changed due to the gradual in-fill of built environment on either side of the new roundabout and bypass. This and then possible future planning applications are gradually resulting in the loss of farmland and semi-natural habitats and are merging areas of built-up land (with associated noise and lights etc) from Caernarfon town to the north and Bontnewydd to the south, squeezing the area left for wildlife and severing connectivity with impacts on sensitive and protected species such as bats, otters, badgers, reptiles, amphibians as well as general habitat loss. It should also be questioned why there is a need to provide new fossil fuel service stations at a time when we have WG declaring a Climate Emergency. It is accepted that the applications also include some charging infrastructure for electric vehicles but for future-proofing this aspect could be expanded (make more chargers available) and the fossil fuel filling option should even be taken out. Climate Change is the biggest threat to the environment and biodiversity. There is also added risk of pollution or air and waterways from fossil fuels from spillage etc and increased emissions from exhausts will increase air pollution with effects on the health of vegetation and the general environment. I have the following

issues about the application. • The overall impact of lights and light pollution. It looks like some attempts have been made to reduce light impact by the proposals to fit baffles/shrouds to rear to minimise impact on wildlife, which is good, but this only reduces lighting slightly. The light levels will still be much higher than existing and there is still a high likelihood of impact on sensitive species such as bats and otters commuting etc. The additional light will come from lights for the shop, petrol/diesel Canopy, HGV Islands, EV charging bays, associated parking and access roads, buildings and advertising signs, as well as vehicle lights within the service station and coming in and out onto Pwllheli Road. Also the proposed lighting spectrum of up to 5700K has higher impact on wildlife than warmer colours which are preferable. • Loss of habitat. The Preliminary Ecological Assessment report (November 2023) underplays the importance of the existing habitats and links to adjacent habitats. Also the loss of seminatural habitats such as grassland, hedges and the associated soils to tarmac and concrete has a large environmental and ecological impact in itself as well a loss of natural carbon storage. • In the report it states that the grassland is all improved and that 'This grassland habitat is species-poor and of no ecological significance'. From the descriptions and species listed (dominated by common bent and with other species such as crested dog's-tail and red fescue) with wetter areas containing frequent greater bird's-foot trefoil and occasional cuckoo flower, the grassland appears to be more semi-improved not improved and of more significance than suggested. • Impact on bats. The work associated with the Caernarfon bypass showed this area to be of importance to a number of species of bat including lesser horseshoe bats and a number of culverts (including one 'NRW2' just west of the roundabout) were put in under the A487 to maintain connectivity for bat commuting routes. The report state 'The grassland is unlikely to be of significance to foraging bats but the hedgerows may provide feeding and commuting corridors. No bat survey was carried out.' . The use of the area by bats and impacts of lighting and development requires further investigation. • Impact of otters and badgers. The report states 'No badger setts, latrines or signs of foraging were found on the site. The development will not affect badgers.' And 'The ditches were lacking significant water even after an extended period of wet weather; they have little potential to be used by commuting otters. I think the surveyor has underestimated the use of this area for both these species. • During a site visit to look at the new bypass in this area (Feb 23 by NMWTRA and NRW) fresh otter and badger tracks were noted in muddy ground near and in NRW2 culvert and towards the access track near Meifod roundabout and the balancing pond on south side. There were concerns that a gravel access track lead up from this culvert to wide open gate at roundabout and another track led up towards Bontnewydd just opposite to the entrance of the proposed

development. There was no wildlife mesh on gate or fencing to prevent wildlife from getting onto carriageway of A487 (Caernarfon by-pass) and A4087 (Pwllheli Road). There is a high risk of both otters and badgers using the tracks and pathways from the culvert under the bypass and then getting killed in the vicinity of the roundabout and on Pwllheli Road as approach from Bontnewydd direction. • Also some concern that the proposed creation of 'marshy grassland'/swale or ditch along frontage parallel to Pwllheli road might attract otters to cross the road to the development (and to the adjacent balancing pond) so further risk of otter mortality. • Impact on other species such as amphibians and reptiles. The report states 'the field is generally unsuitable for reptiles and amphibians; there are no standing water features for the latter, but there could conceivably be common lizards in association with the *clawdd* wall on the northern boundary. Provided this is not impacted during works, no further survey should be required.'. The adjacent field with the balancing pond has amphibians using it and there is a likelihood that the walls, cloddiau and hedgerows provide hibernation habitat for reptiles and amphibians so survey is required if any of these habitats are to be destroyed. • Any drainage and gullypots needs to be 'amphibian friendly' and avoid issue of wildlife entrapment. • Hedgerows and trees: The report states 'The hedges are of some minor or local ecological significance'. The proposed planting of further native species hedges is welcomed but not enough proposed and it does not mitigate for loss of hedgerows from the proposed development. Also there is a large gap in hedge continuity at the field access to south. Also should aim to reinstate and put new traditional cloddiau along with hedges as these are the traditional boundary features. As well as providing hedge habitat these are also good for lizards and hibernating amphibians etc. • Biodiversity and Section 6 Duty to provide a net benefit for biodiversity. Whilst this is mentioned in the report and some proposed suggestions have been made to manage and enhance the field to the south of the site for wildflowers it is not clear if this is within the application boundary as it is outside of the red line boundary and there seems to be no commitment to carry this out and also not develop any of the adjacent field in the future. Proposed landscaping plans do not sufficiently mitigate for the loss of habitat or the impacts on wildlife and do not achieve required enhancement. • The impacts on wildlife and the environment have not been sufficiently mitigated. If the proposal does go ahead then request that the movement of otters and bats is properly surveyed and impacts properly mitigated including the provision of a culvert to provide a safe crossing point under Pwllheli road (designed by an otter ecologist) and associated fencing. Also further planting and screening to prevent disturbance of wildlife from lighting as vehicles (in increased numbers)

coming out from the development.

Biodiversity Unit:

Dear Elan,

The applicant has submitted the following additional and amended documents:

•Ecological Impact Assessment by BL Ecology Ltd. Dated 30th March 2026

•A site layout plan

•A landscape planting plan

•Bat Survey Report by BL Ecology Ltd. Dated 30th March 2026

•Lighting Pollution Review January 2026 by Design Me Consultants

Ecological Impact Assessment Report

This report is acceptable, although the site was mapped using UK Habs instead of Phase 1, and the biodiversity value of the ecological features has been assessed using a method only relevant in England (Statutory Biodiversity Metric Condition Assessment Sheets, Natural England, 2023)not in Wales.

Habitats present on the site include : agriculturally improved grassland, native hedgerows, privit hedgerow, ditch, bramble, scrub.

The EcIA assesses the hedgerows on the site are classed as a Habitat of Principle Importance (section 7 habitat) and to be of regional biodiversity value. I agree with this assessment.

Bat Report

Bat survey has been undertaken in 2025, and followed the Bat Survey Good Practice Guidelines (2023) and comprised of :

•Three night-time bat walkover (NBW) surveys, 23rd April 2025, the summer survey was conducted on 9th July 2025 and the autumn survey was conducted on 13th October 2025.

•Static bat detector surveys at 3 location on the site, monthly from April – September.

The bat survey results from the night-time bat walkovers and static detector surveys indicate that the site is used by several species of bats for commuting and foraging; including common pipistrelle, soprano pipistrelle, noctule, lesser horseshoe, brown long-eared, myotis, Leisler's and serotine. Nathusius' pipistrelle (Pipistrellus nathusii) was also recorded on one occasion in April.

The surveys recorded Lesser Horseshoe Bats along the hedges (T4 on H5 recorded 25 LHS Bat calls in April, T1 on H4 recorded 7 LHS Bat calls in May; T3 on H2 recorded 9 LHS Bat calls in May). This shows that LHS Bats fly long the hedges at the site occasionally. The proposed development site more or less a culvert that passes under the by-pass and this is used by bats.

The proposed development site is located 4.5km from Glynllifon Special Area of Conservation (SAC) designated for its population of Lesser Horseshoe Bats. There are known LHS roosts within 0.6km.

The loss of hedgerows (H2 & H5) is likely to impact LHS Bats. The mitigation is to plant whips along the boundary of the site along the road (where H5 is located), however I recommend the creation of a more substantial wooded corridor along this boundary. Ideally this boundary should be retained and enhanced to maintain the bat flight corridor habitat.

The lighting is likely to impact on Lesser Horseshoe Bat flight lines and foraging habitats. Lesser Horseshoe Bats in this area are part of the Glynllifon SAC metapopulation. There are LHS Bat roosts within 0.6km.

Otter

The Afon Seiont, located 0.5km to the north-east of the site and the network of culverts on and close to the site created as part of the Caernarfon Bypass, and includes widened culverts as wildlife passes for otter and other wildlife. I recommend that it is assumed that otters use the culvert and travel along the ditch. I consider it to unlikely that an otter holt or lying up site is within the development site because there is not suitable habitat.

Lighting

The Light Pollution Review used Dialux Evo to create a horizontal illumination model. But it is limited to the boundary of the site, so it is not possible to see the light spill outside the site. Light levels within the proposed site are very high and at the boundaries it appears to be between 14 and 5 lux; this level of lighting would impact LHS Bats and other species of bat. Bats and Artificial Lighting at Night Guidance Note (GN08/23) states that ‘Significant effects have been recorded on lesser horseshoe bats from as low as 3.6 lux. Furthermore, the average light level on hedgerows most regularly used by this species has been recorded at 0.45 lux’.

The Light Pollution Review report has not identified bat features i.e. bat roosts or hedges as flightlines. It has not included vertical illumination modelling. An amended report showing the whole

site from the road and with a buffer of 5meters around the site and which includes vertical models at hedges is required, and bat features and that has followed BCT & ILP Bats and Artificial Lighting at Night Guidance Note.

It would be useful to see the existing light levels and compare it to proposed.

Ecology Impact

The EcIA report a comprehensive impact assessment.

The development will result in:

•Loss of 1ha of agricultural grassland

•A small section (approximately 0.003ha) of bramble scrub

•loss of approximately 100 meters of hedgerow H2 and all of hedgerow H5 (120 meters). A Total of 210 meters of hedgerow. This is a significant biodiversity loss, both these hedges are habitats of Principle Importance to Biodiversity in Wales.

•Further damage could be caused through root compaction of hedgerow H1, potentially leading to poor tree health or death.

•Proposed lighting is likely to impact bat flightlines, creating barriers to bat flight pathways. This is a significant biodiversity impact.

Ecological Mitigation

Summary of mitigation measures in EcIA:

•Avoid destruction of bird's nests by removing vegetation outside of bird breeding season

•Measure to avoid harm to reptiles and amphibians during vegetation clearance.

•Security lighting during the construction phase will be kept to a minimum and pointed away from the site boundaries to ensure dark corridors for nocturnal fauna. In particular, no lighting will shine onto the tree with moderate bat roosting potential, BT1, or any of the hedgerows.

•Recommends a Pollution Prevention Plan

•Amended Landscape Plan includes tree and hedge planting.

•Bat & birdboxes on a pole

•Lighting to be minimal. This has not yet been demonstrated.

I recommend that the hedges are be translocated and a plan for this

must be provide showing the method that will be used and the timing.

To mitigate the loss of a total of 210 meters of hedgerow and The Landscape Plan proposes to plant 140 meters of new hedge and 80 meters of tree and scrub planting. This is insufficient, more substantial hedgerow and wooded corridor is required.

Mitigation recommend in the bat report includes

• Retaining hedges and protecting them during construction

• New planting in existing hedges & in the site– see landscape plan

• "Following the results of the bat activity surveys, the client has agreed to plant an additional wide belt of trees and shrubs to the west of the site (with a width of 5m, using the species listed within paragraph 4.4.3 above and maintained to 2.2m) in order to connect the existing hedgerows. The shrubs will be planted alongside solid wooden lathe fencing which will screen the development from the commuting feature and allow the trees and shrubs time to become fully established. Off the main site, this planting will continue to the west, linking with the existing hedgerow (H4) to ensure connectivity remains from north to south and aligning with the existing culvert under the Caernarfon bypass."

• the Bat report states that "A lighting plan has been designed by Design Me Consultants (January 2026) to ensure the site boundaries remain suitable for use by bats and other nocturnal fauna and ensure a commuting link for these species remains post development. BL Ecology has reviewed the lighting plan and concludes that the use of smaller fittings (Kingfisher VIVA CITY Pro luminaire), baffles and installation of a 3m acoustic fence along the northern boundary would reduce light spill to the northern existing hedge to below 0.45 lux." However the Light Pollution Review model does not show this, lighting on hedges appears to be much higher. I recommend an amended Lighting report and model to show illumination beyond the site.

The EcIA states:

Due to the risk of pollutants entering the watercourse on site which feeds into the Afon

Gwyrfai SSSI and SAC 2km downstream, a robust drainage scheme will be designed.

This will detail how surface water will be treated prior to discharge into the waterbody on site to ensure the integrity of the SAC is retained and prevent harm to the fauna and flora within this habitat.

However, drainage information is required to be submitted as part

of this the process to determine Biodiversity Enhancement

Cyngor Gwynedd duty under Section 6 of the Environment Act 2016. Planning Policy Wales (PPW) 10 sets out that "planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means that development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity".

It is proposed to put Bat & birdboxes on a pole as biodiversity enhancement.

More hedge and wooded corridor planting are required to enhance the site for biodiversity.

A Green Infrastructure Statement has not been submitted.

Sewage & Drainage

Surface water drainage, shown on SUDS plan, appears to discharge into the drain around the roundabout which eventually flows into Afon Gwyrfai SAC at Llanfaglan, just downstream of the WWTW. There are two attenuation tanks.

How will construction ensure no pollution to water courses?

Currently the site is not connected to the mains sewer which is located 300 meters to the north. Information must be provided to demonstrate how connection to this sewer will be achieved together with maps showing new pipeline routes and places of excavation.

Landscape Plan

The amended plan received on 30th March 2026 is an improvement for biodiversity from the previous one. The plan shows a new hedge to be planted along western boundary and whips to be planted along the roadside boundary on the east. I welcome the proposal to plant new hedges because these will create a habitat of biodiversity value and a wildlife corridor. However, the plan does not state the width of the hedge, as it is a scale drawing it appears to by 5 meters wide. I would like confirmation of this from the applicant. I also recommend that whip planting be at a density of 8 per square meter. I also recommend that the trees to be planted include crab apple, elder, wild damson and rowan which are good for badgers and pollinators.

I will also recommend a condition that states that the hedge must be planted to the satisfaction of the LPA and that the condition of the hedge is reviewed every yearn to ensure it is providing a

suitable wildlife corridor and habitat.

The landscape plan has not included the additional planting of tree and scrub to the south which is outside the red-line boundary of the application for the proposed development. I recommend that this is shown on an updated Landscape Plan together with updated details of planting species and density.

Summary

I object to this proposal because the lighting is likely to impact bats. The proposal has not demonstrated that lighting will not impact bats.

I object to this proposal because insufficient information is provided for connection to the main sewer. This is required to ensure that Afon Gwyrfai SAC will not be impacted.

I recommend that before the application can be determined the following documents be provided:

•Hedgerow Translocation Plan

•Amended Lighting Impact Assessment showing the area outside the development to at least 5 meters and the vertical model for lighting at location along boundaries i.e. hedges.

•Pollution Prevention Plan for construction period and once operational.

•Information to demonstrate how connection to main sewer will be achieved, this should include maps showing any excavations works required.

•Amended proposed site plans with layout showing mitigation measures and biodiversity enhancements.

I will be recommending the following planning conditions to ensure the protection and enhancement of biodiversity and protected species:

•No trees, shrubs or vegetation to be cleared during bird nesting season unless it can be proven in writing to the LPA that nesting birds will not be damaged.

•Water quality monitoring during construction and once operational

•Hedgerow to be translocated to the satisfaction of the LPA before construction commences.

•Monitoring of lighting and light levels around boundaries during construction and once operational.

Land Drainage Unit: Not received

Public Consultation: The application was advertised and letters / correspondence were received objecting on the basis of:

- Location on good quality agricultural land.
- Increase in traffic and activity in the area.
- Concerns about road safety.
- Outside the development boundary.
- Concerns about the visual impact of the development.
- Loss of green space and damage to biodiversity.
- Potential impact on local bats.
- Lack of obvious need or demand for the development.
- Prominent development within the landscape.
- The advertising column on the side of the road is intrusive and incompatible with the area.
- Concerns about light pollution.
- Noise concerns.
- Negative impact on the amenities of neighboring properties
- Potential impact on local businesses and shops in Caernarfon.

5. Assessment of the material planning considerations:

The principle of the development

5.1 The first part of policy TRA 1 allows for improvements to the existing transport network provided they comply with the following criteria:

"(i) The route and/or chosen site shall have the least possible impact on the built and natural environment, landscape and properties;"

It is considered that locating the development on a site immediately adjacent to a roundabout on the A487, which is the existing main strategic route, is taking advantage of existing infrastructure and therefore reduces the need for significant intervention elsewhere. There is no evidence that the impact on the built or natural environment will be unacceptable, subject to consideration of other relevant policies which receive further attention later on in the report.

"(ii) The land taken shall be permanently maintained to the minimum required and shall be consistent with good design and high-quality landscaping; and"

The plan seeks to limit the footprint of the development to what is necessary for the operation of a fuel service station and associated shop along with associated parking and landscaping. Use is limited to servicing cars and lorries that require fuel or to recharge electric cars.

"(iii) In the case of cycle routes, park and ride schemes and roadside service areas, the plan will help to improve road safety; and"

Following receipt of a revised plan, the Highways Unit has confirmed that it no longer has any objection. It is therefore considered that the proposal is unlikely to have an adverse impact on highway safety or adversely affect pedestrians seeking to cross the proposed access. Accordingly, the proposal is not considered to be contrary to criterion iii of Policy TRA 1 of the LDP.

"(iv) In the case of new roads, a full range of practical solutions to a transport issue have been considered and road improvement offers the best solution; and"

The proposal does not include the provision of a new road (except for the access road) but rather uses and connects to the existing network. As such, this criterion is not considered to be directly relevant in this case.

"(v) In the case of roadside service areas, the plan must adjoin the strategic road network, focus primarily on serving the needs of motorists, not impede the movement of strategic traffic and in line with Strategic Policy PS 15 not undermine retail provision in the Sub-regional Centre, Urban and Local Service Centres or Villages."

The site is located directly adjacent to the A487, which is part of the strategic road network, and the nature of the development is focused on providing a service to road users here. It is recognised that it is not immediately located on the strategic road, but rather in the practical location to serve the strategic road. Following comments from the Highways Unit, there is no evidence that the proposal would impede the movement of strategic traffic.

5.2 The development includes a substantial amount of retail floorspace together with a "food-to-go" area. The information submitted confirms the extent of the retail and food-to-go floorspace, amounting to a total of 427 square metres (comprising two food-to-go areas of 90 square metres each and a 247 square metre retail shop). However, insufficient information has been provided regarding the operation of the "food-to-go" elements, including whether these areas would operate as an integral part of the retail shop or would have independent entrances and the ability to operate as separate uses. There is also a lack of clarity regarding the precise nature of the service to be provided.

5.3 Strategic Policy PS15 and Policy MAN 1 recognise town centres as the most appropriate locations for retail uses, financial and professional services and a wide range of food and drink uses that contribute towards the vitality and viability of centres. The LDP emphasises the importance of safeguarding the economic function of town centres and avoiding developments that could draw commercial activity away from them. In the absence of sufficient information regarding the nature and operation of the "food-to-go" elements and their relationship with the retail use, it is not possible to reach a definitive conclusion regarding the impact of the proposal on nearby defined retail centres. However, given its scale, it is considered to be more akin to the type of use that the Plan seeks to direct towards town centres, as it is substantially larger than the 200 square metres that could be acceptable as an ancillary shop on a site such as this in this location.

5.4 In addition, Policy MAN 6 requires it to be demonstrated that new retail development would not have an unacceptable adverse impact on shops within centres or on existing shopping facilities in the area. Due to the lack of information regarding the operation of the retail element and the "food-to-go" provision, it is not considered that sufficient evidence has been submitted to demonstrate that the development would not have an adverse impact on the vitality and viability of nearby centres.

5.5 Furthermore, Policy MAN 7 sets out specific criteria for proposals involving hot food takeaway uses. The application does not provide sufficient detail regarding the nature of the "food-to-go" provision. The information submitted does not clarify the nature of the food-to-go area, the type of products to be sold, whether hot food would be prepared or sold on the site, or whether the unit would have an independent entrance separate from the retail shop. Consequently, it is not possible to assess the proposal's compliance with the requirements of Policy MAN 7 in relation to potential impacts on amenity, transport arrangements, parking or the operation of the use.

5.6 Given the lack of clarity regarding the nature and operation of the food-to-go element and its relationship with the wider retail use, it is not considered that sufficient information or evidence has been submitted to satisfy the sequential approach, to demonstrate that the food-to-go development together with the retail element would not have an adverse impact on the vitality and viability of town centres, or to enable the proposal to be fully assessed against the requirements of Policies PS15, MAN 1, MAN 6 and MAN 7 of the LDP. Consequently, it cannot be concluded that the proposal complies with these policies or with criterion v of Policy TRA 1. Furthermore, it has not been demonstrated that a countryside location is essential for all elements of the proposal, and the development is therefore contrary to Policy PCYFF 1.

Visual amenities

5.7 This site is located off the roundabout on the A487 towards Caernarfon. The site itself is on elevated ground and due to its location and topography and lack of existing landscaping, the plan does not comply with the requirements of Policy PCYFF 3. Due to the location, size, extent and scale of the building and the associated development with the fuel sales element, it will be a prominent element in the landscape from both directions on the A487 and when travelling towards Caernarfon. It is not considered that the development has been designed to blend into the site, and the topography increases its visual impact.

5.8 The site of the development is considered to result in an unacceptable visual impact. As a result of the differences in ground levels, coupled with its location near the roundabout, the building will appear prominently and conspicuously to road users. This will be particularly evident when approaching and going around the roundabout, causing the development to stand out as a prominent and dominant feature within the landscape.

5.9 As the site is located on elevated ground, it emphasises the presence of the building, making its scale more pronounced. As a result, the development seems intrusive and out of character.

5.10 The site is not considered suitable for a development of this nature, particularly given its prominence in the landscape and the failure to minimise the visual impact.

5.11 In general, the development does not reflect a sensitive or appropriate approach to design. It appears incompatible and intrusive within its context, and therefore does not comply with policies PCYFF 3 and PCYFF 4 of the LDP.

General and residential amenities

5.12 In accordance with the requirements of policies PCYFF 2 and 3, the impacts of the development on the general and residential amenities of neighbouring properties were considered. There is a cluster of buildings located immediately parallel to the site, with the nearest (Muriau Park Hotel) and its curtilage adjoining the site. Two residential properties are located to the rear of the hotel,

along with a domiciliary care facility that provides day care (lunch club, social and gardening services, personal care and family support services).

5.13 This proposal is substantial and has a very different use to the existing agricultural field, and it is considered that due to its size, scale and proximity (it adjoins the hotel curtilage) together with the range of facilities and services offered on the site (including the vehicle washing areas, shop and "food to go" areas) this proposal would have an adverse effect on the cluster of properties here based on disturbance. The comments of the Public Protection Unit and the Noise Assessment recommending the provision of a 4m high acoustic barrier on the northern boundary (boundary with the hotel) are acknowledged, but details of this boundary have not been provided and it is considered that a solid barrier of this height immediately on the boundary with the property next door would be likely to cause an unacceptable oppressive impact. It is also recognised that conditions could be imposed on the proposal to ensure that it would not operate during the night, but the Local Planning Authority remains of the view that the level of disruption and increase in activity compared to the current situation that the proposal would generally cause during the day would be unacceptable and, as a result, the proposal is considered to be contrary to criterion 7 of policy PCYFF 2 of the LDP.

Transport and access matters

5.14 The proposal includes the provision of a new access to the site. Following the receipt of revised plans and further discussions, the Transportation Unit has confirmed that it has no objection to the proposed development. It is considered that the amendments submitted address the previous concerns regarding highway safety and the access arrangements. Consequently, it is not considered that the development would have an unacceptable adverse impact on highway or pedestrian safety, and the proposal is considered to comply with the requirements of Policy TRA 4 of the LDP. However, the Transportation Unit has requested that an appropriate condition and advisory note be attached to any permission granted to ensure that the development is implemented and managed in accordance with its requirements. It is also noted that the Trunk Road Unit has confirmed that it has no objection to the proposal.

5.15 It is also noted that the Transportation Unit does not object to the proposal in respect of the parking provision. It is therefore considered that the proposal provides an acceptable level of parking provision and complies with the requirements of Policy TRA 2 of the LDP.

Biodiversity matters

Afon Gwyrfai and Llyn Cwellyn Special Area of Conservation

5.16 The proposed site is located within the consultation zone of the Afon Gwyrfai Special Area of Conservation on the basis of Phosphorus impact, and in particular because it is intended to connect to the main sewer, and the Waste Treatment Site serving this area is the Llanfaglan site which discharges into Afon Gwyrfai. As a result, in accordance with the Conservation of Habitats and Species Regulations 2017, the Local Planning Authority is required to assess whether the proposal is likely to have a detrimental effect on the integrity of the SAC. Proposed developments resulting in an increase in phosphorus load within the catchment area may result in adverse impacts on water quality and therefore on the ecological status of the SAC. Information has been submitted as part of the application confirming that it is intended to link to the Caernarfon Waste Treatment Site instead of Llanfaglan, and Welsh Water's comments confirm that this is acceptable, subject to their connection to a specific point which needs to be ensured by a planning condition. On the basis of

this information and that this can be achieved through a planning condition, it is not considered that the proposal would have any impact on phosphorus levels in Afon Gwyrfai and therefore that the proposal demonstrates neutrality in this regard.

5.17 The site is 2km upstream from the Afon Gwyrfai and Llyn Cwellyn SAC, and there is a watercourse (Afon Rhosdican) on the site which discharges into the Afon Gwyrfai and Llyn Cwellyn SAC and therefore provides a direct hydrological route to the protected site. Natural Resources Wales has reviewed the ecological report (Land off Ffordd Pwllheli, Caernarfon - Fuel Forecaster Survey: Ecological Impact Assessment. BI-Ecology. (Report Reference not published 0130-23-Review02 V3) The construction of the proposed development will have many potentially polluting elements, and if not properly managed, there may be a high risk of contamination of controlled waters including Afon Rhosdican. In order to ensure appropriate mitigation measures, it is advised that the conditions that ensure the submission of a construction environmental management plan (CEMP) should be attached together with the agreement of a foul and run-off water management plan to any planning permission for this development. As long as the development is carried out in accordance with those conditions, it is not considered that the proposal would adversely affect the integrity of the SAC and that these measures ensure a neutral position.

Glynllifon Special Area of Conservation

5.18 The site is located approximately 4.5km away from the immediate parts of the Glynllifon Special Area of Conservation (SAC) and as a result, in accordance with the Conservation of Habitats and Species Regulations 2017, the Local Planning Authority is required to assess whether the proposal is likely to have an adverse impact on the integrity of the SAC. It is known that lesser horseshoe bats, which are a feature of the Glynllifon SAC, use the area for commuting and/or food foraging purposes, and the information submitted as part of the application recognises that the commute/foraging area can be up to 10km from the SAC. The proposal has the potential to affect bats that therefore forage for food/commute, particularly through the loss of hedges or trees used as flight lines and through inappropriate lighting. A Bat Report has been submitted which confirms that bats (including lesser horseshoe bats) are in the area and use the hedges at the front of the site and run through the centre of the site. The proposal will have a direct impact on these hedges, and it is intended to cut through the hedge at the front for a wide entrance with three lanes, along with the removal of the hedge that runs through the centre of the application site. It is proposed to carry out further landscaping at the front of the site, and plant a new hedge around the boundary of the development to maintain a link which is being cut as a result of the removal of the hedge that runs through the centre of the site. The observations of the Biodiversity Unit on this issue confirm that these hedges are inadequate – especially the one at the front of the site. It is noted that there is a significant loss of this hedge due to the width of the entrance and that the Highways Unit is questioning the need for this. Although it is intended to plant a new hedge along the southern and western boundaries of the site, the landscaping plan does not clearly indicate that the new hedge would suitably link with the existing hedge. There is therefore a possibility that the hedges can be improved and more landscaping provided to mitigate the situation, but this information has not been submitted as part of the application and it is not entirely clear whether suitable mitigation measures can be provided.

5.19 A Lighting Impact Assessment report has been submitted as part of the application, and Natural Resources Wales' observations confirm that they are responding to the concern about the impact on lesser horseshoe bats.

5.20 The Local Planning Authority, as the competent authority in this case has considered the information submitted as part of the application together with Natural Resources Wales' observations suggesting that the Lighting Impact Assessment is acceptable. It is noted that it is not entirely clear whether suitable mitigation can be provided for the loss of hedges as a result of this proposal, and that there is insufficient information on the application to ensure that there is no significant impact on the lesser horseshoe bats that are a feature of the SAC.

5.21 Therefore, the Local Planning Authority is of the view that the test of the likely significant impact suggests that there may be a significant impact on the features of the Glynllifon SAC, particularly the smallest 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. 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.

Mitigation measures and improvements

5.22 A green infrastructure statement has not been included as part of the application but an Ecological Report contains some improvements. While biodiversity improvements could be imposed as conditions, the completion of a Green Infrastructure Statement is considered to be a key part of preparing an application of this size to ensure that it complies with step-by-step principles and that acceptable mitigation measures and improvements are proposed.

5.23 However, the plan includes a comprehensive package of landscape improvements aimed at achieving net returns for biodiversity. This will include the planting of 42 new trees of native and semi-native species, as well as the planting of new native hedges and shrubs to strengthen the structure of the landscape. Planting a native "whip" will create soft boundary features and provide habitat and movement routes for wildlife. It is noted that this is a mitigation measure rather than an improvement because the proposal involves the loss of a significant hedge. The Biodiversity Unit's observations suggest that this hedge should be relocated rather than disposed of and replanted. In addition, a mix of perennial meadow is planned to be established at the edges of the site, enhancing flowering diversity and providing habitat for insects and pollinators.

5.24 The development includes specific measures to maintain and enhance ecological connectivity across the site. A wide strip of trees and shrubs (approximately 5m wide) will be established on the west side of the site to link existing hedges and create a mobile corridor for bats and other species as outlined above. Also, additional screening will be planted along the southern edge of the site near the watercourse, to enhance this habitat and protect it from the effects of lighting, making it more suitable for bats, otters and other species.

5.25 The plan includes specific measures to support species, including the installation of bespoke bat and bird boxes in suitable locations at the edges of the site. These will be located away from lights and with clear flight paths, to provide additional nesting and resting opportunities. In addition, features such as bug hotels will be incorporated to improve habitats for invertebrates.

5.26 The lighting scheme will be designed to minimise impacts on biodiversity, including the use of low-level directional lighting, warm colour, and reduction of light along boundaries. This will maintain dark corridors for nocturnal species such as bats.

5.27 The landscape plan will be monitored in the first few years after implementation, with provision to replant any trees or plants that fail to establish, to ensure that the biodiversity benefit is fully realised over the long term.

5.28 Given the above measures, the development is considered to provide a robust series of ecological improvements which, collectively, contribute towards achieving net gains in biodiversity in line with the requirements of an overall national planning policy.

5.29 It is recognised that there will be an initial impact on biodiversity as a result of the development, particularly during the construction phase. However, given the nature and magnitude of the proposed biodiversity improvements, including the creation of new habitats, the planting of native trees and hedges, and the provision of specific features for wildlife, it is considered that the development will lead to a net improvement in biodiversity in the long term.

5.30 Furthermore, these measures contribute to strengthening ecological connectivity and improving habitat quality on site and in the wider area. As a result, the Authority is confident that the work carried out will improve and enrich biodiversity in the local landscape over time.

5.31 The proposal is therefore considered to comply with the requirements of Strategic Policy PS 19 (Protecting and Enhancing the Natural Environment), ensuring the protection, maintenance and enhancement of biodiversity, but due to the absence of a Green Infrastructure Statement, compliance with Chapter 6 of Planning Policy Wales cannot be ensured.

Land Drainage, Ground Water and Flood Matters

5.37 Fuel station developments have potential for controlled water pollution. Natural Resources Wales considers that insufficient information has been submitted as part of the application at this time for assessing any risk to groundwater. The element of risk is specific to each proposal and site and therefore adequate information is required to assess the situation. Further information regarding the underground petrol storage tanks was received from the agent on 30 June 2026, and Natural Resources Wales (NRW) was re-consulted. Further comments were received on 16 July 2026, confirming that the additional information does not alter the advice previously provided. It is noted that NRW's advice indicates that details of the tanks should be provided prior to the determination of the application. However, if it is intended to determine the application before this information is received, NRW recommends that planning permission should not be granted for the development unless the conditions listed within its consultation response are attached to any planning permission granted. In addition, the site has been subject to significant groundworks and the storage of materials as a result of works associated with the construction of the bypass. It is considered that further information is required regarding the potential for land contamination. In the absence of this information, it is not possible to confirm that the proposal is acceptable in terms of land contamination. The proposal is therefore considered to be contrary to criterion 7 of Policy PCYFF 2 and Policy PS 6 of the LDP.

5.38 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. Although paragraph 5.5

of the Design, Access and Planning Statement suggests that the site is outside any flood risk zone, Natural Resources Wales advises that there is always an inherent risk of flooding associated with development proposals near watercourses. The site is not mapped as indicating flood risk from Rivers in the Flood Map for Planning. However, work to assess the flood risk (1 in 100 flood event) of this watercourse associated with its diversion and culvert through the site associated with the recently completed A487 Caernarfon to Bontnewydd bypass has been brought to our attention.

5.39 The proposed site plan suggests that the development platform would be raised and therefore the slope could jeopardise access to Afon Rhosdican. As this watercourse is a main river, it is advised that unobstructed (flat) access should be provided at least 3m along the watercourse bank for machinery. This is to enable future maintenance of the main river and to provide a flood flow route/buffer zone to the main river. Natural Resources Wales therefore advises that clear unhindered access is clearly demonstrated in a revised plan. Without this information, it is considered that the proposal cannot be ensured to comply with the requirements of criterion number 4 of policy PS6 of the LDP which reduces overall flood risk within the Plan area.

5.40 New developments require approval from the SuDS Approval Body (SAB) before construction can commence. The adoption and management arrangements, including a funding mechanism for the maintenance of the SuDS infrastructure and all drainage elements, must be agreed by the SAB. Planning Policy Wales advises that developments should reduce flood risk and should not increase flood risk.

5.41 It is noted that the observations of the Land Drainage Unit had not been received at the time of writing the report, and therefore their intention in terms of the SuDS provision cannot be confirmed; however, the proposal would require separate consent for any SuDS scheme, and any confirmation through the application would only be to assure the applicant that their proposal could be acceptable.

5.42 In addition, Section 1 of the new TAN 15 (2025) states "This document replaces Technical Advice Note 14, issued in 1998 and Technical Advice Note 15, issued in 2004. Development Plans and planning decisions should no longer refer to those documents." However, the clarification letter states that "...the publication of new guidance could have an impact on the processing of planning applications therefore there will be a transitional period for the implementation of the TAN. Therefore, planning applications submitted and registered before the new TAN was published will continue to be assessed against the previous version ..." Therefore, official guidance from the Welsh Government for planning applications submitted and registered before 31 March 2025 are to be assessed for flood risk on the content of the 1st edition of the TAN 15 policy published in 2004.

5.43 The TAN (2004) does not ensure that a drainage statement is submitted as part of any application, and therefore to this end the proposal is considered acceptable and complies with the requirements of Planning Policy Wales and Technical Advice Note 15 (TAN 15) in relation to SuDS matters and that any proposal would require further consent from SAB.

Sustainability Matters

5.44 Planning Policy Wales emphasises that the planning system is central to achieving sustainable development, contributing to improving the social, economic, environmental and cultural well-being of Wales. Within this context, the importance of reducing carbon emissions and supporting

the transition towards a low-carbon future is recognised, including by promoting more sustainable transport.

5.45 Although there are no specific references to electric vehicles within the current Joint Local Development Plan, the policies support CO_2 emission reduction and climate change mitigation, and an emerging policy direction shows increasing support for the provision of electric vehicle infrastructure.

5.46 The proposed development includes provision for electric vehicle infrastructure, and therefore contributes positively to carbon reduction goals. Electric vehicles can reduce emissions from the transport sector and improve local air quality, leading to significant health benefits, as well as providing consumers with a more sustainable form of transport.

5.47 While the adoption of electric vehicles is still developing, a lack of infrastructure is seen as a key obstacle. As a result, the provision of charging facilities as part of the development is a positive response to this need and supports the wider shift towards low carbon transport.

5.48 The proposal is generally considered to be in line with the principles of sustainable development, supporting national and local policies relating to reducing carbon emissions and promoting sustainable transport infrastructure. As a result, the proposal is considered to demonstrate a strong commitment to the principles of sustainability, in line with the requirements of Policies PCYFF 5, PS 4 and PS 5, which promote sustainable development, reduce environmental impacts, and support more sustainable modes of travel.

Language Matters

5.49 In accordance with the Planning (Wales) Act 2015, it is a duty when making a decision on a planning application to consider the Welsh language, where it is relevant to that application. This is reiterated further in para 3.28 of Planning Policy Wales (Edition 12, 2024), and Technical Advice Note 20.

5.50 The Supplementary Planning Guidance (SPG) 'Maintaining and Creating Unique and Sustainable Communities' (adopted July 2019), provides further guidance on how it is expected for Welsh language considerations to be incorporated in each relevant development.

5.51 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 Joint LDP, along with Diagram 5 of the SPG.

5.52 The proposal does not meet the specific thresholds for the submission of a Statement in accordance with Strategic Policy 1 and the SPG: Creating Distinctive and Sustainable Communities. No Language Statement has been submitted as part of the application but a commitment has been made to ensure that all signs are bilingual and it is not believed that there will be a negative impact on the language as a result of the development.

5.53 Therefore, through appropriate use of planning conditions in light of the Language Statement findings, such as securing a Welsh name for the development and promoting bilingual advertisements, it is considered that the proposal is not contrary to the requirements of policy PS 1 of the LDP.

Agricultural Land

5.54 The proposed site is grade 2 agricultural land and is therefore regarded as the best and most versatile agricultural land. When considering and determining development control applications, considerable weight should be given to protecting such land from development, because of its special importance. Land in grades 1, 2 and 3a should not be developed unless there is an overriding need for the development. No justification for an overriding need has been put forward for the development of this land and on the basis of the above assessment, the proposal is not acceptable in many respects and therefore there is no justification for the loss of agricultural land of this standard. It is therefore considered that the proposal is contrary to the requirements of criterion 6 of policy PS6 of the LDP.

Cumulative effect

5.55 It is recognised that each application needs to be assessed on its own merits, but it must also be noted that an application has been submitted for a development of the same type at an adjacent location under reference C24/0755/19/LL Roadside Services and associated works – Land opposite Meifod Roundabout, Meifod Farm, Ffordd Pwllheli, Bontnewydd, LL55 2TY. This application has already been decided in the Planning Committee held in July. Both applications have been assessed separately, but it is also considered necessary to assess their cumulative impact. The proposal is unacceptable on the basis of matters such as road safety, residential amenities and the use of high-quality agricultural land; and there is insufficient information to complete an Appropriate Assessment under the Conservation of Habitats and Species Regulations 2017, to assess the proposal against Chapter 6 of Planning Policy Wales in relation to green infrastructure and a step-by-step approach, or to assess the impact of the proposal in terms of groundwater or land contamination or flood impact in respect of policies PCYFF 2 and PS6 of the LDP.

5.56 To this end, it is necessary to conclude that the cumulative impact of both developments on the area would be unacceptable for the same reasons.

Response to the public consultation

5.57 It is believed that all the valid planning issues raised during the public consultations have been fully considered in the report.

5.58 It is noted that advertisements fall under a different regime to full planning permission and any advertisement that has a right would be subject to a request to display a separate advertisement.

6. Conclusions:

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

6.2 The proposal currently before the Local Planning Authority is considered unacceptable due to the lack of sufficient information and evidence to demonstrate that the development, in its countryside location, would not have an adverse impact on the vitality and viability of town centres. Consequently, the proposal cannot be fully assessed against the requirements of Policies PCYFF 1, TRA 1, PS15, MAN 1, MAN 6 and MAN 7. There is also insufficient information to

satisfactorily assess the impacts of the development on residential and visual amenity, and the proposal is therefore contrary to the requirements of criterion 7 of Policy PCYFF 2 and Policies PCYFF 3 and PCYFF 4. In addition, insufficient information has been provided in relation to the use of high-quality agricultural land, and the proposal is therefore contrary to criterion 6 of Policy PS6. Furthermore, insufficient information has been submitted to enable the completion of an Appropriate Assessment under the Conservation of Habitats and Species Regulations 2017, or to assess the proposal against Chapter 6 of Planning Policy Wales in respect of green infrastructure and the step-wise approach. There is also insufficient information to assess the potential impacts of the proposal on groundwater and land contamination, or its flooding impacts, in relation to Policies PCYFF 2 and PS6 of the LDP.

7. Recommendation: To Refuse

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 smallest horseshoe bat, which is a feature of this SAC, as a result of its 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-by-step approach and biodiversity improvements.

.4. There is currently insufficient information submitted as part of the application for assessing any risk in relation to any contamination in the land. To this end, it cannot be 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 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 to machinery to enable future maintenance of the main river and provide a flood flow route/buffer zone to the main river. Without this information, it is considered that the proposal cannot be ensured to comply with the requirements of criterion number 4 of policy PS6 of the Anglesey and Gwynedd Joint Local Development Plan 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 is therefore

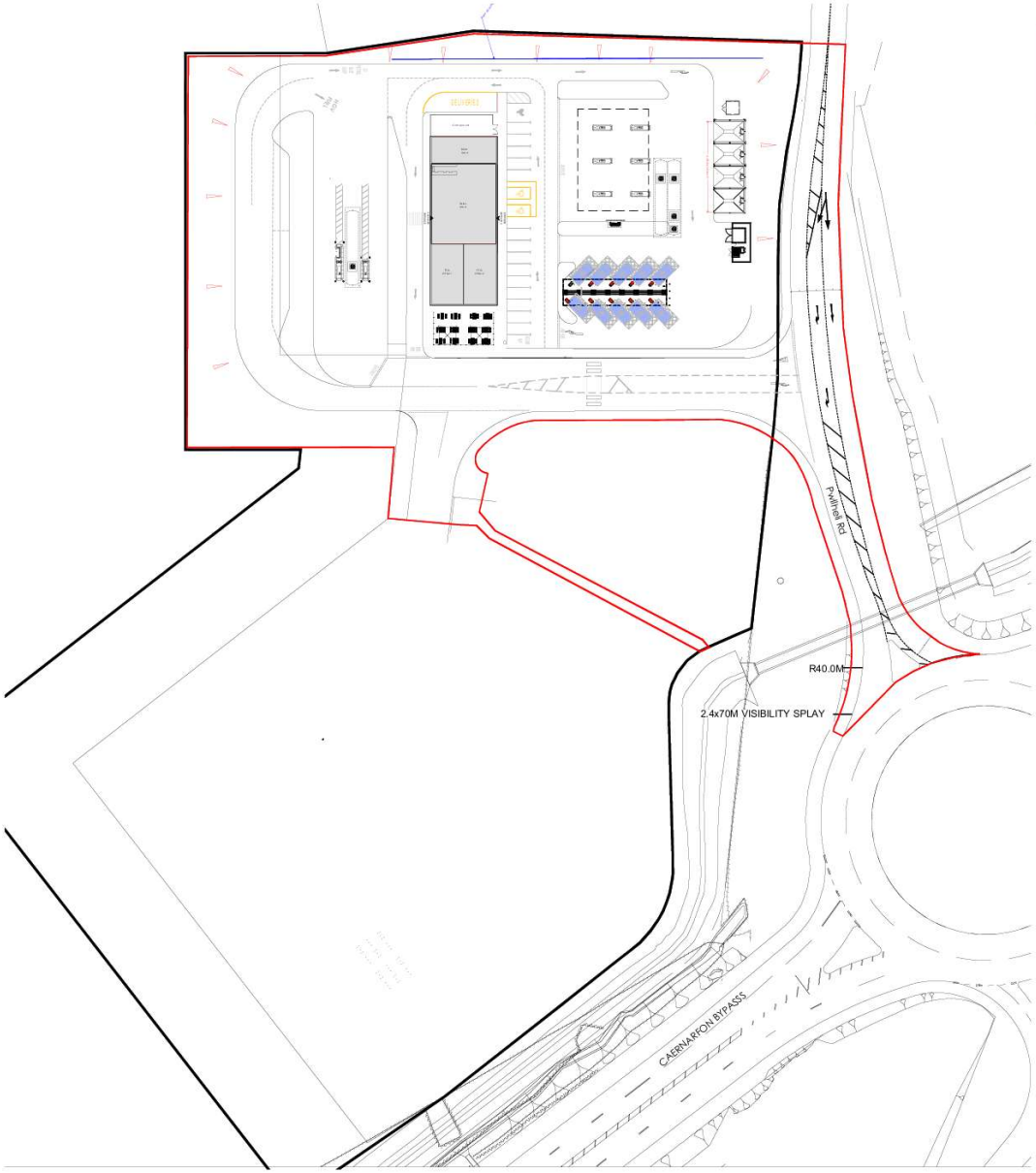
considered to be contrary to the requirements of criterion 6 of Policy PS 6 of the Anglesey and Gwynedd Joint Local Development Plan 2011-2026 and the advice provided in paragraphs 3.58 and 3.59 of Planning Policy Wales.

.7. The development does not reflect a sensitive or appropriate approach to design. It appears incompatible and intrusive within its context, and therefore does not comply with PCYFF 3 and PCYFF 4 policies of the Gwynedd and Anglesey Joint Local Development Plan 2011-2026 which ensure that proposals and the landscaping plans respect their context and location in the local landscape.

.8. Insufficient information and evidence has been submitted as part of the planning application to satisfy the sequential approach and to demonstrate that the food-to-go development, together with the retail element, in a countryside location would not have an adverse impact on the vitality and viability of nearby town centres. The proposal 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 Anglesey and Gwynedd Joint Local Development Plan 2011–2026.

SCHEDULE OF AREAS	
Site Area (Red line):	12502m² / 1.25ha / 3.02acres

Cynllunio
Derbyn - 19/07/2024



Block Plan
Scale 1:1000

Location Plan
Scale 1:2000

NORTH

1:1000 Scale Bar (Metres)
0 10 20 30 40 50 60

1:2000 Scale Bar (Metres)
0 20 40 60 80 100 120

rev	date	by	description
K	14/06/24	MDB	Red line adjusted to suit surface water drain and headwall design by engineers.
J	17/04/24	MDB	Road off Pwllheli road to service road increased to 24m.
I	10/04/24	MDB	Red line adjusted to back of footpath.
H	04/04/24	MDB	Red line extended to edge of roundabout.
G	18/03/24	DB	Block plan updated to show revised entrance kerbs and road marking updated to reflect information received from Eddisons.
F	20/02/24	ID	Red line boundary updated to include Highways works.
E	13/12/23	DB	Block plan updated to reflect revised site layout plan.
D	27/10/23	DB	Block plan updated to show accessible EV bays in an amended site layout plan.
C	11/10/23	DB	Red line amended, area schedule amended to suit.
B	03/11/22	DB	Block plan amended to show road markings. Proposed signage indicated. Company signs added.
A	27/10/22	DB	Larger section of OS map added to location plan. Scale changed to match LPA approved standards.
-	05/10/22	ELA	Drawing created.

CLIENT
mfg motorfuelgroup
Gladstone Place
36-38 Upper Marlborough Road,
St Albans AL1 3UU

PROJECT LOCATION
Pwllheli Road
Caernarfon
Gwynedd

DRAWING
Block & Location Plans

PLANNING

Wyeth Projects Services
The Cart Shed, Amberley Court,
Amberley Lane, Milford, Surrey,
GU8 5EB, United Kingdom
Tel: +44 (0)1483 424704
Email: enquiries@wyethprojects.com

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Date:	Drawn By:	A3
October 2022	ELA	
Scale:	Dwg No:	Rev:
1:1000, 1:2000	WPS-MFG-500-P-20	K

CAD file ref: CAERN-WPS-MFG-500_Planning Rev18.dwg

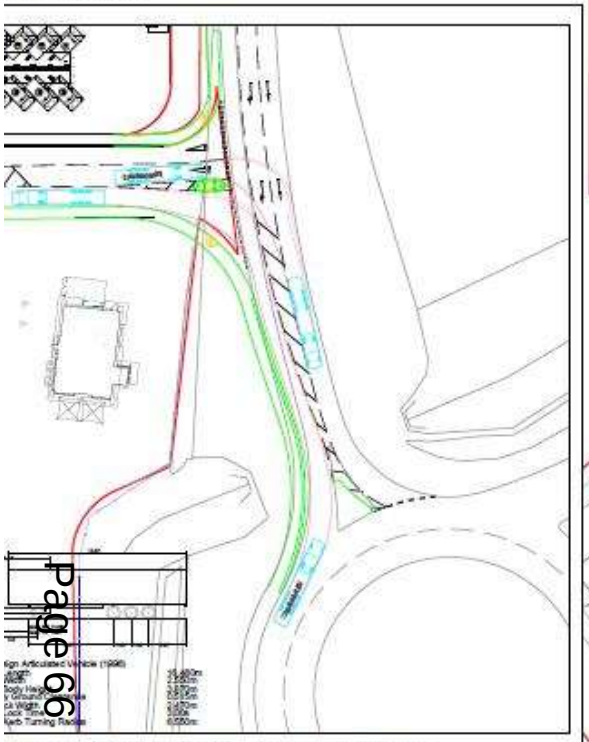
Cynllunio
Derbyn 10.07.26

WYBODAETH YCHWANEGOL
ADDITIONAL INFORMATION

ORMAL ROUNDABOUT DESIGN CHECKLIST - CD 116

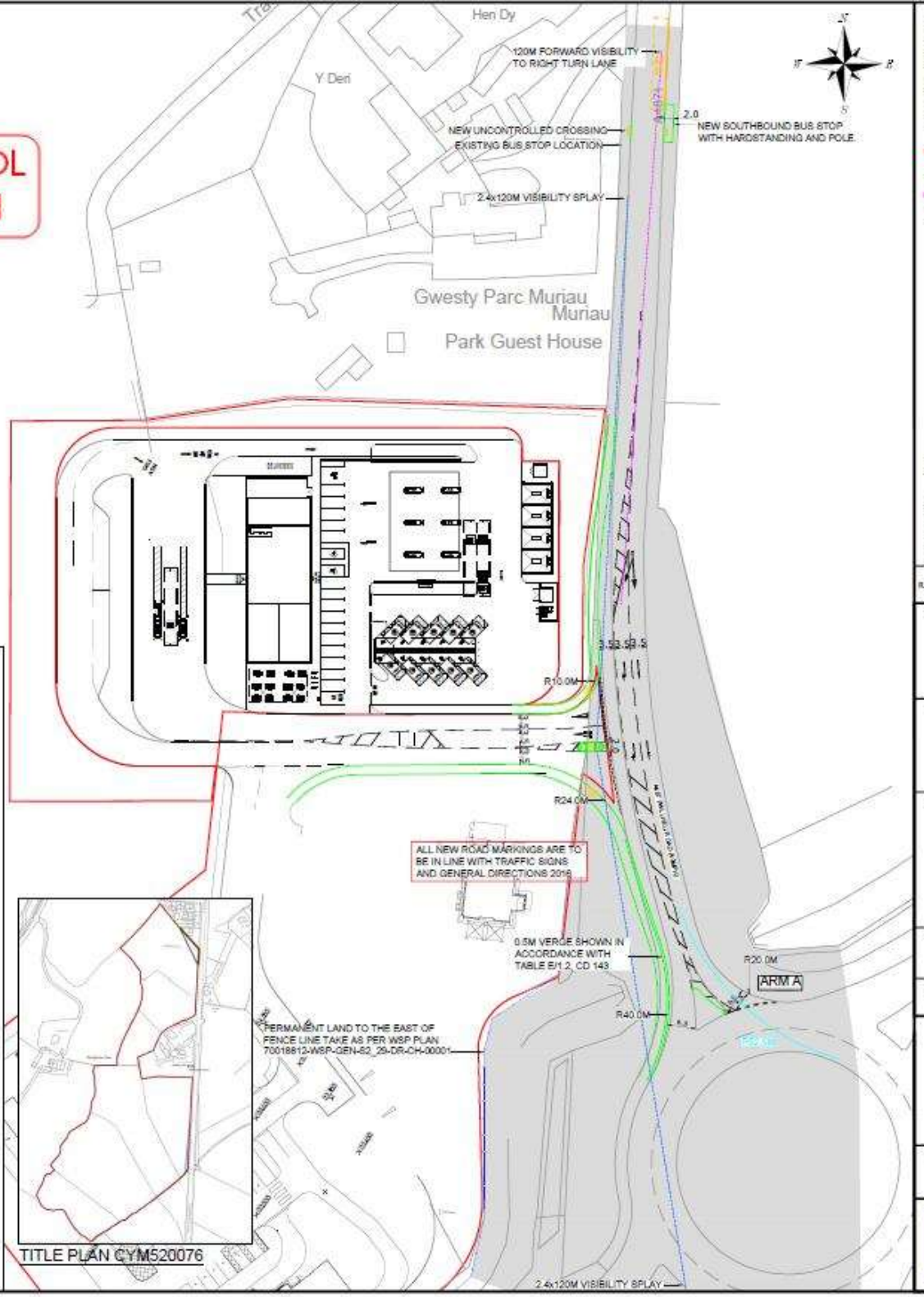
N FEATURE	DESIGN REQUIREMENTS	ARM A	NOTES
TIVE ENTRY H (e)-KERB MARKING	3-4.5M, 3-3.5M APPROPRIATE AT MULTILANE ENTRIES	4.5m	COMPLIES
AL ENTRY (Te)-KERB D KERB	3 - 10.5M (SINGLE CW) 7.3 - 15M (DUAL CW)	6.2m	COMPLIES
RADIUS (r)	10 - 100M (20M IDEAL)	20m	COMPLIES
RY PATH NATURE LECTION)	NO GREATER THAN 100M RADIUS	98m	COMPLIES
R RADIUS	20M - 100M (40M IDEAL)	40m	COMPLIES
T WIDTH	SIMILAR TO TOTAL ENTRY WIDTH OR SINGLE CARRIAGEWAY BETWEEN 7-7.5M TWO-LANE DUAL CARRIAGEWAY 10-11M (7.3M D2, 6.5M TRIBUNAL BOARD HGV)	6.3m	COMPLIES

M A GEOMETRY



PT PATH ANALYSIS: FTA - SCALE: 1:1000@A3

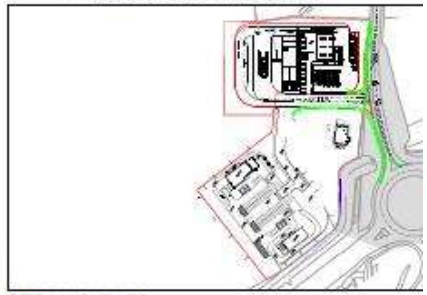
TITLE PLAN CYM520076



NOTES

THIS IS NOT A CONSTRUCTION DRAWING AND IS FO
INDICATIVE PURPOSES ONLY.
THE DRAWING WILL BE SUBJECT TO CHANGE FOLLOWING LOCAL AUTHORITY REVIEW AND CONFIRMATION OF PUBLIC HIGHWAY AND THIRD PA LAND BOUNDARIES.

- INDICATIVE SITE BOUNDARY
- DENOTES NEW KERBS
- TITLE PLAN CYM520076
- EXISTING ADOPTED HIGHWAY



SITE LAYOUT NTS

REV	DETAILS	DRAWN	CHECKED	D
H	REVISED LAYOUT	LB	TSB	JU
G	PEDESTRIAN ISLAND ADDED	LB	TSB	JU
F	ADOPTED HIGHWAY ADDED	LB	TSB	JU
E	AMENDED TO HIGHWAY COMMENTS 16.05.25	LB	TSB	MJ
D	AMENDED TO HIGHWAY COMMENTS 21.02.25	LB	TSB	RE
C	AMENDMENTS TO PLAN	LB	MC	DE
B	AMENDED AS PER HIGHWAY COMMENTS	LB	MC	DE
A	AMENDED BOUNDARY	LB	TSB	AE

CLIENT:
LIBERTY PROPERTIES

PROJECT:
FFORDD BONT SAINT

DRAWING TITLE:
PROPOSED SITE ACCESS PLA

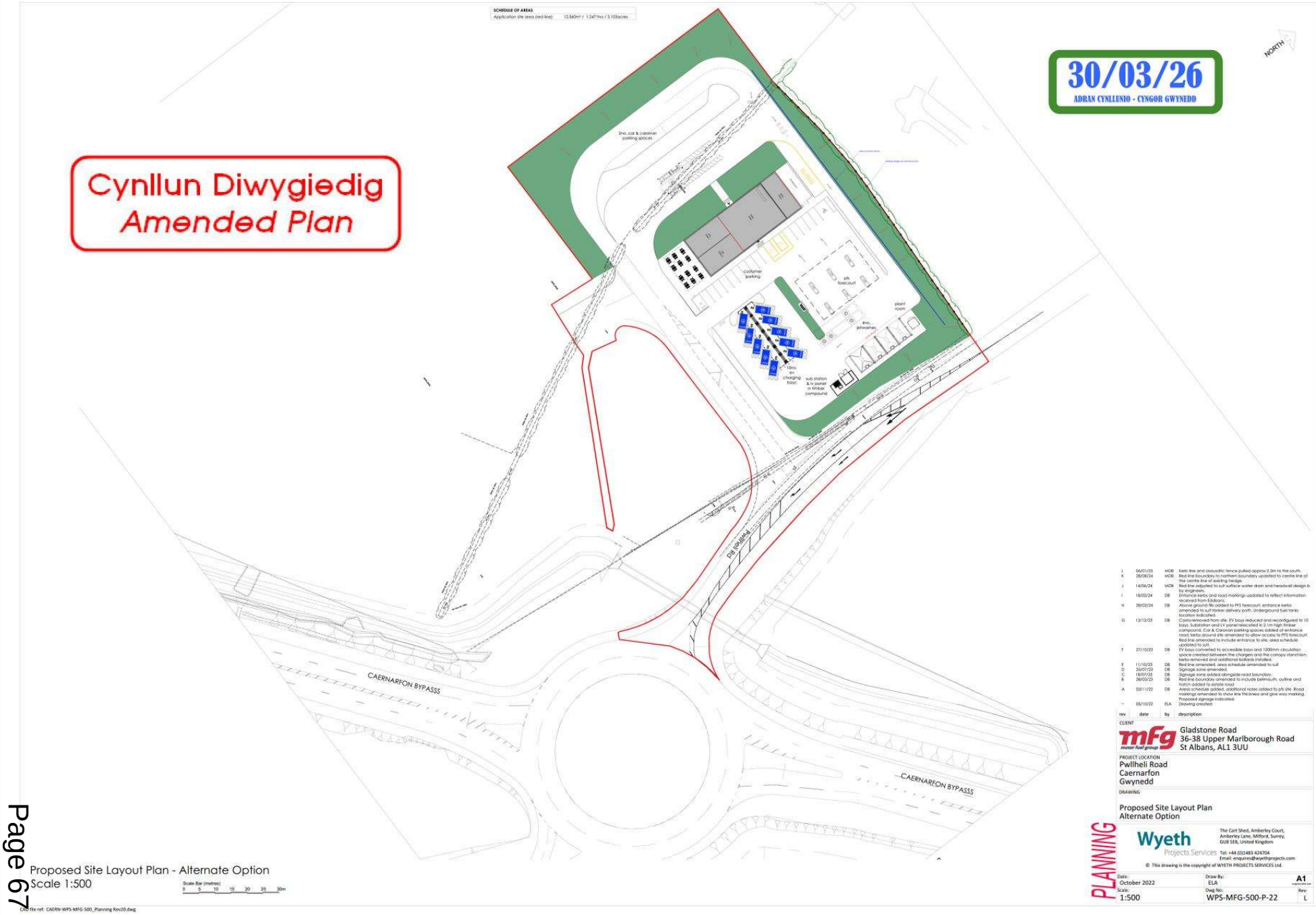
SCALES:
1:1000 @ A3

DRAWN:	CHECKED:	DATE:
LB	PJW	APR 2

Eddisons
340 Deansgate
Manchester
M3 4LY
Email: info@croftts.co.uk
Tel: 0161 837 7380
Web: www.eddisons.com/services/transport-plannin

DRAWING NUMBER: 3406-F03
REVISION: H

Eddisons



Cynllun Diwygiedig
Amended Plan
30/03/26
ADRAN CYNLLUNIO - CYNGOR GWYNEDD
NORTH
SCHEDULE OF AREAS
Application site area (red line): 12,560m² / 1.247 Ha / 3.103acres
2no. car & caravan parking spaces
customer parking
ph forecourt
plant room
4no. jetwashes
10no. ev charging bays
sub station & tv panel in timber compound
Pwllheli Rd
CAERNARFON BYPASSS
CAERNARFON BYPASSS
L 06/01/25 MOB Kerb line and avoundric fence pulled approx 2.5m to the south.
K 28/08/24 MOB Red line boundary to northern boundary updated to centre line of the centre line of existing hedge.
J 14/06/24 MOB Red line adjusted to suit surface water drain and headwall design b by engineers.
I 18/03/24 DB Entrance kerbs and road markings updated to reflect information received from Eddisons.
H 28/02/24 DB Above ground file added to PFS forecourt, entrance kerbs amended to suit tanker delivery path. Underground fuel tanks location indicated.
G 13/12/23 DB Costa removed from site. EV bays reduced and reconfigured to 10 bays. Substation and LV panel relocated in 2.1m high timber compound. Car & Caravan parking spaces added of entrance road, kerbs around site amended to allow access to PFS forecourt. Red line amended to include entrance to site, area schedule updated to suit.
F 27/10/23 DB EV bays converted to accessible bays and 1200mm circulation space created between the chargers and the canopy stanchion, kerbs removed and additional bollards installed.
E 11/10/23 DB Red line amended, area schedule amended to suit
D 25/07/23 DB Signage zone amended.
C 18/07/23 DB Signage zone added alongside road boundary.
B 28/03/23 DB Red line boundary amended to include bellmouth, outline and hatch added to estate road.
A 03/11/22 DB Areas schedule added, additional notes added to ph site. Road markings amended to show line thickness and give way marking. Proposed signage indicated.
– 05/10/22 ELA Drawing created
rev date by description
CLIENT
mfg motor fuel group
Gladstone Road
36-38 Upper Marlborough Road
St Albans, AL1 3UU
PROJECT LOCATION
Pwllheli Road
Caernarfon
Gwynedd
DRAWING
Proposed Site Layout Plan
Alternate Option
PLANNING
Wyeth Projects Services
The Cart Shed, Amberley Court, Amberley Lane, Milford, Surrey, GU8 5EB, United Kingdom
Tel: +44 (0)1483 424704
Email: enquires@wyethprojects.com
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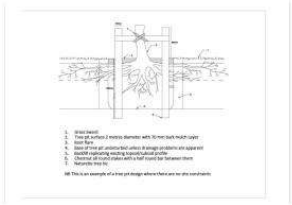
Date: October 2022
Draw By: ELA
A1
Scale: 1:500
Dwg No: WPS-MFG-500-P-22
Rev: L
Proposed Site Layout Plan - Alternate Option
Scale 1:500
Scale Bar (metres)
0 5 10 15 20 25 30m
CAD file ref: CAERN-WPS-MFG-500_Planning Rev20.dwg

Trees to be planted in positions shown:

AC Acer campestre 12-14 4S (Barcharm/ITree Carbon credit score rating B)
ACE Acer campestre 'Elegant' 14-16 4S (Credit score: B)
AP Acer pseudoplatanus 'Negunnia' 14-16 5S (Credit score:A)
CM Crataegus monogyna 10/12/ 10-12 3S (Credit score C)
CP Crataegus x prunifolia 12-14 4S/5 (Credit score C)
HS Ostrya Carpinifolia 12-14 5S (Credit score B)
PA Prunus avium 12-14 5S (Credit score:B)
PP Prunus padus 12-14 5S (Credit score:C)

Trees to be supplied by Barcham Trees or alternative UK supplier with similar biosecurity protocols also with Plant Healthy Certificate of Conformity

Thoroughly water each tree on completion of planting to expel air pockets and to settle soil around roots.
Apply at the following rates:
50 litres per tree.
The existing topsoil should be used for tree planting with 2.5kg Carbon Gold Tree Soil Improver (BioChar) per tree.



Ornamental Shrub/ grass /herbaceous planting:

EDB Euonymus 'Darts Blanket' 5/sq.m 30-40 5l allow 480 plants
EEG Euonymus 'Emerald 'n Gold' 5/sq.m 20-30 5l allow 430 plants
ERC Euonymus europaeus 'Red Cascade' 1/sq.m 60-90 5l allow 70 plants
LP Lonicera pileata 3/sq.m 30-50 5l allow 120 plants
CKR Calamagrostis x acutiflora '[Karl Foerster' 4/sq.m 5l allow 120 plants
HS Helictotrichon sempervirens 2/sq.m allow 170 plants
AL Amelanchier lamarckii multi stem 1.5-2.0m 5l 4 plants
HSD Hemerocallis 'Stella D'Oro' 3l 3/sq.m allow 58 plants

All planted areas to have a 600mm depth of topsoil (from site) and to be mulched with 70mm of bark mulch

Landscape Maintenance
It is the responsibility of the site owners to ensure that the Landscape Maintenance is carried out as detailed in the following notes for the life of the development.
The following notes relate to the maintenance of the soft landscaping areas as it may be that maintenance of the hard surfacing may not be the responsibility of the Landscape Contractor. If this is the case the contractor responsible for the hard surface maintenance should be advised that the use of residual herbicide is not acceptable.
Hard surfaces can be kept weed free by mechanical means and if necessary,the use of permitted herbicides
During the five year period annual visits by the implementing Landscape Architect should be made to check that all maintenance works are being carried out properly and as detailed.

Soft Landscape Maintenance Details for mfg Caernarfon

Establishment Period – 12 months from Practical Completion
To be carried out by the Landscape Contractor and thereafter by the appointed maintenance team.
Watering Carry out weekly watering during the growing season (April to Oct inclusive) –
This shall be carried out more frequently if necessary, depending on weather conditions.
During periods of reduced rainfall all new planting should be irrigated to maintain a moist and healthy root zone.
This shall be carried out by hand from a bowser or by hose from permitted water points.
Weed Control All areas of planting must be kept weed free. Inspect mulches on each visit and maintain to a depth of 70mm thereby assisting water retention and suppressing weed growth. Herbicide use should be kept to a minimum particularly in areas of ground cover which should be weeded by hand.
Tree support Check for any sign of wind rocking, frost heave, settlement of human interference and ensure that stakes and ties are secure.
Pruning of shrubs Little pruning of shrubs should be required in the establishment period and after as follows,However any aberrant, uncharacteristic or reverted growth should be removed and all pathways, pavilions and sight lines kept clear.
Protection of planting Visits should be used to observe and where appropriate obstruct any desire paths that may appear or alternatively manage them in a constructive way. Also areas that show wear or erosion at the periphery should be reinforced and if required protected by temporary fencing.
Pest control Each visit should be used to visit inspect for any sign of disease, pest infestation ordamage by vermin and take appropriate control measures if required.
Litter Litter picking in both planted areas and hard surfaces should be carried out on each visit.
Plant failures On each visit note should be taken of any dead or missing plants and these replaced before the end of the current year for a five year period.
Grass cutting As detailed opposite

Frequency of visits
Dec – January – 1 visit each month.
February/March – 1 visits each month.
April – November – 2 visits each month.
This schedule of visits may need to be altered if any period of extreme weather occurs such as drought, excessive rain or high wind.
Further maintenance years 2 – 5
Maintenance during this period should be as detailed for the establishment period with the following additional details:
Fertiliser application
Years two,four: all trees to be given the following rate of Granulated sugar:
3 grammes per litre per square metre of crown spread.
Years three,five: all planted areas to be fertilised with Swinaben Flora granular fertiliser at 70g/squire metre
After this period the fertilising regime should be reassessed by the Landscape Architect
Pruning of plants
All pruning should be carried out to maintain the natural shape and form of plants and pruning to 'box' shapes should be avoided.

Tree selection criteria
Trees are selected for Ornamental/allergy reasons for also to increase diversity in the Tree stock.
We have also taken note of the 10 steps to DIY Home Biodiversity from RSPB and Plantlife.
We are also aware of the need to respond to the Climate Emergency declared by Gwynedd Council and Professor Michael J. Reagy of the University of Manchester that we should "Use native and non-native plants to enhance ecosystem services-alternative resources for pollinators and natural enemies-more flowering plants -A memorandum Professor Reagy stated that plants, flowering later in the season were particularly important and that to increase biosecurity schemes consisting of completely native planting should, where possible, be avoided.

30/03/26
ADRAN CYNLLUNIO - CYNGOR GWYNEDD

Cynllun Diwygiedig
Amended Plan

Existing Privet hedge retained and protected with Tree Protection Fencing.

Tree Protection Fencing shown as pink line.

Existing stone wall retained and extended shown as orange line.

Solid timber lathe fencing shown as brown line.

IND Indigenous Whip Planting - 860 sq.metres allow 3200 plants

To be planted at 500mm centres
To be planted in groups of 3 or 5 of the same species.

15% Acer campestre 90-120cm 1+1
10% Carpinus betulus 60-90 1+1
10% Cornus sanguinea 60-90 1+1
10% Corylus avellana 60-90cm 1+1
15% Crataegus monogyna 60-90 1+1
5% Euonymus europaeus 60-90 1+1
5% Ilex aquifolium 40/60 3l pot
5% Prunus spinosa 60-90 1+1
10% Rosa canina 60-90 1+1
10% Rosa canina 40-60 1+1
10% Ulex europaeus 1 litre pots

Maintained to 2.2m high
All protected with rabbit fencing (include for access gates) to standard specification (Chain link and field grant specification as defined by Welsh Government (Item E65).
NB as requested by Natural Resources Wales the Eastern boundary of the fencing is formed of solid lathe fencing as indicated by the Brown line.

Perennial meadow grass - 1,490 sq.metres
Grassed areas damaged by works should be cultivated and have the soil raked to a medium tilth and sown with Emorsgate EM5 Meadow Mixture at a rate of 4g/m2 and then trodden in.
Year 1
Mow the newly sown meadow grass regularly in the first year of establishment to a height of 45-90mm removing all arisings.
Year 2 - 5
Spring cutting in March can be carried out if deemed necessary, the mower should be set high (70-100mm).
Weed out or spot treat any perennial weeds which appear.
Cut in late July to a height of 45-70mm removing all cuttings.
An additional cut in October removing all cuttings to reduce the soil fertility and to avoid leaving a thatch which will inhibit the growth of next years flowers.
An additional late Summer to Autumn cut can take place if required.
No fertiliser should be applied

General Reference Documents:

British Standards Institution
BS 3882 : 2015 Specification for Topsoil
BS 4428 : 1989 Code of practice for general landscape operations (excluding hard surfaces)
BS 3969 : 2013 Specification for turf
BS 8545 : 2014 Trees: from nursery to independence in the landscape - Recommendations
BS 5837 : 2012 Trees in relation to design, demolition and construction - Recommendations
BS 3998: 2010 Tree work - Recommendations
All works to be carried out in accordance with the recommendations of the British Standards shown above.

Site specific documents:

Supplementary Planning Guidance: Landscape Character - Gwynedd Council.
Landmap.

As we have not had access to a full services drawing the Contractor should check for services before commencing work

Project	mfg Caernarfon
Title	Landscape Planting Plan
Scale	1-200 @ A0
Dwg No.	SY26-433-LPP-26-01
Date	26.03.26
Scale	1-200 @ A0
Drawn	FS
Checked	MY
Revision	
Revision Date	

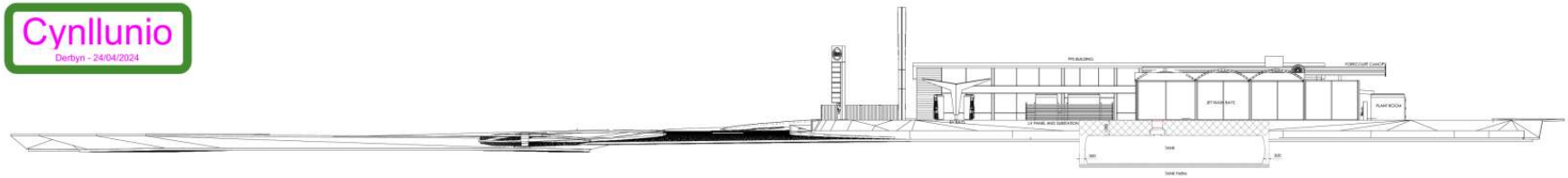
SQUIRES YOUNG
LANDSCAPE ARCHITECTURE

info@squiresyoung.co.uk
01580 890160
www.squiresyoung.co.uk

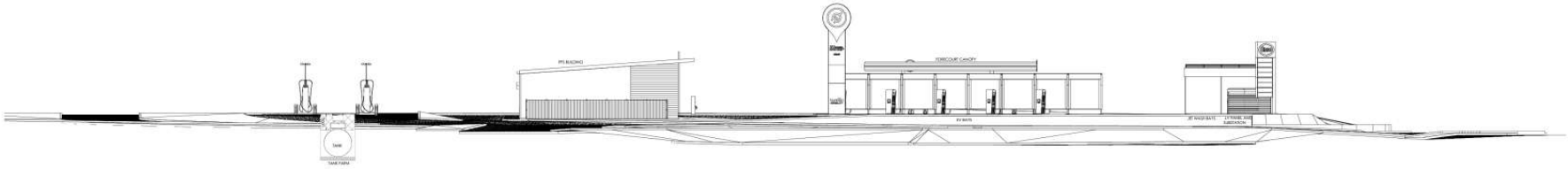
Suite 1, Unit 2, Crown Yard,
Bedgebury Estate, Goudhurst, Kent TN17 2QZ

0 20 40
METRES
SCALE - 1:200 @ A0

Cynllunio
Derbyn - 24/04/2024



North East Elevation
Scale 1:200



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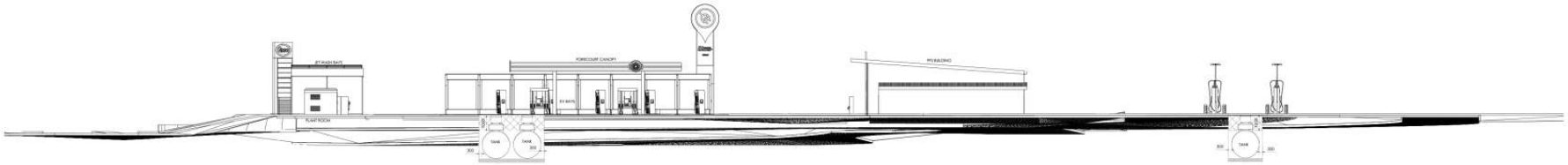
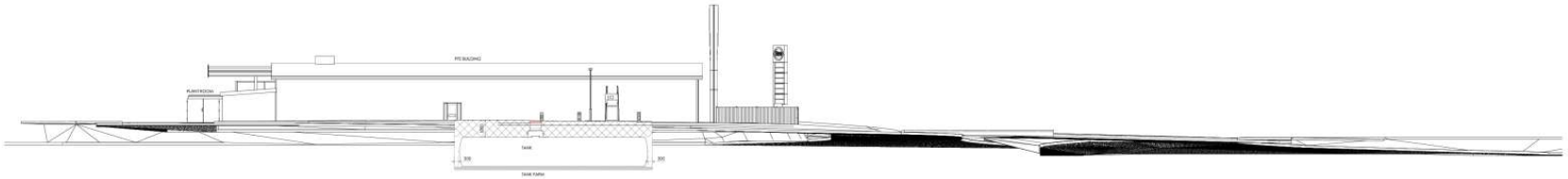


South West Elevation
Scale 1:200



South East Elevation
Scale 1:200

MATERIALS SCHEDULE

1. Walls - Rendered blockwork, internal and external skins.
   Composite Panels- RAL 9006 with internal skin polyester coated white.
   Composite timber effect panels - Cedral C03 Grey Brown.
2. Roof - 3 Layer felt
3. Fascia - PPC aluminium.
   Colour : RAL 7016 Anthracite Grey
4. Deliveries door - PPC Steel security door.
   Colour : RAL 7016 Anthracite Grey
5. 2.4m high timber acoustic fence

Scale Bar 1:200 (Metres)
0 1 2 3 4 5 10 15 20 25 30

rev	date	by	description
B	07/03/24	RT	Elevations updated.
A	13/12/23	GB	Elevations updated to reflect revised site layout.
-	03/10/22	ELA	Drawing created.

CLIENT
mfg motor fuel group
Gladstone Road
36-38 Upper Marlborough Road
St Albans, AL1 3UU

PROJECT LOCATION
Pwllheli Road
Caernarfon
Gwynedd

DRAWING
Proposed Site Elevations

PLANNING

Wyeth Projects Services
The Cart Shed, Amberley Court, Amberley Lane, Milford, Surrey, GU8 5EB, United Kingdom
Tel: +44 (0)1483 424704
Email: enquires@wyethprojects.com

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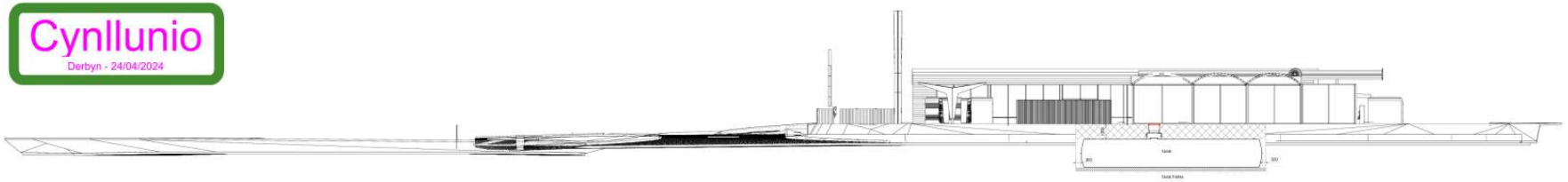
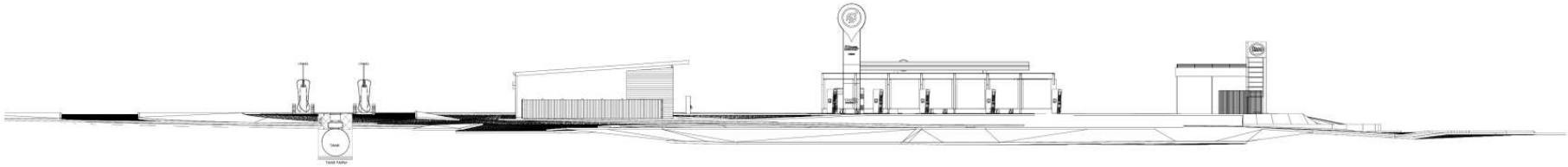
Date:	Draw By:	A1
October 2022	ELA	
Scale: 1:200	Dwg No: WPS-MFG-500-P-22	Rev: B

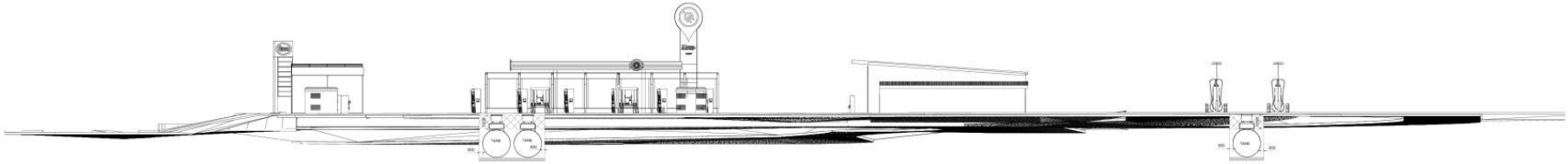
Cynllunio
Derbyn - 24/04/2024



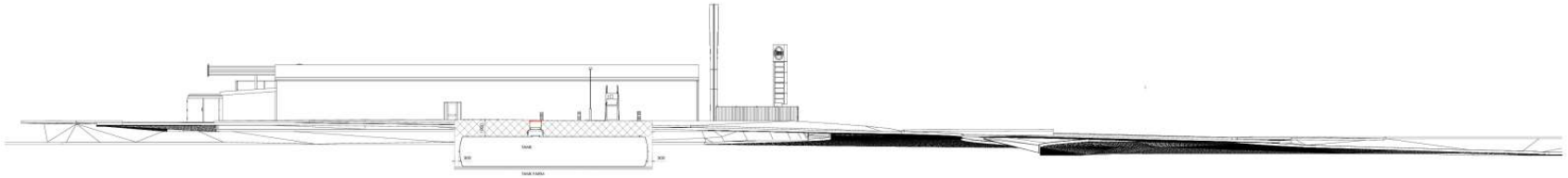
North East Elevation
Scale 1:200



North West Elevation
Scale 1:200



South West Elevation
Scale 1:200



South East Elevation
Scale 1:200

MATERIALS SCHEDULE

1. Walls - Rendered blockwork, internal and external skins.
   Colour : To be painted RAL 7016
2. Roof - 3 Layer felt
3. Fascia - PPC aluminium.
   Colour : RAL 7016 Anthracite Grey
4. Deliveries door - PPC Steel security door.
   Colour : RAL 7016 Anthracite Grey
5. 2.4m high timber acoustic fence
6. Double skinned steel tanks

Scale Bar 1:200 (Metres)
0 1 2 3 4 5 10 15 20 25 30

rev	date	by	description
-	28/02/24	DB	Drawing created.

CLIENT
mfg motor fuel group
Gladstone Road
36-38 Upper Marlborough Road
St Albans, AL1 3UU

PROJECT LOCATION
Pwllheli Road
Caernarfon
Gwynedd

DRAWING
Proposed Tank Sections

PLANNING

Wyeth Projects Services
The Cart Shed, Amberley Court,
Amberley Lane, Milford, Surrey,
GU8 5EB, United Kingdom
Tel: +44 (0)1483 424704
Email: enquires@wyethprojects.com

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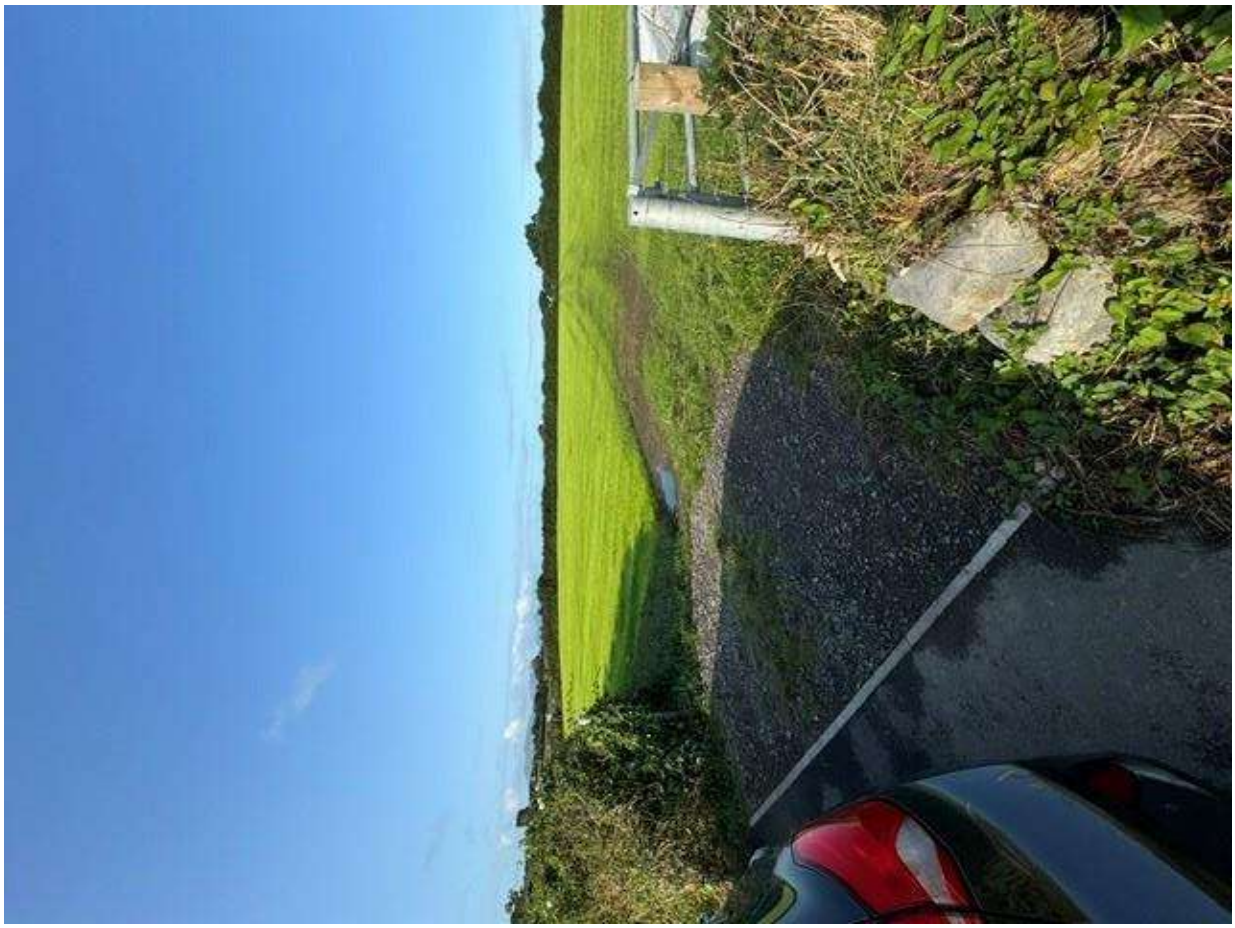
Date:	Drawn By:	A1
February 2024	ELA	
Scale: 1:200	Dwg No: WPS-MFG-500-P-24	Rev: ~

CAD file ref: CAERN-WPS-MFG-500_Planning Rev12.dwg

DIOGELU DYFOD
BWYD CYMR



NFU

PLANNING COMMITTEE	DATE: 28/09/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Number: 2

Application Number:	**C26/0946/44/EIA**
Date Registered:	**24/12/2025**
Application Type:	**Environmental Impact Assessment**
Community:	**Porthmadog**
Ward:	**Porthmadog**
Proposal:	**The extension of the existing Wern Cables Sealing End Compound (CSEC) including a new permanent access; a new Minffordd CSEC and Tunnel Head House (THH) with permanent access; the removal of the existing Garth CSEC; installation of new 400 kilovolt (kV) cables to replace redundant 400 kV and 132 kV cables; and other associated infrastructure and ancillary works.**
Location:	**Land Along The A483 Corridor, Porthmadog**
Summary of the Recommendation:	**TO APPROVE WITH CONDITIONS**

1. Description:

1.1 This is an application for the extension of the existing Wern Cables Sealing End Compound (CSEC) including a new permanent access; a new Minffordd CSEC and Tunnel Head House (THH) with permanent access; the removal of the existing Garth CSEC; installation of new 400 kilovolt (kV) cables to replace redundant 400 kV and 132 kV cables; and other associated infrastructure and ancillary works.

1.2 The Project is part of the wider network transmission upgrades required to facilitate the connection of 50 Gigawatt (GW) of offshore wind by 2030. Increasing capacity on the existing transmission line between Pentir and Trawsfynydd substations has been identified as a step that needs to be taken urgently to provide more transmission capacity. This is recognized by Ofgem (the national energy regulator), who have identified the necessary work as Accelerated Strategic Transmission Investment (ASTI).

1.3 Full planning permission is required from the relevant Local Planning Authority for:

1.4 Pentir – Replacement of existing underground cables; installation of new cross site underground cables in the existing Pentir substation; and ancillary works. A planning application has been submitted and granted permission by the Planning Committee under reference C25/0947/25/EIA.

1.5 Bryncir - new substation and associated infrastructure and ancillary works, including a new access road from the A487 and the upgrading of an existing agricultural access track, and new underground 132 kV cables to connect to the existing Electricity Networks overhead line. A planning application has been submitted under reference C25/0949/36/EIA.

1.6 Glaslyn Cables (this application) – an extension to the existing Wern Cables Sealing End Compound (CSEC) including a new permanent access; a new Minffordd CSEC and Tunnel Head House (THH) with permanent access; the removal of the existing Garth CSEC; installation of new 400 kV cables to replace redundant 400 kilovolt (kV) and 132 kV cables; and other associated infrastructure and ancillary works.

1.7 Trawsfynydd – Installation of new underground cables and cable sealing ends, shunt reactor and gantry and the widening of part of the existing access road in the fenced compound at Trawsfynydd substation and ancillary works. This site falls within the Snowdonia National Park area, and a planning application has been submitted to the Park Authority.

1.8 The proposed works included in this application covers a 106.4 ha and extends for approximately 6 km, between the Wern CSEC and Minffordd broadly following the corridor of the A487 Porthmadog Bypass, which runs in a generally east-west direction.

1.9 Progressing from west to east, the route passes through the Porthmadog Roundabout, beneath the A487 Porthmadog Bypass, and crosses both the Welsh Highland Heritage Railway (WHHR) and the Ffestiniog & Welsh Highland Railway (FfWHR). It continues to the north of Clwb Chwaraeon Madog before turning south and passing beneath the A487 Porthmadog Bypass once again. The route then traverses the Glaslyn Site of Special Scientific Interest (SSSI), continuing in an easterly direction towards its termination at the existing Garth CSEC.

1.10 The proposed works can be split into the following components; Wern CSEC, Glaslyn Cables, Garth CSEC, Minffordd Tunnel Head House and CSEC, construction access and operational access and will be summarised in turn below.

Wern CSEC

1.11 The Wern CSEC would be upgraded to accommodate 12 replacement cables arranged as two circuits. Works include installation of new high-voltage equipment, foundations, support structures, and associated infrastructure such as drainage, access, and hardstanding. The compound would be extended eastwards, increasing its size, with a new 2.4 m security fence and some tree removal required. A new 1.26 km permanent access road would be constructed from the A498, including gates, turning areas, and connections to existing field accesses. A parallel filter trench with drainage features and inspection chambers would also be installed alongside the access route.

Glaslyn Cables

1.12 Redundant 132 kV and 400 kV cables will be partially removed, with some sections retained in situ to avoid impacts on sensitive habitats and protected species. Where left in place, cables will be cut, drained, purged, capped, and monitored via pits over an approximately 10-year period. The replacement cable route is around 6 km long, largely crossing agricultural land but also intersecting roads, railways, and watercourses. Installation will use a combination of open trenching and Horizontal Directional Drilling (HDD), with limited direct burial. New 400 kV cables will be XLPE type, eliminating the need for oil and associated infrastructure. Cable sections will be installed from drums and connected within sealed joint bays, positioned to reflect technical, access, and environmental constraint

Minffordd Tunnel Head House (THH), Minffordd CSEC and Garth CSEC

1.13 The Minffordd THH, part of the EVIP project, was originally intended to connect to the existing Glaslyn Cables at Garth CSEC. However, the current project allows connection of replacement cables directly near the THH, reducing cable lengths and enabling the removal of Garth CSEC. As the two cable types cannot be directly jointed underground, a new Minffordd CSEC will be constructed adjacent to the THH to facilitate the connection. This forms a single integrated installation. The CSEC will be located on land previously allocated for landscaping, requiring revised landscaping proposals. Design updates to the THH (approved under C20/0244/08/LL) include a 1 m increase in ground level due to updated flood risk modelling, a change in shaft cover shape from circular to rectangular, and minor adjustments to height and drainage.

1.14 The Garth CSEC will become redundant once the EVIP project cables are connected at Minffordd CSEC. Under the proposed works, all existing infrastructure within the compound would be removed to a depth of 1 m and the site reinstated. This would include landscape restoration through woodland, scrub, and grassland planting

1.15 The Minffordd THH will measure approximately 15.18 m by 12.17 m and 6.09 m in height. The Minffordd CSEC will include new electrical infrastructure, cable troughs for both EVIP and Glaslyn cables, and a grey security fence to integrate with the overall design.

Environmental Impact Assessment and statutory consultation

1.16 The proposed work is part of the wider Project, and part of it (namely the re-installation of high voltage electric cables under the Glaslyn) has been confirmed as development that requires an Environmental Impact Assessment (EIA) as confirmed in the screening opinion provided under reference C24/0806/08/SC under Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017. An Environmental Statement (ES) has been prepared for the whole project.

1.17 Volume 4 of the ES is specifically in relation to the Glaslyn works and is supported by Volumes 6 (Wider works), Volume 7 (The project and cumulative effects) and Volume 8 (Technical Appendices).

1.18 Due to the size of the site, this application is defined as a major development. As part of the application, in accordance with the requirements of the Town and Country Planning Order (General Development Procedure) (Wales), a pre-application consultation report was received as part of the application (PAC). The report shows that the developer informed the public and statutory consultee about the intention before submitting a formal planning application.

2. Relevant policies:

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

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

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

- PS 1: Welsh Language and Culture
- PS 4: Sustainable transport, development and accessibility
- PS 5: Sustainable Development
- PS 13: Providing opportunity for a flourishing economy
- PS 19: Conserving and where appropriate enhancing the natural environment
- PS 20: Preserving and where appropriate enhancing heritage assets
- TRA 4: Managing transport impacts
- PCYFF 2: Development criteria
- PCYFF 3: Design and place shaping
- PCYFF 4: Design and landscaping
- PCYFF 6: Water Conservation
- AMG 2: Special Landscape Areas
- AMG 3: Protecting and enhancing features and qualities that are distinctive to the local landscape character
- AMG 5: Local Biodiversity Conservation

- AMG 6: Protecting Sites of Regional or Local Significance
- AT 1: Conservation areas, world heritage sites and registered historic landscapes, parks and garden
- AT 4: Protection of non-designated archaeological sites and their setting
- MWYN 5: Mineral buffer zones around mineral sites
- Supplementary Planning Guidance – Maintaining and Creating Distinctive and Sustainable Communities 2019
- Supplementary Planning Guidance – Slate Landscape of North West Wales

2.4 **National Policies:**

- Future Wales: The National Plan 2040
- Planning Policy Wales (Edition 12, 2024)
- Technical Advice Note 5: Nature Conservation and Planning
- Technical Advice Note 11: Noise
- Technical Advice Note 15: Development, Flooding and Coastal Erosion
- Technical Advice Note 18: Transport
- Technical Advice Note 24: The Historic Environment
- Minerals Technical Advice Note (MTAN) Wales 1: Aggregates

3. Relevant Planning History:

Location	Planning Reference Number	Description of development	Decision date
Tir Ger Garth Sealing End Compound, Minffordd, Penrhyndeudraeth	C22/0905/08/RA	Discharge condition 3 (Agree fence colour), partially discharge condition 6 (Submit a Construction and Environmental Management Plan (CEMP)) and 7 (Landscape Implementation plan) on Planning Permission C20/0244/08/LL	14/12/2022
Tir Ger Garth Sealing End Compound, Minffordd, Penrhyndeudraeth	C22/0740/08/RA	Fully discharge condition 4 (submit a Construction Traffic Management Plan) and fully discharge condition 6 (submit a Construction and Environmental Management Plan (CEMP)) on Planning approval C20/0244/08/LL.	09/09/2024
Tir Ger Garth Sealing End Compound, Minffordd, Penrhyndeudraeth	C22/0653/08/RA	Part discharge of condition 6 (submit a Construction and Environmental Management Plan (CEMP)) on Planning approval C20/0244/08/LL	11/10/2022
Tir Ger Garth Sealing End	C22/0514/08/RA	Discharge condition 6 (details of Environmental Management Plan -	28/06/2022

Compound, Minffordd, Penrhyndeudraeth		Reptile Method Statement) on Planning permission C20/0244/08/LL	
Tir Ger Garth Sealing End Compound, Minffordd, Penrhyndeudraeth	C22/0509/08/RA	Discharge condition 13 (details of programme of archaeological works) on Planning permission C20/0244/08/LL.	17/06/2022
Tir Ger Garth Sealing End Compound, Minffordd, Penrhyndeudraeth	C20/0244/08/LL	The following development is located within the boundaries of Gwynedd Council Local Planning Authority: 1) Construction of Western tunnel head house (including the associated construction compound) at Garth and the permanent access track the following development is located within the boundaries of Snowdonia National Park Local Planning Authority: 2) Construction of Eastern tunnel head house (including the associated construction compound), sealing end compound and permanent access at Cilfor 3) A new sealing end compound on the eastern side of the Dwyryd Estuary to connect the underground cables to the overhead line The following development does not require formal planning permission: These proposals would allow for the construction of an underground tunnel housing electricity cables and the removal of 10 existing pylons and associated overhead lines from across the Dwyryd Estuary The application crosses the boundary between Gwynedd Council and the Snowdonia National Park and therefore you may receive a consultation from each authority in relation to the development located within its boundaries.	18/12/2020

Prif Lein Rheilffordd Arfordir Y Cambrian / Cambrian Coast Mainline Railway, Minffordd, Penrhyndeudraeth, LL48 6HP	C09M/0140/08/LL	PROPOSED REALIGNMENT OF EXISTING RAILWAY TRACK, RETAINING WALL, SIGNALS, LINESIDE FENCING AND CHANGE OF USE TO OPERATIONAL RAILWAY LAND	10/02/2010
Prif Lein Rheilffordd Arfordir y Cambrian / Cambrian Coast Mainline Railway, Minffordd, Penrhyndeudraeth, Gwynedd, LL486HP	C11/0162/08/LL	VARIATION OF CONDITION 2 ON PLANNING PERMISSION C09M/0140/08/LL TO ENABLE SLIGHT VARIATION OF DESIGN, LOCATION AND FINISH OF RETAINING WALL	15/04/2011
Caeau yn / Fields at - Pensyflog Farm, Porthmadog, LL499PW	C10D/0298/44/LL	CHANGE OF USE OF AGRICULTURA LFIELDS TO BE USED FOR "QUAD TREKKING" FROM 1 MARCH - 31 OCTOBER AND SITING OF PORTACABIN AS OFFICE	29/11/2010
WERN MANOR, Porthmadog, Gwynedd, LL49 9SH	C05D/0750/36/LL	CONVERSION AND RE-DEVELOPMENT OF MANOR HOUSE USED AS A NURSING HOME AND RE-DEVELOPMENT OF STABLES AND OUTBUILDINGS TO FORM 12 RESIDENTIAL UNITS, AND CONVERSION OF FARM BUILDINGS TO 14 HOLIDAY UNITS TOGETHER WITH THE DEMOLITION OF THE OPEN-SIDED BARN ADJACENT TO THE FARM TRACK AND THE ERECTION OF A BOUNDARY WALL ALONGSIDE THE TRACK	29/03/2007

EIA project related developments;

Location	Planning Reference Number	Description of development	Decision date

Land south of A487, Glan Dwyfach, Garndolbenmaen, LL1 9PQ	C25/0949/36/EIA	Application for a new substation and associated infrastructure and ancillary works, including a new access road from the A487 and the upgrading of an existing agricultural access track, and new underground 132 kV cables to connect to the existing Electricity Networks overhead line.	18/05/2026
Pentir substation, Bangor, LL57 4ED	C25/09472/25/EIA	Replacement of existing underground cables and installation of new cross site underground cables in the existing Pentir substation and ancillary works.	N/A

4. Consultation:

Consultee	Response
Penrhyndeudraeth Town Council	Response received on 18/05/2026: No objection
Porthmadog Town Council	Response received on 13/05/2026: No objection
Cyngor Gwynedd Transportation Unit	Response received on 27/05/2026: I refer to the above application C25/0946/44/EIA on land along the A483 corridor, Porthmadog. I recommend that the application be drawn to the attention of the Welsh Government for consideration, as the application relates to a trunk road rather than a county road.
Cyngor Gwynedd Public Protection Service (Environmental Health)	

Cyngor Gwynedd Biodiversity Unit

Response received on 24/08/2026:

Main Ecological Issues

- The footprint of the development will be about 48ha and will result in the loss of a total an estimated 33ha of habitats of ecological value (moderate to high) most of these habitats will be created.
- Lack of up-to-date surveys regarding protected species e.g. badgers
- Insufficient Biodiversity Enhancement
- Impact to Glaslyn SSSI & land take within SSSI (0.04ha & 1.66ha)
- Impact to Glaslyn SSSI bird populations
- Impact to Ysbyty Bron y Garth SSSI & Coedydd Meirionnydd SAC and Lesser Horseshoe Bat population due to tree and wooded corridor loss and lighting has not been fully assessed
- Confidence of re-instatement, mitigation of SSSI and working with third party and land owners to secure and implement the biodiversity enhancements.
- Insufficient information for habitats to be re-instated for temporary land use during construction.
- Over complicated documentation
- Unclear definitions between mitigation and compensation of SSSI & habitats and biodiversity enhancement
- Lack of confidence in the mitigation and compensation.
- Un-completed updated survey information regarding water voles & badgers
- The assessment of temporary loss of habitats has not fully considered the time it takes for new habitats to establish and if it is possible to re-create habitats such as ancient woodland or bogs.
- Lighting causing impact to bat flight paths
- Tree loss cause impacts to bat flight paths
- Impacts to Less Horseshoe Bat fight path due to tree/hedge removal and lighting
- Lack of information for loss of water course due to culverting or access bridges
- NBB document not provided yet
- No ecological baseline surveys of ty Obry site.
- Additional enhancement site lies within a different river catchment and Eryri NP.

Surveys

Surveys have been undertaken for habitats, hedgerows and species. Trees & structures for bat roosts. Some habitats & species surveys are yet to be completed such as for Badger, Water Vole, Fresh Water Pearl-mussel, plants, otters.

Surveys for non-mobile species such as Fresh Water Pearl Mussel should have been undertaken to inform the EIA.

Designated sites

The following designated sites are within the Glaslyn works:

- Meirionnydd Oakwoods and Bat Sites Special Area of Conservation (SAC)
- Glaslyn SSSI
- Ysbyty Bron y Garth (SSSI)

Meirionnydd Oakwoods and Bat Sites Special Area of Conservation (SAC)

This site is designated for its woodland habitats and its population of Lesser Horseshoe Bats. See section on Habitats Regulations Assessment together with impacts to Ysbyty Bron y garth below.

Glaslyn SSSI

Glaslyn SSSI is designated for its marsh habitats and bird populations. This includes its estuary, marshes, floodplains, riverine habitats, wet woodland, vascular plant & birds breeding assemblages. The site is also of special interest for a population of the rare snail Vertigo lilljeborgi and nursery roosts for lesser horseshoe bats Rhinolophus hipposideros. Water vole, otters and Atlantic salmon.

This estuarine site supports a number of breeding birds. Shelduck (Tadorna tadorna), lapwing (Vanellus vanellus), common snipe (Gallinago gallinago) and grasshopper warbler (Locustella naevia) breed here, while many wildfowl use the area over winter, including whooper swan (Cygnus cygnus).

Twelve underground cables are proposed to be installed across the Glaslyn SSSI marsh. This will require a construction compound located on the edge of the SSSI near Minffordd. The construction compound at Minffordd will result in a small area (0.06ha) of habitat (Coastal Floodplain and Grazing Marsh) within the Glaslyn SSSI will be permanently lost and 1.6ha will be temporary loss. Temporary removal of approximately 1.6 ha (0.37% of the SSSI) of marshy grassland will be required to facilitate installation of the HDD pit (M23a Juncus effusus/acutiflorus Galium palustre rush-pasture Juncus acutiflorus sub-community).

Under section 28 of the Wildlife & Countryside Act 1981 (as amended by the CROW Act 2000), Cyngor Gwynedd before granting consent that will result in the damage of an SSSI, has consulted NRW. In a letter from NRW dated 11th August 2026, it states that they are satisfied with the mitigation and compensatory measures proposed by the applicant for the impact to the SSSI. The applicant has provided an Addendum to the Environmental Statement which outlines mitigation and compensatory measures, to be partly implemented via a third party. NRW have also requested planning conditions which include a pre-commencement botanical survey as well as an Ecological Clark of Works.

- Botanical surveys should be conducted before works begin to protect or translocate rare plant species.

The works within and near the Glaslyn SSSI will also cause disturbance to birds from construction activity. Several species are particularly sensitive to visual disturbance including curlew (taking flight at 275m), redshank (at 250m), shelduck (Tadorna tadorna) (at 199m) and bar-tailed godwit (Limosa lapponica) (at 163m).

- I recommend that this is mitigated by timing of works with tides and seasons to reduce disturbance to birds.

Ysbyty Bron y garth SSSI

Works are also proposed immediately adjacent to Ysbyty Bron y Garth SSSI. The Glaslyn Cable scheme has the potential to impact on foraging and commuting bats which are associated with the SSSI.

The impact assessment within volume 4 p.87 assesses the impact to the Bron y Garth Hospital SSSI as not significant (see extract below). It suggests that the bats (I assume they are referring to LHS Bats are “habituated” to the A487 road, which I disagree.

ES “The SSSI is designated because bats use a building in the former hospital, over 650 m from the nearest point of works. The surrounding habitat within the SSSI provides important feeding habitat for the bats and flight line connections to other bat populations. Although the works would cause some temporary disturbance to the edge of an area of scrub and woodland, designated for lesser horseshoe bats, this is the edge of the 38ha site. Bats present here will be habituated to the adjacent A487 Porthmadog Bypass and the Cambrian Railway, as well as the nearby village (Minffordd), A497 and Breedon Minffordd Quarry and Asphalt Plant site.”

In addition to the proposed works as part of this planning application there are wider works which will also have an impact on habitats and species as well as designated sites. There seems to have been a misunderstanding of impact tree loss and the ecological function of trees for LHS Bats. The assessment has not fully considered the loss of wooded corridors and their importance as LHS Bat flightlines. The assessment appears only to consider trees containing bat roosts being lost. LHS Bats do not roost within trees.

- Furthermore, detailed assessment of impact to bat flight corridors required.

Wildlife Sites

There are two candidate Wildlife Site within the proposed works. Wildlife Sites that are in the Glaslyn works site could be directly impacted during construction through temporary habitat loss or disturbance.

- Ty'n-y-berllan - The southern boundary of Ty’n y berllan cWS slightly overlaps the Glaslyn works site boundary. This cWS is designated for woodland habitat and will not be directly impacted by the proposed works.
- Coed Bryn-twr/Wern cWS, part of which is recorded as ancient woodland lies along the route of an existing road that will be used temporarily prior to construction of the permanent access road to Wern CSEC. Minor tree

trimming is required at the junction with the A497 to maintain the existing visibility splay.

Other Wildlife Site which are hydrologically linked to the site could potentially be indirectly impacted through changes to water quality.

NWWT Nature Reserve

North Wales Wildlife Trust has a nature reserve, Traeth Glaslyn NWWT Reserve, which is wholly in the Glaslyn works.

Habitats

Priority Habitats of high importance within proposed works areas:

- Ancient woodland
- Ancient & veteran trees
- Coastal and floodplain grazing marsh (in the Glaslyn works site boundary and the proposed works area).
- Coastal and floodplain grazing marsh (in the Glaslyn works site boundary and the proposed works area).
- Lowland fen and reedbed (in the Glaslyn work site boundary but outside of the direct works area due to the use of HDD).
- Saltmarsh (in the Glaslyn works site boundary and the proposed works area).
- Lowland dry acid grassland (in the Glaslyn works site boundary and the proposed works area).
- Purple moor grass and rush pasture (in the Glaslyn works site and the proposed works area).
- Hedgerow.
- River.
- Standing water or pond.
- Wet woodland.
- Deciduous woodland.

Habitats just outside the Glaslyn works:

- Traditional orchard (0.04 km east of the Glaslyn works site boundary).
- Lowland heathland (0.16 km north-east of the Glaslyn works site boundary).
- Lowland meadow (0.72 km south of the Glaslyn works site boundary).
- Maritime cliff and slope (1.53 km south of the Glaslyn works site boundary).
- Blanket bog (1.90 km north of the Glaslyn works site boundary).
- Raised bog (1.90 km north of the Glaslyn works site boundary).

Species

Species which are of high importance (i.e. protected and/or section 7) within the scheme include: badge, otter, lesser horseshoe bat, other species of bat,

Lilljeborg's whorl snail (Vertigo lilljeborgi), freshwater pearl mussel, blue-tailed damselfly, variable damselfly, and the

beetle Hydraena palustris, caddisfly Limnephilus fuscicornis (local importance), water vole, Welsh Mudwort, Dwarf Spike Rush, several wading birds (such as redshank, wigeon, shelduck), hare, hedgehog, polecat, eel, trout, salmon, osprey, green sandpiper, black-tail godwit, whooper swan, slow worm, common lizard, grass snake, toad.

Ecological Impacts

The EIA examines the following ecological impacts:

Priority Habitats that are in the Glaslyn works site could be directly impacted during construction through habitat loss, fragmentation or disturbance. Those which are hydrologically linked could also potentially be indirectly affected through changes to water quality. The introduction or further spread (where already present) of INNS during construction through the movement of machinery, vehicles and people could also indirectly impact priority habitats through habitat degradation. Air quality impacts from construction-generated dust could also occur to priority habitats within 50 m of the proposed works.

Construction – loss of habitat

The proposed cables will cross the Glaslyn SSSI, but this will be underground and construction works will have a footprint of 1.66ha within the SSSI.

As set out in the ES, the link boxes and HDD compound will result in approximately 0.04ha of permanent loss and 1.6ha of temporary loss of habitat within the south-eastern area of the Glaslyn SSSI, comprising Coastal Floodplain and Grazing Marsh (CFGM). Potentially loss of plants of Welsh Mudwort, Dwarf Spike-rush.

The sources of potential ecological effects during construction are:

Habitat loss – direct impacts associated with changes in land use resulting from the proposed works. These include short-term temporary changes in land use associated with works to facilitate the cable reinforcement works and permanent change in land use owing to the extension of the Wern CSEC and the creation of a permanent new access road to the Wern CSEC.

Construction – habitat degradation

Habitat degradation – direct or indirect impacts resulting in the reduction in the condition of a habitat and its suitability for some or all of the species it supports, e.g. changes in air quality affecting ancient woodland from construction dust or impacts on tree root protection zones.

Construction – Species mortality & disturbance & loss of habitat

Species mortality – direct impacts on species populations associated with mortalities due to construction activities, e.g. site clearance.

Disturbance – indirect impacts resulting from a change in normal conditions (i.e. light, noise, vibration, human activity) that result in individuals or populations of species changing behaviour or range.

In addition, I have considered:

- Loss of wildlife corridors – flight paths for bats, culverts install impacting fish, otter etc.
- Loss of breeding and foraging habitats

Construction – spread of INNS

Spread of INNS – construction methods resulting in spread of INNS and degradation of habitats.

Operation – species impacts

The source of potential effects on IEFs during operation could include:

Species mortality – direct impacts on species populations associated with mortalities due to operation activities, e.g. mowing and strimming.

- Permanent loss of wildlife corridor.

Disturbance – indirect impacts during operation resulting from a change in normal conditions (i.e. EMF, light, noise, vibration, human activity) that result in individuals or populations of species changing behaviour or range.

Spread of INNS – operation methods resulting in spread of INNS.

Habitat Loss – Permanent

Area (hectares) / Length or amount	type	Ecological Importance
0.06ha	Marshy grassland	SSSI
0.14ha	scrub	
0.03 ha	Broadleaved woodland – semi-natural	S7
0.17 ha	Broadleaved woodland – plantation.	
0.21 ha	Mixed woodland – plantation	
0.14 ha	Scrub dense/continuous	
0.13 ha.	Neutral grassland – semi-improved	S7?
0.52 ha	Poor semi-improved grassland	
0.20 ha	Improved grassland	

0.29 ha	Marsh/Marshy grassland	
0.01 ha	Marginal and inundation -marginal vegetation.	
0.01 ha	Other tall herb and fern – ruderal	
0.04 ha	Amenity grassland.	
0.59 km of	line of trees	
80 m	of species-poor hedgerow	
10 m	of species-rich hedgerow	S7
42	Individual trees	

Total 1.94ha of habitats permanently lost

10m species rich hedgerow

80m of specie poor hedgerow

75 m of species rich hedgerow temporary loss to be re-instated

Total of hedges lost is 165m (85m of this is species rich hedge)

Habitat loss – temporary

- 0.66 ha of scrub – dense/continuous
- 0.04 ha of scrub-scattered
- 0.065 ha of Acid grassland – semi-improved
- 4.53 ha of Neutral grassland - semi-improved
- 10.07 ha of improved grassland
- 11.99 ha of Marsh/marshy grassland
- 12.83 ha of poor semi-improved grassland
- 0.05 ha of other tall herb and fern -ruderal
- 4.35 ha of cultivated/ disturbed land -arable
- 1.35 ha of cultivated/ disturbed land - amenity grassland
- 0.15 ha of marginal and inundation-marginal vegetation
- 0.14 ha of cultivated/ disturbed land – ephemeral/short perennial

- 0.377 km of line of trees
- 0.036 km standing water
- 0.78 km running water
- 0.75 km hedgerow
- 28 Individual Trees

TOTAL habitats temporary loss 46.085ha

Rivers, Streams & Water courses

57 individual water course crossings proposed where possible most water courses will be crossed underground via HDD.

18 water courses will be crossed by HDD over the six HDD sections with High Voltage Cables (HVC) buried between 3.15 – 18 m deep.

15 water courses will be crossed by open trenching with HVC buried between 1.0 – 1.17 m deep (including the two main rivers).

Eight temporary crossings (bridges with spans between 3.1 and 6.7 m and access roads).

Five permanent crossings (bridges with spans between 3.38 – 6.46 m.

Five watercourses to be reworked for access.

Two temporary water course diversions via culverts at lengths of 85 and 110 m.

Two compound earthworks that cross ditches.

Two existing water course crossings that are to be maintained.

Ecological Mitigation proposed in the ES

The Glaslyn works has sought to avoid impacting habitats, for example by retaining existing cables in situ to minimize impacts to bats and habitats, but works are estimated to result in the loss of 48 ha. It is intended to re-instate most of the habitats, however I am concerned that the lag time for the establishment of habitats has not been fully considered, and some habitats can never be re-created such as ancient woodland.

Mitigation will include measures avoid harm to nesting birds such as vegetation clearance outside of the bird breeding season; vegetation clearance will be overseen by an ecologist to avoid harm to reptiles, mammals and amphibians.

Buffer zones will be used between the works and water courses and trees.

Where artificial lighting is used, the ES states that it will conform to best practice guidelines with respect to minimizing light spill into adjacent habitats to prevent

disturbance to bats and other species. However, I still have concerns regarding the impact on lighting to Lesser Horseshoe Bats because this species is very sensitive to light and light spill on wooded can create barrier to bats.

Off-site compensation will be provided to compensation for the loss of hedgerows.

Turves with plants such as bluebells will be removed and re-instated or translocated. A pre-works botanical survey of all Glaslyn SSSI working areas will identify protected or notable species. The survey findings will inform the development and implementation of targeted conservation measures for each relevant species, which may include the establishment of protective exclusion zones, seed collection, propagation or plant translocation. Any specimens identified will be removed and where practicable kept for reinstatement following the works, or reinstated upstream of the works away from potential impacts to naturally propagate where this is not possible. Post construction monitoring will take place.

Works to water courses will include measures to reduce impacts to fish.

I recommend that replacement badger sets are provided during construction.

Trees will be surveyed for roosting bats before felling and works sites will be checked for otter before works commence.

Where Loss or severance of foraging or commuting habitat (e.g. hedgerows) additional mitigation measures will use “dead hedging” to retain connectivity. However, no map is provided highlighting the bat commuting habitats. I therefore recommend that this is provided to ensure that landscape connectivity is in place for bats during and post-construction.

Documents provided stating intended mitigation include:

- LEMP - Volume 8, Appendix 4.4.C Glaslyn Cables Outline Landscape and Ecological Management Plan
- CEMP - Volume 8, Appendix 4.2.A: Outline Construction Environmental Methodology Statement
- Volume 8, Appendix 4.5.L: Net Benefit for Biodiversity Assessment and Green Infrastructure Statement.
- Addendum to the Environmental Statement (received July 2026)

<u>4.4.C Glaslyn Cables Outline Landscape and Ecological Management Plan</u>

The proposed measures to achieve NBB are outlined in Table 5.1 (ES Vol. 8 Appendix 4.4C – Outline LEMP) and Table 6.1 (ES Vol. 8 Appendix 4.5L – NBB and GIS). These include a number of off-site measures, such as:

• 1.6ha of habitat contributing to floodplain grazing marsh (within a statutory designated site); - note that this is not habitat creation just habitat ‘improvement’

• 0.14ha of scrub;

• 270m of species-rich hedgerow; and

• 406 individual trees.

In table 5.1 I recommend that it state to be created/enhanced because it has not yet been undertaken. I also question whether SUDS is a habitat.

This document in section 5. Long-term Landscape and Ecological Proposals it states that "These areas will be developed in detail as part of the full LEMP subject to contractor discussions." To provide more certainty and to be able to assess if suitable mitigation is provided this document should be provided before any construction takes place, and the applicant has provided an Addendum to the ES received in July 2026.

In Table 5.1 – Habitats created or enhanced as part of NBB and GI, I disagree that SuDS is a habitat.

A2.1 - Scrub - dense/continuous Created

0.3 B4 - Improved grassland Created

0.19 B6 - Poor semi-improved grassland Created

0.03 A1.1.2 - Broadleaved woodland - plantation Created

0.06 B5 - Marsh/marshy grassland Created

0.06 SuDS - Created

0.02 B2 -Neutral Grassland Enhanced

0.32

Under 5.3.2 it states "To compensate for the remaining shortfall of habitat loss, off-site delivery through a third-party provider will support compensation efforts for the following habitats:

- 1.6 ha of Glaslyn SSSI
- 1.6 ha of Coastal Flood Plain Grazing Marsh
- 0.49 km of species-rich hedgerow
- 119 individual trees"

In Section 7.3 it refers to the adoption of an adaptive management programme for the landscape planting is proposed to achieve optimum levels of plant growth and growing conditions and ultimately provide greater confidence that effective screening will be achieved by the tree planted areas. However I disagree, the proposed planting must be stipulated in plans.

<u>Ecological Impact Assessment</u>

Volume 4 of the impact assessment concludes that, "with the incorporation of embedded and additional mitigation measures, significant effects are unlikely for Statutory and Non-Statutory nature conservation sites, ancient woodlands, and HoPI within the Study Area. Similarly, significant effects are considered unlikely for protected and notable species identified in the Study Area."

Biodiversity Enhancement

This includes putting up Bat boxes.

Habitats created or enhanced for biodiversity enhancement (NBB) will be carried out as described in Volume 8, Appendix 4.5.L: Net Benefit for Biodiversity Assessment and Green Infrastructure Statement. I welcome improved grassland being ecologically enhanced to species rich meadow as detailed in in this document, together with the Addendum to the ES (July 2026) outlining biodiversity enhancement works to be undertaken by a 3rd party on nearby land.

Addendum to the Environmental Statement

An Addendum to the Environmental Statement received July 2026, providing more details on the proposal for a third party (North Wales River Trust) to undertake ecological compensation & biodiversity enhancements off-site on nearby land.

This document states under 2.2.27 that North Wales River Trust has proposed a 25-year Catchment Biodiversity Enhancement and Stewardship Programme to deliver NBB providing a landscape-scale approach, restoring habitats and ecological connectivity. I welcome the long-term commitment to enhance biodiversity. However, it goes on to say that "an area of 1.6 ha of coastal grazing marsh and saltmarsh habitat located within the SSSI will be restored and enhanced which satisfies the requirements for NBB compensation." Although I welcome this proposed work, I disagree that it does not provide biodiversity enhancement because it is an existing habitat and is within the SSSI where there already is a duty to maintain the habitats. The document states that where habitat compensation is secured off-site, it will be secured by a planning condition. I have some concerns about this.

Appendix A of this document also includes further information on Water Vole Report June 2026, surveys undertaken this year which has found evidence to this species within the Glaslyn works. Water Vole surveys are continuing.

Appendix B is the North Wales River Trust Proposal for a Catchment Biodiversity Enhancement and Stewardship Programme. I welcome this proposed programme. I am glad that this document contains the catchment wide Himalayan Balsam eradication plan with other non-native invasive plants such as Japanese Knotweed and Crassula. It includes the proposal to create habitats which I welcome, however, to inform habitat creation an ecological survey will be required to find out what habitats and ecological features currently exist. For example, plant hedgerow along a ditch where water voles are present would reduce the suitability of the habitat for this species. It proposes to create 0.27ha of woodland and 1ha of species rich grassland and 480m of species rich hedgerow as well as other habitats. It is important that before any areas of land are ear-marked for biodiversity enhancement that an ecological survey is undertaken, to assess their suitability for biodiversity enhancements.

Habitats Regulations Assessment

Cyngor Gwynedd as the competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended), must, before deciding to give planning permission 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. For the purposes of the assessment NRW must be consulted.

The applicant has provided the following document:

- 7.1.B. Report to Inform Habitats Regulations Assessment

This document examines the potential impacts of the proposed Trawsfynydd to Pentir scheme to Habitats sites (SAC/SPA/Ramsar). It has identified potential impact pathways, the qualifying features and the conservation objectives for each feature. It includes information to understand the potential vulnerability of the features to any effects that might arise from the proposed Project and includes information from the NRW Core Management Plans for each Habitats site.

Migneint-Arenig-Dduallt SPA

Which has identified that works to the Trawsfynydd Substation and associated works are likely to have a significant effect on Migneint-Arenig-Dduallt SPA bird species regarding construction and operational noise and visual disturbance. However, this is not part of this planning application to install Glaslyn Cables from Minffordd to Wern.

Coedydd Derw a Safleoedd Ystlumod Meirion SAC

Elements of the Glaslyn Cables works, and Wider Works lie within the boundary of Coedydd Derw a Safleoedd Ystlumod Meirion/Meirionnydd Oakwoods and Bat Sites SAC. Lesser Horseshoe Bats are a feature of this SAC. The document has identified the following likely significant impacts to the Lesser Horseshoe Bat population associated with Coedydd Derw and Bats SAC due to loss of flight paths from the removal of trees and hedges and works lighting. Both of these are likely to disrupt bat flightlines, increasing their risk to predation and access to foraging areas.

The ES states:

“Works taking place outside of, but close to the SAC will include the site compound and Minffordd CSEC. The HDD working area, approximately 20m from the coedydd Derw Meirionydd SAC boundary and 60 m from woodland within the SAC, will require 24-hour working on some occasions. Lighting will be required for these night-time works. The ground level at this HDD working area will be raised to prevent flooding, however the 24-hour element of the works within the HDD working area will be done at a lower level and be partially

screened by the bunds. Lighting will be designed to minimise light spill into adjacent habitats to prevent disturbance to bats as described in Section 5.9."

The HRA document recommends measures to be implemented for minimizing visual disturbance such as minimum brightness of lights and baffles to reduce light spill. However, I recommend that the brightness of lights is stated in specific lux levels and map showing illumination models.

The HRA document also recommends mitigation measures for the removal of trees such as soft felling– however these are not relevant to Lesser Horseshoe Bats. However, under 8.2.12 "Any temporary loss will be reinstated however, where the woodland cannot be replanted in situ such as at the Wern CSEC extension these will be replaced elsewhere. As the loss of woodland is only small and temporary and will be replaced it is unlikely to cause an adverse effect to the SAC through loss of significant functionally linked land." It is important that replacement woodland habitat is located to enhance foraging flightlines for Lesser Horseshoe Bats and enhance habitats near LHS Bat roosts. I recommend that the loss of trees and hedgerows been mapped together with LHS Bat roosts and flightlines.

It appears that the document to inform the HRA is not fully considered Lesser Horseshoe Bats and shows a lack of understanding of this species.

The construction dust emissions assessment undertaken for Glaslyn Cables (Volume 4: Glaslyn Cables Chapter 10 Air Quality and Emissions) concluded that the potential magnitude of impacts will be negligible and not significant given compliance with mitigation measures described in the assessment and to be secured in the CEMP such as Dust Management Plan.

Pen Llŷn a'r Sarnau SAC

Pen Llŷn a'r Sarnau SAC lies approximately 540 m south from the Glaslyn Cable works is hydrological linked and otters are a qualifying feature of this SAC. The works are likely to disturb otters due to noise and activity. The document assesses no likely adverse effect on otter populations belonging to the Pen Llyn a'r Sarnau SAC and therefore on-site integrity as a result of disturbance during the construction or operational phases.

Mitigation will be implemented to prevent otter from being trapped in any excavations left open overnight. This will include implementing measures to avoid animals being injured or killed in construction working areas, through excluding them from such areas and preventing them from becoming trapped in excavations. If excavations are required to be left open overnight, ramps will be provided to allow animals a means of escape.

In-Combination Assessment

The document to inform a HRA includes an in-combination assessment based on the following:

a) mitigation has been identified that will address the Project's contribution to any in combination effect;

b) it has generally only been concluded that there will be no adverse effect on integrity without the need for mitigation where it has been affirmed the potential for any impact/effect is low; and
c) for functionally linked land losses, either identified precautionary mitigation is included or it has been confirmed that the quality, scale and temporary nature of the habitat loss mean no effect on integrity would arise even in combination with other projects and plans.

This assessment concludes that there will be no in-combination effects with other projects.

HRA Conclusion

The document to inform an HRA summarizes the measures to avoid, reduce or mitigate adverse effects on designated sites integrity include (this is for the whole Trawsfynydd to Pentir scheme):

- Avoiding light pollution
- Implementing stand-off buffers between works and trees and watercourses
- The use of portable acoustic fencing around HDD locations
- Securing a Marine Licence subject to its own HRA
- Pre-construction surveys which may be required to secure relevant NRW licences
- Implementation of a DMP
- Exclusion fencing and/or provision of ramps within open excavations
- Appointment of an Ecological Clerk of Works
- Species specific mitigation requirements as noted for example (but not limited to) for bat, otter and marsh fritillary butterfly

The HRA document concludes that "with the implementation of embedded and additional mitigation measures secured through CEMPs and equivalent documents, alongside a specific HRA to support the Marine Licence application for the beach landing of the Trawsfynydd shunt reactor it can be concluded that the Project will not have adverse effects on the site integrity of the Habitats sites considered within this report."

However, I recommend that maps of LHS Bat flightlines and their roosts are assessed in relation to the works that may remove trees/shrubs/hedge lines or install lighting. Without this information I cannot conclude that there will not be an impact to the integrity of the Meirionnydd Bat SAC.

Vegetation – Porthmadog Construction Compound

The site below is proposed to be used as a site compound. It has several ditches and the ditch that I have highlighted in blue has Carex elata. I recommend that this ditch is retained. There is no evidence that water voles are present, but there are records of other protected species. The habitat here is a mossy acid grassland in places with birds-foot trefoil. There is a hedgerow along the eastern boundary with oak trees and bluebells this should be retained and I recommend an ecological buffer of 5 meters between the hedge and the construction compound, to retain and protect the hedge and trees. The habitat of the grasslands will be lost under hard

standing of the construction compound. This site is used by badgers and breeding birds. There will be a biodiversity loss, and I recommend the following measure to reduce the impact to species and biodiversity:

- Before the site is used all reptiles are removed and translocated to a suitable receptor site.
- No vegetation, shrubs or trees
- Vegetation and soil should be removed and stored. Ideally the vegetation turves are translocated to a receptor site to create another habitat, and this site should be one of low biodiversity value i.e. an agriculturally improved field.
- Once the use of the construction compound is completed the site should be restored. I recommend that shallow meandering ditches are created for possible water voles.
- There are otter pipes under the bypass and these must not be obstructed and wildlife corridors to the otter pipe must be maintained. I also recommend the installation of an artificial otter holt.

Birds

Impact to birds include vegetation clearance resulting loss of habitats used by nesting birds, loss of feeding habitats and all works disturbance to birds in particular on the Glaslyn SSSI & marshes.

The Glaslyn marshes support 1.48% of the national wintering population of Greenshank, this is nationally significant.

Disturbance to birds is likely to be temporary while construction works are taking place. However, loss of habitat for breeding birds such as grasshopper warble will take time to re-establish.

Badger

The 2024 and 2025 field surveys identified 11 badger setts in the Glaslyn works site. Also, six setts between the Glaslyn works site and a 30 m buffer, one sett between 30 m and 50 m from the Glaslyn works site, and 18 setts beyond 50 m from the Glaslyn works site.

Water Voles

Water vole surveys within Glaslyn works site were carried out on each targeted watercourse and ditch: one in the later part of the breeding season (July to September 2023 and one in the early part of the breeding season (April to June 2024).

The first survey visit of watercourses 6.1-4, 6.a-d and 6.23-43 was carried out in the week commencing 1 July 2024. This is slightly later than the recommended survey window for the first half of the survey season (i.e. mid-April to end of June). At least one water vole survey was carried out in the optimal survey window. pre-construction surveys will be undertaken.

No evidence of water voles within Glaslyn red line boundary but they have been found in the wider works site. - ES Vol 8 Appendix 6.5.E Wider Works Riparian Mammals Report (CONFIDENTAL)

Surveys found evidence of Water Vole within 600 meters of Wern Sealing Station and there is the potential for Water Voles. Therefore, I recommend that the land between Wern Sealing Station and Porthmadog be enhanced for Water Vole as ecological mitigation. NRW comments state that habitats within the area should be maintained and/or restored to ensure water voles can recolonize the area if their population was to expand.

Water Voles are protected under the Wildlife and Countryside Act 1981, and it is illegal to intentionally damage their habitat. The Water Vole population has declined significantly in Gwynedd due to predation mainly by American Mink, but also cats.

Otter

Otter are mobile species and associated with Pen Llŷn a'r Sarnau SAC. Otter surveys were carried out in combination with the water vole surveys. Additional surveys and monitoring were carried out in August and December 2024 and March 2025 to take account of adjustments to the proposed works area and to confirm the absence of potential otter holts or resting places.

Otter was confirmed present on watercourses including Nant yr Afon-oer & Afon Glaslyn. It is likely that watercourses in this vicinity are frequented by otter.

Most of the watercourses offer suitable habitat for otter are expected to be impacted by the works, the ES states "however, these watercourses have all undergone robust otter surveys, and no signs of otter were recorded, and therefore no mitigation is required for these watercourses at this stage beyond standard protection measures and preconstruction surveys"

The ecological surveys found evidence of American Mink on Afon Glaslyn

Botany

Welsh Mudwort is a plant that lives in the marshes of the Glaslyn SSSI and is a schedule 8 species protected under the Wildlife and Countryside Act 1981.

There are many other plant species of conservation interest such as early marsh-orchid (Dactylorhiza incarnata), slender spike-rush (Eleocharis uniglumis), small water-pepper (Persicaria minor) and whorled caraway (Trocardis verticillate).

Biodiversity Mitigation

I recommend that mitigation and enhancement measures focus on Water Voles habitat enhancement and Himalayan Balsam eradication as well as habitat creation. In addition to this I recommend that fields that have been agriculturally improved returned to semi-improved grassland and managed as a hay meadow.

Section 9.1.1 of 4.5.L Net Benefit for Biodiversity and Green Infrastructure Statement states:

'All habitat enhancement and creation suggested to achieve a NBB will need to be managed and monitored for at least five years, as all habitat enhancement and creation would be considered priority habitat (Section 4.4). All on-site habitat creation and enhancement will be monitored and maintained by National Grid for the 5-year management duration. Any management and monitoring actions beyond five years will be secured via legal agreement with landowners.'

The creation of most habitats takes much longer than 5 years, therefore I suggest this is changed to 25years as I have recommended in meetings last year with National Grid.

The ES refers to the temporary loss of habitats however it has not considered the time it takes to establish new habitats to replace those lost. Sapling take decades to grow into trees and provide ecological functionality. This lag time has not been fully appreciated.

Biodiversity Enhancement (Net Benefit for Biodiversity)

The S6 duty requires that public authorities must seek to maintain and enhance biodiversity and in so doing promote the resilience of ecosystems, so far as consistent with the proper exercise of their functions. This will apply to the Local Planning Authority responsible for determining the planning application.

I would like to remind the applicant (National Grid) that under Environment Act 2016 that they also have a duty to maintain and enhance biodiversity.

The applicant has submitted an addendum to the Environmental Statement dated 17th July 2026. This document suggests how additional mitigation and biodiversity enhancements could be achieved through a project with North Wales River Trust on nearby farmland.

Flood Risk

The development could result in flooding and NRW request measures to be put in place to mitigate this. It is proposed that temporary pumps will be installed for use during flood events.

- Glaslyn Flood Pump Mitigation Scheme - Supporting Information Technical Note May 2026 by WPS

Two temporary pumping to over pump flood waters during extreme flood events from Y Cyt and Afon Glaslyn into Llyn Bach which is open to the sea. The pumping station would require a pipe over bridge.

Fish Baskets would be included to prevent fish being drawn up into the suction line, details to be confirmed at the design phase.

Otters are known to be in close proximity to the proposed pumps.

Japanese knotweed occurs in in close proximity to the proposed pump sites, therefore the sites should be checked for JK and any soils excavated containing the rhizomes of JK must be treated as contaminated soil/material.

Habitats within the Pump Locations would be temporarily lost or disturbed and only very small extents will be permanently lost. The hardstanding will be approximately 10m in length and 8m wide to allow for three pumps to sit with a minimal distance to the suction point at each pumping station. The small area of hardstanding (10m in length and 8m wide) at Pump Location 2 to allow for the pumps may need to be located wholly, partially or adjacent to the Glaslyn SSSI.

The document states that habitats will be re-instated to their former baseline condition when the pump stations are decommissioned.

6.4.2 (4.5.L Net Benefit for Biodiversity and Green Infrastructure Statement)

A total of 46.23 ha of semi-natural habitat, 0.45 km of hedgerow and line of trees, and 0.04 km of ditch is to be reinstated as part of the proposed work. This document suggests that habitats can be reinstated within 3 years, but I disagree.

Below is the table showing habitats to be created as part of biodiversity enhancements which has provides a minimal about biodiversity enhancement considering the scale of the scheme and its biodiversity impact, however the Addendum (July 2026) provides much better biodiversity enhancement.

For the proposed works to achieve a NBB, the following off-site compensation needs to be provided

- 1.6 ha of habitat that contributes to the function of floodplain grazing marsh and is within a statutory designated site.
- 0.14 ha of scrub
- 0.27 km of species-rich hedgerow
- 406 individual trees
- 272 trees to compensate for 0.17 ha of broadleaved woodland- plantation.
- 50 trees to compensate for 0.03 ha of broadleaved woodland-semi-natural.

No map or plans showing biodiversity enhancements and this is too vague within the LEMP, however the Addendum provides more detail. The LEMP provides insufficient biodiversity mitigation and enhancement. The loss of woodland habitat should not be compensated for by planting trees but by creating woodland areas.

Green Infrastructure Statement

4.5.L Net Benefit for Biodiversity and Green Infrastructure Statement

Himalayan Balsam & INNS

Himalayan Balsam is abundant along the watercourses of the area, in particular along Nant yr Afon Oer to the west of Porthmadog, which is along the underground cable route to be refurbished. A long-term Himalayan Balsam eradication program must be produced and implemented. This should include annual monitoring and reports provided to the LPA.

The desk study returned records of eight INNS species of plant in the 2 km Study Area (dated in the last 10 years, up to 2024), which are listed on Schedule 9 of the of the WCA 1981 (as amended).

Himalayan balsam (Impatiens glandulifera), Japanese knotweed (Reynoutria japonica), Monbretia (Crocosmia pottsii x aurea = C. x crocosmiiflora), New Zealand pigmyweed (Crassula helmsii) and Pontic rhododendron (Rhododendron ponticum)), American skunk cabbage

(Lysichiton americanus), butterflybush (Buddleja davidii) and Himalayan honeysuckle (Leycesteria Formosa).

Recommended planning conditions for ecological mitigation and biodiversity enhancement:

- Before works commence within Glaslyn SSSI a botanical survey must be undertaken for protected plants such as Welsh Mudwort and non-native invasive species such as New Zealand Pygmy Weed.
- Before any works commence an Ecological Clark of Work must be employed.
- Before any works commence a 25-year Habitat Management and Monitoring Plan
- Before any works commence a 25-year Non-Native Invasive Plant Control and Eradication Plan.
- Monthly liaison meetings with ecological clerk of works and LPA ecologist & NRW staff. And monthly reports.
- Timing or works to avoid disturbance to bird species in Glaslyn.
- No vegetation, shrub or tree clearance during the bird nesting season unless it can be proven in writing that works will not impact nesting birds.
- Reasonable Measures to avoid harm to reptiles
- Activities within or near to the Glaslyn marshes should be timed to reduce disturbance to birds, avoiding seasons and tides when bird's sensitive to disturbance are present.
- Before any illumination is used at works sites (including portacabins), a plan showing proposed lighting and light spill must be provided together with an illumination model that has followed the guidance by BCT & ILP. Lighting must be minimal and monitored to avoid harm to bats, otters and other nocturnal species. Once lighting in place this must be monitored to ensure that it has been installed as proposed and monitored monthly.
- Water quality monitoring must take place every day and monthly report of water quality must be provided to the LPA.
- A plan must be provided (e.g. LEMP) must be long term (25 years) and detailed and include the following below. The plan should be reviewed every 5 years with the LPA.
    - Restoration of grassland to species-rich meadows, not improved grassland.
    - Bog/wetland enhancements through drain blocking.

- Planting for invertebrates (Devil's-bit Scabious, Marsh Violet etc.) in suitable wetland habitats.
- Long-term INNS eradication plan (Himalayan Balsam & Japanese knotweed) on the development site and the adjacent water courses.
- Maintaining botanical records of ruderal plants that have grown from disturbed soils.
- Tree planting & hedge planting
- Monitoring of habitats and species mitigation and enhancements together with annual surveys in the first 5 years and to inform management.

Summary

This proposal will have a significant impact on biodiversity. About 48 ha of habitats will be lost, this includes permanently lost (1.94ha) and temporary loss (and 46ha) and 165 meters of hedgerow will be lost. The proposal intends to reinstate these most of the habitats as mitigation. However, the ES has not addressed lag time for habitats to become established, because it will take at least 10 years before re-instated habitats have grown sufficiently to provide ecological functionality and most habitats take several decades to establish. Therefore, I recommend that management to re-create these habitats must be extended to 25 years.

This proposal would include works within the Glaslyn SSSI and will result in a loss of 1.66ha habitat within the SSSI. Although 1.6ha of habitat will be re-instated, there will be a permanent loss of 0.06ha. To compensate for the permanent loss within the SSSI it is proposed that off-site compensation will be provided by a third party (North Wales River Trust) on nearby land (Ty Obry).

It is also intended that biodiversity enhancement works will also be provided via the North Wales River Trust on Ty Obry land. However, more work is required such as ecological surveys and agreements to ensure that there is confidence that compensation and enhancement will be provided. The applicant has submitted an Addendum to the Environmental Statement which sets out the intention work with a third party (North Wales River Trust) to provide offsite mitigation and compensation for ecological impacts and to enhance biodiversity over a 25year plan. This plan also includes the eradication of management of INNS plant species.

Additional impacts of the Glaslyn works include disturbance to species (bats, otters, water voles, fish, birds, badger, reptiles, plants) and the scheme partially mitigates this through avoidance, translocation and ensuring that the continuity of species pathways is retained and timing of works. Further species surveys are being undertaken.

Concerns remain that woodland, hedgerow removal and lighting impacts on bat flightlines have not been properly assessed. Further information is required to demonstrate that impacts to Lesser Horseshoe Bat population of Coedydd Derw SAC and Ysbyty Bron y Garth SSSI have been addressed, in particular to the impacts cause by the loss of wooded corridors or lighting and landscape connectivity. Additional mapping of roosts, commuting routes and flightlines

together with tree removal is recommended before conclusions can be reached under the Habitats Regulations.

Water Voles evidence has been found within the proposed works areas and surveys are not yet complete. More detailed Water Vole mitigation will be required. NRW has recommended that habitats be enhanced for Water Vole and I agree. I recommend that new ditches for Water Voles are created.

The proposed catchment-wide Himalayan balsam eradication programme is welcomed. Long-term control and monitoring are considered essential for Invasive Non-Native Species.

The scheme would result in substantial ecological impacts, including habitat loss within Glaslyn SSSI, disturbance to protected species, and potential impacts on internationally important Lesser Horseshoe Bat populations. While mitigation and compensation measures have been proposed, there remain significant uncertainties regarding:

- Impact to Water Vole & Badger.
- Effects on bat flightlines and SAC integrity.
- Long-term effectiveness of habitat reinstatement.
- Delivery of off-site compensation.
- Watercourse crossing impacts.

The most significant outstanding issue is the lack of robust assessment of Lesser Horseshoe Bats, particularly the effects of tree and hedgerow loss and artificial lighting on commuting routes. Further evidence is required before confidence can be given that there will be no adverse effect on the integrity of the SAC. Additionally, long-term habitat management should be secured for at least 25 years to address the substantial time required for habitat recovery and biodiversity enhancement.

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

<u>Response received on 08/05/2026:</u>

Comments: I refer to the above application. A significant number of Public Rights of Way within the areas of Porthmadog, Penrhyndeudraeth, Dolbenmaen and Llanfrothen, as detailed in Volume 8 – Appendix 4, fall within the development area. These routes have the potential to be affected by the proposed development. Furthermore, it appears that the applicant has failed to identify certain Public Rights of Way, namely Footpath No. 13 in the Town of Porthmadog and Footpath No. 46 in the Community of Penrhyndeudraeth (on top of Y Cob wall – see plan above).

As it is difficult to fully anticipate the extent of the impact on these public paths, I make the following comments:

• The applicant must ensure that all Public Rights of Way remain open, safe and unobstructed throughout the duration of the development.

• If it is not possible to keep a route open safely, the developer may apply for a temporary closure, including the provision of a suitable temporary diversion as part of the application.

• Prior to submitting such an application, the developer must contact the Public Rights of Way Team using the email address below. Please note that there are costs associated with applying for a temporary closure.

In addition: The developer must ensure that no damage is caused to the surface, alignment, drainage or width of any Public Right of Way. The routes must not be obstructed by construction vehicles or activities at any time. For further enquiries or to discuss any matters arising from these comments, please contact: Llwybrau@gwynedd.llyw.cymru.

Cyngor Gwynedd SuDS Approval Body

Response received 07/07/2026:

The information is sufficient for us not to have any objection to the Planning applications.

(Comments following submission of two SuDS application reference YGC26-1885-LL (Minffordd) and YGC26-1884-LL (Wern))

Response received on 28/01/2026:

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

Priority 1: Rainwater Harvesting

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

Priority 2: Infiltration

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

• The slowest infiltration rate should then be used to calculate soakaway size.

• Additionally, groundwater monitoring is required. A minimum 1-metre clearance must be maintained between the base of the soakaway and the highest groundwater level to prevent ingress, which could reduce system capacity.

Priority 3: Watercourse

	• If infiltration is proven unfeasible, discharge to a watercourse may be considered. This must be at greenfield runoff 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 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. • 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. Further details regarding the SAB application process are available through the following link https://www.gwynedd.llyw.cymru/en/Residents/Planning-and-building-control/Planning/Sustainable-DrainageSystems.aspx
Cyngor Gwynedd Lead Local Flood Authority (LLFA):	<u>Response received on 25/08/2026:</u> Following our earlier conversation, I can confirm that this unit has no comments to offer on the FCA content of the above application. Local drainage/flooding issues are already being managed for the development through the SAB and also the Common Watercourse Consent process (s23 of the Land Drainage Act).
Cyngor Gwynedd Language Unit	<u>Response received on 13/08/2026:</u> No additional language statement has reached us so our recent comments, sent in January, remain current. "As the development is located in one of the strongholds of the Welsh language, it is suggested that Welsh language skills should be included as part of the advertisements for new jobs. We would also like to refer the applicant to the website of the Welsh Language Commissioner and the 'Cynnig Cymraeg', in order to assist them in creating a Language Scheme, and identify

further development steps in terms of promoting the use of the Welsh language: Cynnig Cymraeg"

Response received on 21/01/2026:

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

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

Heneb

Response received on 04/08/2026:

Thank you for the below consultation. Having reviewed the additional information, I am able to confirm that we are happy with the suggested condition wording (p.26-27 of the 'Response to consultee comments' document). I have checked the proposed locations for offsite biodiversity measures and there appear to be no significant archaeological implications. This is in part due to the relatively small scale of new planting: there is potential for presently unknown archaeology (e.g. of earlier prehistoric periods, when sea level was lower) but it would not be proportionate to recommend a response in this instance. I note that the OLEMP and pump scheme are to be submitted in due course (as condition discharge and separate application respectively) and would be grateful to be consulted on these, as they may have historic environment interaction.

Response received 28/05/2026:

Thank you for consulting us on this application and many apologies for the late response.

The submitted Environmental Statement includes a Historic Environment chapter, which is supported by a site-specific desk-based assessment (Appendix 3.6). This is comprehensive, having made full use of the evidence from extensive previous archaeological investigations in the area, and I am in general agreement with the conclusions.

My comments at PAC about potential impacts remain applicable, and align with the observations in the submitted documents. In summary, these are that there will be a significant impact on Wern Registered Historic Park and Garden and that the potential for physical archaeological impact is limited. Regarding the impact on Wern, I would support the suggestion by Cadw that enhancement opportunities should be discussed in lieu of options for direct mitigation. In addition, we would advise that specific consideration of the character and special interest of the Park and Garden is made in the landscape scheme to be presented along with the final LEMP. I note that the OLEMP includes reference to proposed offsite habitat creation and enhancement areas – it is possible that these may have archaeological implications, depending on their nature and location. For this reason and for the

proposals at Wern, we would be grateful to be consulted on the LEMP, as and when it is submitted. In relation to physical archaeological impact, whilst significant remains are not predicted at the site, there are several archaeological features that merit proportionate investigation and recording under a coherent mitigation programme. The proposed approach of targeted Archaeological monitoring and recording during construction, with subsequent off-site analysis and reporting, is generally suitable. Provisionally this is anticipated to apply as a minimum to historic field boundary crossings and similar features, to complement the existing basic record of their current upstanding form, and to groundworks within the Wern estate, in order to record any evidence of earlier phases of the estate. The Croesor tramway (PRN 21174), being a known and more substantial feature, may be better addressed through targeted prior archaeological investigation, in order to ensure proper recording and avoid delay during construction. I am pleased to note detailed reference to the proposed archaeological mitigation programme in the OCEMP. This is a reassuring commitment and helpful for constructive working between all parties. In light of these comments and in accordance with local and national planning policy and guidance, it is recommended that, should planning permission be granted, the local planning authority should require that a proportionate mitigation programme is put in place. The following condition wording is suggested to secure such work:

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

(ii) A detailed analytical report on the archaeological work required by condition (i) shall be submitted to the Local Planning Authority within 12 months of completion of archaeological fieldwork. The report must then be approved in writing by the Local Planning Authority.

Reasons: 1) To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2024 and TAN24: The Historic Environment.

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

All archaeological work associated with the scheme must be undertaken by a professional archaeological firm experienced in work of this nature, in accordance with the relevant Standards and Guidance of the Chartered Institute for Archaeologists (CIfA).

Please do not hesitate to contact me with any queries regarding the above.

Cyfoeth Naturiol Cymru / Natural Resources Wales

Response received on 25/08/2026

Thank you for consulting with Natural Resources Wales (NRW) regarding your habitat regulations assessment for the above development, which was received on 18/8/2026.

Our response should be considered as NRW's formal representation, as the appropriate nature conservation body, to your appropriate assessment under regulation 63 of the Habitats and Species Conservation Regulations 2017 (as amended).

Considering the mitigation measures detailed in your assessment, as well as the conditions identified in our response dated 11/8/2026 (our reference C25/0946/44/EIA), we agree that an adverse effect on the integrity of Special Conservation Areas can be ruled out.

Response received on 11/08/2026:

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 20 July 2026.

We continue to have concerns with the application as submitted. However, we are satisfied that these concerns can be overcome by attaching the following conditions to any planning permission granted:

Protected Sites, Landscape, Protected Species, Contamination, and Environmental Management.

Further consideration is required regarding the Flood Risk posed to the site which we understand will be addressed via a separate application for mitigation works.

This letter has been prepared in response to the submission of additional information and supersedes our previous comments dated 12/06/2026 (CAS-310439-F2R8). In summary, the primary changes are:

- The addition of section 1 Initial Enabling Works.
- Substantial changes to the Protected Sites section, specifically regarding the Glaslyn SSSI
- An addition to the LEMP condition (section 4.5)
- Additional comments added regarding water vole (Section 5.3)

1 Initial Enabling Works

To facilitate early establishment of the initial site compound and associated welfare buildings, the applicant seeks agreement that the requirement for the prior discharge of conditions shall not apply to this specific element of the development. We note the information submitted in support of this element of the proposals and we have no objection to the commencement of these works. We are satisfied that sufficient information has been provided in order for these works to commence with minimal risks providing all the working methods detailed in the submitted documents are adhered to and the matters below are addressed to the satisfaction of your authority.

The emergency plan submitted requires a minor amendment as on page 12. Fuel spills. The Environment Agency emergency contact number is listed instead of NRW's incident number (we acknowledge that the correct number is noted in the emergency contacts list in Appendix A, page 19.).

The Construction Environment Management Plan (CEMP) should include reference to the Guidance for Pollution Prevention 4 (GPP4) as important guidelines to be adhered to in order to minimise the risk of any pollution event occurring onsite.

Covered skips should be used and regular litter picks undertaken in the vicinity of the compound.

The exact method of foul drainage disposal has not been explicitly referenced. However, given these are temporary working compounds a cesspit system could be utilised. While a connection to mains would be preferable if feasible, the applicant should consider the following in relation to any temporary sealed/cesspit system. It is essential that any cesspit is installed correctly. Incorrectly maintained cesspools can cause pollution by contamination of the ground, groundwater and sometimes surface water. Any damage to the fabric of the cesspool, such as cracks or holes, is difficult to detect but needs to be rectified immediately in order to prevent pollution. The cesspit should meet the requirement of British Standard BS 6297. It should be fitted with a level warning device to indicate when the tank needs emptying.

The applicant is in contact with NRW (through J Murphy's & Sons Ltd) regarding the requirements for Flood Risk Activity Permits (FRAP) for activities A to D under the Environmental Permitting Regulations 2016. As National Grid are considered as having Protected undertaking status (under the Water Resources Act 1991) for FRAPs, they are not required to seek a permit for activities E-K. This would include any fencing. However, of note is that the Regulations consider agricultural style fencing as being excluded from being an activity. The submitted drawings advise that the fencing is "Temporary stock proof fencing.."

2 Protected Sites

The proposals have the potential to directly and indirectly impact a number of protected sites in the area, these include the Glaslyn Site of Special Scientific Interest (SSSI), Ysbyty Bron y Garth SSSI, Morfa Harlech SSSI, Coedydd Derw ac Meirion Special Area of Conservation (SAC) and Pen Llyn a'r Sarnau SAC.

Mobile features of these sites (Bats and Otters) will be addressed in the protected species section below.

The Local Planning Authority as the competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended), 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. For the purposes of the assessment you must

consult NRW and have regard to any representations we make within such reasonable time as the you specify.

2.1 Glaslyn SSSI

We note the additional information submitted in support of the application by way of an Adendum to the Environmental Statement. The proposals are predicted to result in the permanent loss of 436.3m2 of SSSI habitat and expected temporary loss of 1.6ha of Coastal Floodplain and Grazing Marsh (CFGM) habitat from the SSSI. Therefore, mitigation and compensatory measures are proposed by the applicant.

As part of our response to our pre-application advice, we raised concerns that some floral features of the SSSI had not been adequately assessed. We welcome the statements made in section 5.10.5 regarding further pre-commencement survey work and that this should be secured via a suitably worded condition which we have detailed at the end of this section (2.1.1). In addition to these pre commencement surveys, we ultimately agree that:

1.Clear prescriptions for defining working areas are essential to ensure the works do not encroach any further into the SSSI than the consented plans. The fencing and extent of works should be verified by an Ecological Clark of Works and delivered as part of the Construction Environment Management Plan (CEMP) (section 6.1 below).

2.With careful soil stripping, storage and management prescriptions, the impacts on features of the SSSI would be reduced in the long term. The detail of these measures is crucial to protect the SSSI, an Ecological Clark of works should supervise the works and be held accountable for all soil management in these sensitive areas. This should be addressed by the provision of appropriately worded conditions in any consent for the proposals. We have included points to this effect in the CMEP condition referenced in the Environmental Management Section below (section 6.1).

3. A Biosecurity management plan should be included in the CEMP and/or as a stand-alone condition/document.

4. With appropriate provision of the habitat offsite (requiring appropriate management prescriptions, funding, review mechanisms etc.) the long-term impacts on the SSSI from the direct habitat loss and temporary losses can be satisfactorily addressed.

2.1.1 Condition – Pre-commencement botanical survey

A botanical survey focusing on the features of the Glaslyn SSSI will be undertaken prior to works commencing in these areas at an appropriate time of year for each species concerned and to be undertaken by a suitably experienced ecologist.

The survey will also detail appropriate avoidance, mitigation and compensatory measures depending on the species and habitats found to be present. Provision for appropriate monitoring, management and reporting on any measures will also be

included. We would have no objection to these measures being included in the Landscape Environment Management Plan (LEMP) for the proposals.

2.1.2 Condition – Habitat Management and Monitoring Plan

In line with the information submitted in the addendum to the ES, the developer has committed to provide suitable areas of habitat improvements in close proximity to the works, these will be delivered in partnership with North Wales Rivers Trust. They have identified areas of habitat improvements anticipated to be delivered, and we welcome the inclusion of the areas referenced.

The existing habitats in these locations have been assessed and while many areas are considered to have good biodiversity value already, the report considers that this demonstrates a good starting baseline suitability for the proposals in terms of providing a meaningful biodiversity improvement with appropriate management measures.

The plans largely refer to a 25-year duration which we consider to be suitable. However, only 5 years of management is indicated for hay meadows and onsite habitats in some of the documentation. We advise the plan should be provided for 25-years to ensure the functionality of these (including onsite SSSI habitats and restored hay meadow) areas is maintained.

The finalised plan should include the full details of the management prescriptions, timings, key performance indicators, reporting and review mechanisms, persons responsible for the works. Any overlap/interaction with the LEMP (condition referenced in the landscape section below) and INNS should be clearly laid out with roles and responsibilities and reporting pathways clear throughout.

2.1.3 Condition - Invasive Non Native Species (INNS) Control

The applicant has committed to an ambitious programme of INNS control, to be delivered in partnership with North Wales Rivers Trust across the entire Glaslyn catchment over a 25 year period, which is welcomed. In terms of wider net benefit, we recommend that you liaise with your internal ecological advisor regarding the suitability of the wider plan outside of protected sites.

The principles outlined are suitable for the aims and objectives of the plan and as such, the full detail of the plan can be delivered by securing a suitably worded condition that includes management measures, key performance indicators and review mechanisms. These measures should be provided as part of the overall habitat monitoring and maintenance plan or as a stand alone INNS plan.

We note that construction phase measures will also be required as part of/ component of a CEMP or stand alone INNS strategy.

2.2 Coedydd Derw ac Meirion Special Area of Conservation (SAC)

We understand some minor works around existing link boxes will be required and utilisation of existing infrastructure will occur to access these areas, and no

qualifying habitat feature will be impacted. We would therefore not raise concerns regarding the effects of the project on habitats of this site.

Advice on mobile features of this site (Bats) are provided in the protected species section below.

2.3 Ysbyty Bron y Garth SSSI

The project has the potential to impact on foraging and commuting bats which may originate from the SSSI, further comments on bats are provided in the protected species section below.

2.4 Morfa Harlech SSSI, and Pen Llyn a'r Sarnau SAC.

We consider that the primary impact pathway of concern to these sites would be in relation to the potential for pollution during construction. As such, please refer to the environmental management section for further information relating to the requirements to secure an appropriate Construction Environment Management Plan (CEMP).

Advice on mobile features of these sites (otter) are provided as part of the protected species section below.

3 Flood Risk

Further to our response dated 12/02/2026, the applicant has by now revisited the hydraulic modelling and are proposing flood mitigation measures to manage the potential increase (from temporary works for a period of 4 years only) in terms of flood risk to the residential receptors in Porthmadog and Tremadog. The proposal is to site pumps at 2 locations (Y Cyt outfall into Llyn Cob Crwn and Glaslyn at tidal gates) and over pump.

The recently uploaded documents (on the 07/05/2026) are in support of the applicants' proposals and would be required to accommodate the early works and for the overall scheme (temporary / permanent and permanent scenarios).

The Environmental Statement Volume 4 Chapter 8 Updates document advises that additional flood modelling was carried out by Arup for both the early works and for the scheme (temp/permanent). For the Early works and assessing the 1% AEP (1 in 100) fluvial flood event for the Glaslyn and Y Cyt, flood depths increase by 0.01m on agricultural land in North west of the study area whilst noting that the area would already be flooded to some 0.28m. In Tremadog road would flood to an additional 0.017m from Y Cyt drainage system. During the Glaslyn 1% AEP flood event, depths to properties could increase by 0.4m.

For the temporary works the increase is on average between 0.005m and 0.10m. In most cases the increases affect agricultural land, but also the residential areas of Porthmadog. Further explanation is provided on pages 5 to 7 of the Update.

We note and accept that for the permanent works i.e. when all cable replacement works have been completed and areas reinstated, there is a small pocket of residential properties in Porthmadog and the tennis courts where increases are

approximately 0.006m compared with the existing (or current day) scenario for the 1% AEP flood. This is only 1mm above what is deemed 'acceptable modelling tolerance' of up to 5mm. We note and accept that the current day 1% event in the absence of the project would show flood depths at this locality being between 0.175 and 0.475m, so above normal property threshold levels already. No climate change allowances have been applied in the enabling/temporary works as only a 4 year duration is being considered.

We note section 4.4.5 to 4.4.16 of Appendix 4.8. of the FCA details that the initial enabling works proposed would not result in an increase in flood risk. These enabling works would take approximately 9 months and after this period (and before the wider site works commence), the flood mitigation pumping would be in place. As such we accept that the mitigation as proposed is only required for the wider temporary works and not for the initial 9 months of enabling works.

The amended document (F 4.8.Ca. Glaslyn Cables Flood Consequences Assessment) also reflects the results of the update modelling work and has used best practices to assess the risk and inputs into the modelling work.

The applicant has also submitted a Technical Note (Glaslyn Flood Pump Mitigation Scheme – Supporting Information) which outlines how they are proposing to mitigate the increase in flood risk. We do have some concerns regarding the pumping arrangements as we will need further dialogue and agreements to ensure that the proposal will not compromise our flood risk management operational requirements in the area. Pumps are proposed to be located at site 1 to over pump from Y Cyt into Llyn Bach and Pump Location 2 from Afon Glaslyn into Llyn Bach (over the Glaslyn tidal doors). The proposal is to have pumping capacity of up to 1.5 meters cubed per second for a minimum period of 50 hours during a 1% AEP flood. The document has not detailed the consenting route for this approach.

While it is impossible to rule out the possibility of a significant (1% AEP) flood event occurring during the construction phase of the project, it is notable that the potential detriment from the temporary works would only exist for 4 years. Should your authority require the mitigation works as suggested (pumping arrangements) then we would request that the applicant either provides additional details to address our concerns as part of any other consenting route required, or that a suitable condition is attached to any planning approval granted. The outstanding matters are as follows:

- Agreement regarding NRW flood risk management access at pump location 1. The proposed location conflicts with NRW's only access route to this section of the managed watercourse. This access is critical for both routine maintenance and emergency response (e.g. blockages or vegetation management). Thus, any restriction to this access would create a significant operational risk.
- Agreement regarding NRW flood risk management access at pump location 2. It is essential that emergency access to the gates is retained at all times, including the ability to bring in and position a crane as was

necessary in 2016. We would need confirmation that crane access and load-bearing capability will not be compromised. The works should not intervene with our responsibility to carry out any works needed on the tidal door structure. Technical drawings should be provided detailing the above at location 2.

- Location 2 land is owned by NRW and as such a legal agreement would be required.
- It is unclear what would trigger the operation of the pumps at each location. The actual water level at each location for when the pumps operate at must be defined.
- NRW have telemetry on both the Cyt and Glaslyn and as such we would not want the proposal to impact on these as they are used for flood monitoring/warning purposes. Electricity and communication cables are buried adjacent to pump location 2 to serve the tidal gates.
- The intakes and discharge locations may be subject to a separate Flood Risk Activity Permit from NRW. We would expect detailed drawings to inform us of the actual arrangements and methodologies on how the proposal are managed so as not to impact on the flood risk management assets.
- Use of the NRW depot/yard would present operational constraints given current usage. Further discussion (with operational teams) would be required, and consideration should be given to compensatory improvements where appropriate. The yard was recently extended due to operational needs.
- Access using articulated vehicles is highly constrained and may not be feasible. Any proposals for new or modified access routes should involve NRW at an early stage.
- NRW access must always be maintained, with clear segregation of working areas, and NRW staff should not be required to operate under external site procedures (e.g. if alternative health and safety/site procedures are required by a separate contractor within our compound, our staff must not be constrained to external policies/procedures).
- NRW staff will not be able to assist with the operation of the pumps during times of flooding as our resources will already be committed to our existing procedures regarding flooding in the catchment.

Therefore, we would suggest that the applicant and your authority give due consideration on how best to proceed with the above matters. We would be happy to have further dialogue to assist your authority in coming to your decision on these matters.

3.1 Flood mitigation and other receptors

We are satisfied that the proposed pumping mitigation measures are not likely to result in notable impacts to other receptors within our remit providing the measures detailed in the technical note and associated with the wider project are implemented in line with our comments in each topic specific heading.

4 Landscape

Our landscape planning advice relates to the landscape character and visual amenity of Eryri National Park (ENP) and the statutory purpose of the designation

to conserve and enhance its natural beauty. We have reviewed the information submitted in support of the application. This application is to replace 400 kilovolt (kV) and 132 kV underground cables (Glaslyn Cables) between the existing Wern 'Cable Sealing End Compound' (CSEC) and Minffordd CSEC, providing new CSEC, high voltage plant, steelworks, and security fencing at both the Wern CSEC and the Minffordd CSEC, associated infrastructure, access roads and landscaping spanning approximately 6 kilometres (km).

The site is approximately 300m east of the Eryri National Park at the nearest point (Figure 4.4.6 of the ES). The totality of the 6km route is all offset between approximately 0.5km and 1.5km south of the southern boundary of the ENP.

The Glaslyn works site covers an area approximately 106.4 hectares (ha). The land within the Glaslyn works site comprises access roads, turning areas, construction compounds and laydown areas required for the construction and operation of the works. The construction works spans a three-year period between Quarter 2, 2026 and Quarter 2, 2029 including 24 hours working during critical activities.

4.1 Background

Our pre-application advice confirmed the assessment provided accords with the general methodology of the LVIA and we concurred with the landscape and visual assessments which concluded that impacts would mainly occur during the construction phase.

Our summary recommendations at pre application were:

- That the boundary of the National Park is included on the ZTV's (to assist in establishing potential effects on the protected landscape and inform viewpoint selection).
- Review potential for visual impacts to ENP considering the 3-year duration of the construction stage plus the time required for establishment of landscape mitigations (additional 3-5 years) and consider viewpoints from within the ENP.
- Early adoption of landscape screening measures to boundaries and implementation of an appropriate approved landscape restoration scheme should be prioritised (to mitigate impacts during the construction phase).
- Provide clarity on tree protection measures for retained trees and hedges where these are relied on for mitigation.
- Provide a clear landscape strategy, schedule and specification for planting including details of mitigation and compensation measures together with phasing. Compensatory planting should be in addition to mitigation works.
- Provide clarity on colours and finishes of infrastructure proposed.

4.2 Landscape Effects

Section 4.8.20 of the ES Volume 4 Chapter 4 Landscape and Visual Amenity discuss the Assessment of the Setting of ENP. On Glaslyn Cables, this states that "Construction activity within SCA 20 Porthmadog and Glaslyn Estuary, SCA 21 Dwyryd Estuary and Morfa Harlech would represent an incongruous activity within the rural land and seascapes. Construction activity would be short-term with direct impacts resulting from vegetation clearance and the excavation and soil

disturbance from HDD and open trenching of the Glaslyn cable route. Indirect effects on these LCA and SCA would result from the loss of tranquillity from the perception of increased urban influence. These rural and natural qualities are influenced by the presence of modern and urban interventions, and this would lessen the contrast in some places. The effects would be localised, temporary and reversible however would be Moderate adverse and significant for the duration of the works".

We note that the duration of works is likely to be three years and we concur with this assessment. We also agree with the assessment that "Construction activities within LCA 04 Moel Hebog Uplands and SCA 19 Criccieth to Mochhras would be Minor adverse and not significant."

4.3 Visual Effects

Due to the moderate adverse and significant landscape effects assessed for the Eryri NP setting during the construction phase of Glaslyn Cables, our pre-application advice recommended reviewing the decision to scope-out of visual impacts from ENP. The PAC response states that "Visual impacts on the ENP during construction have been assessed and scoped out due to the long-distance nature of views."

We concur with the visual appraisal at 4.8.34 which summarises effects on receptors from the viewpoints (including those in the setting of the National Park). This states that;

"The majority of receptors within the Glaslyn works site would see the movement of construction machinery, including soil stripping, HDD machinery, temporary structures, temporary storage compounds across the majority of the view. Where receptors are at a distance to the works, the scale of the proposed work and the distance between the proposed works and the receptor would result in construction operations being a barely perceptible, small-scale addition within a large scale panoramic view. Effects would be short-term resulting in a Negligible adverse effect"

4.4 Mitigation

Section 4.8.7 includes the general mitigations proposed to be part of the design, this is also shown on the Glaslyn Cables Landscape Plans 1-10 with mitigations discussed in Chapter 3 of the Landscape Ecological Management Plan (LEMP).

The existing site will be cleared of vegetation including trees and hedgerows. The extent of tree clearance (number and condition of trees and hedgerows) is outlined in the Arboriculture Assessment (ES Appendices 4.5K) and confirms: "73 individual trees, 56 groups, four woodlands and eight hedgerows are to be removed or partially removed to facilitate the proposed works: this includes two individual trees and one part-woodland classed as high quality (Category A); 21 individual trees, seven groups, nine part groups and three part woodlands classed as moderate quality (Category B); 44 individual trees, 20 groups, 19 part groups, three hedgerows and five part hedgerows classed as low quality (Category C); and

the remaining six individual trees and one group classified as unsuitable for retention (Category U)."

We welcome the outline landscape plans which indicate landscape reinstatement and landscape mitigation. We note the Mitigation planting and compensatory planting proposals identified in Volume 8 Appendix 4.5.L Net Benefit for Biodiversity and Green Infrastructure Statement.

The PAC report states that measures relating to tree protection and landscape strategy will be set out in detail in the final Landscape and Ecological Management Plan (LEMP) to be approved through planning conditions.

4.5 Condition – LEMP - Tree protection and Landscape Strategy

We advise that a condition setting out the detailed tree protection and landscape strategy should include the following:

- Description of the rationale for the design of soft landscape mitigation measures proposed on each of the 10 landscape plans provided for both landscape and visual mitigation and for compensation of features lost.
- The landscape strategy should include a schedule of planting, specification of works (including size, species, season, preparatory measures and replacement of losses) and ongoing management and maintenance proposals.
- Monitoring and management of SSSI habitats as well as key indicators for success of restoration and potential remedial actions (should re establishment not be meeting objectives). Any overlap with the long term habitat management plan should be clearly referenced and roles and responsibilities clearly defined.
- Phasing of landscape planting particularly buffer planting. Phasing should be designed to minimise the impacts of the proposals by introducing screening vegetation as early as possible in the scheme of works to allow earliest effects. As the construction phase is 3 years, the mitigating effects from planting at the end of the construction phase would not be realised for another 3-5 years allowing for establishment. This means that the duration of the construction site being unscreened could be between 3 and 6 or more years.

Reason: to ensure early establishment of screening vegetation to minimise adverse effects on the National Park and ensure the re establishment of SSSI habitats.

4.6 Lighting

We welcome proposals to keep lighting to a minimum during the 3 year construction phase and for safety beyond this. We have been unable to find a lighting assessment. We advise that lighting proposals should be in line with the Welsh Government Guidance Good Practice Guidance, "Planning for the conservation and enhancement of dark skies in Wales": https://www.gov.wales/dark-skies-guidance as well as the measures and condition referenced in the Species section (4.2) below.

4.7 Permanent features

The CEMP proposes; “Designing permanent structures, such as the CSEC, other infrastructure, and security fencing in a way that minimises their visual impact and achieves good visual appearance. This may include selection of a muted colour palette that appears recessive within views.”

Further details of colours and finishes (if not already included in the proposals) should be provided or secured by way of condition to the satisfaction of your authority.

4.8 Summary

We advise that the effects relating to the underground cables proposals is unlikely to have lasting harmful effects on the long term amenity and special qualities of the ENP but is likely to have short to medium term impacts which should be appropriately mitigated. These are assessed to be moderate, adverse and significant.

We advise views from the ENP are likely to be harmed in the short and medium-term during construction and restoration. Landscape planting and full restoration is required for both mitigation of effects and additionally to provide compensation for landscape features lost. The final LEMP should set these out in detail, including the points outlined above, in a suitably worded condition to be agreed by the authority.

5 Protected Species

5.1 Bats

The proposals have the potential to impact on a number of bat species in the environs of the works with confirmed roosts nearby, impacts to trees, hedgerows and lighting which may adversely affect commuting and foraging bats. Bats and their breeding sites and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended).

We note the response to our comments as the statutory pre-app stage (Pre-application Consultation Report December 2025). Given the nature of the site and anticipated impacts we are satisfied with the rationale provided at this stage and that conditions applied to any consent granted can appropriately detail the measures required prior to works commencing onsite.

We welcome the provision of pre-commencement surveys on a number of trees prior to works commencing and the methodology for removal of low-risk trees. We agree that should any roosting bats be discovered, a licence from NRW will be required prior to any works impacting a roost commencing. Bat boxes should be secured to the satisfaction of your authority.

Lighting levels: The light levels at the compound (and elsewhere) will need to be maintained at the lowest permitted level, with no unnecessary lighting and this is reflected in the various assessments provided. However, uncertainty remains regarding the likely lighting levels that will actually be required onsite.

Assuming this scheme will be sharing the compound area with the Snowdonia VIP scheme, there should be no increase in lighting levels as a result. Lighting issues have been identified at the VIP scheme compound since its establishment, which had excessive lighting onto nearby tall vegetation. This issue is now in the process of being addressed.

If new lights from this scheme are required in this area (on the Minfordd end of the scheme) this may reverse that improvement being made at the VIP scheme or result in in-combination effects. This could negatively impact foraging and commuting bats which may also be features of the nearby SSSI and SAC. Therefore, strict control of lighting will be required, and there should be continual assessment of the levels throughout the scheme duration by an appropriate Ecological Clerk of Works (ECoW).

5.2 Condition – Lighting

Prior to installation a Lighting Plan has been submitted to and approved in writing by the Local Planning Authority. This Lighting Plan shall consider existing and proposed lighting together with any spillage originating from internal light sources including:

- Details of lighting to be used during and post construction;
- Plans illustrating the location and type of lighting;
- Plans illustrating projected or retained bat emergence points; together with retained or proposed features planned to be functionally used by bats for foraging/dispersal purposes;
- Provision for ongoing check and logs to be kept during works and individual responsible (an appropriately experienced ECoW) including contact details;
- Provisions of the scheme shall accord with the provisions of the Institution of Lighting Professionals and Bat Conservation Trust: Guidance Note 08/23: Bats and Artificial Lighting at Night.

The Lighting Plan shall be carried out in accordance with the approved details.

Justification: To ensure that bats are protected by the development.

5.3 Water Vole

Despite water voles not being found as part of the surveys, water voles have historically been present within this area. Therefore, the habitat should be maintained and/or restored to ensure that their ability to return and re-colonise the area is not hindered. Inappropriate reinstatement of ditches/ slow flowing watercourses, with concrete and stone would be likely to undermine future efforts to help them recolonize the area.

As such, we would welcome proposals to detail that any ditches that are damaged as part of this scheme are reinstated as-was as a minimum, and preferably improved as water vole habitats. This would require suitably profiled, soft banks and bed to allow burrowing and sufficient suitable vegetation along the banks.

In the initial surveys, some watercourses were not surveyed, due to access restriction or over-vegetation. An additional water vole survey has now been submitted as part of the Adendum to the ES covering watercourses in the environs of the works and clearly mapping surveyed areas. The surveys conclude that while potential positive signs of presence were discovered in specific areas, water vole was not observed directly. As such, additional surveys with rafts and camera traps will still be undertaken and so, we agree with the provision of these pre-works surveys in line with the report's recommendations.

Should water vole presence be confirmed, the applicant must detail appropriate avoidance and mitigation measures as well as establishing potential licencing requirements.

5.4 Otter

We note the survey effort undertaken to date for this species. Otters are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). As with water vole, appropriate provision should be made for pre works surveys.

Section 6 of the report details a number of avoidance measures which we welcome. We welcome the stand-off distances referenced for otter and would note that the HDD employed is considered preferable for watercourse crossings and is considered a suitable avoidance measure. Reasonable avoidance measures will need to be employed onsite which ensure otters cannot become trapped in excavations overnight. The lighting condition referenced above for bats will ensure that any lighting required onsite should also minimise and avoid any impacts on otter.

Providing these measures are appropriately secured and implemented, we consider the proposals are unlikely to adversely affect otters in the vicinity.

6 Environmental Management

The use of aluminium trackways on sensitive sites is referenced. This is considered positive, but the area is at sea level and groundwater levels are likely to be high. The contractor will need to take the ground conditions into consideration as part of their risk assessment and project planning. We advise as a precautionary measure that aluminium tracking is used on all access tracks. However, these will be required when ground conditions are likely to be saturated. i.e. from the end of September until April. We would draw your attention to what has previously happened in the area. The fields either side of the A498 Penamser junction to Tremadog were used by the National Eisteddfod during August 1987. Vehicular access onto these fields turned them into a sea of mud within a day or two. So, this project needs to be prepared for such an outcome. A similar event occurred when fields adjacent to the football ground were utilised as car parking for a festival during the summer months and a flood event occurred, causing many vehicles to become stuck in deep mud.

As such, while we welcome the reference to pollution prevention guidelines, further consideration will need to be given to silt fencing or similar measures to

control run-off for the duration of the project and should be incorporated into a finalised CEMP as detailed below.

The Government's dewatering position statement Temporary dewatering from excavations to surface water: RPS 261 - GOV.UK should be adhered to. If it is not possible to comply with that e.g. because the discharge location is within 500 metres of an SSSI or SAC, a permit to discharge will be required. An application for a permit to discharge from NRW could take 6 months to process and this should be considered early in the project to ensure sufficient time is allocated to obtain the permit.

Pollution Prevention Plan – this plan should include the use of silt fencing along access tracks and at ditch crossings etc. This could be delivered as part of a CEMP as detailed below or a stand-alone condition.

Other discharges:

- The washing down of equipment with detergent is referenced, and it is assumed wheel washing facilities will be required. Adequate provision for these matters should be made in the CEMP.
- If road sweepers are to be utilised, the location that these will be emptied should be specified.
- The temporary foul drainage arrangements for the proposals should be confirmed.

We would welcome notification of when HDD work will occur, and where, so that we are aware of what is happening should any discolouration of any watercourses on those dates etc. be observed or reported to us.

We welcome the outline CEMP produced and consider an appropriately worded condition to secure additional detail to be appropriate once a contractor is onboard.

6.1 Condition - CEMP

No development or phase of development, including site clearance, 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:

- Construction methods: details of materials, how waste generated will be managed;
- Protected Sites and Soil Stripping – Full details and timing of soil stripping operations within sensitive habitats full details of the storage and maintenance of stripped substrates as well as re-instatement protocol. This should include the supervision by named ECoW
- Protected Sites and working areas -The CEMP must detail the fencing/boundary treatments were relevant to the Glaslyn SSSI. The installation will be supervised by an Ecological Clark of Works to ensure no encroachment onto SSSI feature habitats over what has been consented.
- Protected Sites- A robust biosecurity management plan will be produced.

- Protected Species – reasonable avoidance measures to be implemented onsite including persons responsible for the implementation and monitoring (ECoW)
- 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.
- CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration 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 Plan: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- Pollution incident response plan.
- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details.
- Landscape/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: A CEMP should be submitted to ensure necessary management measures are agreed prior to commencement of the development and implemented for the protection of the environment during construction.

7 Contamination

The route of the Glaslyn Cables Reinforcement Project (the Project) crosses an area of high vulnerability groundwater within Secondary A alluvium and Secondary B mudstones. There is no record of source protection zones or licensed abstractions within the redline boundary of the project. Although groundwater is not especially sensitive within the project area, groundwater needs to be protected from unintended physical disturbance (abstraction, diversion) and pollution. Any impacts to groundwater can impact connected surface waters and related habitats, including groundwater dependent terrestrial ecosystems and features of protected sites.

Appropriate provision for testing for any oil leaks etc. should be included in decommissioning works (please refer to Design, construction, modification, maintenance and decommissioning of filling stations (known as the Blue Book) | Energy Institute and groundwater-protection-code-underground-storage-tanks.pdf).

In the absence of specific evidence of contamination or sensitive groundwater receptors, for a project of this scale we recommend the local authority include the following condition.

7.1 Condition: Unsuspected Contamination

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.

Justification:

To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks.

In addition to the above, it will be crucial for the developer to produce and follow a project-specific Construction Environmental Management Plan (CEMP) and adhere to the following. Follow all relevant contaminated land and ground investigation guidance, groundwater protection and pollution guidance and soil and waste management guidance including:

- Land contamination risk management (LCRM) - GOV.UK
- CIRIA C552 ‘Contaminated Land Risk Assessment - A Guide to Good Practice’
- BS 10175 (2011 + A2:2017), ‘Investigation of Potentially Contaminated Sites - Code of Practice’
- BS 5930 (2015 + A1:2020), ‘Code of practice for Site Investigations’
- The Environment Agency’s approach to groundwater protection
- Guidance for Pollution Prevention (GPP) documents | NetRegs | Environmental guidance for your business in Northern Ireland & Scotland
- CL:AIRE, Definition of Waste: Development Industry Code of Practice
- Construction Code of Practice for the Sustainable Use of Soils on Construction Sites

We note that all of these and more are proposed in the various project documents. A summary of all referenced legislation, local and national policy, and guidance is provided in Environmental Statement Appendices – Volume 8 Part 1 – Volume 1 and this is welcomed.

7.2 CEMP

We note the provided comprehensive Outline CEMP and proposals for refining the Outline CEMP to produce a detailed site-specific CEMP(s) for submission to the local authority through Planning. We note the proposed procedures to protect groundwater and deal with any discovered pollution or pollution caused by site

operations. We have no additional requirements at present. Further comments on the outline CEMP are provided in the Environmental Management section.

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.

Dŵr Cymru

Response received on 03/09/2026:

Thank you for your e-mails.

We have reviewed the attached details and have no objection in principle to the proposed bell mouth. However, we would request details of any means of enclosure that would be within the protection zones of the 150mm public trunk watermain and the 4inch AC watermain when measured 4m either side of the centrelines. We would advise that the public watermains should be located within a public and accessible area and not within any enclosed compound. Also, we would request clarification on whether any other features would be located within the protection zones of our assets. It would be useful to have a detailed site plan.

Response received on 13/08/26:

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 septic tank and sustainable drainage system respectively.

FOUL WATER DRAINAGE – SEWERAGE NETWORK AND TREATMENT

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

Should circumstances change and a connection to the public sewerage system is preferred, we must be re-consulted on this application.

SURFACE WATER DRAINAGE

Turning to surface water drainage, as of 7th January 2019, this proposed development may be subject to Schedule 3 of the Flood and Water Management

Act 2010. In the event this proposed development amounts to a total impermeable area of 100sqm or more, approval of Sustainable Drainage Systems (SuDS) features will be required in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. In this instance, we offer no objection to proposals for disposal of surface water flows into a sustainable drainage system, in principle, subject to consultation and agreement with the regulatory body or riparian owner of this system. This is also on the strict understanding that no surface water runoff from the proposed development is proposed to communicate directly/indirectly with the public sewerage system.

POTABLE WATER SUPPLY

Please be advised Dwr 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.

ASSET PROTECTION

In addition, this site is crossed by the following assets with their approximate positions being marked on the attached Statutory Public Sewer and Watermain Records.

Asset Protection Zones (measured either side of the centrelines)

150mm Trunk Watermains 4.5 metres

80mm Trunk Watermains 4 metres

5inch public watermains 4 metres

4inch public watermains 4 metres

3inch public watermains 4 metres

110mm public watermains 4 metres

50mm public watermains 3 metres

300mm public rising mains 5 metres

150mm public rising mains 4.5 metres

3inch public rising mains 4 metres

675mm public combined sewers 4 metres

450mm public surface water sewers 3 metres

375mm public combined sewers 3 metres

375mm public foul sewers 3 metres

300mm public combined sewers 3 metres

225mm public surface water sewers 3 metres
150mm public combined sewers 3 metres
150mm public foul sewers 3 metres

In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs.

Having regard to proposed plans, it appears the proposed development would be situated within the protection zones of the public assets. Please note, the distance specified for these protection zones are indicative and based on industry standard guidelines. However, the depth of the assets will need to be verified on site which may infer greater protection zones. For completeness, we recommend the developer refer to their title deeds to confirm if there are any covenants or restrictions associated with the assets crossing the proposed development site.

As you'll be aware from our previous consultation responses, we have requested further information to be submitted in relation to the relationship between the proposed development including any temporary works, cabling, landscaping, flood mitigation and associated development and our assets in order for us to assess and advise further.

Such information should include a plan showing the proximity the proposed development to our assets and cross-sections showing the interfaces between the proposal and our assets.

Dwr Cymru Welsh Water's preference would be that this information is submitted and agreed upfront prior to the determination of the planning application. However, if the LPA are minded to grant planning consent, we would request that the condition outlined below is included within any decision notice. We would highlight that there is a risk associated with the inclusion of a condition if acceptable details/measures cannot be agreed to discharge the condition.

It is also recommended that the developer contact our Plan and Protect team (PlanandProtect@dwrcymru.com) to carry out a survey to verify the location of the assets and establish their relationship to the proposed development. Accordingly, if you are minded to grant planning consent for the above development, we would request that the following **Conditions and Advisory Notes** are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets:

Conditions

Condition 1

No development shall commence until the following have been submitted to and agreed in writing by the Local Planning Authority in consultation with Dwr Cymru Welsh Water.

1) Asset location survey has been undertaken to ascertain the exact location, condition, depth and material of all Dwr Cymru Welsh Water assets that the proposed development would cross or be located within the protection zones of the assets; and

2) A detailed site plan, as informed by point 1) above to demonstrate the

relationship of the proposed development with the assets and cross-sections showing the interfaces between the proposed development and each of the clean water and wastewater assets; and

3) If necessary, a scheme to divert the assets and no works on the proposed development pursuant to this permission shall be carried out until such time as works on any required diversion scheme of the assets have been constructed, completed and brought into use with the approved scheme. Thereafter the approved development will be retained in perpetuity.

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

Condition 2

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

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

Advisory Notes

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

Please note that it is the applicant's responsibility to ensure that any proposed works within the development site does not conflict with any underground services. For Sewers or Watermains that may be present and affected by your proposals, you are advised to contact Dwr Cymru Welsh Water who will be able to explain whether any consent is required for your proposed works. Prior to commencing

works, we recommend you review the information and guidance on asset location surveys available on Welsh Water's website at

https://developers.dwrcymru.com/en/applications/planning/asset-location-and-cctvsurveys

The planning permission hereby granted does not extend any rights to carry out any works to the public sewerage or water supply systems 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 and sewerage

connections.

North and Mid Wales Trunk Roads Agency (NMWTRA)

Response received on 20/08/2026:

I refer to your consultation of 08/01/2026 regarding the above planning application and advise that the Welsh Government as highway authority for the A487 trunk road directs that any permission granted by your authority shall include the following conditions:

1. Prior to the commencement of any works on site a Construction Traffic Management Plan (CTMP) shall be submitted to the Local Planning Authority (LPA) that shall be to the satisfaction of the Welsh Government as Overseeing Organisation for the Strategic Road Network (SRN).

2. Prior to the commencement of any works on site a Construction Environmental Management Plan (CEMP) shall be submitted to the Local Planning Authority (LPA) that shall be to the satisfaction of the Welsh Government as Overseeing Organisation for the Strategic Road Network (SRN).

3. Prior to the commencement of any works on site a Traffic Management Plan (TMP) shall be submitted to the Local Planning Authority (LPA) that shall be to the satisfaction of the Welsh Government as Overseeing Organisation for the Strategic Road Network (SRN).

4. Prior to the commencement of any works on site a Construction Method Statements (CMS) and Risk Assessments shall be submitted to the Local Planning Authority (LPA) that shall be to the satisfaction of the Welsh Government as Overseeing Organisation for the Strategic

Road Network (SRN).

5. Prior to the commencement of any works on site a carriageway reinstatement design and pavement specification shall be submitted to the Local Planning Authority (LPA) that shall be to the satisfaction of the Welsh Government as Overseeing Organisation for the Strategic Road Network (SRN) in respect of the impacted sections of the A487 trunk road.

The above conditions are included to maintain the safety and free flow of trunk road traffic. If you have any further queries, please forward to the following Welsh Government Mailbox

NorthandMidWalesDevelopmentControlMailbox@gov.wales

Response received on 09/06/2026:

I refer to your consultation of 7th May 2026 regarding the above application and advise that the Welsh Government as highway authority for the A487 trunk road directs that planning permission is not granted at this time as the applicant has provided insufficient information to determine the application.

We have reviewed the additional documents added to the planning portal since 07/05/26 and the applicant must still provide the following information to support this application or resubmit the application with the following details;

1) In order to minimise traffic disruption, reduce safety risks to road workers, and avoid potential pavement degradation on the Strategic Road Network (SRN), the applicant is required to prepare and submit a more detailed Report for each Option (1A, 1B, 2 and 3) to the Local Planning Authority for review by the Welsh Government, as the Overseeing Organisation for the SRN. This report must present in detail all the technical and practical parameters which determine the design for each Option including drawings and compare these in more detail including cost estimates.

2) The Applicant shall demonstrate compliance with the Design Manual for Roads and Bridges (DMRB) Geotechnical Design CD622 Managing geotechnical risk.

If you have any further queries, please forward to the following Welsh Government Mailbox

NorthandMidWalesDevelopmentControlMailbox@gov.wales

CADW

Response received on 11/08/2026:

Mitigation proposed

Additional information has been submitted in support of this application. This information included a summary of the results of discussions held between National Grid and Cadw in regard to measures to mitigate or offset the impacts on the grade II* Wern historic park and garden. Unfortunately, due to the need to consult third parties it has not been possible to produce a detailed plan to mitigate or offset these impacts, but it is clear that suitable measures can be introduced to the development in due course. Therefore, in order to not delay the determination of this application Cadw are in agreement with the applicant that measures to mitigate or offset the impact on grade II* Wern historic park and garden can be addressed via a planning condition imposed on the works at Wern CSEC, rather than preventing the scheme from progressing.

Cadw are in agreement with the wording of the condition suggested by the applicant which is:-

"No works on the Wern Cable Sealing End Compound extension identified on Wern CSE Compound Proposed Site Plan (Reference GLAS-ARUP--71-XX-DR-X-9220) shall commence until a scheme for the offsetting of adverse effects on the Wern Registered Park and Garden has been submitted to and approved by the Local Planning Authority. The scheme shall include a timetable for implementation and details of the mechanism to ensure delivery"

Cadw therefore do not object to the positive determination of the current application subject to the attachment of the above condition to any consent that is granted.

Response received on 27/01/2026:

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

Advice

We have significant concerns about the impact on the scheduled monuments and registered historic parks and gardens. However, we consider that if mitigating measures were undertaken, our concerns about the impact would be reduced. The national policy and Cadw's role in the planning process are set out an Annex A.

Assessment

Direct impact

Registered Parks and Gardens:

PGW(Gd)19(GWY) Wern

Located inside 3km

Scheduled Monuments:

CN019 Gesail Gyfarch Inscribed Stone

CN059 Moel y Gest Camp

CN118 Cist Cerrig Burial Chamber & Cup Marked Rock

CN174 Roman Bath-House, Tremadoc

CN237 Hut Circles near Craig y Gesail

CN239 Hut Group West of Cwm Mawr

CN270 Enclosed Hut Group in Parc-y-Borth

CN386 Fach-goch, standing stone to SSE of

ME096 Ty'n y Berllan Settlement

ME184 Enclosed Hut Circle Settlement North of Coed Gwlyb

Registered Parks and Gardens:

PGW(Gd)18(GWY) Tan-yr-Allt

PGW(Gd)29(GWY) Portmeirion

World Heritage Sites

The Slate Landscape of Northwest Wales - Ffestiniog: its Slate mines and Quarries, 'city of slates' and Railway to Porthmadog

This advice is given in response to a planning application for the extension of the existing Wern Cables Sealing End Compound (CSEC) including a new permanent access; a new Minffordd CSEC and Tunnel Head House (THH) with permanent access; the removal of the existing Garth CSEC; installation of new 400 kilovolt (kV) cables to replace redundant 400 kV and 132 kV cables; and other associated infrastructure and ancillary works. The application is accompanied by an environmental statement, with chapter 6 assessing the impact of the proposed development on the historic environment. This chapter concludes that the proposed development will not have a significant impact of the settings of the above designated historic assets, which are located inside 3km of the proposed works: However, it has identified that there will be a significant direct effect on the statutorily registered grade II* Wern historic park and garden. Section 6.1.18 of Planning Policy Wales states that "planning authorities should value, protect, conserve and enhance the special interest of parks and gardens and their settings included on the register of historic parks and gardens in Wales" whilst section 6.1.19 explains that "the effect of a proposed development on a registered park or garden, or its setting, is a material consideration in the determination of planning applications". Given the guidance given in Planning Policy Wales, Cadw would therefore be minded to object to the current application, unless the applicant could instigate measures to mitigate the direct impact on the registered historic park and garden or provide measures to offset this impact. It is unlikely that mitigation measures can be introduced to the proposed development and therefore the applicant should consider ways to enhance the registered historic park and garden. These could include funding repairs to listed buildings that are important features in the registered historic park and garden and contribute to its significance but are on Cadw's "At Risk Register", such as listed buildings 4628, Summerhouse at Wern Manor 21569, Ornamental Garden Pool at Wern Manor. Cadw are willing to meet with the developer in order to discuss appropriate off setting measures that could be included with this application.

Network Rail — Response received 04/08/2026:

Thank you for your email dated 17 July 2026 together with the opportunity to comment on this proposal. Network Rail has no further comments to make on the proposed works. It is understood an Asset Protection Agreement is being entered into for the works.

Response received on 30/01/2026:

Thank you for your email dated 8 January 2026 together with the opportunity to comment on this Environmental Impact Assessment (EIA).

Having reviewed the Design and Access Statement and the Proposed Permanent Site Plans, Network Rail notes that the proposed works include a Horizontal Directional Drilling (HDD) crossing beneath the operational Cambrian Coast Line, along with associated construction compounds, joint bays, drainage infrastructure and haul routes in close proximity to railway land. From an EIA perspective, Network Rail requests that the Environmental Statement fully assesses the potential for ground movement, vibration, settlement, hydrological change, and construction-related risks that may affect the safe operation of the railway. The HDD beneath the railway should be accompanied by robust geotechnical analysis, a ground movement assessment, and a monitoring regime to demonstrate that no adverse impacts will occur.

Network Rail also requests that the ES considers cumulative construction impacts, including lighting, noise, drainage alterations, and heavy plant movements within the Zone of Influence of the railway. Appropriate mitigation measures must be secured, including exclusion zones, drainage controls, monitoring, and agreed construction methodologies.

Subject to the above, Network Rail requires the applicant to enter into an Asset Protection Agreement (ASPRO) prior to the commencement of any works that may impact the operational railway. We trust the above will be taken into consideration as part of the EIA process. Further engagement can be arranged with our Asset Protection team.

Awdurdod Cynllunio Parc Cenedlaethol Eryri / Eryri National Park Planning Authority

Response received on 27/07/2026:

Thank you for consulting on an Authority on the above application. I have looked at the details of the application and have come to the conclusion that the development will not have a detrimental effect on the National Park.

Rheilffyrdd Ffestiniog ac Eryri / Ffestiniog and Welsh Highland Railways

Response received on 02/02/2026:

This representation is on behalf of Welsh Highland Railway Limited (WHRL), owners and operators of the Welsh Highland Heritage Railway line (WHHR) at Porthmadog. Our railway runs from our main station adjacent to the Cambrian Coast main railway line/A4971 level crossing to our station at Pen y Mount, where

there is a physical connection with the Ffestiniog Welsh Highland Railway (FfWHR) which is owned and operated by the Ffestiniog Railway Company (FRC) and runs from their station adjacent to Porthmadog harbour to Beddgelert and onwards to Caernarfon.

We are liaising directly with National Grid Energy Transmission Limited (NGET), their contractors and their agents on their proposals for replacement underground cables in connection with matters relating to design, construction, mitigation and compensation, liaising also with FRC.

The documentation that NGET has provided in this application and the pre-application consultation contains a wealth of valuable information, which we are continuing to attempt to assimilate. Our comments at this stage follow.

Replacement cable routing:

In our discussions with NGET and their contractors they have suggested a number of possible routes for the new underground cables in the area of our station at Pen y Mount. We consider the currently proposed routing option immediately north of the station buildings (shown on Sheet(s)23) to be preferable to some put to us. However, this area is of greater utility than that to the south of the station in view of its greater available width and adjacent roadway access. As well as being part of our Company's operational land holding arising from i) our status as a statutory undertaker and ii) historic planning permissions, with all associated permitted development rights, it additionally has the potential to accommodate improvements/additions to the currently limited station facilities which could further enhance the role of the railway as a tourist attraction. We are therefore concerned about the possible adverse impacts on longer term development possibilities.

Method of construction:

NGET and their contractors propose shallow open cut trenching and backfill notwithstanding that horizontal direct drilling is proposed for railway(s) and roads generally. The physical connection between the WHHR and FfWHR lines at Pen y Mount is occasionally used for transfers of locomotives and other rolling stock, and there are aspirations to upgrade the signalling arrangements to allow for operation of public advertised services between the two railways. We are therefore seeking loading provision for full interoperability with the FfWHR.

Impacts during construction:

NGET's current proposals require the temporary removal of trackwork north of Pen y Mount station, which is required to maintain day-to-day public timetabled operations, as well as the transfers already mentioned. As the timetabled services normally operate late March to early November, together with seasonal Santa specials in mid-December, we are seeking for the underground cable installation works to be undertaken in their entirety mid-December to mid-March. The roadways that provide service vehicle access to our facilities at Gelert's Farm (off Madoc Street West) and Pen y Mount (Ffordd Glanrafon) are included within the Works Area Red Line boundary. That for Gelert's Farm is used daily and that for

Pen y Mount (our only suitable access for HGV low loaders) occasionally. We will seek that these accesses are not impeded by construction and related activity (other than off Ffordd Glanrafon during the installation works period).

Decommissioning of existing cables:

We understand that it is proposed that the existing cable ducts will be left in situ throughout the lengths running under or adjacent to our land ie. 132kV on either side of the Cambrian Coast main railway line, 400kV south of the bypass. We will seek reassurance that there will not be any resultant risk of collapse or settlement, and that any restrictions on above-ground development will be lifted. We also note that it appears to be proposed that the exposed pipework enclosing the 132kV lines over the watercourse (Y Cyt) west of our station building be retained, unlike the approach taken with watercourse crossings elsewhere. We will seek that further consideration be given to possible removal.

Archaeology:

In view of the history of the area to be affected by the excavation works we will seek that steps are taken to ensure that any relicts of the previous activities in the area that become exposed are carefully recovered.

Public Consultation

A notice was placed in the press; notices were placed in several locations close to the site and nearby residents were informed.

Comments have been received from the public objecting on the following grounds;

Objection on planning grounds;

• Object if the development/construction works would result in the closure of vehicular access to businesses.

• The Glaslyn Construction Traffic Plan does not include the A497–Wern CSEC section, and therefore traffic flows and vehicle types are undefined. We request a condition requiring detailed traffic data for this section, to enable assessment of impacts on the setting of the listed building and the associated business, and to allow appropriate mitigation measures.

• Noise and disturbance impacts: Risk of significant construction noise (including potential 24-hour working) affecting residential amenity and the operation of a nearby hospitality business.

• Economic impact on established business: Likely adverse effects on the viability of a rural tourism business, particularly during peak season (March–September).

• Environmental impacts (dust, lighting, vibration): Insufficient assessment of additional impacts on neighbouring land uses.

• Concern regarding the alignment of the track from the A498 to the CSEC and the disturbance and noise arising from it.

• Impact on listed building setting: Harm to the setting and tranquillity of a Grade II* listed building, contrary to heritage protection policies.

• Lack of information: The application fails to provide essential details on noise, vibration, traffic, timing, duration and mitigation, preventing proper assessment by the Local Planning Authority.

• Disturbance arising from works at Wern CSEC.

Objection not based on planning grounds;

• Cost of maintaining a private track used by National Grid contractors.

• National Grid or contractor vehicles parking on private land.

5. Assessment of the material planning considerations

Principle of the development

5.1 The proposed development would facilitate the replacement, rationalisation and modernisation of the existing Glaslyn cable system and associated electricity transmission infrastructure within the National Grid transmission network in North West Wales. The application is submitted by National Grid Electricity Transmission (NGET) and proposes development comprising the upgrade and extension of Wern CSEC to accommodate replacement cables and associated infrastructure, including a new permanent access road from the A498; the installation of approximately 6 km of replacement Glaslyn cables using trenching and Horizontal Directional Drilling (HDD), with some redundant cable sections retained in situ where environmental constraints require; the decommissioning, removal and restoration of Garth CSEC; and the construction of a new Minffordd CSEC adjacent to the existing Tunnel Head House (THH) to facilitate cable connections, together with minor amendments to the approved THH design. The proposals also include temporary construction access arrangements and permanent operational access to both Wern CSEC and the Minffordd THH/CSEC.

5.2 The proposed replacement cables would utilise modern XLPE technology, removing the need for oil-filled cable systems and associated infrastructure. This would reduce the environmental risks associated with the existing system whilst providing a more sustainable and resilient network solution. The proposals are closely linked to the wider Visual Impact Provision (VIP) Project at Minffordd, enabling the direct connection of the replacement cables to the THH and facilitating the removal of the now redundant Garth CSEC. This approach would reduce the overall extent of above-ground infrastructure and provide opportunities for landscape restoration and environmental enhancement through the reinstatement of the former Garth compound.

5.3 Future Wales: The National Plan 2040 (Future Wales) is the National Development Framework for Wales. Chapter 2 highlights the need to reduce greenhouse gas emissions by supporting the low-carbon economy, including the development of renewable energy, particularly wind energy, and the provision of strategic grid infrastructure required to facilitate this growth.

5.4 Policy 17: Renewable and Low Carbon Energy and Associated Infrastructure support the principle of renewable and low-carbon energy development at a scale sufficient to meet future energy needs. The policy recognises that new grid infrastructure is critical to delivering this growth, provided it is designed to minimise visual impacts on nearby communities, and confirms the Welsh Government's commitment to working with stakeholders, including National Grid, to reduce barriers to implementation.

5.5 Policy 24: North West Wales and Energy identify North West Wales as a key location for energy development and investment and supports, in principle, developments associated with major energy initiatives, including Trawsfynydd and offshore renewable projects. The policy emphasises the role of energy development in delivering economic benefits, supporting local and regional communities, and facilitating renewable and low-carbon energy generation, confirming that onshore infrastructure associated with offshore renewable energy projects will be supported in principle.

5.6 Chapter 5 of PPW, Productive and Enterprising Places, addresses the economic aspects of placemaking. Paragraph 5.7.2 recognises that significant investment in energy generation, transmission and distribution infrastructure will be required to meet future demand. Paragraph 5.7.7 further acknowledges that, to fulfil commitments to tackling climate change, the planning system should *"integrate development with the provision of additional electricity grid network infrastructure".*

5.7 Paragraph 5.7.8 promotes an integrated approach to planning for energy developments and electricity grid network infrastructure to support the Welsh Government's renewable and low-carbon ambitions, recognising that additional grid infrastructure will be required to support new generating capacity. The Welsh Government's position on new power lines is set out in paragraph 5.7.9, which expresses a preference for undergrounding where possible, whilst acknowledging that cost and viability considerations may require a balanced approach. Where overhead lines are necessary, early engagement with energy companies and local communities is encouraged to mitigate visual impacts.

5.8 Paragraph 5.9.10 states that planning authorities should plan positively for grid infrastructure, supporting appropriate developments and facilitating the provision of grid infrastructure required to enable renewable and low-carbon energy, regardless of administrative boundaries.

5.9 The scheme would safeguard the long-term operation of essential electricity transmission infrastructure, support wider decarbonisation and energy objectives, and provide environmental benefits through the removal of redundant infrastructure and restoration of affected land. Taking these considerations into account, the Local Planning Authority considers that the proposed development is acceptable in principle and accords with the relevant provisions of Future Wales, Planning Policy Wales and the adopted Local Development Plan.

5.10 Whilst the principle of development is considered in relation to the proposal as a whole, the application comprises a number of distinct elements. For clarity, the planning considerations associated with each component are assessed separately below.

Wern – CSEC

Description of works

5.11 The proposals include the upgrade and extension of the existing Wern Cable Sealing End Compound (CSEC) to accommodate 12 replacement cables arranged as two electrical circuits. The works would include the installation of new high-voltage electrical equipment, foundations, support structures, cable sealing ends, surge arrestors, earth switches, drainage infrastructure, access arrangements and hardstanding. Limited tree removal would be required to facilitate the extension.

5.12 The existing compound would be extended to accommodate the proposed electrical infrastructure, resulting in a total site area of approximately 2,548 m². The existing gantry, measuring 21.1 m in height, would be retained. The proposed new equipment, including cable sealing end structures and associated high-voltage plant, would range between approximately 6.7 m and 9 m in height and would be set within a crushed rock surfaced compound. The enlarged compound would be enclosed by a 2.4 m high security fence, with access provided via gates on the western side connecting to a new access road. The access road would be approximately 1.26 km long and 5 m wide, linking the site to the A498. It would connect to the compound through a 6 m wide gated entrance and incorporate a vehicle turning area to the west of the CSEC. Four gates would be positioned along the route, which would also retain the access to agricultural fields located north of Nant yr Afon-oer. Associated drainage infrastructure, including a filter trench, ditch crossing structures and inspection chambers will be installed alongside the access road.

5.13 Two technical drawings have been submitted that show the proposed form for the Wern CSEC;

- Proposed Site Plan ‘GLAS-ARUP-71-XX-DR-X-9220’
- Sections and Elevations ‘GLAS-ARUP-71-XX-DR-X-9221’

Visual amenities and landscape impact

5.14 The development would involve the extension of the existing CSEC and the installation of associated electrical infrastructure, resulting in an approximate doubling of the compound's overall footprint.

5.15 Chapter 4 of Volume 4 of the ES covers landscape, and visual amenity matters and has come to following conclusions on the Wern CSEC on landscape character.

5.16 The LVIA concludes that the landscape effects associated with the extension of Wern CSEC would be limited and localised. During construction, works would result in a small change in land use and temporary disturbance arising from construction activities, plant, machinery and material storage. However, the effects would be largely contained by the existing landform, hedgerows and woodland, with no loss of valued landscape features. As a result, the impact on the character of Landscape Character Area (LCA) 09 Porthmadog would be minor adverse and not significant.

5.17 During operation, the enlarged CSEC would marginally increase the presence of electricity transmission infrastructure within the local landscape. Owing to the limited scale of the extension, its association with existing infrastructure and its restricted geographical influence, effects on the character of LCA 09 Porthmadog would be negligible adverse and not significant. In the longer term, proposed tree, shrub, hedgerow and grassland planting would become

established and help integrate the development into the surrounding landscape, with residual effects remaining negligible adverse and not significant.

5.18 In relation to the setting of Eryri National Park, the LVIA identifies limited effects on the relevant Special Character Areas (SCAs). During construction, temporary activity at Wern CSEC would result in a minor adverse and not significant effect on the character of SCA 20 Porthmadog and Glaslyn Estuary, while effects on SCA 19 Criccieth to Mochras and LCA 04 Moel Hebog Uplands would be negligible adverse and not significant. No significant effects are identified for SCA 21 Dwyryd Estuary and Morfa Harlech. During operation, effects on the landscape character and setting of Eryri National Park would remain negligible adverse or neutral and not significant, with mitigation planting further reducing the visibility and influence of the development over time.

5.19 The LVIA concludes that visual effects associated with Wern CSEC would be limited and largely confined to the construction period. Most receptors would experience neutral effects, with only users of nearby public rights of way and recreational viewpoints experiencing minor adverse, but not significant, effects. Nearby residential receptors would be largely screened by existing vegetation and would experience negligible adverse effects. Once operational, the extended CSEC would be viewed in the context of existing electricity infrastructure and would have neutral effects on visual amenity.

5.20 In relation to the permanent operational access arrangements, the principal change would be the construction of the new access road to Wern CSEC. As this would serve existing electricity transmission infrastructure and be located within a landscape already influenced by such development, the LVIA indicates that operational effects would be limited. The assessment notes that mitigation planting would establish over time, with "the characteristic patterns of the local landscape being returned to the baseline conditions" and landscaping contributing to the "reinstated key landscape characteristics". Consequently, operational effects on landscape character and visual amenity are considered to be negligible adverse or neutral and not significant.

5.21 NRW have reviewed the proposed development and do not raise any objection to the landscape or visual effects associated with the Wern CSEC. Their comments focus on ensuring that landscape mitigation, tree protection measures, planting specifications and details of colours and finishes for permanent infrastructure are secured through a suitably detailed Landscape and Ecological Management Plan (LEMP) and planning conditions. NRW also recommend the use of muted and recessive colours for the permanent infrastructure and recommends that lighting is minimised and designed in accordance with Welsh Government dark skies guidance.

5.22 Policy PCYFF2 requires that development proposals do not result in an unacceptable adverse impact on the health, safety, or amenities of occupants of nearby residential properties, other land or property uses, or the general character of the locality. Policy PCYFF3 of the Local Development Plan requires that all proposals demonstrate a high-quality design that fully responds to the natural, historic, and built environment, contributing to the creation of attractive and sustainable place-es. In addition, Policy PCYFF4 seeks to ensure that developments integrate appropriately into their surroundings and demonstrate that landscaping has been considered from the outset.

5.23 The proposed development is located adjacent to existing electricity transmission infrastructure, thereby minimising landscape and visual impacts by consolidating development within an established utility corridor and avoiding the introduction of isolated built form into the wider

countryside. Significant weight is also attached to the clear need for the development, which would support the continued operation of nationally important energy infrastructure and accords with national and local policy objectives relating to energy security and decarbonisation.

5.24 In this context, the development would not materially alter existing visual baseline conditions and the limited adverse effects identified are outweighed by the wider operational and environmental benefits of the scheme.

5.25 Having regard to the submitted information and subject to the appropriate conditions, the Local Planning Authority is satisfied that the proposal complies with Policies PCYFF 2, PCYFF 3 and PCYFF 4 of the Joint Local Development Plan.

Noise and vibration

5.26 The assessment of noise and vibration effects is contained within Chapter 11 of the ES and considers construction noise, vibration and construction traffic noise affecting nearby sensitive receptors. Operational noise impacts were scoped out of the assessment as no significant operational noise sources would be introduced.

5.27 Temporary impacts would arise during preliminary works, construction of the permanent access road, establishment of compounds and earthworks associated with the Wern CSEC extension. Whilst some receptors may experience elevated noise levels during construction, the impacts would be temporary and limited to the construction phase. Following mitigation, the ES predicts that residual effects will not be significant.

5.28 The Wern enabling works are supported by the submission of a detailed Enabling Works CEMP and CTMP, which provide considerably more information than is currently available for the later work packages. The Enabling Works CEMP includes provisions relating to working hours, pollution prevention, construction traffic management, noise and vibration control, stakeholder engagement, environmental monitoring and emergency response procedures. It also commits to the use of Best Practicable Means, quieter plant selection, community liaison, monitoring and corrective actions where required.

5.29 The Noise and Vibration ES does not specifically identify any specific Major Adverse vibration effects directly attributable to the Wern CSEC or enabling works. The most significant noise effects identified under NGA1 relate instead to compound establishment west of the WHHR and haul road works north of Maes Gerddi in the Porthmadog area.

5.30 However, the Public Protection Service maintains concerns regarding the overall lack of detailed construction management information. In particular, it considers that insufficient information has been provided regarding:

- the timing of the noisiest works;
- the duration of those works;
- the exact location of noise-generating activities;
- the manner in which BPM will be implemented; and
- the management of any extended working hours.

5.31 The Public Protection Service has provided comments on the application and notes that the applicant's original Section 61 Prior Consent application was refused due to insufficient information. Section 61 Prior Consent is a formal agreement under the Control of Pollution Act 1974 between the contractor and the local authority which sets out in advance how construction noise and vibration will be managed, including working methods, working hours, monitoring arrangements and mitigation measures to demonstrate that Best Practicable Means (BPM) will be used to minimise impacts on nearby receptors. In this case, the applicant relies on the Section 61 process as part of its mitigation strategy, however the initial Section 61 application was refused by the Public Protection Service due to insufficient information.

5.32 Notwithstanding those concerns, the Enabling Works CEMP has now provided a reasonably robust framework for environmental management and would be secured through planning conditions requiring compliance with the approved document. Given the scale and nature of the enabling works and bearing in mind that a detailed CEMP and CTMP are already available for this phase, it is considered that the remaining issues largely relate to implementation and future approval processes rather than the acceptability of the works themselves. Subject to compliance with the approved CEMP, CTMP and any future Section 61 agreement, the impacts associated with this phase are considered capable of being adequately controlled.

5.33 The LPA, therefore, considers that the subject to the appropriate conditions the development complies with PCYFF 2 of the JLDP.

Air Quality and dust

5.34 The assessment of air quality and emissions is presented in Chapter 10 of the Environmental Statement (ES). Operational effects were scoped out as the completed infrastructure would generate only occasional maintenance traffic and would not give rise to significant emissions.

5.35 Construction of the Wern CSEC extension and associated permanent access road would involve vegetation clearance, stripping of topsoil, earthworks, excavations, material handling and movement, construction traffic and operation of plant/machinery. These activities have the potential to generate dust emissions and airborne particulate matter. The assessment concludes that, with mitigation in place, residual effects on human health, amenity and ecological receptors would be negligible and not significant.

5.36 A site-specific Enabling Works CEMP and CTMP have been submitted for these works. The documents provide detailed construction management procedures and environmental controls, including traffic routing, monitoring, pollution prevention and dust suppression measures.

5.37 Key mitigation measures include:

- Dust Management Plan implementation.
- Dust monitoring, inspections and complaint handling procedures.
- Water suppression of haul roads, exposed soils and dust-generating activities.
- Hydroseeding, covering and stabilisation of stockpiles.
- Wheel washing facilities, road sweeping and track-out controls.
- Construction traffic routing controls and driver information packs.
- Low-emission plant, restrictions on idling and use of alternative fuels where practicable.
- Speed limits on haul roads and construction routes.

5.38 The assessment concludes that residual effects would be negligible and not significant.

5.39 Subject to the appropriate conditions the development complies with PCYFF 2 of the JLDP.

Ecological and biodiversity matters

5.40 The ecological effects associated with the Wern CSEC, and permanent access road are assessed principally within Chapter 5 of the ES. The Wern area contains some of the most sensitive terrestrial ecological receptors within the project corridor, including the Coed Bryn-tŵr/Wern, areas of ancient woodland, Coastal and Floodplain Grazing Marsh (CFGM) Habitat of Principal Importance (HoPI), marshy grassland, hedgerows, veteran trees, a confirmed soprano pipistrelle day roost within a derelict barn and a number of active badger setts.

5.41 The principal impacts arise from the extension of the Wern CSEC and construction of the permanent haul road. The ES identifies permanent loss of approximately 1.58ha of CFGM habitat, approximately 0.21ha of planted mixed woodland, losses of marshy grassland and hedgerows, and potential impacts to bats, badgers, breeding birds and reptiles. These impacts are assessed within Chapter 5, Section 5.9 of the ES.

5.42 The ES concludes that impacts on habitats, bats, reptiles and birds can be mitigated through habitat retention, ecological buffers, reinstatement works, species protection measures and biodiversity enhancement proposals. Whilst badger impacts are initially assessed as a significant effect requiring additional mitigation, the residual effect following licensing and mitigation is assessed as minor adverse and not significant.

5.43 NRW's latest response does not object to the ecological effects associated with Wern but requires these measures to be secured through planning conditions and the detailed CEMP. Particular emphasis is placed on ecological supervision, bat mitigation, badger licensing, habitat management, invasive species control and detailed management plans for retained and replacement habitats.

5.44 The Local Authority's Biodiversity Unit has reviewed the application and accepts that habitat losses associated with the Wern extension are relatively limited compared to other parts of the scheme but considers that mitigation is insufficiently detailed and does not adequately address long-term ecological impacts. The main concern is the loss of trees, woodland edge habitat and hedgerows that may function as commuting routes for Lesser Horseshoe Bats. Their comments also states that replacement planting alone is not enough and that the applicant must demonstrate how landscape connectivity for bats will be maintained both during construction and operation. Additional mapping of bat roosts, flightlines, commuting routes and areas of tree removal is requested.

5.45 The Biodiversity Unit also highlights the need for specific mitigation for water voles. Although no confirmed water vole populations are currently present within the immediate footprint, evidence exists close to Wern and NRW has advised that habitats should be maintained and restored to enable future recolonisation. Habitat enhancement for water voles is therefore recommended, including new and restored ditch systems and improved riparian habitat.

5.46 Suggested Conditions for Wern include

- Detailed bat flightline, roost and landscape connectivity mapping prior to commencement.
- Long-term habitat management and monitoring for at least 25 years rather than five years.
- Water vole habitat enhancement and monitoring.
- Ecological Clerk of Works supervision during vegetation clearance and construction.

5.47 The proposal would result in some permanent habitat loss, however, the ES demonstrates that impacts have been avoided or minimised where possible and supplemented by habitat replacement, biodiversity enhancement and long-term management measures. The proposals therefore broadly accord with Policies PS19, AMG4 and AMG5, which seek to safeguard biodiversity, designated sites and ecological networks. The Net Benefit for Biodiversity (NBB) proposals contained within the ES and supporting documentation also demonstrate compliance with PPW and the Section 6 biodiversity duty.

5.48 It is therefore considered that the ecological impacts associated with the Wern CSEC and permanent access road can be satisfactorily mitigated and are not contrary to Policies PS 5, PS 19, AMG 4 and AMG 5 of the JLDP, subject to appropriate conditions.

Agricultural Land

5.49 Chapter 7 of the ES identifies that the Wern CSEC and associated works are located within agricultural land underlain by loamy and clay soils associated with coastal flats with naturally high groundwater conditions. Construction activities would require temporary working areas, access tracks, soil stripping, excavation, and the storage of topsoil and subsoil. The ES recognises that these activities have the potential to affect soil structure, increase compaction, alter soil hydrology and temporarily remove land from agricultural production.

5.50 In Agricultural Land Classification (ALC) terms, the Wern area is predominantly classified as Grade 5 agricultural land, although limited areas of Subgrade 3a Best and Most Versatile (BMV) agricultural land may be affected by temporary construction activities associated with access routes, cable works and soil handling. The ES does not identify any permanent loss of BMV land at the Wern CSEC.

5.51 The ES identifies potential impacts including temporary loss of agricultural productivity, degradation of soil structure through handling, compaction from construction traffic, changes to soil moisture conditions and local soil hydrology, and erosion of exposed soils and stockpiles. To address these impacts, the ES proposes mitigation through the implementation of a Soil Management Plan and a Construction Environmental Management Plan (CEMP). These measures include the separate stripping and storage of topsoil and subsoil, careful management of stockpiles, minimisation of soil handling, restoration of soils to their original depths and profiles, and management of construction traffic to reduce compaction and avoid unnecessary disturbance. The baseline assessment identifies the affected soils as generally being at a low risk of erosion and capable of being protected through standard construction practices.

5.52 The ES concludes that effects on agricultural land, soil quality and agricultural productivity would be temporary, reversible and of low magnitude. Following mitigation, residual effects are assessed as slight adverse and not significant.

5.53 Planning Policy Wales (PPW) paragraphs 3.58 and 3.59 recognise soil as a finite resource and seek to protect agricultural land, particularly BMV land, from unnecessary loss or degradation. Paragraph 3.59 states that Grades 1, 2 and 3a land should only be developed where there is an overriding need for the development and where lower-grade land is unavailable or subject to environmental constraints that outweigh agricultural considerations.

5.54 In this case, the limited areas of Subgrade 3a land occur adjacent to the existing Wern CSEC. Given the requirement for the development to connect into and operate alongside existing electricity infrastructure, there is a clear operational justification for the siting of the works in this location. Furthermore, the ES demonstrates that impacts on BMV land would be temporary and that no permanent loss of BMV land would occur at Wern.

5.55 It is therefore considered that the proposal accords with the objectives of PPW paragraphs 3.58 and 3.59 and complies with Criterion 6 of Policy PS 6 of the Anglesey and Gwynedd Joint Local Development Plan, which seeks to safeguard higher-quality agricultural land and soil resources.

Access, highways, Rights of Way

5.56 A new permanent access road, approximately 1.26km in length, would be constructed from the A498 to provide operational access to the site. The associated enabling works include the construction compound, access bell mouths, haul roads and vegetation clearance. A CTMP and CEMP has been submitted specifically in relation to these 'enabling' works.

5.57 The ES identifies that the principal transport effects that would arise would likely be the construction traffic using the A487 and A498 corridor. ES Volume 4 Chapter 9: Traffic and Transport (Tables 9-15 to 9-17) note that the A487 west of the A498 is predicted to experience the highest increase in HGV movements, with a 31.6% increase in HGV traffic, although total traffic would increase by only 1.3%. Similarly, the A498 south of the A487 would experience a 26.6% increase in HGV traffic and a 1.1% increase in total traffic. The assessment concludes that these impacts would remain negligible or minor adverse and not significant.

5.58 The mitigation measures are contained within the Enabling CTMP Sections 2 and 5, the Enabling Works CEMP Section 4.13, and the embedded mitigation identified within ES Volume 4 Chapter 9 paragraph 9.9.4. These comprise:

- Prescribed HGV routes.
- Temporary traffic management and warning signage.
- Driver information packs and route monitoring.
- Road condition surveys before, during and after construction.
- Wheel washing and road cleaning measures.
- Banksmen and segregated public access where construction traffic interfaces with public routes.
- Traffic marshals and measures to protect pedestrians and cyclists.

5.59 The proposal accords with Policy TRA 4 and Strategic Policy PS 4 of the JLDP as the Transport Assessment concludes that the development would not have an unacceptable impact on the safe or efficient operation of the highway network and incorporates appropriate construction traffic management measures.

5.60 The works associated with the Wern CSEC, and the new permanent access road could affect nearby Public Rights of Way, including Dolbenmaen Footpath No. 107, which runs from the A497 at Wern Lodge to Tyn y Berllan, Penmorfa. The Cyngor Gwynedd Public Rights of Way (Countryside and Access Service) does not object to the proposal and has not requested the imposition of a planning condition. Their comments emphasise that all Public Rights of Way should remain open, safe and unobstructed wherever possible throughout the construction period, that no damage should occur to route surfaces, drainage, alignment or width, and that any necessary temporary closures should be progressed through the appropriate legal procedures following consultation with the Council's Public Rights of Way Team.

5.61 The submitted Enabling Works CTMP and Enabling Works CEMP for Wern both include various measures intended to protect pedestrian, cyclist and PROW users during the Wern enabling works. The CTMP confirms that the enabling works will not require the permanent diversion of any PROW. Where Penmorfa No.17 is required for construction vehicle access, a Temporary Traffic Regulation Order and/or landowner agreement may be required. The CTMP proposes the provision of a segregated fenced route for public use and the use of a banksman to control vehicle movements and deliveries, thereby maintaining a safe access for users of the route.

5.62 Additional mitigation measures within the CTMP include temporary traffic management, construction warning signage, public information and community engagement, driver training, and the provision of Driver Information Packs highlighting footways, cycleways and bridleways and areas with higher numbers of pedestrians, cyclists and equestrians. Construction traffic will be restricted to approved routes and monitored through the CTMP.

5.63 The Enabling Works CEMP also states that there will be traffic marshals to manage interactions between HGVs and pedestrians/cyclists, maintaining access to local facilities, stakeholder engagement, regular inspection of fencing and signage, and implementation of the Enabling CTMP throughout the construction phase

5.64 The North and Mid Wales Trunk Road Agency previously issued a direction advising that planning permission should not be granted due to insufficient detailed information. In response, the applicant engaged directly with NMWTRA to address the outstanding matters. Following these discussions, NMWTRA has confirmed that planning permission may now be granted, subject to the imposition of conditions.

5.65 These conditions require the submission of the following documents:

- Construction Environmental Management Plan (CEMP)
- Construction Traffic Management Plan (CTMP)
- Traffic Management Plan (TMP)
- Construction Method Statements (CMS) and Risk Assessments
- Carriageway reinstatement design and pavement specification

5.66 NMWTRA has directed that these details be submitted prior to the commencement of development. However, as previously discussed, the applicant has already submitted a CEMP and CTMP in relation to the enabling works within the Wern area of the site.

5.67 Importantly, this phase of the development does not involve direct access to the Trunk Road or Strategic Road Network. Access for the enabling works will be taken from the local highway network via the A498, approximately 350 to 380 metres south of the A487 trunk road junction.

Given that a CEMP and CTMP have already been provided for the enabling works, and that these works do not physically interact with the Strategic Road Network, the submission of further such documents is not considered necessary or relevant to this phase of the works. Nevertheless, these details will be required for subsequent phases of the wider development.

5.68 On this basis, the Local Planning Authority considers that the development conforms with the requirements of policy TRA 4 of the JLDP.

Hydrology and flood risk

5.69 The Wern CSEC and associated enabling works are located within the western part of the Glaslyn floodplain on low-lying agricultural land that is intersected by various drainage ditches associated with the Y Cyt catchment.

5.70 Section 9 of Technical Advice Note 15: Development, Flooding and Coastal Erosion categorises types of development based on their vulnerability to flood risk. The development subject of this application is not specifically described in any of the categories and paragraph 9.5 clarifies that the list is not exhaustive therefore professional judgement should be applied when considering development categories not explicitly listed based on the risks posed to lives and livelihoods in the event of a flood. The nature of this development does not pose risk to lives or livelihoods in the event of a flood event and is therefore considered to be a less vulnerable development.

5.71 Flood Map for Planning (FMfP) shows that most of the development is located within one or more of the flood zones. The Wern CSEC and access roads fall within Surface Water and Small Watercourse Flood Zone 2 and 3 and Defended Zone from Sea.

5.72 The ES identifies potential impacts arising from temporary compounds, access roads, haul roads, stockpiles, dewatering activities, sediment mobilisation, accidental pollution and reduction in the volume of water that can be retained on the flood plain.

5.73 The original Chapter 8 assessment concluded that temporary infrastructure had the potential to increase flood levels within the floodplain and therefore, assessed construction phase flood risk effects on third-party receptors as Moderate (Potentially Significant). Paragraph 8.4.4 of Chapter 8 of the ES and the Flood Consequence Assessment also acknowledged that, based on the modelling available at the time, the scheme had not yet demonstrated full compliance with TAN 15 and that additional hydraulic modelling was required. The original hydrological risks identified were:

- sediment-laden runoff arising from earthworks, soil stripping and stockpiles;
- accidental pollution from fuels, oils and chemicals;
- groundwater dewatering associated with excavations;
- disruption to local drainage pathways;
- displacement of floodplain storage by compounds, access roads and stockpiles; and changes to flood conveyance within floodplain areas.

5.74 Following the initial comments from NRW, the applicant provided additional hydraulic modelling was undertaken by Arup and reported within the Environmental Statement Volume 4 Chapter 8 Updates Technical Note (May 2026). This modelling considered the enabling works, which would remain in place for less than nine months before the wider construction works commenced.

5.75 The revised modelling found that increases in flood depths were generally limited to agricultural land in the north-west of the study area and flood depth increases were typically no greater than 0.01m above existing flood levels. There were no adverse impacts to residential or commercial properties during the enabling works phase the duration of flooding did not increase.

5.76 On the basis of the updated modelling, the significance of flood risk effects was reassessed in. The magnitude of change for third-party receptors was reduced from Medium to Low, resulting in the construction effect being reduced from Moderate (Potentially Significant) to Minor (Not Significant).

5.77 The updated FCA now concludes that, following mitigation, flood risk associated with the enabling works is low to negligible.

5.78 NRW have reviewed the revised modelling and confirms *"the initial enabling works proposed would not result in an increase in flood risk".*

5.79 NRW accepts that the proposed pumping mitigation arrangement is not required during the enabling works period and raises no objection to the enabling works on flood risk grounds.

5.80 TAN 15 advises that any less vulnerable development located in Flood Zone 2, Flood Zone 3 or Defended Zone can only be appropriate if addressing national energy security needs.

5.81 Paragraph 10.23 "*Proposals that address national security or energy security needs, mitigate the impacts of climate change, that are necessary to protect and promote public health may also, by exception, be appropriate provided that their locational need is clear and the potential consequences from flooding have been considered and found to be acceptable."*

5.82 The nature of the development is considered to be contributing to national energy security needs and the requirement to be located at this specific site is dependant connecting to the existing infrastructure as explained in more detail in other sections of this report. The LPA, therefore, considers that locating the development within a flood zone to be acceptable.

5.83 The application has provided a FCA as required by paragraph 10.24 "*In zones 2, 3 and TAN 15 defended zone developers must undertake a flood consequences assessment proportionate to the nature and scale of the proposal. Before granting planning permission, decision makers should be satisfied the scheme is justifiable in accordance with the principles set out in section 8".*

5.84 NRW have reviewed the FCA and confirmed that subject to conditioning of flood mitigation pumps (associated with the Glaslyn cable works) that FCA modelling and methodology is acceptable the flood impacts of the scheme when operational is acceptable. They also confirm that enabling works would not increase flood risk.

5.85 Comments from the Lead Local Flood Authority also confirm no concern with the contents of the FCA nor objection to the development. They also note that some local drainage and flooding

matters have already been permitted through the Common Watercourse Consent process (s23 of the Land Drainage Act).

5.86 The SAB initially raised a holding objection because there was insufficient evidence to demonstrate that the surface water drainage hierarchy had been appropriately followed. While they accepted that rainwater harvesting was not suitable for the development, they required further investigation of infiltration as the preferred drainage option, including BRE365-compliant infiltration testing, groundwater monitoring, and evidence to support soakaway design. The SAB also outlined the subsequent drainage hierarchy options, noting that discharge to a watercourse or surface water sewer would only be acceptable where higher-priority options had been discounted, and that any connection to the combined sewer network would require robust justification and agreement from Welsh Water.

5.87 The SAB advised that further evidence was needed before they could support the proposals and recommended pre-application discussions to resolve the outstanding drainage issues.

5.88 Following the submission of the SuDS application YGC26-1884-LL (Wern) the SAB reviewed the additional information and confirmed on 07/07/2026 that it was sufficient to address their concerns. Consequently, they withdrew their holding objection and confirmed that they have no objection to either planning application.

5.89 To this end, the LPA is satisfied that that the proposed development complies with the requirements of TAN 15 and policies PS6 and PCYFF 6 of the JLDP.

Archaeology and cultural heritage

5.90 Policies PS20 and AT 1 of the JLDP and TAN 24: The Historic Environment places a duty on Local Authorities to assess the impacts of new developments on heritage assets and archaeological matters.

5.91 The assessment of historic environment effects is presented in Chapter 6 of the Environmental Statement (ES) and considers both physical impacts on archaeological remains and impacts on the setting and significance of designated and non-designated heritage assets arising from the proposed extension of Wern CSEC, the permanent access road and associated cable works. The assessment identifies the Wern CSEC works as the principal source of heritage impacts within the scheme due to their location within the Grade II Wern Registered Historic Park and Garden (PGW(Gd)19(GWY)) and the setting of Wern Manor Grade II Listed Building (Cadw 4626).

5.92 The ES concludes that the development would result in:

- A moderate adverse significant effect on the Wern Registered Historic Park and Garden.
- A moderate adverse significant effect on the setting of Wern Manor.

5.93 Cadw has reviewed the proposals and confirms that it has significant concerns regarding the impact on the Registered Historic Park and Garden at Wern. Cadw advises that, in accordance with Planning Policy Wales, it would be minded to object unless appropriate mitigation or offsetting measures are secured. Cadw considers that direct mitigation opportunities are limited and recommends that enhancement measures should be explored, including improvements to

heritage assets within the parkland currently identified on Cadw's *At Risk Register*, including the Summer House at Wern Manor (Cadw 4628) and the Ornamental Garden Pool (Cadw 21569).

5.94 Heneb have commented that they broadly agree with the ES conclusions and similarly advises that the principal heritage issue relates to the impact on the Registered Historic Park and Garden. Heneb also confirmed that they support Cadw's recommendation that enhancement opportunities should be explored and further advises that the final Landscape and Ecological Management Plan (LEMP) should explicitly consider the character and special interest of the Registered Park and Garden and that Heneb should be consulted on the final LEMP and associated enhancement proposals.

5.95 Mitigation identified within the ES includes:

- Use of an existing semi-formal track alignment for the permanent access route.
- Use of HDD at the eastern boundary of the parkland to minimise disturbance.
- Retention and protection of existing boundary planting.
- Replacement planting where vegetation removal is unavoidable.
- Careful consideration of infrastructure design, materials, lighting and screening.

5.96 Whilst the ES concludes that significant adverse effects would remain on the Wern Registered Historic Park and Garden and the setting of Wern Manor, Cadw is now satisfied that appropriate offsetting measures can be secured through planning condition. Subject to the recommended condition, it is considered that the impacts on the historic environment have been appropriately assessed and can be managed in accordance with the requirements of Policies PS 20 and AT 1 of the JLDP and the guidance contained within TAN 24.

Glaslyn Cables

Description of works

5.97 The proposed Glaslyn Cables works comprise the decommissioning of the existing 132 kV and 400 kV cable systems between Wern CSEC and Garth CSEC and the installation of approximately 6 km of replacement 400 kV underground cables between Wern CSEC and the proposed Minffordd CSEC. The existing cables are oil-filled cables insulated with oil-impregnated paper and supported by a series of joint bays, monitoring equipment and ancillary infrastructure located along the route. The existing cables will be removed where practicable, however, some sections would remain in situ where excavation could potentially adversely affect designated sites, sensitive habitats or protected species. These include sections of the Glaslyn SSSI, the 'Coedydd Derw a Safleoedd Ystlumod Meirion/Meirionnydd Oakwoods and Bat Sites' SAC, 'Ysbyty Bron y Garth' SSSI and some areas containing Japanese Knotweed. The retained cables would be cut, drained of oil, purged using nitrogen, capped and connected to monitoring pits, with monitoring undertaken for an approximate 10-year period.

5.98 The replacement cables would comprise modern Cross-Linked Polyethylene (XLPE) cables, that eliminates the need for oil-filled systems, oil tanks and associated maintenance infrastructure. The route is approximately 6 km long. For much of its length the route passes through agricultural land and crosses highways, watercourses, railways, public rights of way and existing utility infrastructure.

5.99 The route would leave Wern CSEC in a southeastern direction following the alignment of the existing cables between the Nant yr Afon-oer and the A497 before crossing the Afon Bontfaen

and the A498 near Pont Pen-Amser. From there on, the route continues north-east towards Porthmadog, crossing Y Cyt, Public Footpath Porthmadog No. 6 and National Cycle Route 8 before continuing towards the Porthmadog Roundabout (A487). East of the roundabout, the route passes north of Ysgol Eifionydd where the cable alignment temporarily splits into two sections to facilitate crossings beneath the A487 and existing services before re-joining south of Bridleway Porthmadog No. 37. The route then continues eastwards, crossing the Welsh Highland Heritage Railway (WHHR), Ffestiniog and Welsh Highland Railways (FfWHR), Public Footpaths Porthmadog Nos. 10 and 11, and Bridleway No. 37 before heading southeast towards the A487. The final section passes beneath the A487, Cambrian Coast Railway Line, the Afon Glaslyn, part of the Glaslyn SSSI and the Meirionnydd Oakwoods and Bat Sites SAC by HDD, before terminating at the proposed Minffordd CSEC.

5.100 The installation of the cables would be undertaken using a combination of open cut trenching and HDD. Approximately half of the route would be installed through the conventional trench excavation whilst HDD would be used at the environmentally sensitive locations and crossings such as roads, railways and watercourses. At Porthmadog Roundabout, installation would be undertaken in phases using an open-cut method, with temporary traffic management arrangements to maintain vehicle movements throughout the works. Temporary construction compounds, access routes, turning areas and laydown areas would be required along the route during installation.

5.101 These replacement cables would be installed within underground ducts with six underground joint bays provided along each cable phase. These would be located approximately 250 m west of the A498, 620 m west of Porthmadog Roundabout, 100 m south-east of Porthmadog Roundabout, 100 m east of the WHHR and FfWHR crossing, 350 m south-east of Clwb Chwaraeon Madog Sports Club and approximately 290 m south-west of the proposed Minffordd CSEC. Each of these joint bays would be served by a link pillar (over ground) used for cable monitoring and maintenance. Additional infrastructure would include fibre-optic communications systems, thermocouple temperature monitoring equipment, cable markers and associated protection measures. Following completion of these works, the temporary construction infrastructure would be removed and affected land reinstated.

Visual amenities and landscape

5.102 The LVIA identifies that construction of the Glaslyn cable route would result in temporary effects on landscape character arising from vegetation clearance, soil stripping, excavation works, HDD operations, construction plant and the temporary loss of tranquillity along parts of the route. Within LCA 09 Porthmadog, these effects are assessed as moderate adverse and significant during the construction period due to the scale and extent of the works. Similar moderate adverse and significant temporary effects are identified within the Eryri National Park setting areas of SCA 20 Porthmadog and Glaslyn Estuary and SCA 21 Dwyryd Estuary and Morfa Harlech, although these effects would be localised, reversible and limited to the duration of construction. Effects on LCA 04 Moel Hebog Uplands and SCA 19 Criccieth to Mochras would be minor adverse and not significant.

5.103 The LVIA concludes that visual effects associated with the Glaslyn cable works would be temporary and limited to the construction phase. Visibility of construction activity would vary depending on location, topography and existing vegetation. Most visual receptors would experience negligible to minor adverse effects, whilst receptors close to the cable route would have clearer views of construction operations. The most notable effects are identified at

Viewpoint 10, where construction activity would result in a moderate adverse effect for a temporary period.

5.104 All operational landscape and visual impact effects have been scoped out of the assessment because the replacement cables would be installed underground and, once construction is complete and land reinstated, no permanent impacts would arise.

5.105 NRW have stated that they agree with the LVIA's conclusion that construction of the cable route would result in moderate adverse and significant landscape effects on parts of the setting of Eryri National Park, particularly within SCA 20 Porthmadog and Glaslyn Estuary and SCA 21 Dwyryd Estuary and Morfa Harlech, owing to vegetation clearance, excavation works, temporary loss of tranquillity and construction activity. They have also confirmed that they agree that these effects would be temporary, localised and reversible in nature and that the underground cable proposals as a result are unlikely to harm the special qualities of the National Park. NRW also agrees that effects on LCA 04 Moel Hebog Uplands and SCA 19 Criccieth to Mochras would be minor adverse and not significant.

5.106 In terms of visual amenity impact, NRW concur with the LVIA's findings that the majority of views, including those from the setting of the National Park, would experience negligible adverse effects during construction. NRW emphasises the need for robust landscape mitigation, restoration and compensatory planting to minimise short and medium-term impacts.

5.107 Having regard to the submitted information and subject to the appropriate conditions, the Local Planning Authority is satisfied that the proposal complies with Policies PCYFF 2, PCYFF 3 and PCYFF 4 of the Joint Local Development Plan.

Noise and vibration

5.108 The assessment of noise and vibration associated with the replacement Glaslyn Cables is contained within Chapter 11 of the ES. The assessment has considered cable installation, HDD crossings, compounds, temporary haul roads, reinstatement works and cable decommissioning activities. The Glaslyn Cable Route represents what is very likely to be the most significant source of noise and vibration impacts arising from the development. The ES has identified Major Adverse and Moderate Adverse effects associated with compound establishment west of the WHHR, haul road construction adjacent to the Maes Gerddi residential estate, HDD operations, reinstatement works and compound demobilisation.

5.109 Significant vibration effects are identified at Ty Gerddi and 76 Maes Gerddi due to the use of vibratory rollers during haul road construction. The ES concludes that *"Significant ground-borne vibration effects may occur at the two receptors identified above if vibratory rollers are used during NGA1 and/or NGA6."*

5.110 Particular concern arises in relation to HDD activities. The ES predicts that 3 residential receptors experiencing Major Adverse effects and 43 residential receptors experiencing Moderate Adverse effects.

5.111 The assessment further acknowledges that HDD operations may require continuous working on a 24-hour basis in circumstances where stopping works could increase the risk of bore failure, collapse or environmental harm.

5.112 Mitigation proposed within the ES includes:

- Section 61 Prior Consent under the Control of Pollution Act 1974.
- Temporary acoustic barriers around compounds and HDD locations.
- Acoustic screening of drilling rigs, generators and pumps.
- Programming HDD operations within normal working hours where practicable.
- Advance notification of out-of-hours working.
- Noise and vibration monitoring.
- Prior warning where vibration-generating works are undertaken close to receptors.
- Implementation of Best Practicable Means (BPM).

5.113 A Section 61 Prior Consent is a formal agreement under the Control of Pollution Act 1974 between the contractor and the local authority which sets out in advance how construction noise and vibration will be managed, including working methods, working hours, monitoring arrangements and mitigation measures to demonstrate that Best Practicable Means will be used to minimise impacts on nearby receptors. The ES relies upon the Section 61 process as a key element of its mitigation strategy. However, the Public Protection Service notes that the initial Section 61 application submitted by the applicant was refused due to insufficient information.

5.114 Whilst the ES concludes that significant effects can be reduced through the use of acoustic screening, communication measures (with the public), construction programming and BPM, the Public Protection Service considers that there is currently insufficient information to demonstrate that these measures will be effective in practice. Specifically, the Public Protection Service notes that:

- no detailed programme has been provided showing when the most intrusive activities will occur;
- no clear explanation has been provided regarding how 24-hour HDD operations would be managed;
- vibration management measures remain insufficiently defined;
- the practical implementation of acoustic barriers has not been fully detailed; and
- the Section 61 application relied upon by the ES has not yet been agreed.

5.115 The applicant does not dispute these points and instead proposes that the detailed controls be secured through a dedicated work package-specific management framework comprising:

- a Glaslyn Cable Route CEMP;
- a Glaslyn Cable Route CTMP;
- Noise and Vibration Management Plans; and
- a revised Section 61 Prior Consent application.

5.116 These documents would be submitted to and approved by the Local Planning Authority prior to commencement of the relevant construction phase. The applicant has also confirmed that the requirements identified by the Public Protection Service would be incorporated into the detailed CEMPs and Noise and Vibration Management Plans secured through planning condition.

5.117 The LPA notes that the Public Protection Service has not objected to the development in principle, but rather to the lack of detailed information currently available. The ES has demonstrated where significant effects are likely to occur and identifies a broad suite of mitigation measures. The applicant's proposal to submit CEMP and CTMP’s for each specific works package would require detailed management documents to be approved before

commencement, thereby allowing noise monitoring arrangements, acoustic barrier specifications, working hour restrictions, vibration controls, communication strategies and Section 61 requirements to be agreed at a more detailed stage.

5.118 Although the ES identifies potentially significant noise and vibration impacts, it is considered that there an appropriate mechanism is available through planning conditions to secure detailed mitigation and management measures before construction begins.

5.119 Nonetheless, the LPA considers that this remains one of the more sensitive environmental issues associated with the development and would require careful scrutiny when discharging any future conditions.

5.120 Comments received from the Public Protection Service regarding the proposed flood pump mitigation scheme note potential concerns relating to the lack of information available to assess the noise impact arising from operation of the pumps and associated generators. The Service notes that the submitted information does not include receptor-specific noise predictions, cumulative assessments, tonal assessments or evidence demonstrating that the proposed acoustic mitigation would achieve acceptable noise levels.

5.121 As detailed within the Hydrology, Water Resources and Flood Risk section of this report, the proposed flood mitigation pumps are intended to be the subject of a separate planning application. The applicant has confirmed that this future application will be supported by an ES addendum and a full noise assessment of the pumping installations. Accordingly, the Public Protection Service's concerns relate to the future acceptability of the pumping installations themselves rather than the flood modelling conclusions contained within the revised FCA and Chapter 8 Update.

5.122 To this effect, it is considered that the proposal is acceptable and complies with the requirements of Policy PCYFF 2 of the JLDP, subject to the approval and implementation of the detailed management plans and mitigation measures secured through planning conditions.

Air Quality and dust

5.123 The assessment of air quality and emissions associated with the replacement Glaslyn Cables is contained within Chapter 10 of the ES. The assessment considers cable decommissioning works, open-cut trenching, HDD crossings, temporary compounds, haul roads, material storage areas and reinstatement activities. Approximately 2,575 sensitive receptors and four nationally designated ecological sites were identified within the assessment area.

5.124 The assessment identifies that earthworks, demolition, construction activities and vehicle movements have the potential to generate significant dust emissions in the absence of mitigation. However, a comprehensive package of mitigation measures is proposed to control impacts on nearby receptors.

5.125 As previously noted, the submitted Enabling Works CEMP and CTMP do not cover the main cable installation and decommissioning works. Separate site-specific CEMP and CTMP will be required by condition prior to the commencement of the Glaslyn Cable works.

5.126 Mitigation identified within the ES includes:

- Stakeholder liaison and communication procedures.
- Dust monitoring and regular inspection regimes.
- Water suppression of construction areas, haul roads and stockpiles.
- Covering, stabilisation and management of stockpiles.
- Progressive reinstatement and revegetation of disturbed land.
- Wheel washing and road sweeping to prevent track-out.
- Covered skips, covered vehicles and enclosed handling of fine materials.
- Use of low-emission plant and controls on vehicle idling.

5.127 The ES concludes that residual effects would be negligible and not significant.

5.128 To this effect it is considered that the proposal is acceptable and conforms to the requirements of policy PCYFF 2 of the JLDP.

Ecological and biodiversity matters

5.129 The principal ecological impacts associated with the cable route itself are assessed within Chapter 5 of the ES and updated through the Environmental Statement Addendum (July 2026).

5.130 The route of development passes through a sensitive ecological corridor containing Glaslyn SSSI, Traeth Glaslyn NWWT Reserve, habitats supporting protected species and extensive areas of Coastal and Floodplain Grazing Marsh, marshy grassland and associated wetland habitats. The ES has identified that the majority of the route has been designed to avoid direct impacts through the use of Horizontal Directional Drilling (HDD), allowing cables to pass beneath much of the SSSI and associated habitats.

5.131 The ES Addendum, July 2026 provides additional information regarding the impacts on Glaslyn SSSI and the proposed Net Benefit for Biodiversity package. This Addendum confirms:

- A temporary disturbance of approximately 1.6ha of marshy grassland within Glaslyn SSSI associated with the HDD compound.
- Permanent habitat loss of approximately 436.8m² associated with the four link boxes and bunds.
- Temporary localised impacts associated with monitoring pits.
- Additional habitat restoration, soil handling and biodiversity compensation measures.

5.132 Whilst the ES originally identified significant adverse effects relating to migratory fish arising from watercourse crossings, temporary culverts and fish passage barriers, Chapter 5 Section 5.10 introduces additional mitigation including fish rescues, fish-friendly pumping systems, fish-passable culvert design, seasonal restrictions and ecological supervision. Following implementation of these measures, residual effects reduce to minor adverse and not significant.

5.133 The Addendum also recommends mitigation including:

- Detailed pre-commencement botanical surveys within Glaslyn SSSI.
- Ecological Clerk of Works supervision.
- Dedicated INNS Management Plans.
- Detailed soil storage and reinstatement methodologies.
- Habitat reinstatement techniques.

- A long-term biodiversity enhancement and stewardship programme delivered with North Wales Rivers Trust.

5.134 Comments from NRW focus primarily on the developments impact on the Glaslyn SSSI. NRW acknowledges the additional information provided through the ES Addendum and now accepts that the impacts can be addressed through appropriate mitigation and conditions. The information required by condition are:

- A pre-commencement botanical survey.
- Habitat Management and Monitoring Plan.
- INNS Management Plan.
- Detailed soil stripping, storage and reinstatement methodologies.
- CEMP controls within the SSSI.
- Long-term management and monitoring arrangements.

5.135 Notwithstanding NRW's acceptance of the proposed mitigation strategy, the Council's Biodiversity Officer has raised concerns regarding the long-term certainty of habitat reinstatement and compensation measures. In particular, it is noted that while habitat reinstatement may be achievable, ecological recovery is likely to take considerably longer than the periods assumed within parts of the submitted assessment.

5.136 The Biodiversity Officer has also identified the need for additional safeguards to ensure the effectiveness of mitigation and compensation measures. These include pre-construction botanical surveys for protected and notable plant species, protection and translocation measures where necessary, ecological supervision throughout construction, timing restrictions to minimise disturbance to birds within Glaslyn SSSI, and robust pollution prevention and water quality protection measures associated with watercourse crossings. Further survey work and mitigation may also be required for species including water voles and badgers.

5.137 The Addendum includes proposals for a 25-year Catchment Biodiversity Enhancement and Stewardship Programme to be delivered by North Wales River Trust. The programme includes habitat restoration and enhancement within the wider catchment, control of invasive species, floodplain habitat improvements, native woodland creation, species-rich grassland establishment, hedgerow planting and long-term ecological monitoring. The Biodiversity Officer welcomes the principle of this approach and considers it preferable to the shorter management periods originally proposed.

5.138 It is acknowledged that direct impact on Glaslyn SSSI and associated habitats will occur, however the ES and July 2026 Addendum demonstrates that a sequential approach of avoidance, minimisation, mitigation and compensation has been applied. HDD has been used extensively to avoid direct impacts, and a substantial package of habitat restoration and biodiversity enhancement measures has been proposed.

5.139 Accordingly, subject to securing the mitigation and compensation measures identified within the ES, Addendum and NRW response, the proposal is considered capable of complying with Policies PS 19, AMG 4 and AMG 5, together with PPW requirements for biodiversity enhancement in Section 6.

Agricultural land

5.140 The main cable route passes through a range of agricultural soils, including loamy and clayey soils on coastal flats, saline alluvial soils and freely draining loamy soils over rock. The ES identifies several construction-related impacts on agricultural land and soils associated with cable trenching, topsoil stripping, stockpiling, temporary compounds, access tracks, drainage works and decommissioning activities.

5.141 The assessment identifies a worst-case temporary disturbance of approximately 1.87ha of Best and Most Versatile (BMV) agricultural land (Subgrade 3a). Potential impacts include:

- Temporary loss of agricultural land during construction;
- Degradation of soil structure through stripping and handling;
- Mixing of topsoil and subsoil horizons;
- Soil erosion from exposed surfaces and stockpiles;
- Compaction caused by construction traffic;
- Changes to soil moisture characteristics and local hydrology; and
- Reduced infiltration and increased surface runoff where soils become compacted.

5.142 The ES proposes a range of mitigation measures, including the preparation of a Soil Management Plan, separate storage of topsoil and subsoil, minimisation of handling and storage periods, reinstatement of soils to their original profiles and management of vehicle movements across agricultural land. Excavated soils would be reused where suitable and managed through the materials management procedures set out in the CEMP.

5.143 The assessment concludes that, with mitigation in place, there would be no measurable reduction in soil quality. Effects arising from soil handling, storage, compaction and disturbance are assessed as being of low magnitude, whilst the temporary withdrawal of agricultural land from production is assessed as resulting in slight to negligible adverse effects. All residual impacts are therefore considered not significant.

5.144 In operational terms, the ES states that the cables would be buried below normal cultivation depth and would not interfere with future ploughing, grazing or cropping activities. Consequently, no operational effects on agricultural land use or soil resources are anticipated.

5.145 The findings demonstrate that, whilst construction would temporarily affect agricultural soils and approximately 1.87ha of Subgrade 3a land, the impacts are temporary and reversible, with the affected land capable of being restored to agricultural use following completion of the works. The proposed mitigation and reinstatement measures are intended to maintain soil function and agricultural productivity in accordance with the objectives of PPW paragraph 3.58.

5.146 Paragraph 3.59 of PPW states that *"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."*

5.147 In this case, the affected Subgrade 3a land would be subject primarily to temporary construction disturbance associated with the installation of the underground cable route. Given the linear nature of the infrastructure and its requirement to connect existing electricity infrastructure between Wern and Minffordd/Garth, there is a clear operational need for the route. Furthermore, the ES demonstrates that impacts on BMV land would be temporary, localised and capable of restoration, with no operational loss of agricultural productivity anticipated following reinstatement.

5.148 It is therefore considered that the proposal accords with the objectives of PPW paragraphs 3.58 and 3.59 and complies with Criterion 6 of Policy PS 6 of the Joint Local Development Plan.

Traffic and Public Rights of Way

5.149 Traffic impacts of the works have been assessed in ES Volume 4 Chapter 9: Traffic and Transport, with three principal access points identified at the A498, Porthmadog High Street and the unnamed road west of Quarry Lane/Osmond Terrace junction. Peak construction traffic is predicted to comprise 148 two-way vehicle movements per day, including 100 two-way HGV movements.

5.150 The assessment identifies two highway links where HGV increases exceed the IEMA screening threshold of 30% (Table 9-15):

- ATC 4.1 (A487 west of A498): 31.6% increase in HGV movements.
- ATC 4.6 (Britannia Terrace/A497): 35.5% increase in HGV movements.

5.151 However, the Tables 9-16, 9-17 and paragraph 9.8.15 identify that the overall traffic increases remain low, ranging between 0.1% and 1.3%, and no highway link experiences a total traffic increase of more than 30% (paragraph 9.8.8). The assessment finds that impacts relating to construction traffic, severance, non-motorised user amenity, fear and intimidation, driver delay and road safety would all be negligible or minor adverse and not significant.

5.152 ES Volume 4 Chapter 9 paragraph 9.9.4 includes recommended mitigation measures that include;

- Designated HGV routes.
- Swept-path analysis for HGVs and abnormal loads.
- Delivery Management System for HGV movements.
- Monitoring of HGV routing compliance.
- Restriction of HGV arrivals and departures to between 09:00 and 17:00.
- Traffic management measures and marshals at crossing locations.
- Advance warning signage.
- Workforce car-sharing arrangements.

5.153 Comments received from NMWTRA initially required additional information from the applicant. This included a request for a more detailed appraisal of Options 1A, 1B, 2 and 3, setting out the technical and practical considerations that inform the design of each option, supported by detailed drawings, a robust comparison of the alternatives, and cost estimates and information to demonstrate that the proposal complies with the requirements of DMRB CD 622: Managing Geotechnical Risk.

5.154 The applicant liaised directly with NMWTRA and following these discussions, NMWTRA has confirmed that planning permission may now be granted, subject to the imposition of conditions.

5.155 These conditions require the submission of the following documents:

- Construction Environmental Management Plan (CEMP)
- Construction Traffic Management Plan (CTMP)
- Traffic Management Plan (TMP)
- Construction Method Statements (CMS) and Risk Assessments
- Carriageway reinstatement design and pavement specification

5.156 NMWTRA has directed that these details be submitted prior to the commencement of development.

5.157 The development is therefore considered to comply with Policy TRA 4 and Strategic Policy PS 4 of the JLDP demonstrating that the construction traffic can be accommodated safely and that no significant impacts would arise on the highway network.

5.158 The Glaslyn cable installation works represent the element of the proposal with the greatest interaction with the Public Rights of Way network. The ES identifies Porthmadog Footpaths Nos. 6, 8 and 11, Porthmadog Bridleways Nos. 10 and 37, Dolbenmaen Footpath No. 107 and National Cycle Route 8 as crossing or running within the development corridor. The applicant has also identified a further 32 Public Rights of Way within 500 metres of the site.

5.159 The Public Rights of Way Team (Countryside and Access Service) has provided comments on the application and have queried that Porthmadog Footpath No. 13 does not appear to have been included within the applicant's assessment and advises that a significant number of routes within Porthmadog, Penrhyndeudraeth, Dolbenmaen and Llanfrothen have the potential to be affected by the cable works. The comments also state that all Public Rights of Way should remain open, safe and unobstructed wherever possible during construction and that any necessary closures should be accompanied by an appropriate diversion and progressed through the relevant temporary closure procedures.

5.160 Whilst the Planning Statement suggests that the majority of routes will remain available through temporary crossing arrangements, the ES is not entirely consistent regarding the extent of diversions required. Paragraph 7.11.2 of the Planning Statement states that:

"the majority of PRoWs in the Glaslyn works site will be retained and will not be diverted. In general, where a PRoW crosses the proposed works site, it will be fenced off with temporary Heras type fencing to create a designated crossing point"

5.161 The same paragraph goes on to state:

"Due to the complexity of the crossing point associated with Cycle Route 8, a more extensive diversion will be required in the form of a temporary surface track to the west of its current location over the cable corridor."

5.162 However, ES Volume 4, Chapter 12 (Socio-Economics) expressly identifies the potential for temporary closures and diversions:

"The construction of the proposed works may result in closures and diversions of PRoWs and recreational routes within the Glaslyn works site" (Table 12-8)

5.163 Paragraph 12.8.23 further states:

"There is potential for changes to journey times, local travel patterns, and certainty of routes for users to arise from the closures and diversions of PRoWs……The majority of PRoWs within the Glaslyn works site will be retained during the construction phase and will not be diverted; effects have only been assessed for PRoWs that will experience either temporary closures or diversions."

5.164 The ES also acknowledges in paragraph 12.8.24 that temporary diversions may be required elsewhere along the route:

"To install the ducts, there may be a requirement to temporarily create a diversion to the PRoW for a short duration as the installation team conduct their work activities"

5.165 For National Cycle Route 8, paragraph 12.8.25 states:

"For the NCR 8, due to the complexity of this crossing point (cycle route, drainage ditch, status and duration) a more extensive diversion will be required, in the form of a temporary surfaced track to the west of its current location over the full extent of the Glaslyn works."

5.166 Whilst the applicant anticipates that the majority of routes will remain open through temporary crossing arrangements, the Environmental Statement confirms that temporary closures and diversions may be required at a number of locations, with National Cycle Route 8 requiring a dedicated diversion for the duration of the works. The precise extent and location of temporary diversions beyond NCR 8 is not fully established within the submitted information.

5.167 Given the need to maintain public access throughout a lengthy construction programme, it is considered reasonable and necessary that a detailed Public Rights of Way Management Plan is secured by condition. Such would need to identify all affected routes, detail temporary crossing arrangements, specify any closures or diversions required, include proposals for National Cycle Route 8, and set out procedures for maintaining safe public access and communicating route changes to users throughout the construction period.

5.168 Subject to the implementation of a Public Rights of Way Management Plan and compliance with the statutory procedures for any temporary closures or diversions, it is considered that the impacts on Public Rights of Way and recreational users can be satisfactorily managed. The proposal is therefore considered to comply with Policy TRA 4 of the Joint Local Development Plan

Hydrology and flood risk

5.169 Flood Map for Planning (FMfP) shows that most of the development is located within one or more of the flood zones.

5.170 The Glaslyn Cable route represents the most extensive component of the proposal. The route crosses the Afon Glaslyn, the Y Cyt catchment, multiple drainage ditches designated as NRW Main Rivers and extensive areas of agricultural land and floodplain habitat.

5.171 The ES identifies the following principal hydrological receptors:

- Afon Glaslyn;
- Y Cyt / Nant yr Afon Oer;
- numerous drainage ditches and NRW Main Rivers;
- seven Water Framework Directive River waterbodies;
- the Llyn and Eryri groundwater body;
- one licensed surface water abstraction serving Minffordd Quarry;
- 22 private water supplies;
- Glaslyn SSSI;
- Meirionnydd Oakwoods and Bat Sites SAC; and
- other water-dependent SACs and SSSIs within the catchment.

5.172 Chapter 8 of the ES identifies potential construction impacts including:

- deterioration in water quality through sediment-laden runoff;
- groundwater dewatering;
- accidental spills of fuels and chemicals;
- HDD drilling fluid breakout;
- changes to hydro morphology
- floodplain displacement associated with compounds and stockpiles; and
- loss of floodplain conveyance associated with temporary infrastructure.

5.173 Effects on abstractions, discharges, groundwater bodies, Water Framework Directive River waterbodies, SACs and SSSIs were assessed as either Negligible or Minor Adverse (Not Significant) following mitigation in the ES.

5.174 The principal concern identified in the ES related to flood risk and the original assessment concluded that temporary compounds, cable trenches, access roads and stockpiles could increase flood levels affecting agricultural land and parts of Porthmadog and Tremadog. Consequently, flood risk effects were originally assessed as Moderate (Potentially Significant).

5.175 Following comments received by NRW, Chapter 8 was updated and supported by revised modelling and technical note *"Glaslyn Flood Pump Mitigation Scheme – Supporting Information"* that assessed both temporary and permanent development scenarios and confirmed that, without mitigation:

- increases in flood depths would generally range from 0.005m to 0.10m;

- effects would predominantly affect agricultural land;
- some increases would extend into parts of Porthmadog and Tremadog;
- isolated areas near cable trenches could experience increases exceeding 0.1m during severe flood events.

5.176 To address these impacts, the applicant has devised a temporary flood mitigation strategy consisting of two pumping stations. This pumping station would transfer water from the Y Cyt and Afon Glaslyn systems into Llyn Bach during extreme flood events. The preferred solution comprises pumps capable of transferring 1.5m³/s for up to 50 hours during a 1% AEP flood event.

5.177 The revised modelling demonstrated that, with the mitigation in place:

- no additional residential properties would be placed at risk;
- flood depth increases become negligible or acceptable;
- impacts to third-party receptors reduce substantially; and
- flood risk effects become not significant.

5.178 The Chapter 8 Update therefore revises the residual construction effect to Minor (Not Significant).

5.179 The Technical Note concludes that, with the pumping mitigation in place "the scheme, both during construction and operation will not have any significant impacts on Flood Risk, Water Resources and the Aquatic Environment".

5.180 NRW have reviewed the revised flood modelling and the principle of the pumping mitigation strategy subject to further detail that they would accept that is submitted by way of condition. The additional detail required is;

- operation of the pumps;
- trigger water levels;
- access to NRW flood defence assets;
- telemetry and flood warning infrastructure;
- legal agreements relating to NRW land ownership;
- access for future maintenance operations; and
- flood risk permitting requirements

5.181 The LPA, therefore, consider that a condition requiring the submission of full details of the Glaslyn Flood Pump mitigation scheme is required prior to commencement of development on the Glaslyn Cables works.

5.182 TAN 15 advises that any less vulnerable development located in Flood Zone 2, Flood Zone 3 or Defended Zone can only be appropriate if addressing national energy security needs.

5.183 Paragraph 10.23 *"Proposals that address national security or energy security needs, mitigate the impacts of climate change, that are necessary to protect and promote public health may also, by exception, be appropriate provided that their locational need is clear and the potential consequences from flooding have been considered and found to be acceptable."*

5.184 The nature of the development is considered to be contributing to national energy security needs and the requirement to be located at this specific site is dependant connecting to the existing infrastructure as explained in more detail in other sections of this report. The LPA, therefore, considers that locating the development within a flood zone to be acceptable.

5.185 The application has provided a FCA as required by paragraph 10.24 *"In zones 2, 3 and TAN 15 defended zone developers must undertake a flood consequences assessment proportionate to the nature and scale of the proposal. Before granting planning permission, decision makers should be satisfied the scheme is justifiable in accordance with the principles set out in section 8"*

5.186 NRW have reviewed the FCA and confirmed that subject to conditioning of flood mitigation pumps (associated with the Glaslyn cable works) that FCA modelling and methodology is acceptable the flood impacts of the scheme when operational is acceptable. They also confirm that enabling works would not increase flood risk. As previously noted, the LLFA have confirmed that they have no concern with the contents of the FCA and do not object to the development.

5.187 To this end, the LPA is satisfied that that the proposed development complies with the requirements of TAN 15 and policy PS6 of the JLDP.

Archaeology and cultural heritage

5.188 Policies PS20 and AT 1 of the JLDP and TAN 24: The Historic Environment places a duty on Local Authorities to assess the impacts of new developments on heritage assets and archaeological matters.

5.189 The assessment of historic environment effects associated with the replacement Glaslyn Cables is contained within Chapter 6 of the ES. The assessment considers the effects of cable decommissioning, cable installation, trench excavation, HDD crossings, temporary compounds, haul roads and reinstatement works on designated and non-designated heritage assets and archaeological remains.

5.190 The assessment identifies potential impacts to a number of non-designated heritage assets associated with the historic reclamation of Traeth Mawr, including historic hedge banks, field boundaries, ditches, drainage features and the remains of the Croesor Tramway (PRN 21174). Whilst these assets may be affected by the works, complete loss is generally considered unlikely, and the resulting effects are assessed as minor adverse and not significant.

5.191 The assessment also considers impacts on the settings of a range of designated assets including:

- The Slate Landscape of Northwest Wales World Heritage Site.
- Roman Bath House, Tremadog Scheduled Monument.
- The Cob Grade II* Listed Building.
- Aberglaslyn Registered Historic Landscape.
- Listed Buildings within the Porthmadog and Tremadog area.

5.192 The ES concludes that impacts on these assets would generally be temporary and limited, resulting in effects ranging from negligible to minor adverse and not significant.

5.193 The Council's Archaeological Advisor (Heneb) agrees that the potential for significant archaeological impacts is generally limited but advises that several archaeological features warrant proportionate investigation and recording. The Archaeological Advisor specifically notes that:

- Historic field boundary crossings should be subject to archaeological monitoring and recording.
- Groundworks affecting historic landscape features should be monitored.
- Groundworks within the Wern estate should record any evidence of earlier phases of the estate.
- The Croesor Tramway (PRN 21174) should be subject to targeted archaeological investigation in advance of construction rather than solely relying on a watching brief during works.

5.194 Mitigation proposed within the ES includes:

- Archaeological watching briefs during selected groundworks.
- Preparation of a Written Scheme of Investigation (WSI) agreed with Heneb.
- Archaeological recording and reporting where impacts cannot be avoided.
- Preservation by record of affected archaeological remains.

5.195 Comments received from Heneb includes recommendation that these measures are secured by condition, requiring:

- Submission and approval of a Written Scheme of Investigation (WSI) prior to commencement of any site clearance, topsoil stripping or groundworks.
- Completion of all archaeological mitigation works in accordance with the approved WSI.
- Submission of a detailed analytical archaeological report within 12 months of completion of archaeological fieldwork.
- All archaeological works to be undertaken by a suitably qualified archaeological contractor in accordance with CIfA standards and guidance.

5.196 Subject to the recommended condition, it is considered that the impacts on the historic environment have been appropriately assessed and can be managed in accordance with the requirements of Policies PS 20 and AT 1 of the JLDP and the guidance contained within TAN 24.

Minffordd THH, Minffordd CSEC and Garth CSEC

Description of proposal

5.197 The proposal includes the construction of a new Minffordd Cable Sealing End Compound (CSEC) adjacent to the consented Minffordd Tunnel Head House (THH) to facilitate the connection between the replacement Glaslyn Cables and the EVIP underground cable system. As the two cable systems are different proprietary cable types and cannot be directly jointed underground, the new CSEC is required to enable the connection. This approach would reduce the overall length of both cable systems and allow the existing Garth CSEC to be decommissioned and removed once the EVIP cables are connected at Minffordd, thereby rationalising electricity infrastructure within the Minffordd and Garth area.

5.198 The proposed CSEC would contain cable sealing end structures, high-voltage electrical plant, foundations, support steelwork, an earth mat and cable troughs connecting both the Glaslyn and EVIP cable systems. It would be enclosed by a grey security fence designed to integrate with the appearance of the wider installation. The CSEC would be located on land previously identified for landscaping associated with the approved THH, necessitating revised landscape proposals.

5.199 The application also seeks a number of amendments to the approved THH design under Permission Reference C20/0244/08/LL. These include raising ground levels around the THH and CSEC by approximately 1 metre in response to updated flood risk modelling, changing the approved circular tunnel shaft cover to a rectangular design, and making minor amendments to the building height and roof drainage arrangements. The remainder of the THH design remains as previously approved. The THH would measure approximately 15.18 m x 12.17 m x 6.09 m high and would accommodate tunnel ventilation equipment, shaft access, operational facilities, uninterrupted power supplies and limited welfare facilities. The external appearance of the THH will include two pitched roofs, aluminium louvres, zinc roof, slate walling, slate grey glass reinforced concrete and louvered doors.

Visual amenities and landscape

5.200 The LVIA concludes that landscape effects associated with the Minffordd CSEC and THH would be limited and localised. During construction, temporary activity including plant, machinery and material storage would result in a slight change to the character of LCA 09 Porthmadog. However, the effects would be largely contained by existing landform and vegetation, with no loss of valued landscape features. Construction effects are therefore assessed as minor adverse and not significant.

5.201 In relation to the setting of Eryri National Park, construction activities would result in minor adverse and not significant effects on SCA 21 Dwyryd Estuary and Morfa Harlech, and similarly minor adverse and not significant effects on SCA 20 Porthmadog and Glaslyn Estuary. These impacts would be temporary, localised and limited to the construction period.

5.202 During operation, the Minffordd CSEC and THH would slightly increase the presence of electricity infrastructure within the local landscape. Due to the limited scale of the development and its association with existing infrastructure, effects on landscape character would be negligible adverse and not significant. Over time, mitigation planting will become established and should help integrate the development into its surroundings. Residual effects would remain negligible adverse within SCA 21 Dwyryd Estuary and Morfa Harlech and neutral within SCA 20 Porthmadog and Glaslyn Estuary, with no significant effects identified.

5.203 The LVIA concludes that visual amenity effects associated with the Minffordd CSEC and THH would be limited. During construction, most viewpoints would experience either no discernible change or a barely perceptible change in views due to the screening provided by existing landform and vegetation. Effects are assessed as neutral to minor adverse and not significant.

5.204 Once operational, the development would result in little or no noticeable change to surrounding views and the LVIA identifies neutral effects on visual amenity, with no significant visual impacts anticipated.

5.205 NRW have not raised any specific concerns regarding the Minffordd THH and CSEC. However, their comments recommending the need for a LEMP through condition.

Noise and vibration

5.206 The assessment of noise and vibration effects associated with the Minffordd THH, Minffordd CSEC and removal of Garth CSEC is contained within Chapter 11 of the Environmental Statement (ES). The assessment considers temporary construction noise and vibration generated by enabling works, excavation, earthworks, foundations, demolition activities, construction plant and associated vehicle movements. Operational noise effects have been scoped out as the completed infrastructure would not introduce significant operational noise sources.

5.207 The Minffordd CSEC is identified within the ES as one of the locations where significant construction noise effects could occur. Under NGA2, the assessment predicts that seven residential receptors in the Minffordd area would experience daytime construction noise levels between 65 and 70 dB LAeq,T. These effects are classified as Medium Impact, Moderate Adverse and Significant. The affected receptors include properties on Osmond Terrace together with nearby residential properties surrounding the Minffordd works area.

5.208 The Minffordd Tunnel Head House (THH) forms part of the wider NGA2 assessment. However, unlike the other work packages, it benefits from an existing planning history through the EVIP project and much of the proposed management framework has already been established through previous consents. Construction works include raising ground levels, access works, drainage installation, security fencing and construction of the THH itself.

5.209 The removal and decommissioning of the existing Garth CSEC is assessed within the ES as NGA5. The assessment concludes that *"All receptors are predicted with daytime noise levels below 65 dB LAeq,T."*

5.210 Noise levels are below the threshold identified for significant effects. The ES further concludes that no significant vibration effects are expected as a consequence of the Garth CSEC decommissioning works.

5.211 Mitigation measures identified within the ES include the following;

- Temporary acoustic screening around the Minffordd CSEC construction area.
- Application of Best Practicable Means (BPM) throughout the construction process.
- Use of modern, appropriately silenced and well-maintained plant and equipment.
- Careful siting of generators, compressors and other static plant away from nearby receptors where practicable.
- Control of working methods and sequencing of activities to minimise disturbance.
- Community liaison and advance notification of potentially noisy activities.
- Noise and vibration monitoring where required.
- Implementation of complaints procedures and corrective actions where necessary.

5.212 The ES concludes that temporary acoustic screening would reduce the identified Moderate Adverse effects to Minor Adverse effects and that residual noise and vibration effects would not be significant.

5.213 The Public Protection Service does not object to the principle of the operational development. However, it considers that insufficient information has been submitted to demonstrate how the identified construction noise and vibration impacts will be managed in practice. In particular, concerns are raised regarding the absence of detailed information relating to construction sequencing, timing and duration of activities, implementation of Best Practicable Means, vibration controls, management of any extended working hours and the resubmission of the Section 61 Prior Consent application.

5.214 In response, the applicant proposes that the works are controlled through CEMP and CTMP specific to each works area:

- a dedicated Minffordd THH CEMP and CTMP; and
- a separate works package CEMP and CTMP covering the Wern CSEC, Minffordd CSEC, Garth CSEC and Glaslyn Cable Route works.

5.215 The applicant also confirms that detailed Noise and Vibration Management Plans will be prepared and secured through planning conditions prior to commencement of the relevant work packages.

5.216 The LPA acknowledges that significant temporary construction noise effects have been identified at a limited number of residential receptors in Minffordd. However, the concerns raised by the Public Protection Service relate principally to the current lack of detailed implementation information rather than an objection to the development in principle. The proposed work package-specific CEMPs, CTMPs and Noise and Vibration Management Plans would provide a mechanism for agreeing:

- detailed construction programmes;
- construction methodologies;
- acoustic barrier specifications;
- noise and vibration monitoring arrangements;
- communication strategies;
- Section 61 requirements; and
- arrangements for any out-of-hours working before development commences.

5.217 The LPA also notes that the applicant has proposed a phased construction management approach whereby detailed environmental controls are approved separately for each major work package prior to commencement. This approach has also been proposed in response to comments received from NRW, the Public Rights of Way Officer and other consultees, and would enable location-specific mitigation to be tailored to the scale and nature of each phase of works.

5.218 Whist the ES identifies significant temporary construction noise effects, it is considered that appropriate mechanisms exist through planning conditions to secure detailed mitigation.

5.219 The THH works are more contained in nature than the wider Glaslyn Cable Route and do not involve the extensive HDD operations responsible for the highest predicted construction noise impacts. Similarly, the ES does not identify any significant noise or vibration effects associated with the decommissioning of Garth CSEC. The proposed package-specific management framework would provide a mechanism for addressing any unforeseen issues that may arise during construction.

5.220 Nevertheless, the LPA considers that noise and vibration remain sensitive issues associated with these works and will require careful scrutiny at the discharge of condition stage.

5.221 The proposal is therefore considered capable of complying with the requirements of Policy PCYFF 2 of the JLDP.

Air Quality and dust

5.222 The assessment of air quality and emissions associated with the Minffordd CSEC, amendments to the approved Tunnel Head House (THH) and removal of the existing Garth CSEC is contained within Chapter 10 of the Environmental Statement (ES). The assessment considers dust and particulate emissions arising from demolition activities, excavation, earthworks, construction plant, material handling and vehicle movements associated with these project elements. Operational emissions were scoped out as only occasional maintenance activities would occur following construction.

5.223 At Minffordd, the potential impacts arise from construction of the new Cable Sealing End Compound (CSEC), raising of ground levels around the THH, installation of sealing end structures, foundations, drainage infrastructure and associated civil engineering works. At Garth, impacts principally relate to demolition and removal of the existing CSEC and subsequent reinstatement of the site. The assessment identifies that demolition, earthworks and construction activities have the potential to generate dust emissions in the absence of any mitigation. However, the ES concludes that these impacts can be effectively controlled through appropriate dust management measures.

5.224 The submitted Enabling Works CEMP and CTMP do not extend to the Minffordd or Garth work packages. The applicant has confirmed that a separate specific CEMP and CTMP will be prepared and submitted for approval prior to commencement of these works, setting out detailed environmental and traffic management controls.

5.225 Mitigation measures identified within the ES include:

- Dust monitoring and inspection procedures.
- Water suppression during demolition, excavation and earthworks.
- Covering, stabilisation and management of stockpiles and exposed soils.
- Wheel washing facilities and road cleaning measures to manage track-out.
- Use of modern low-emission plant and restrictions on unnecessary vehicle idling.
- Progressive reinstatement and landscaping of disturbed areas.
- Stakeholder liaison, complaints procedures and environmental monitoring.

5.226 The ES concludes that, following implementation of the proposed mitigation measures, residual effects on human health, amenity and ecological receptors would be negligible and not significant.

5.227 It is considered that the conditions securing a detailed CEMP will ensure that this proposal is acceptable and does not cause unacceptable or detrimental harm to the amenities of any neighbouring resident. To this effect it is considered that the proposal is acceptable and conforms to the requirements of policy PCYFF 2 of the LDP.

Transport and Public Rights of Way

5.228 Access to the Minffordd CSEC and Tunnel Head House from Class 3 Public Highway leading west of Quarry Lane/Osmond Terrace junction. Traffic associated with this element has not been assessed separately but forms part of the overall Glaslyn construction traffic forecasts.

5.229 Chapter 9 of the ES identifies that the route serving Minffordd includes Britannia Terrace/A497 is forecast to experience the highest proportional increase in HGV movements across the study area at 35.5%, although total traffic would increase by only 0.8% (Table 9-15). The A487 west of Minffordd Roundabout would experience a 12.6% increase in HGV traffic and a 0.3% increase in total traffic.

5.230 Despite the increases, the ES assessment concludes that impacts upon community severance, non-motorised user amenity, fear and intimidation, driver delay and road safety would remain negligible or minor adverse and not significant (Tables 9-16 and 9-17).

5.231 Chapter 9 of the ES also proposes mitigation measures, that include;

- Designated construction traffic routes.
- Traffic management measures at interfaces with the public highway.
- Advance warning signage.
- Use of marshals where required.
- Delivery management and route monitoring.
- Restrictions on HGV movements during peak periods.

5.232 Comments received from NMWTRA initially required additional information from the applicant. This included a request for a more detailed appraisal of Options 1A, 1B, 2 and 3, setting out the technical and practical considerations that inform the design of each option, supported by detailed drawings, a robust comparison of the alternatives, and cost estimates and information to demonstrate that the proposal complies with the requirements of DMRB CD 622: Managing Geotechnical Risk.

5.233 The applicant liaised directly with NMWTRA and following these discussions, NMWTRA has confirmed that planning permission may now be granted, subject to the imposition of conditions.

5.234 These conditions require the submission of the following documents:

- Construction Environmental Management Plan (CEMP)
- Construction Traffic Management Plan (CTMP)
- Traffic Management Plan (TMP)
- Construction Method Statements (CMS) and Risk Assessments
- Carriageway reinstatement design and pavement specification

5.235 NMWTRA has directed that these details be submitted prior to the commencement of development.

5.236 The development is therefore considered to comply with Policy TRA 4 and Strategic Policy PS 4 of the JLDP demonstrating that the construction traffic can be accommodated safely and that no significant impacts would arise on the highway network.

Hydrology and Hydrogeology

5.237 The Minffordd CSEC and Tunnel Head House are located on the eastern side of the Glaslyn floodplain within an area of low-lying land that rises towards Minffordd. The ES identifies potential impacts associated with:

- loss of floodplain storage;
- changes to runoff pathways;
- groundwater interactions;
- accidental pollution events;
- impacts on local water resources; and
- operation and maintenance activities associated with the permanent infrastructure.

5.238 Unlike the temporary construction compounds and cable trench works within the wider floodplain, the principal concern at Minffordd relates to the long-term presence of permanent structures within an area already subject to fluvial and tidal flood influences. Consequently, the FCA assessed whether the new CSEC, THH and associated infrastructure would increase flood risk elsewhere within the Glaslyn system.

5.239 The original Chapter 8 assessment concluded that operational impacts on flood risk receptors would be Minor (Not Significant). The ES stated that permanent infrastructure would be raised above modelled flood levels and that no material increases in flood risk were anticipated following mitigation. Effects on licensed abstractions, discharges, groundwater resources, WFD waterbodies and designated sites were assessed as either Negligible or Minor and Not Significant.

5.240 Following the submission of the ES, further flood modelling was undertaken by the applicant at the request of NRW. This work reassessed both the temporary construction scenario and the final permanent development scenario. The updated modelling demonstrates that the Minffordd CSEC and Tunnel Head House would not materially increase flood risk, alter floodplain functioning or adversely affect water resources. The residual effects on flood risk, groundwater and water resources are assessed as Negligible and Not Significant, and NRW raises no objection to this element of the scheme on flood risk grounds

5.241 TAN 15 advises that any less vulnerable development located in Flood Zone 2, Flood Zone 3 or Defended Zone can only be appropriate if addressing national energy security needs.

5.242 Paragraph 10.23 *"Proposals that address national security or energy security needs, mitigate the impacts of climate change, that are necessary to protect and promote public health may also, by exception, be appropriate provided that their locational need is clear and the potential consequences from flooding have been considered and found to be acceptable."*

5.243 The nature of the development is considered to be contributing to national energy security needs and the requirement to be located at this specific site is dependant connecting to the existing

infrastructure as explained in more detail in other sections of this report. The LPA, therefore, considers that locating the development within a flood zone to be acceptable.

5.244 The application has provided a FCA as required by paragraph 10.24 *"In zones 2, 3 and TAN 15 defended zone developers must undertake a flood consequences assessment proportionate to the nature and scale of the proposal. Before granting planning permission, decision makers should be satisfied the scheme is justifiable in accordance with the principles set out in section 8"*

5.245 NRW have reviewed the FCA and confirmed that subject to conditioning of flood mitigation pumps (associated with the Glaslyn cable works) that FCA modelling and methodology is acceptable the flood impacts of the scheme when operational is acceptable. The LLFA have confirmed that they have no concern with the contents of the FCA and do not object to the development.

5.246 The SAB initially raised a holding objection because there was insufficient evidence to demonstrate that the surface water drainage hierarchy had been appropriately followed. While they accepted that rainwater harvesting was not suitable for the development, they required further investigation of infiltration as the preferred drainage option, including BRE365-compliant infiltration testing, groundwater monitoring, and evidence to support soakaway design. The SAB also outlined the subsequent drainage hierarchy options, noting that discharge to a watercourse or surface water sewer would only be acceptable where higher-priority options had been discounted, and that any connection to the combined sewer network would require robust justification and agreement from Welsh Water.

5.247 The SAB advised that further evidence was needed before they could support the proposals and recommended pre-application discussions to resolve the outstanding drainage issues.

5.248 Following the submission of the SuDS application YGC26-1885-LL (Minffordd) the SAB reviewed the additional information and confirmed on 07/07/2026 that it was sufficient to address their concerns. Consequently, they withdrew their holding objection and confirmed that they have no objection to either planning application.

5.249 To this end, the LPA is satisfied that that the proposed development complies with the requirements of TAN 15 and policies PS 6 and PCYFF 6 of the JLDP.

Ecological and biodiversity matters

5.250 The ecological impacts associated with the Minffordd Cable Sealing End Compound (CSEC) and Tunnel Head House (THH) are principally assessed within Chapter 5 of the Environmental Statement (ES) and are closely linked to the adjacent Glaslyn SSSI and the Coedydd Derw a Safleoedd Ystlumod Meirionydd SAC.

5.251 The principal ecological impacts arise from the construction of the Minffordd CSEC, THH, HDD compounds and associated access infrastructure. Potential effects include temporary habitat loss within and adjacent to designated sites, disturbance to bats and otters, the effects of construction lighting and noise associated with HDD operations, together with indirect impacts on nearby ecological receptors. The ES identifies that direct impacts on SAC habitats have largely been avoided through the use of HDD techniques and by retaining and decommissioning existing cables in situ where practicable.

5.252 The ES concludes that, following the implementation of embedded and additional mitigation measures, residual effects on the Coedydd Derw a Safleoedd Ystlumod Meirionydd SAC, Glaslyn SSSI, Ysbyty Bron y Garth SSSI, bats and otters would be minor adverse and not significant.

5.253 NRW accepts the broad conclusions of the assessment and raises no objection to the proposals subject to the imposition of appropriate mitigation and planning conditions. NRW identifies construction and operational lighting as a key matter requiring detailed control due to the proximity of bat commuting habitat and recommends the submission and approval of a detailed Lighting Plan to ensure that unacceptable impacts do not arise from artificial illumination.

5.254 NRW has recommended a range of measures to be secured through planning conditions and management plans, including pre-construction surveys where necessary, ecological supervision, habitat restoration measures and the long-term management and monitoring arrangements identified within the ES and subsequent Addendum.

5.255 The Minffordd proposals have been specifically designed to minimise ecological impacts through the adoption of HDD installation methods, restricted working areas, habitat avoidance measures and sensitive construction practices. Additional biodiversity mitigation, habitat enhancement and long-term stewardship measures are proposed through the updated Net Benefit for Biodiversity package and the Outline Landscape and Ecological Management Plan.

5.256 The Local Planning Authority's Biodiversity Officer identified potential effects on Lesser Horseshoe Bats as the principal ecological issue associated with the Minffordd element of the scheme. Particular concern was raised regarding the potential loss of trees and hedgerows that may contribute to bat commuting and foraging networks, together with the potential effects of artificial lighting associated with the HDD compound and periods of night-time working. The Biodiversity Officer considered that additional information was required regarding bat flightlines, habitat connectivity and lighting impacts.

5.257 These matters have subsequently been considered through the Local Planning Authority's Appropriate Assessment undertaken under the Conservation of Habitats and Species Regulations (HRA). NRW was consulted on the Appropriate Assessment and did not object to its conclusions, subject to the implementation of mitigation measures and planning conditions.

5.258 Whilst the Biodiversity Officer maintains concerns regarding the importance of wooded corridors, hedgerows and wider landscape connectivity for Lesser Horseshoe Bats, it is considered that these matters can be appropriately addressed through mitigation and planning controls. In particular, a detailed lighting strategy should be secured by condition, including illumination modelling, lux level details and light-spill contour plans. Having regard to the conclusions of the Appropriate Assessment and NRW's consultation response, it is considered that the proposal would not adversely affect the integrity of the Coedydd Derw a Safleoedd Ystlumod Meirionydd SAC and that the ecological impacts associated with the Minffordd works can be satisfactorily mitigated.

5.259 Subject to the implementation of the mitigation measures set out in Chapter 5 of the ES, the additional commitments contained within the July 2026 Environmental Statement Addendum, the Local Planning Authority considers that the proposal accords with Policies PS 5, PS 19, AMG 4 and AMG 5 of the Joint Local Development Plan and Planning Policy Wales.

Agricultural land

5.260 The ES identifies this area as the location where the most notable permanent effects on agricultural land would occur. The assessment indicates that approximately 0.2ha of BMV agricultural land could be permanently affected by the construction of the CSECs and associated infrastructure. Additional temporary impacts would arise from soil stripping, stockpiling, construction compounds, access routes and reinstatement works.

5.261 The soils in this area are described as freely draining loamy soils and alluvial soils that are capable of restoration following construction. As elsewhere along the route, potential impacts include soil compaction, loss of soil structure, disturbance of soil profiles and temporary reductions in agricultural productivity. Mitigation would be delivered through the CEMP and Soil Management Plan, including careful soil handling, separate storage of soil horizons, controlled vehicle access and restoration of disturbed land.

5.262 The ES concludes that the permanent loss of approximately 0.2ha of BMV land represents a low magnitude impact on a medium-sensitivity resource, resulting in a slight adverse effect that is not significant. Effects on lower-grade agricultural land are assessed as negligible. Following mitigation and reinstatement, residual impacts on soil quality are also considered slight adverse and not significant.

5.263 In policy terms, the ES acknowledges the sensitivity of BMV land but concludes that the extent of permanent loss has been minimised and that the majority of agricultural land affected would be restored following construction. The assessment therefore concludes that the scheme would not result in significant harm to agricultural land resources and remains consistent with the principles of PPW paragraph 3.58 concerning the protection of soils and BMV agricultural land.

5.264 Given the linear nature of the infrastructure and its requirement to connect existing electricity infrastructure between Wern and Minffordd/Garth, there is a clear operational need for the route. Furthermore, the ES demonstrates that impacts on BMV land would be temporary, localised and capable of restoration, with no operational loss of agricultural productivity anticipated following reinstatement.

5.265 It is therefore considered that the proposal accords with the objectives of PPW paragraphs 3.58 and 3.59 and complies with Criterion 6 of Policy PS 6 of the Joint Local Development Plan.

Archaeology and cultural heritage

5.266 The assessment of historic environment effects associated with the Minffordd THH, Minffordd CSEC and removal of Garth CSEC is contained within Chapter 6 of the ES. The assessment considers construction impacts on archaeological remains together with impacts on the setting of nearby designated and non-designated heritage assets.

5.267 The ES concludes that these works are located within an area already influenced by existing National Grid infrastructure, quarrying activity and previously approved EVIP works and would not materially affect the significance of nearby designated heritage assets. The removal of Garth

CSEC is identified as having a beneficial effect through the removal of infrastructure from the landscape.

5.268 Temporary construction-related setting impacts are identified for a number of non-designated heritage assets including:

- Minffordd Chapel (PRN 68404)
- House and Outbuildings at Pen-y-Craig (PRN 27317)
- Building South-West of Lloc-Meirig (PRN 27321)
- Penamser Farm (PRN 25424)
- Outfarm South-West of Penamser Farm (PRN 25425)

5.269 The ES concludes that these effects would be temporary, negligible in magnitude and not significant.

5.270 Whilst significant archaeological remains are not anticipated, Heneb has advised that archaeological monitoring should form part of the wider mitigation programme where groundworks have the potential to affect recorded features or previously unidentified remains.

5.271 Mitigation measures include:

- Preparation and implementation of a Written Scheme of Investigation agreed with Heneb.
- Archaeological monitoring of selected groundworks.
- Recording and reporting of archaeological remains encountered during construction.
- Consideration of design, scale, materials, lighting and screening in the final design of the infrastructure.

5.272 This recommended condition set out above applies to these works to ensure the implementation of an appropriate programme of archaeological mitigation in accordance with Planning Policy Wales and TAN 24.

5.273 Subject to the recommended condition, it is considered that the impacts on the historic environment have been appropriately assessed and can be managed in accordance with the requirements of Policies PS 20 and AT 1 of the JLDP and the guidance contained within TAN 24.

Other material considerations

5.274 The following material considerations are considered to applicable to the development as a whole;

Habitats Regulation Assessment

5.275 The applicant has provided a Report to Inform HRA (ES Volume 8 Appendix 7.1.B). The assessment follows the Habitats Regulations process of Screening (Likely Significant Effects) and, where necessary, Appropriate Assessment on the whole Pentir to Trawsfynydd reinforcement Project.

5.276 As the competent authority under regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended), Cyngor Gwynedd LPA must undertake a Habitats Regulations Assessment (HRA), before deciding to give consent for a project which is likely to have a significant effect on designations.

1. HRA Screening Assessment

Check if the proposal is likely to have a significant effect on the site's conservation objectives.
Is the proposal;

- is directly connected with or necessary for the conservation management of a European site
- risks having a significant effect on a European site on its own or in combination with other proposals

ES Volume 8 Appendix 7.1.B identified a number of European sites within the Zone of Influence of the Glaslyn scheme, including Coedydd Derw a Safleoedd Ystlumod Meirion/Meirionnydd Oakwoods and Bat Sites SAC, Pen Llŷn a'r Sarnau SAC, Northern Cardigan Bay SPA, Morfa Harlech a Morfa Dyffryn SAC, Corsydd Eifionydd SAC, Rhinog SAC, Migneint-Arenig-Dduallt SPA, Glynllifon SAC and Gwydyr Forest Mines SAC.

Construction activities have the potential to generate noise, visual disturbance, dust, temporary habitat disturbance and limited vegetation loss.

For Coedydd Derw a Safleoedd Ystlumod Meirion/Meirionnydd Oakwoods and Bat Sites SAC, parts of the Glaslyn scheme are located within the SAC boundary and within the 2 km Core Sustenance Zone of lesser horseshoe bats. Surveys confirmed commuting and foraging activity by lesser horseshoe bats within the works corridor. Construction noise, lighting and vegetation management therefore present a plausible pathway for disturbance and effects on functionally linked habitat. Temporary works are also proposed within areas of alluvial woodland associated with SAC qualifying habitats, and sections of the SAC occur within 50 m of construction activities where dust deposition could occur. As a result, Likely Significant Effects could not be excluded in relation to noise and visual disturbance, loss or damage to functionally linked habitat, temporary loss or damage to qualifying habitat and dust deposition. These pathways were screened into Appropriate Assessment.

Pen Llŷn a'r Sarnau SAC lies approximately 540 m south of the Glaslyn works and includes otter as a qualifying feature. Surveys recorded otter activity within the wider scheme area, including spraints, a potential resting site and a potential holt associated with the Afon Glaslyn catchment. HDD operations and other construction activities have the potential to generate disturbance adjacent to watercourses used by otters. In addition, a hydrological connection exists between the works and the SAC via the Afon Glaslyn. Consequently, Likely Significant Effects cannot be ruled out in relation to noise and visual disturbance, water quality impacts and potential injury or mortality of otters during construction.

Northern Cardigan Bay SPA is designated for wintering red-throated diver and lies approximately 2.94 km from the Glaslyn works. The species is associated with marine and coastal habitats, and the works are predominantly inland. No realistic disturbance pathway is identified, and Likely Significant Effects are excluded.

No credible pathways can be identified linking the Glaslyn works to the qualifying features of Morfa Harlech a Morfa Dyffryn SAC, Corsydd Eifionydd SAC, Rhinog SAC and Migneint-Arenig-Dduallt SPA. Therefore, Likely Significant Effects have been excluded.

Although Glynllifon SAC and Gwydyr Forest Mines SAC are designated for lesser horseshoe bats, both sites are located well beyond the relevant Core Sustenance Zone distances from the Glaslyn

works. No realistic pathway for disturbance, habitat loss or damage to supporting habitat is identified and Likely Significant Effects are ruled out.

As the competent authority under the regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended) the LPA agrees with these findings and that an Appropriate Assessment is required for the following impact pathways;

Coedydd Derw a Safleoedd Ystlumod Meirion/Meirionnydd Oakwoods and Bat Sites SAC:

- Noise and visual disturbance.
- Loss or damage to functionally linked habitat.
- Temporary loss or damage to qualifying habitat.
- Construction dust deposition.

Pen Llŷn a'r Sarnau SAC:

- Noise and visual disturbance.
- Water quality impacts.
- Injury or mortality of otter.

The overall screening conclusion is that Likely Significant Effects cannot be ruled out for Coedydd Derw a Safleoedd Ystlumod Meirion/Meirionnydd Oakwoods and Bat Sites SAC and Pen Llŷn a'r Sarnau SAC, requiring Appropriate Assessment, whereas no Likely Significant Effects are anticipated for any other European site in relation to the Glaslyn Cables Works.

2. HRA – Appropriate Assessment

Assess the likely significant effects of the proposal in more detail and identify ways to avoid or minimise any effects.

Site Conservation Feature and Objective	Potential Effect	Assessment	Relevant mitigation measures and conclusion
Coedydd Derw a Safleoedd Ystlumod Meirion/Meirionnydd Oakwoods and Bat Sites SAC The SAC is designated for: • Lesser horseshoe bat (Rhinolophus hipposideros). • Old sessile oak woodland. • Alluvial woodland. • Associated qualifying woodland habitats. The relevant conservation objectives are to:	The Glaslyn Works are located partly within the SAC and within the 2 km Core Sustenance Zone for lesser horseshoe bats. Potential effects identified through screening include: • Disturbance to foraging and commuting bats from construction activity, lighting and noise. • Loss or degradation of functionally linked habitat. • Temporary disturbance of qualifying woodland habitat.	Bat surveys confirm lesser horseshoe bat activity within the works corridor, but no qualifying bat roosts were identified within trees directly affected by the scheme. The main ecological value of the area is identified as commuting and foraging habitat rather than roosting habitat. The scheme has been designed to avoid direct impacts on ancient woodland and qualifying habitats wherever possible. Existing access tracks will be	• Daytime working wherever practicable. • Use of bat-sensitive lighting. • Directional lighting with shielding to minimise light spill. • Retention of key commuting and foraging corridors. • Pre-construction bat surveys. • Ecological Clerk of Works (ECoW). • Minimum 15 m stand-off buffers around retained suitable trees.

• Maintain the lesser horseshoe bat population and its supporting foraging and commuting habitat. • Maintain the extent, structure and function of qualifying woodland habitats. • Maintain habitat connectivity and roosting opportunities. • Prevent disturbance that could affect bat populations or habitat condition.	• Dust deposition on qualifying vegetation and woodland communities.	utilised and existing cables within sensitive woodland areas will remain in situ where removal would cause greater ecological damage. The permanent woodland loss associated with the extension of Wern CSEC is limited in scale and does not represent a significant proportion of available foraging habitat within the SAC. The Air Quality Assessment concluded that construction dust effects would be negligible with appropriate controls in place and would not affect the integrity of qualifying habitats.	• Woodland replacement planting where permanent woodland loss occurs. • Dust Management Plan and construction dust suppression measures. • CEMP implementation throughout construction. Subject to implementation of the mitigation measures identified above, there will be no adverse effect on the integrity of Coedydd Derw a Safleoedd Ystlumod Meirion/Meirionnydd Oakwoods and Bat Sites SAC. The conservation objectives for lesser horseshoe bats, woodland habitats and associated qualifying features will be maintained.
Pen Llŷn a'r Sarnau SAC The SAC is designated for a range of marine habitats and species. The features relevant to the Glaslyn Works are: • Otter (Lutra lutra). • Supporting freshwater and riparian habitat utilised by otters. The relevant conservation objectives are to:	Potential effects identified through screening included: • Noise and visual disturbance associated with HDD operations and construction works. • Water quality effects arising from construction activities within the Afon Glaslyn catchment. • Injury or mortality associated with construction	Otter surveys identified evidence of otter activity within the wider scheme area, including spraints, footprints, a potential resting site and a potential holt associated with the Afon Glaslyn and affiliated watercourses. These records confirm that otters associated with the SAC utilise the wider landscape around the works area. The majority of construction activities will occur during	• Daytime working wherever possible. • Sensitive lighting design and avoidance of light spill into riparian corridors. • Minimum 10 m stand-off from watercourses known to support otter activity. • Minimum 50 m stand-off from the identified potential holt. • HDD launch and reception pits located at least 30 m from

• Maintain a viable otter population. • Maintain the natural range of otters. • Maintain suitable breeding, resting, commuting and foraging habitat. • Ensure disturbance does not adversely affect reproductive success or population viability.	excavations and working areas.	daylight hours when otters are generally less active. No direct works are proposed within watercourses or known breeding sites. HDD launch and reception pits will be located away from watercourse banks, reducing the risk of noise and disturbance. Potential pollution risks will be managed through standard construction controls and pollution prevention measures secured through the CEMP. Compliance with environmental permitting requirements and industry standard pollution prevention guidance will ensure protection of downstream habitats and water quality.	watercourse banks. • Temporary acoustic barriers around HDD activities where required. • Pre-construction otter surveys. • NRW licensing if required. • Pollution prevention measures secured through the CEMP. • Fuel and chemical storage controls. • Spill response procedures. • Escape ramps and exclusion measures for excavations left open overnight. • Ecological supervision during construction. The proposed mitigation measures will ensure that disturbance, water quality impacts and risks of injury or mortality are avoided or reduced to a negligible level. It can therefore be concluded beyond reasonable scientific doubt that the Glaslyn Works will not adversely affect the integrity of Pen Llŷn a'r Sarnau SAC and will not undermine the achievement of the conservation objectives for otter.

Summary of Appropriate Assessment (To be carried out by the Competent Authority (Cyngor Gwynedd) in consultation with Natural Resources Wales)

Having regard to the conservation objectives of the relevant European sites, the nature of the proposed works, the available survey information, and the mitigation measures secured through the

CEMP and associated ecological management plans, it can be concluded that the Glaslyn Cables Works will not result in an adverse effect on the integrity of:

- Coedydd Derw a Safleoedd Ystlumod Meirion/Meirionnydd Oakwoods and Bat Sites SAC; or
- Pen Llŷn a'r Sarnau SAC,

either alone or in combination with other plans and projects.

5.277 The HRA was provided to NRW for comment and their Lead Specialist Advisor for Development Planning confirmed that subject to the conditions and mitigations measures noted in the assessment that they agree an adverse effect on the integrity of Special Conservation Areas can be ruled out.

Mineral Buffer Zone

5.278 The proposed development encroaches into the Mineral Buffer Zone that surrounds Garth Quarry at Minffordd. The purpose of mineral buffer zones, as defined by MTAN 1: Aggregates, is to safeguard both mineral operations and neighbouring land uses by protecting those uses that are most sensitive to the potential impacts of mineral extraction activities, whilst also ensuring that mineral operations are not unduly constrained by adjacent development.

5.279 The Garth Quarry buffer zone extends 200m from the quarry boundary and overlaps with sections of the proposed development located on the eastern bank of the Afon Glaslyn and within the vicinity of the Minffordd and Garth CSEC and THH.

5.280 However, buffer zones do not represent an absolute restriction on development. The proposed development comprises electricity transmission infrastructure and does not introduce a sensitive receptor, such as residential development, educational facilities or healthcare uses, that could give rise to land use conflicts with the existing quarry operation.

5.281 The LPA considers that the development is not likely to constrain the continued operation of Garth Quarry.

5.282 It is therefore considered that the proposal would not undermine the purpose of the Mineral Buffer Zone and is not contrary to Policy MWYN 5 of the Anglesey and Gwynedd Joint Local Development Plan.

Materials Management and Waste

5.283 Chapter 14 of the ES assesses the likely effects arising from the consumption of materials and the generation and management of waste during the construction of the Glaslyn Cables Works. The assessment identifies that the majority of waste generated would comprise non-hazardous waste associated with cable installation, HDD works, construction compounds, decommissioning of existing infrastructure, vegetation clearance, surplus excavated material, packaging and construction worker waste. Smaller quantities of hazardous waste would also arise, including cable insulating oil and waste oils from construction plant.

5.284 The ES concludes that the scale of waste generation would be relatively low given the nature of the development. There would be no large-scale demolition works and excavation activities would be largely limited to cable trenches and HDD work. Furthermore, many of the anticipated waste streams are capable of being reused, recycled or recovered rather than disposed of to landfill.

5.285 The subsequently submitted Waste Forecast provides further detail on how materials would be managed throughout the construction process and demonstrates that the scheme has been designed to maximise reuse and recovery and minimise disposal.

5.286 The most significant material stream comprises excavated soils and stones arising from trenching and other construction activities. The Waste Forecast identifies approximately 201,006m³ of excavated material, with approximately 100,503m³ proposed to be reused on-site for trench backfilling and other engineering and restoration works. The remaining 100,503m³ is intended to be recycled or beneficially reused, thereby minimising off-site disposal requirements.

5.287 Other waste streams to be diverted from landfill include approximately 467 tonnes of concrete waste would be recycled and reused as aggregate, whilst around 2,615m³ of drilling muds and cuttings generated through HDD operations would be recycled. Metallic wastes, including redundant cables, construction steel and electrical equipment, would be recovered and recycled, whilst timber, plastics, glass, paper, cardboard and packaging materials would be segregated and recycled where practicable. Vegetation clearance and green waste would be chipped, composted or otherwise beneficially reused.

5.288 The forecast also identifies waste arising through the decommissioning of the existing cable infrastructure, including cable oil, redundant cables, concrete, steel and associated construction materials. Cable insulating oil would be recovered and managed through appropriate licensed facilities, with separate arrangements available should testing identify the presence of PCBs. Hazardous waste streams, including absorbents, contaminated packaging, waste oils, hydraulic oils, antifreeze, paints, varnishes and WEEE, are forecast in relatively small quantities and would be sent to specialist recovery facilities rather than landfill.

5.289 The ES states that materials will be managed in accordance with the waste hierarchy (TAN 21), Mitigation measures include the reuse of excavated materials, optimisation of material use through design, use of prefabricated components where practicable, consideration of future deconstruction and recovery of materials, implementation of a *"just-in-time"* delivery system, avoidance of over ordering and segregation of waste streams at source.

5.290 In the Waste Forecast provided by the applicant, there is a target diversion rate of 100% from landfill for the majority of waste streams. Landfill disposal is only identified as a potential route for contaminated soils should they arise, although the current assumptions based on available ground investigation data is that no contaminated soils will require disposal.

5.291 The ES identifies non-hazardous and inert landfill capacity as the only waste receptor requiring detailed assessment and concludes that the volume of waste requiring landfill disposal would be substantially below the threshold for significant effects. The impact on available landfill capacity is, therefore, assessed as negligible, resulting in a slight adverse residual effect that is not significant.

5.292 Overall, the submitted information demonstrates a clear commitment to sustainable materials management through material efficiency, the reuse of excavated materials, recycling and recovery of construction wastes and the minimisation of landfill disposal. It is therefore considered that the proposal broadly accords with the objectives of Planning Policy Wales relating to the circular economy and waste hierarchy and is consistent with Policy PS 5 of the Joint Local Development Plan.

5.293 However, paragraphs 7.9.8 and 7.9.10 of Chapter 7 state that a Materials Management Plan will be prepared in accordance with the CL: AIRE Definition of Waste Code of Practice and that excavated materials will be reused wherever possible either within the Glaslyn works site or on other sites. The ES also states that materials requiring removal from the site would be taken to an appropriately permitted facility.

5.294 Neither the ES nor the Waste Forecast identifies any specific engineering works, restoration proposals or landscape schemes within the application site that would require the volume of excavated soils and stones forecast to arise from the development. Nor do they identify any off-site projects, receiving sites or beneficial reuse schemes capable of accepting surplus excavated material in accordance with the CL: AIRE Code of Practice.

5.295 Whilst the ES and Waste Forecast demonstrate a commitment to maximising the reuse, recovery and recycling of excavated materials, insufficient information has been provided to demonstrate how these objectives would be achieved in practice. In particular, the application does not identify the specific locations where excavated materials would be reused, the receiving sites for any surplus materials, or the mechanisms through which materials would be recovered or transferred in accordance with the CL: AIRE Definition of Waste Code of Practice.

5.296 Consequently, it is not currently possible to fully assess the final management and destination of a substantial proportion of the excavated material arising from the development, or to verify that the forecast reuse and recovery rates can be achieved.

5.297 In order to minimise environmental impacts, facilitate effective monitoring during the construction period and ensure that waste generation is reduced wherever practicable, the Local Planning Authority should secure, by condition, the submission and approval of a detailed Materials and Waste Management Plan. This should clearly identify the quantity and type of materials arising from the development, the locations where materials would be reused on-site, details of any off-site receiving sites and facilities, the means by which materials would be transferred or recovered, and contingency measures should the proposed reuse opportunities not be available.

5.298 The submission of this information would provide certainty that materials arising from the development are managed in a sustainable manner, with the least possible impact on the environment, and in accordance with the principles of waste minimisation, reuse and recovery set out within the ES.

Railways

5.299 Both Network Rail and Ffestiniog and Welsh Highland Railways (WHRL/FRC) raised concerns regarding the protection of railway infrastructure, maintenance of railway operations and the management of construction activities in proximity to operational railways.

5.300 Network Rail requested assessment of potential impacts arising from HDD works beneath the Cambrian Coast Line, including settlement, vibration, drainage and construction risks, together with appropriate monitoring and mitigation. It also required an Asset Protection Agreement (ASPRO) prior to commencement of works affecting the railway. Following review of the submitted information, Network Rail confirmed it had no further comments and acknowledged that an Asset Protection Agreement is being progressed.

5.301 WHRL did not object to the development in principle but raised concerns regarding future railway expansion around Pen y Mount Station, temporary removal of track, construction access arrangements, retention of redundant cable infrastructure and archaeological remains that may be encountered during the works.

5.302 These matters are considered capable of being addressed through the Asset Protection Agreement and the implementation of the Construction Traffic Management Plan (CTMP) and Construction Environmental Management Plan (CEMP). The CTMP should ensure continued access to railway facilities and minimise disruption to railway operations, whilst the CEMP should secure agreed construction methodologies, vibration and drainage controls, monitoring requirements and railway protection measures. Archaeological investigation and mitigation would also be secured through condition as discussed previously.

5.303 Although no specific policy within the JLDP relates directly to the protection of operational railway infrastructure, it is considered that Criteria 7 and 8 of Policy PCYFF 2 are relevant. The proposal has been reviewed by both Network Rail and Ffestiniog and Welsh Highland Railways, neither of which maintain an objection to the development. Subject to the implementation of the Asset Protection Agreement and the measures secured through the Construction Traffic Management Plan (CTMP) and Construction Environmental Management Plan (CEMP), it is considered that the proposal would not have an unacceptable impact on the safe operation, maintenance or future use of the railway network. The proposal is therefore considered to comply with Criteria 7 and 8 of Policy PCYFF 2.

The Welsh language

5.304 Criterion 1 (a) of strategic policy PS 1 *"The Welsh Language and culture' notes that a Welsh Language Statement will need to be provided with a proposed "retail, industrial or commercial development which employs more than 50 employees and/or has a floor area of at least 1,000 m sq. or more".*

5.305 In response to this need, the applicant has provided a Welsh Language Statement. Chapter 6 of the statement has assessed the potential effects of the developments on the language and community based on language and population movement; visual elements; quality of life and community infrastructure; employment.

5.306 The Local Authority's Language Unit have reviewed the statement and have not offered any objection and have recommended that Welsh Language skills be included in any advertisement for new jobs.

5.307 Based on the nature of the application and evidence to hand, it is not considered likely that the proposal would have a negative impact on the Welsh Language. It is therefore considered that the proposal conforms with policy PS 1 and the guidance contained within the SPG Marinating and creating distinctive and sustainable communities.

The economy

5.308 Technical Advice Note (TAN) 23: Economic Development advises that, in determining planning applications, local planning authorities should recognise that traditional business uses (Classes B1-B8) represent only part of economic activity. The planning system should therefore recognise the economic benefits arising from a wide range of development and ensure that planning decisions appropriately balance economic, social and environmental considerations.

5.309 The proposed development would secure the continued operation and resilience of a strategically important section of the National Grid transmission network in North West Wales. The construction works would generate direct and indirect economic benefits through employment opportunities, expenditure within local supply chains and the use of specialist contractors and services. In the longer term, the scheme would support the reliable transmission of electricity across the region, thereby contributing to the infrastructure necessary to support economic activity and future energy requirements.

5.310 Accordingly, it is considered that the proposal would have a positive economic effect and would accord with the objectives of TAN 23 and Strategic Policy PS13 of the Joint Local Development Plan.

6. Conclusion:

6.1 The proposed development forms part of the nationally significant Pentir to Trawsfynydd Reinforcement Project and would facilitate the replacement and modernisation of existing electricity transmission infrastructure between Wern CSEC and Minffordd CSEC. The scheme would increase energy network's resilience, support wider renewable energy generation and contribute towards national energy security objectives. The principle of the development is supported by Future Wales, Planning Policy Wales and the strategic objectives of the Joint Local Development Plan.

6.2 The application has been supported by an Environmental Statement, subsequent technical updates and additional information submitted during the determination process. The assessment identifies a number of temporary adverse effects during the construction phase, particularly in relation to the landscape character, noise and vibration, ecology, flood risk and disruption associated with the installation of the replacement cable route. However, the majority of these effects are temporary in nature and can be reduced to acceptable levels through mitigation measures, detailed management plans and planning conditions.

6.3 The proposal would result in some unavoidable impacts, including effects on the Wern Registered Historic Park and Garden, temporary disturbance within Glaslyn SSSI, limited permanent habitat loss and short-term construction impacts on landscape character and neighbouring receptors.

Nevertheless, statutory consultees, including NRW, Cadw, Network Rail and the Eryri National Park Authority, are satisfied that these impacts can be appropriately mitigated, managed or offset through conditions and future detailed submissions.

6.4 The application demonstrates compliance with the relevant provisions of policies PS1, PS4, PS5, PS13, PS19, PS20, TRA4, PCYFF2, PCYFF3, PCYFF4, AMG3, AMG5, AMG6, AT1, AT4 and MWYN5 of the Joint Local Development Plan, together with the requirements of Planning Policy Wales, TAN 15, TAN 23 and TAN 24. Subject to the imposition of appropriate planning conditions, it is considered that the identified environmental effects can be satisfactorily controlled and that the wider public benefits arising from the delivery of nationally important energy infrastructure outweigh the residual adverse impacts identified.

6.5 The LPA concludes that the proposal is acceptable recommends that planning permission be granted subject to the recommended planning conditions.

7. Recommendation:

7.1 To approve subject conditions relating to the following:

No.	Subject	Brief Summary
1	Time Limit	Development must commence within 5 years of the permission date.
2	Approved Plans	Development to be carried out in accordance with the approved plans and documents.
3	Working Hours	Restricts construction working hours and controls 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.

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 a Construction Method Statements (CMS) and Risk Assessments to the satisfaction of the Overseeing Organisation for the Strategic Road 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 Road Network.
18	Dŵr Cymru 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 Signage	Requires development-related signage to be Welsh or bilingual with Welsh given priority.
21	Minffordd Tunnel Headhouse CTMP	Requires a package-specific Construction Traffic Management Plan for the Minffordd Tunnel Headhouse works.
22	Minffordd Tunnel Headhouse CEMP	Requires a package-specific Construction Environmental Management Plan for the Minffordd Tunnel Headhouse works.
23	Minffordd Tunnel Headhouse HMP	Requires a package-specific Habitat Management Plan for the Minffordd Tunnel Headhouse works.
24	CTMPs for 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 Main Work Packages	Requires separate Construction Environmental Management Plans for the Wern CSEC, Garth CSEC, Minffordd CSEC and Glaslyn Cables work packages.

30

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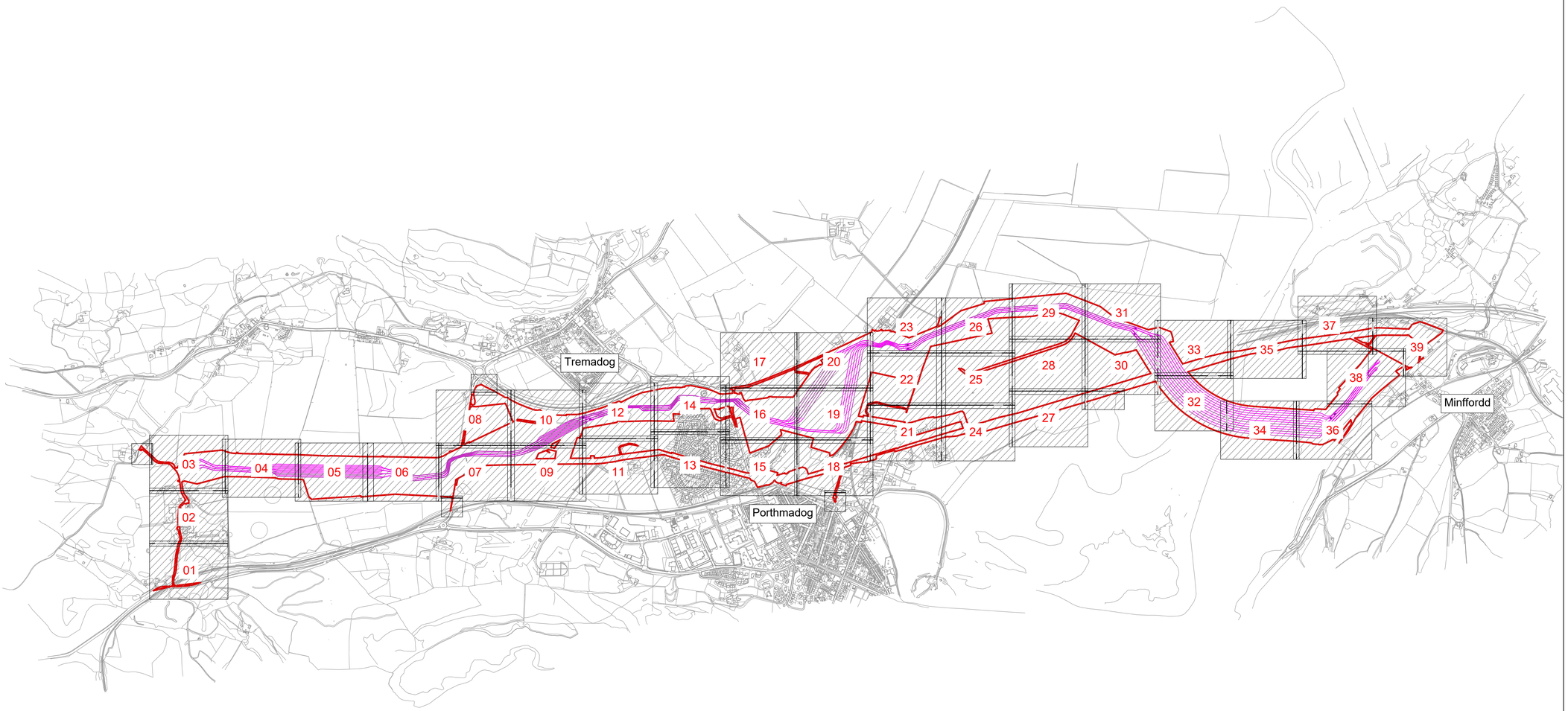
Llun o Google / Image from Google

Llun o Google / Image from Google



Notes

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2. Drawing to be printed in colour.
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4. All levels are in meters Above Ordnance Datum (mAOD).

Legend

Red Line Boundary

Proposed underground cable route

Drawing sheet number 01

Cynllunio
Derbyn 11.12.25

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A	11/06/25	BA	GT	GT	Issued For Planning

Issued for Planning

Dwg Title:
Planning Drawings
Temporary Site Plan Location and Key Plan

Site: Glaslyn Cable Uprating
A1 100%
CAD

Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9050
Originators Proj.Ref: 295280-00
NG Investment No:
NG Dwg No:
Sheet No: 1
Total No. of Sheets 1
Issue: E
Scale: 1:10000

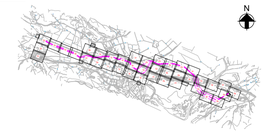
Match line - for continuation see drawing sheet 02

N

Area shown for visibility splays only

0 5 10 20 Metres
Scale 1:500

Key Plan



Notes

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Legend

- Red Line Boundary
- Construction working areas and associated activities
- Decommissioning Works Areas
- Existing structures to be removed
- Existing trees and vegetation
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- Existing overhead cables
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Dwg Title:
Planning Drawings
Temporary Site Plans
Sheet 1

Site: Glaslyn Cable Uprating

A1 100% | CAD

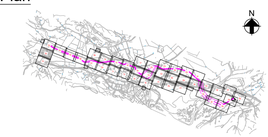
Originators Dwg No: GLAS-ARUP-70-XX-DR-X-9051
Originators Proj.Ref: 295280-00
NG Investment No:
NG Dwg No:
Sheet No: 1
Total No. of Sheets: 39
Issue: E
Scale: 1:500

Match line - for continuation see drawing sheet 03

Match line - for continuation see drawing sheet 01

0 5 10 20 Metres
Scale 1:500

Key Plan



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Legend

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Dwg Title:
Planning Drawings
Temporary Site Plans
Sheet 2

Site: Glaslyn Cable Uprating

A1 100% | CAD

Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9052

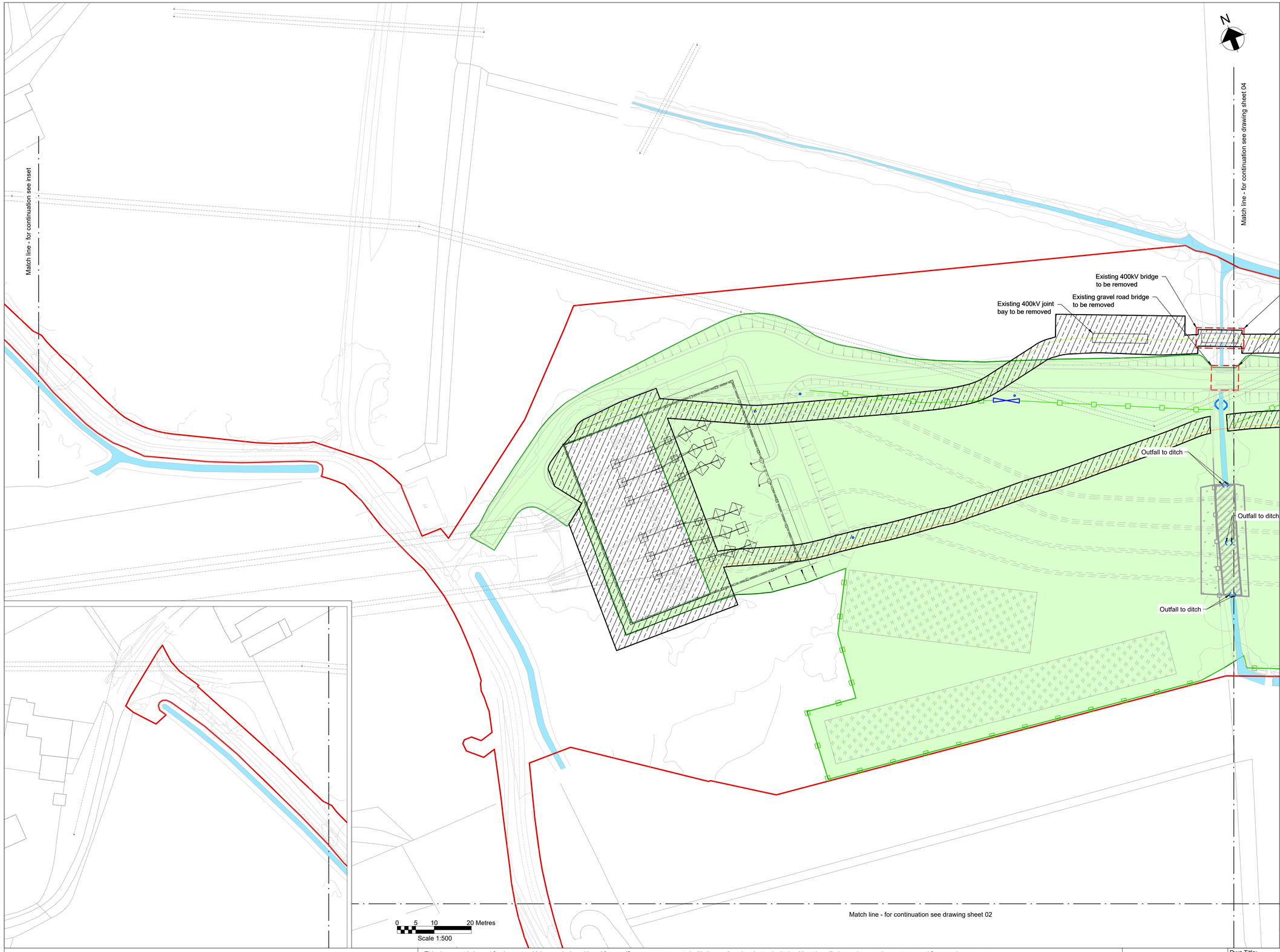
Originators Proj.Ref: 295280-00

NG Investment No:

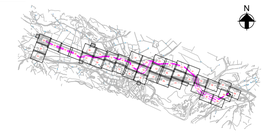
NG Dwg No:

Sheet No: 2 | Total No. of Sheets 39 | Issue: E

Scale: 1:500



Key Plan



Notes

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Legend

- Red Line Boundary
- Construction working areas and associated activities
- Decommissioning Works Areas
- Existing structures to be removed
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Dwg Title:
Planning Drawings
Temporary Site Plans
Sheet 3

Site: Glaslyn Cable Uprating

A1 100% | CAD

Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9053

Originators Proj.Ref: 295280-00

NG Investment No:

NG Dwg No:

Sheet No: 3 | Total No. of Sheets 39 | Issue: E

Scale: 1:500

Match line - for continuation see drawing sheet 03

Existing 400kV bridge to be removed

Existing gravel road bridge to be removed

Existing 400kV joint bay to be removed

Existing 400kV bridge to be removed

Existing132kV joint bay to be removed

Outfall to ditch

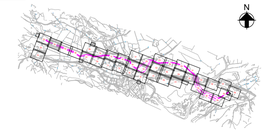
ditch

Match line - for continuation see drawing sheet 05

0 5 10 20 Metres

Scale 1:500

Key Plan



Notes

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4. All levels are in meters Above Ordnance Datum (mAOD).

Legend

- Red Line Boundary
- Construction working areas and associated activities
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Dwg Title:
Planning Drawings
Temporary Site Plans
Sheet 4

Site: Glaslyn Cable Uprating

A1 100% | CAD

Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9054

Originators Proj.Ref: 295280-00

NG Investment No:

NG Dwg No:

Sheet No: 4 | Total No. of Sheets 39 | Issue: E

Scale: 1:500

Existing 400kV bridge to be removed

Existing 400kV joint bay to be removed

Existing 400kV joint bay to be removed

Existing 400kV bridge to be removed

Existing gravel road bridge to be removed

Existin bay to

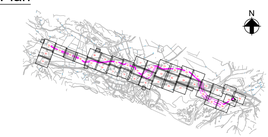
Match line - for continuation see drawing sheet 06

Match line - for continuation see drawing sheet 04

0 5 10 20 Metres

Scale 1:500

Key Plan



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Legend

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Dwg Title:
Planning Drawings
Temporary Site Plans
Sheet 5

Site: Glaslyn Cable Uprating

A1 100% | CAD

Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9055

Originators Proj.Ref: 295280-00

NG Investment No:

NG Dwg No:

Sheet No: 5 | Total No. of Sheets 39 | Issue: E

Scale: 1:500

Match line - for continuation see drawing sheet 05

Existing 400kV joint bay to be removed

Existing 400kV joint bay to be removed

Existing 132kV joint bay to be removed

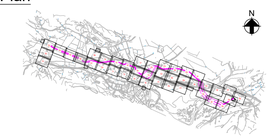
Proposed joint bay areas

Match line - for continuation see drawing sheet 07

0 5 10 20 Metres

Scale 1:500

Key Plan



Notes

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Legend

- Red Line Boundary
- Construction working areas and associated activities
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- Existing structures to be removed
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- Temporary gate
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- SPEN existing 132kV cable (underground) E1
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Dwg Title:
Planning Drawings
Temporary Site Plans
Sheet 6

Site: Glaslyn Cable Uprating

A1 100% | CAD

Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9056
NG Investment No:
NG Dwg No:

Originators Proj.Ref: 295280-00

Sheet No: 6 | Total No. of Sheets 39 | Issue: E

Scale: 1:500

Match line - for continuation see drawing sheet 08

Existing 400kV joint bay to be removed

3no. Posts to be taken up and set aside for reuse

Proposed temporary filter trench

Proposed works compound

Proposed access detail is shown in Bellmouth and Road Widening drawings

New 132kV monitoring pit installation

Existing 132kV joint bay to be removed

Short term temporary works compound

Tree height and spread to be assessed on site for encroachment into visibility splay. Appropriate pruning or cutback to be agreed with an arborist with full removal if required.

Proposed works compound

Match line - for continuation see drawing sheet 06

Match line - for continuation see inset

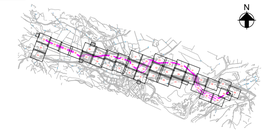
Match line - for continuation see inset

Match line - for continuation see drawing sheet 09

0 5 10 20 Metres

Scale 1:500

Key Plan



Notes

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3. All dimensions in metres unless otherwise stated.
4. All levels are in meters Above Ordnance Datum (mAOD).

Legend

- Red Line Boundary
- Construction working areas and associated activities
- Decommissioning Works Areas
- Existing structures to be removed
- Existing trees and vegetation
- Existing watercourse
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- Proposed underground cable route (Only shown for context)
- Proposed access road and embankment (1:3 slope unless noted otherwise)
- Proposed works compounds
- Proposed stripped topsoil stockpiles
- Temporary post & wire fencing
- Temporary mesh fencing
- Temporary post & rail fencing
- Temporary stock proof fencing
- Temporary gate
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- SPEN existing 132kV cable (underground)
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- Proposed gully with grid type cover
- Proposed permanent drain headwall outfall
- Proposed temporary drain headwall outfall
- Bridges to be removed
- Street furniture to be removed
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- Fences to be removed
- Ditches cleared
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- Kerbs to be removed
- Concrete to be removed
- Vegetation to be cleared
- Trees to be removed
- Large stones to be removed
- Railway to be removed

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B	07/08/25	BA	RB	GT	Updated following NG comments
A	11/06/25	BA	GT	GT	Issued For Planning

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Dwg Title:
Planning Drawings
Temporary Site Plans
Sheet 7

Site: Glaslyn Cable Uprating

A1 100% | CAD

Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9057

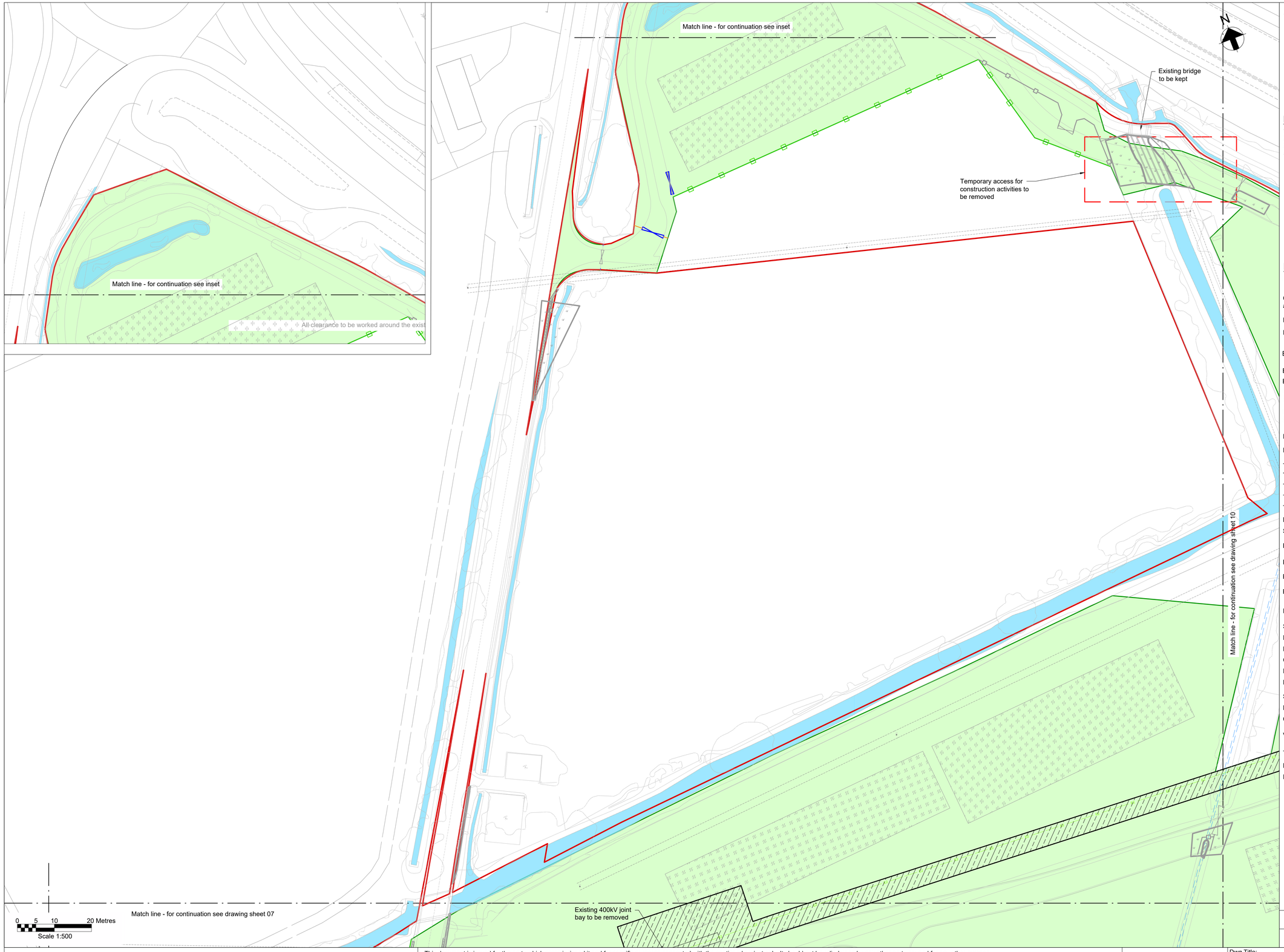
Originators Proj.Ref: 295280-00

NG Investment No:

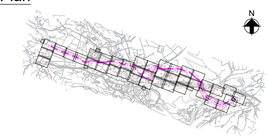
NG Dwg No:

Sheet No: 7 | Total No. of Sheets 39 | Issue: E

Scale: 1:500



Key Plan



Notes

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Legend

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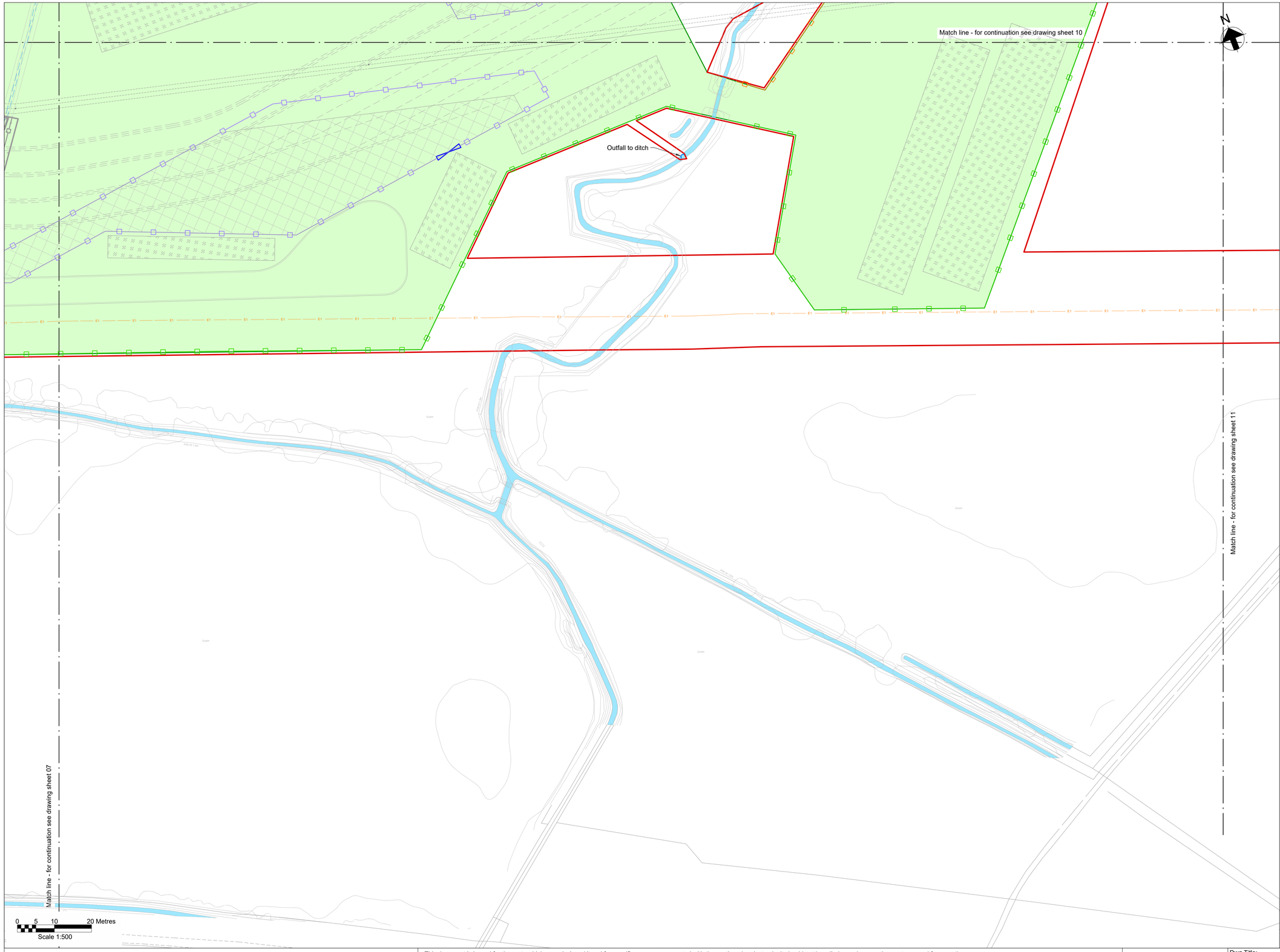
A	11/06/25	BA	GT	GT	Issued For Planning

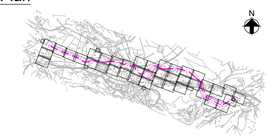
Issued for Planning

Dwg Title:
Planning Drawings
Temporary Site Plans
Sheet 8

Site: Glaslyn Cable Uprating	A1 100%	CAD
Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9058	Originators Proj.Ref: 295280-00	
NG Investment No:		
NG Dwg No:	Sheet No: 8 / Total No. of Sheets 39	Issue: E
Scale: 1:500		



Key Plan



Notes

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4. All levels are in meters Above Ordnance Datum (mAOD).

Legend

- Red Line Boundary
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Dwg Title:
Planning Drawings
Temporary Site Plans
Sheet 9

Site: Glaslyn Cable Uprating

A1 100% | CAD

Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9059
Originators Proj.Ref: 295280-00
NG Investment No:
NG Dwg No:
Sheet No: 9
Total No. of Sheets 39
Issue: E
Scale: 1:500

sting bridge
e kept

Existing bridge
to be kept

Temporary access for
construction activities to be
removed after construction

Proposed joint
bay areas

Existing 400kV joint
bay to be removed

Existing 400kV bridge
to be removed

Proposed filter trench to flow
into Nant yr Aron-oer

Existing 400kV joint
bay to be removed

Match line - for continuation see drawing sheet 08

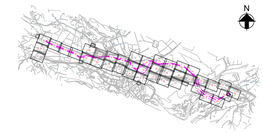
Match line - for continuation see drawing sheet 12

Match line - for continuation see drawing sheet 09

0 5 10 20 Metres
Scale 1:500

N

Key Plan



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Legend

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Dwg Title:
Planning Drawings
Temporary Site Plans
Sheet 10

Site: Glaslyn Cable Uprating

A1 100% | CAD

Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9060
Originators Proj.Ref: 295280-00
NG Investment No:
NG Dwg No:
Sheet No: 10
Total No. of Sheets: 39
Issue: E
Scale: 1:500

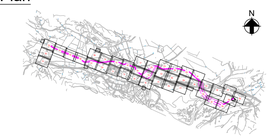
Match line - for continuation see drawing sheet 12

Match line - for continuation see drawing sheet 09

Match line - for continuation see drawing sheet 13

0 5 10 20 Metres
Scale 1:500

Key Plan



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Legend

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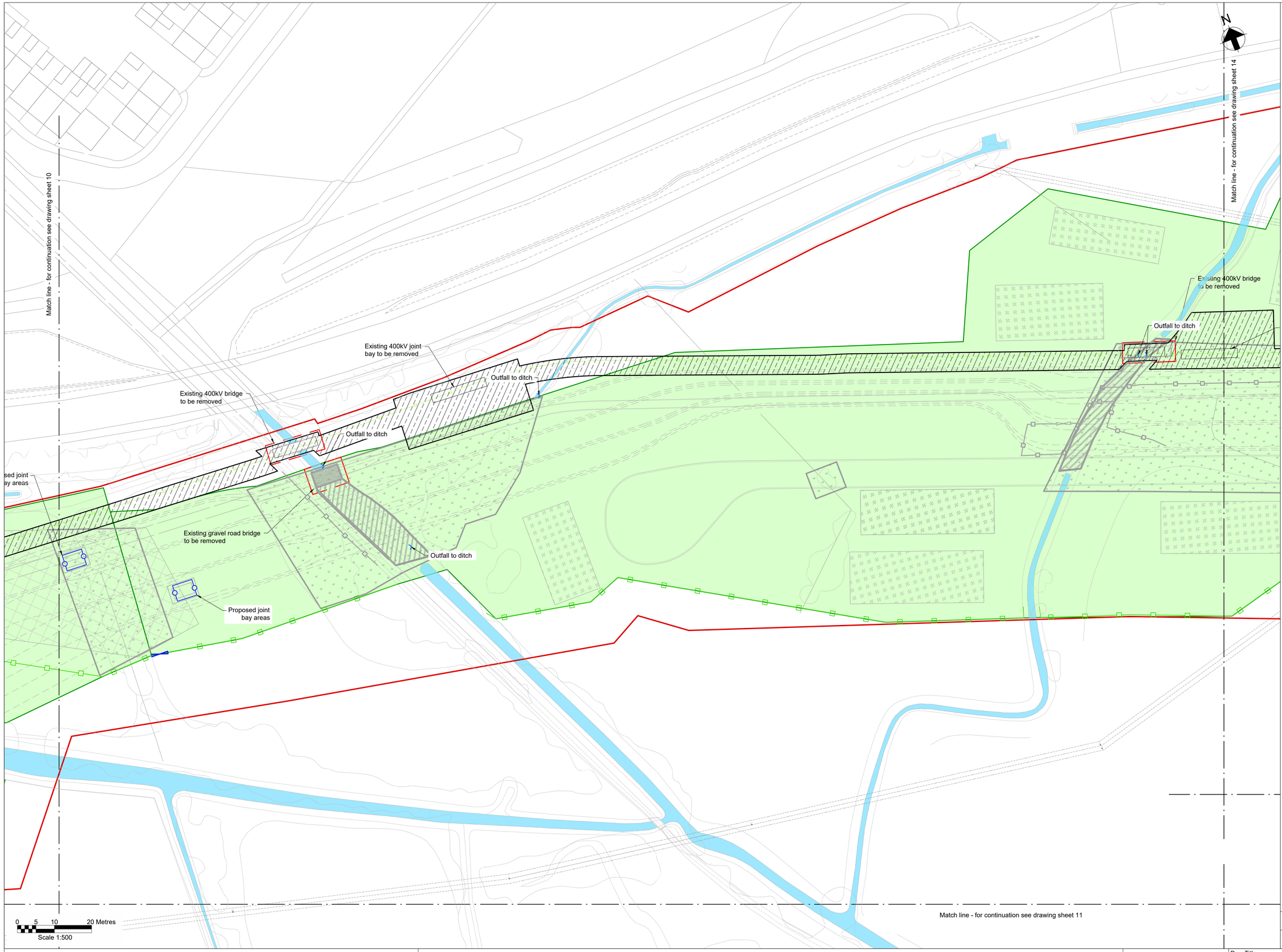
Dwg Title:
Planning Drawings
Temporary Site Plans
Sheet 11

Site: Glaslyn Cable Uprating

A1 100% | CAD

Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9061
Originators Proj.Ref: 295280-00
NG Investment No:
NG Dwg No:
Sheet No: 11
Total No. of Sheets: 39
Issue: E
Scale: 1:500



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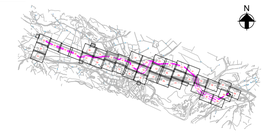

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- Temporary mesh fencing
- Temporary post & rail fencing
- Temporary stock proof fencing
- Temporary gate
- NG existing 400kV cable (underground) E2
- SPEN existing 132kV cable (underground) E1
- Proposed Ø450mm inspection chamber
- Proposed gully with grid type cover
- Proposed permanent drain headwall outfall
- Proposed temporary drain headwall outfall
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Dwg Title:
Planning Drawings
Temporary Site Plans
Sheet 12

Site: Glaslyn Cable Uprating | A1 100% | CAD

Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9062
Originators Proj.Ref: 295280-00
NG Investment No:
NG Dwg No:
Sheet No: 12 | Total No. of Sheets 39 | Issue: E
Scale: 1:500

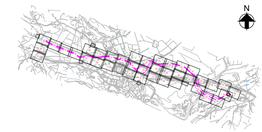
Match line - for continuation see drawing sheet 14

Match line - for continuation see drawing sheet 11

Match line - for continuation see drawing sheet 15

0 5 10 20 Metres
Scale 1:500

Key Plan



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Legend

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Dwg Title:
Planning Drawings
Temporary Site Plans
Sheet 13

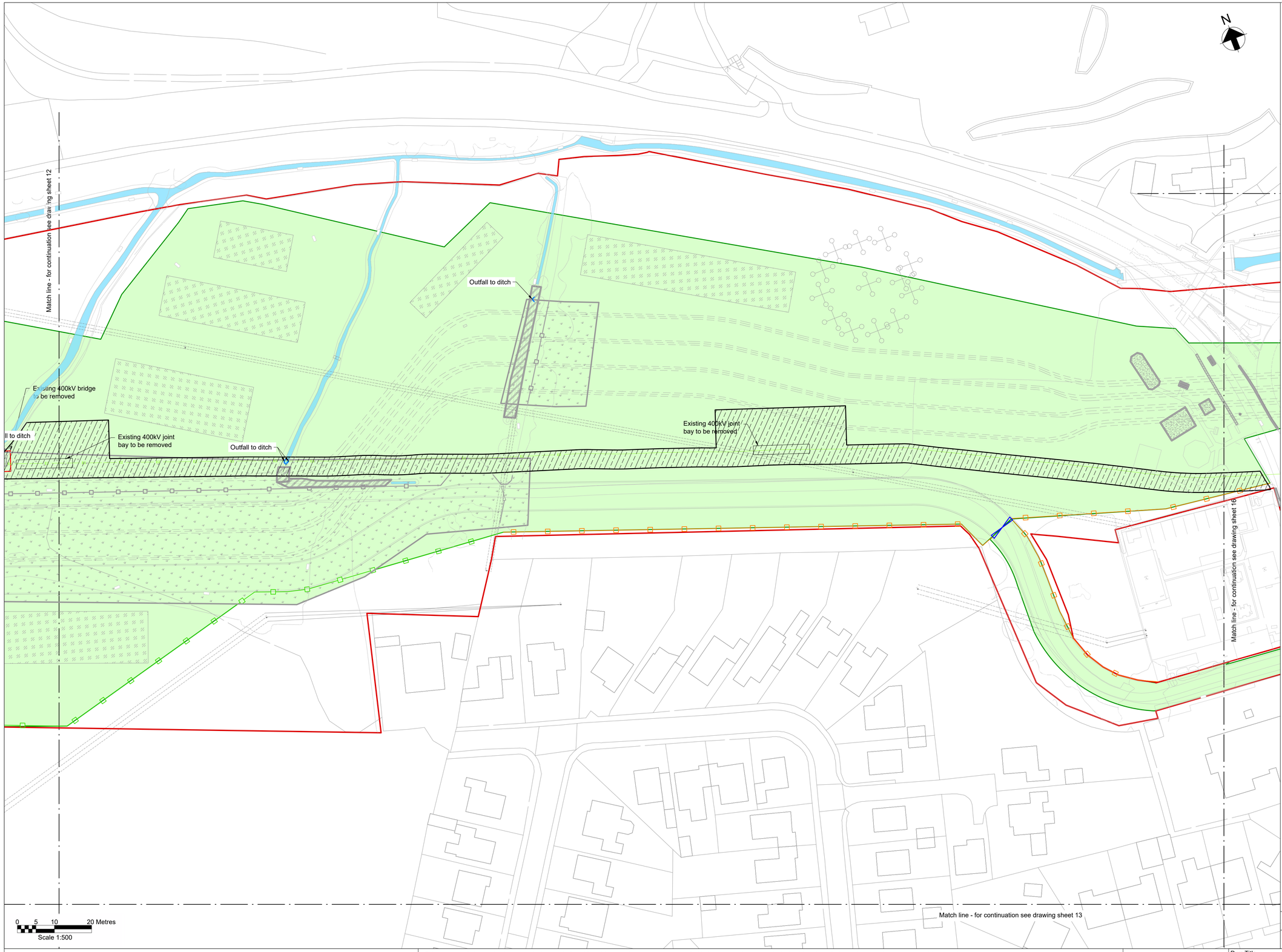
Site: Glaslyn Cable Uprating

A1 100% | CAD

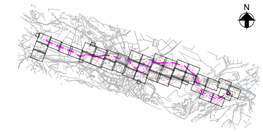
Originators Dwg No: GLAS-ARUP-70-XX-DR-X-9063
NG Investment No:
NG Dwg No:
Originators Proj.Ref: 295280-00

Scale: 1:500

Sheet No: 13 | Total No. of Sheets 39 | Issue: E



Key Plan



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- Proposed temporary drain headwall outfall
- Bridges to be removed
- Street furniture to be removed
- Posts to be removed
- Road signs to be removed
- Gates to be removed
- Fences to be removed
- Ditches cleared
- Stone walls to be removed
- Kerbs to be removed
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- Vegetation to be cleared
- Trees to be removed
- Large stones to be removed
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B	07/08/25	BA	RB	GT	Updated following NG comments
A	11/06/25	BA	GT	GT	Issued For Planning

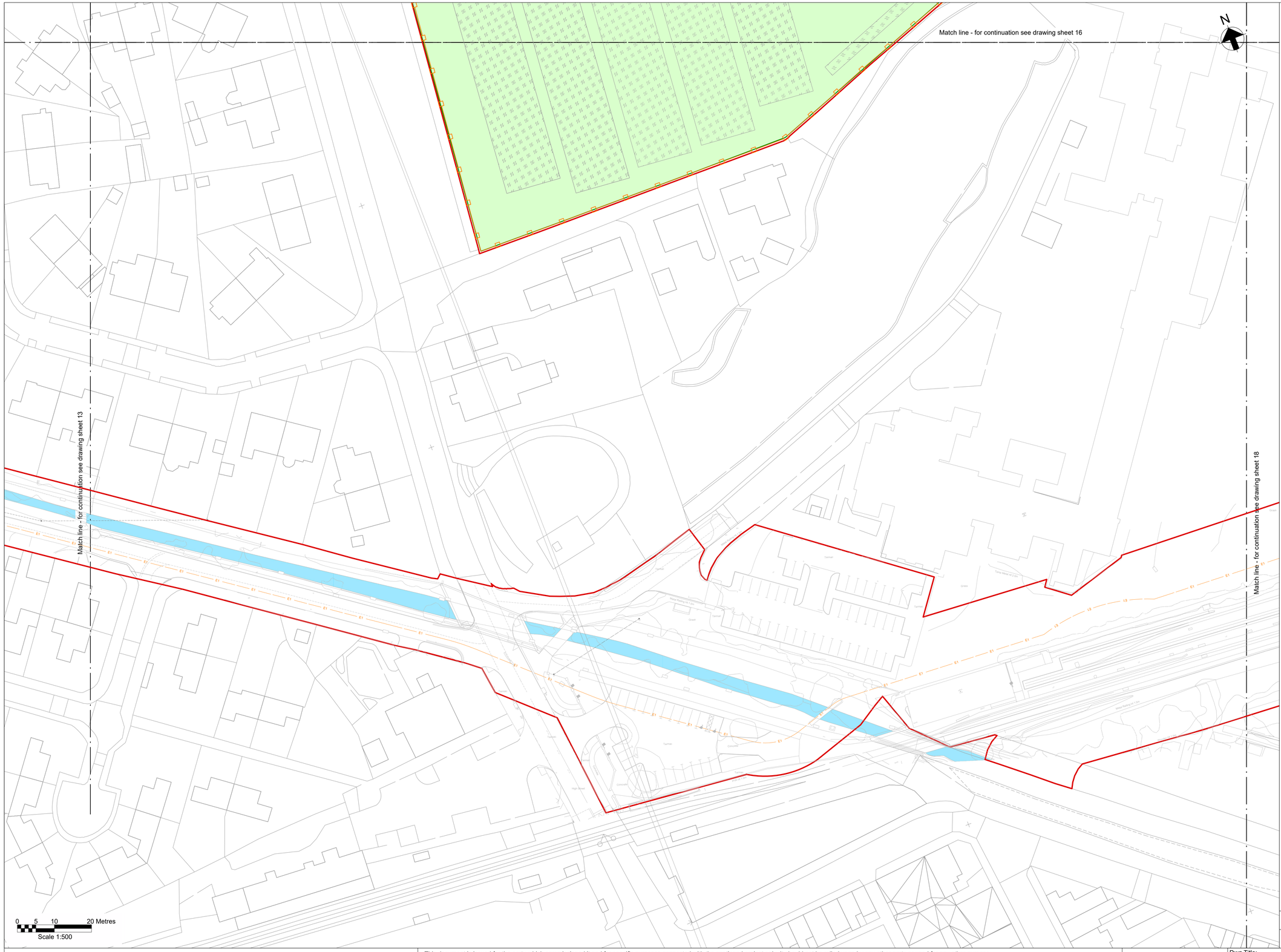
Issued for Planning

Dwg Title:
Planning Drawings
Temporary Site Plans
Sheet 14

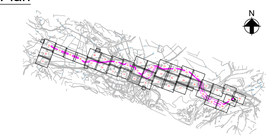
Site: Glaslyn Cable Uprating

A1 100% | CAD

Originators Dwg No: GLAS-ARUP-70-XX-DR-X-9064
Originators Proj.Ref: 295280-00
NG Investment No:
NG Dwg No:
Scale: 1:500
Sheet No: 14
Total No. of Sheets: 39
Issue: E



Key Plan



Notes

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2. Drawing to be printed in colour.
3. All dimensions in metres unless otherwise stated.
4. All levels are in meters Above Ordnance Datum (mAOD).

Legend

- Red Line Boundary
- Construction working areas and associated activities
- Decommissioning Works Areas
- Existing structures to be removed
- Existing trees and vegetation
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- Existing overhead cables
- Proposed underground cable route (Only shown for context)
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- Proposed works compounds
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- Temporary gate
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Issued for Planning

Dwg Title:
Planning Drawings
Temporary Site Plans
Sheet 15

Site: Glaslyn Cable Uprating

A1 100% | CAD

Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9065
Originators Proj.Ref: 295280-00
NG Investment No:
NG Dwg No:
Sheet No: 15
Total No. of Sheets: 39
Issue: E
Scale: 1:500

Match line - for continuation see drawing sheet 17

Match line - for continuation see drawing sheet 14

Match line - for continuation see drawing sheet 19

Match line - for continuation see drawing sheet 15

Outfall to ditch

Existing 400kV joint bay to be removed

Outfall to ditch

Proposed mounted joint bay areas

Existing 400kV link box to be removed

New 400kV monitoring pit installation

Outfall to ditch

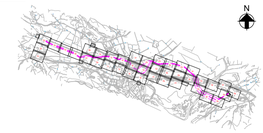
Outfall to ditch

Proposed access detail is shown in Bellmouth and Road Widening drawings

0 5 10 20 Metres

Scale 1:500

Key Plan



Notes

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Dwg Title:
Planning Drawings
Temporary Site Plans
Sheet 16

Site: Glaslyn Cable Uprating

A1 100% | CAD

Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9066

Originators Proj.Ref: 295280-00

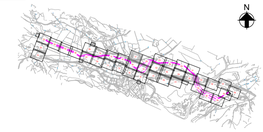
NG Investment No:

NG Dwg No:

Sheet No: 16 | Total No. of Sheets 39 | Issue: E

Scale: 1:500

Key Plan



Notes

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Legend

- Red Line Boundary
- Construction working areas and associated activities
- Decommissioning Works Areas
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Dwg Title:
Planning Drawings
Temporary Site Plans
Sheet 17

Site: Glaslyn Cable Uprating

A1 100% | CAD

Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9067

Originators Proj.Ref: 295280-00

NG Investment No:

NG Dwg No:

Sheet No: 17 | Total No. of Sheets 39 | Issue: E

Scale: 1:500

Match line - for continuation see drawing sheet 19

Match line - for continuation see drawing sheet 21

Match line - for continuation see drawing sheet 15

Existing 132kV stop joint system to be removed

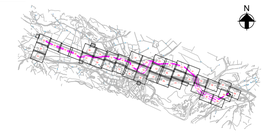
Match line - for continuation see inset

Match line - for continuation see inset

0 5 10 20 Metres

Scale 1:500

Key Plan



Notes

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Legend

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Dwg Title:
Planning Drawings
Temporary Site Plans
Sheet 18

Site: Glaslyn Cable Uprating

A1 100% | CAD

Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9068

Originators Proj.Ref: 295280-00

NG Investment No:

NG Dwg No:

Sheet No: 18 | Total No. of Sheets 39 | Issue: E

Scale: 1:500

Match line - for continuation see drawing sheet 20

Match line - for continuation see drawing sheet 16

Match line - for continuation see drawing sheet 22

Match line - for continuation see drawing sheet 21

Match line - for continuation see drawing sheet 18

Existing 400kV bridge to be removed

Existing 400kV link box to be removed

New 400kV monitoring pit installation

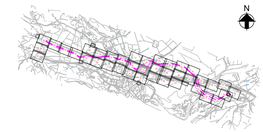
New 400kV monitoring pit installation

New 400kV monitoring pit installation

0 5 10 20 Metres

Scale 1:500

Key Plan



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Legend

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Dwg Title:
Planning Drawings
Temporary Site Plans
Sheet 19

Site: Glaslyn Cable Uprating

A1 100% | CAD

Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9069

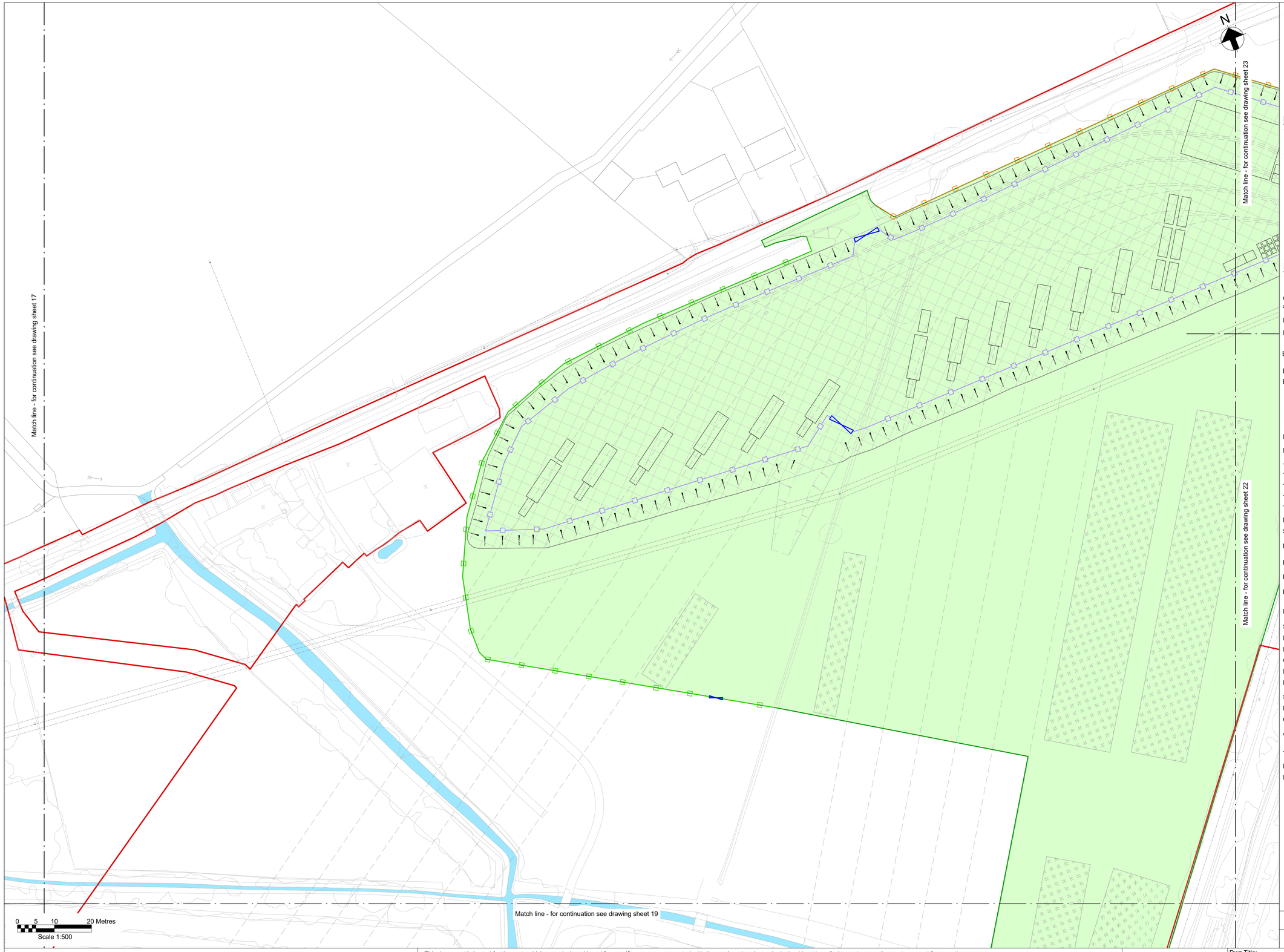
Originators Proj.Ref: 295280-00

NG Investment No:

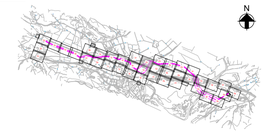
NG Dwg No:

Sheet No: 19 | Total No. of Sheets 39 | Issue: E

Scale: 1:500



Key Plan



Notes

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3. All dimensions in metres unless otherwise stated.
4. All levels are in meters Above Ordnance Datum (mAOD).

Legend

- Red Line Boundary
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Dwg Title:
Planning Drawings
Temporary Site Plans
Sheet 20

Site: Glaslyn Cable Uprating

A1 100% | CAD

Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9070

Originators Proj.Ref: 295280-00

NG Investment No:

NG Dwg No:

Sheet No: 20 | Total No. of Sheets 39 | Issue: E

Scale: 1:500

Match line - for continuation see drawing sheet z2

Match line - for continuation see drawing sheet 19

Match line - for continuation see drawing sheet 18

Match line - for continuation see drawing sheet 24

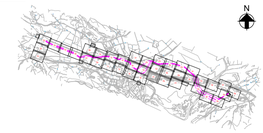
New 400kV monitoring pit installation

Existing 400kV stop joint system to be removed

0 5 10 20 Metres

Scale 1:500

Key Plan



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B	07/08/25	BA	RB	GT	Updated following NG comments
A	11/06/25	BA	GT	GT	Issued For Planning

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Dwg Title:
Planning Drawings
Temporary Site Plans
Sheet 21

Site: Glaslyn Cable Uprating

A1 100% | CAD

Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9071
Originators Proj.Ref: 295280-00
NG Investment No:
NG Dwg No:
Sheet No: 21
Total No. of Sheets: 39
Issue: E
Scale: 1:500

Match line - for continuation see drawing sheet 23

Match line - for continuation see drawing sheet 20

Match line - for continuation see drawing sheet 19

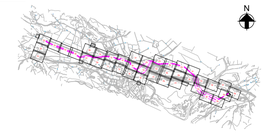
Match line - for continuation see drawing sheet 25

Match line - for continuation see drawing sheet 21

0 5 10 20 Metres

Scale 1:500

Key Plan



Notes

1. Do not scale from this drawing.
2. Drawing to be printed in colour.
3. All dimensions in metres unless otherwise stated.
4. All levels are in meters Above Ordnance Datum (mAOD).

Legend

- Red Line Boundary
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Dwg Title:
Planning Drawings
Temporary Site Plans
Sheet 22

Site: Glaslyn Cable Uprating

A1 100%

CAD

Originators Dwg No: GLAS-ARUP-70-XX-DR-X-9072

Originators Proj.Ref: 295280-00

NG Investment No:

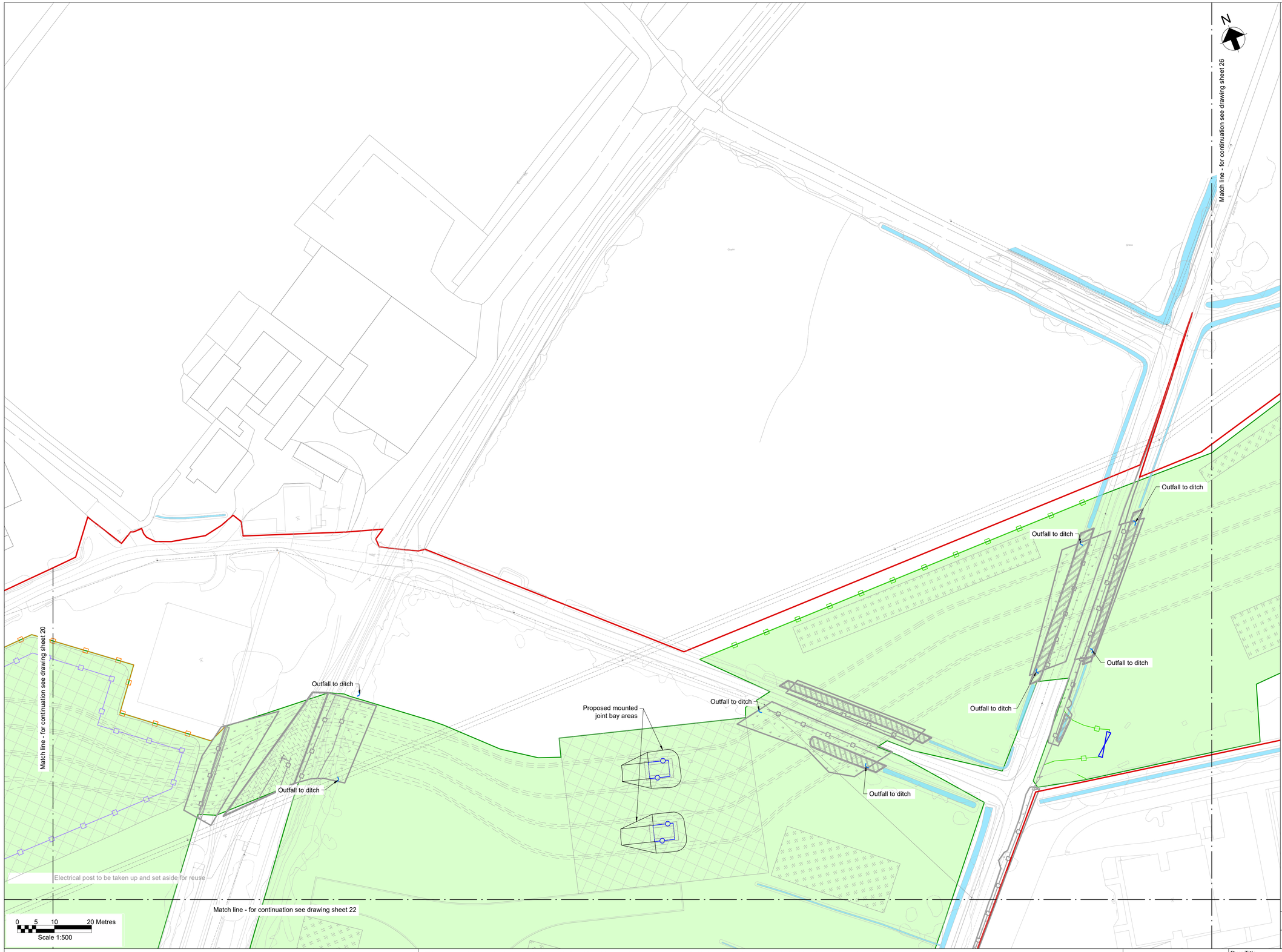
NG Dwg No:

Sheet No: 22

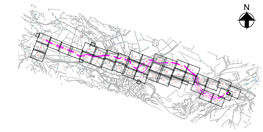
Total No. of Sheets 39

Issue: E

Scale: 1:500



Key Plan



Notes

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Legend

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A	11/06/25	BA	GT	GT	Issued For Planning

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Dwg Title:
Planning Drawings
Temporary Site Plans
Sheet 23

Site: Glaslyn Cable Uprating

A1 100% | CAD

Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9073

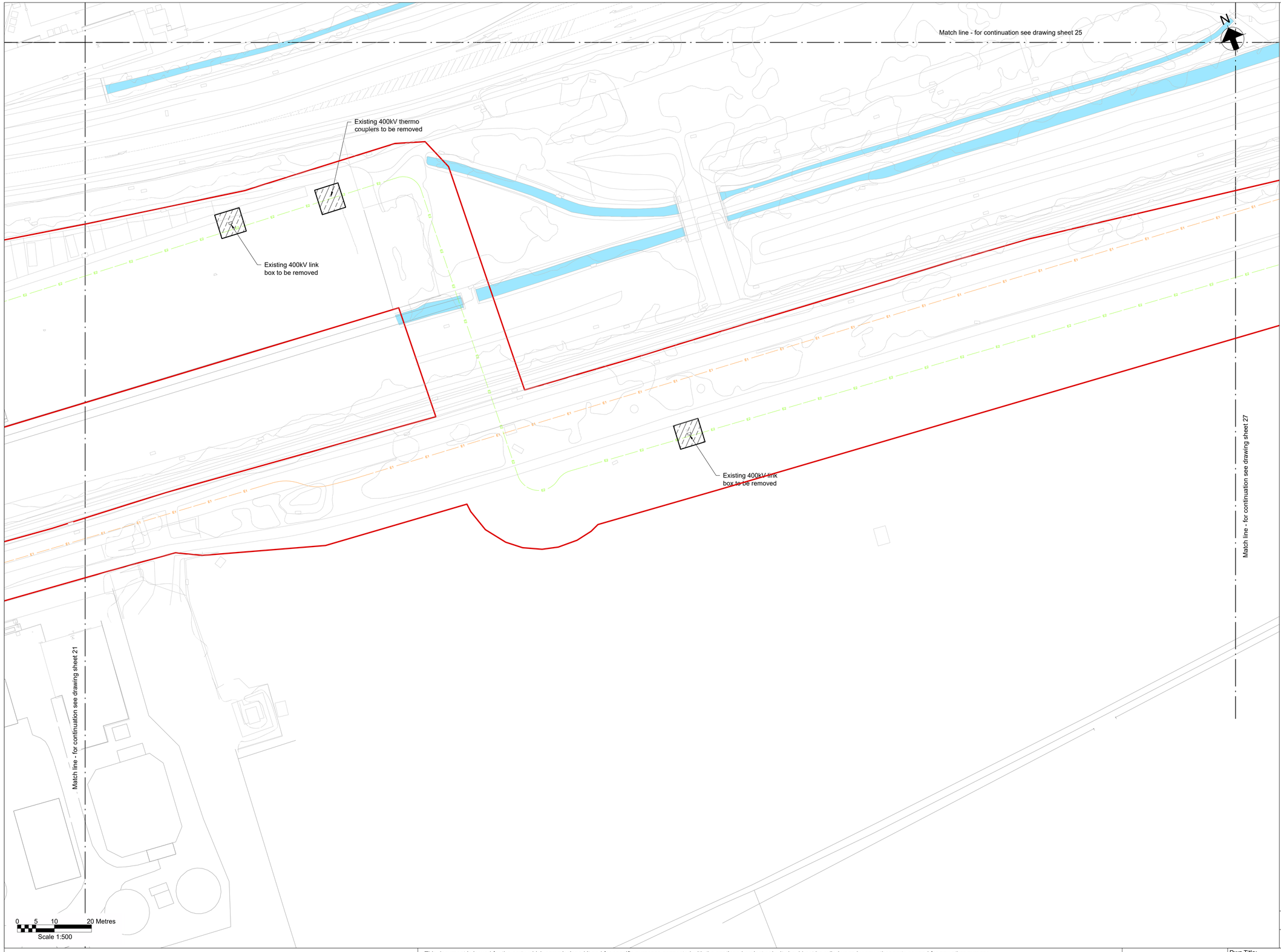
Originators Proj.Ref: 295280-00

NG Investment No:

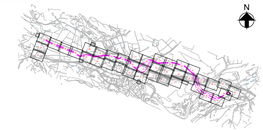
NG Dwg No:

Sheet No: 23 | Total No. of Sheets 39 | Issue: E

Scale: 1:500



Key Plan



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Legend

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Dwg Title:
Planning Drawings
Temporary Site Plans
Sheet 24

Site: Glaslyn Cable Uprating

A1 100% | CAD

Originators Dwg No: GLAS-ARUP-70-XX-DR-X-9074
Originators Proj.Ref: 295280-00
NG Investment No:
NG Dwg No:
Sheet No: 24
Total No. of Sheets 39
Issue: E
Scale: 1:500

Match line - for continuation see drawing sheet 26

Proposed access detail is shown in Bellmouth and Road Widening drawings

Match line - for continuation see drawing sheet 22

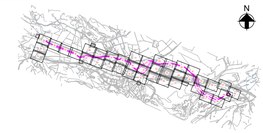
Match line - for continuation see drawing sheet 28

Match line - for continuation see drawing sheet 24

0 5 10 20 Metres

Scale 1:500

Key Plan



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Legend

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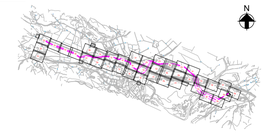
Dwg Title:
Planning Drawings
Temporary Site Plans
Sheet 25

Site: Glaslyn Cable Uprating

A1 100% | CAD

Originators Dwg No: GLAS-ARUP-70-XX-DR-X-9075
Originators Proj.Ref: 295280-00
NG Investment No:
NG Dwg No:
Sheet No: 25
Total No. of Sheets: 39
Issue: E
Scale: 1:500

Key Plan



Notes

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4. All levels are in meters Above Ordnance Datum (mAOD).

Legend

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Dwg Title:
Planning Drawings
Temporary Site Plans
Sheet 26

Site: Glaslyn Cable Uprating

A1 100% | CAD

Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9076
NG Investment No:
NG Dwg No:

Originators Proj.Ref: 295280-00

Sheet No: 26 | Total No. of Sheets 39 | Issue: E

Scale: 1:500

Match line - for continuation see drawing sheet 28

Existing 400kV thermo couplers to be removed

Existing 400kV link box to be removed

New 400kV monitoring pit installation

Match line - for continuation see drawing sheet 24

Match line - for continuation see inset

Match line - for continuation see drawing sheet 30

Existing 400kV link box to be removed

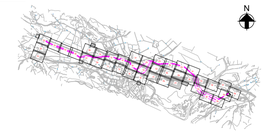
New 400kV monitoring pit installation

Match line - for continuation see inset

0 5 10 20 Metres

Scale 1:500

Key Plan



Notes

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Issued for Planning

Dwg Title:
Planning Drawings
Temporary Site Plans
Sheet 27

Site: Glaslyn Cable Uprating

A1 100% | CAD

Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9077

Originators Proj.Ref: 295280-00

NG Investment No:

NG Dwg No:

Sheet No: 27 | Total No. of Sheets 39 | Issue: E

Scale: 1:500

Match line - for continuation see drawing sheet 29

Match line - for continuation see drawing sheet 25

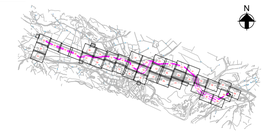
Match line - for continuation see drawing sheet 30

Match line - for continuation see drawing sheet 27

0 5 10 20 Metres

Scale 1:500

Key Plan



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Issued for Planning

Dwg Title:
Planning Drawings
Temporary Site Plans
Sheet 28

Site: Glaslyn Cable Uprating

A1 100% | CAD

Originators Dwg No: GLAS-ARUP-70-XX-DR-X-9078

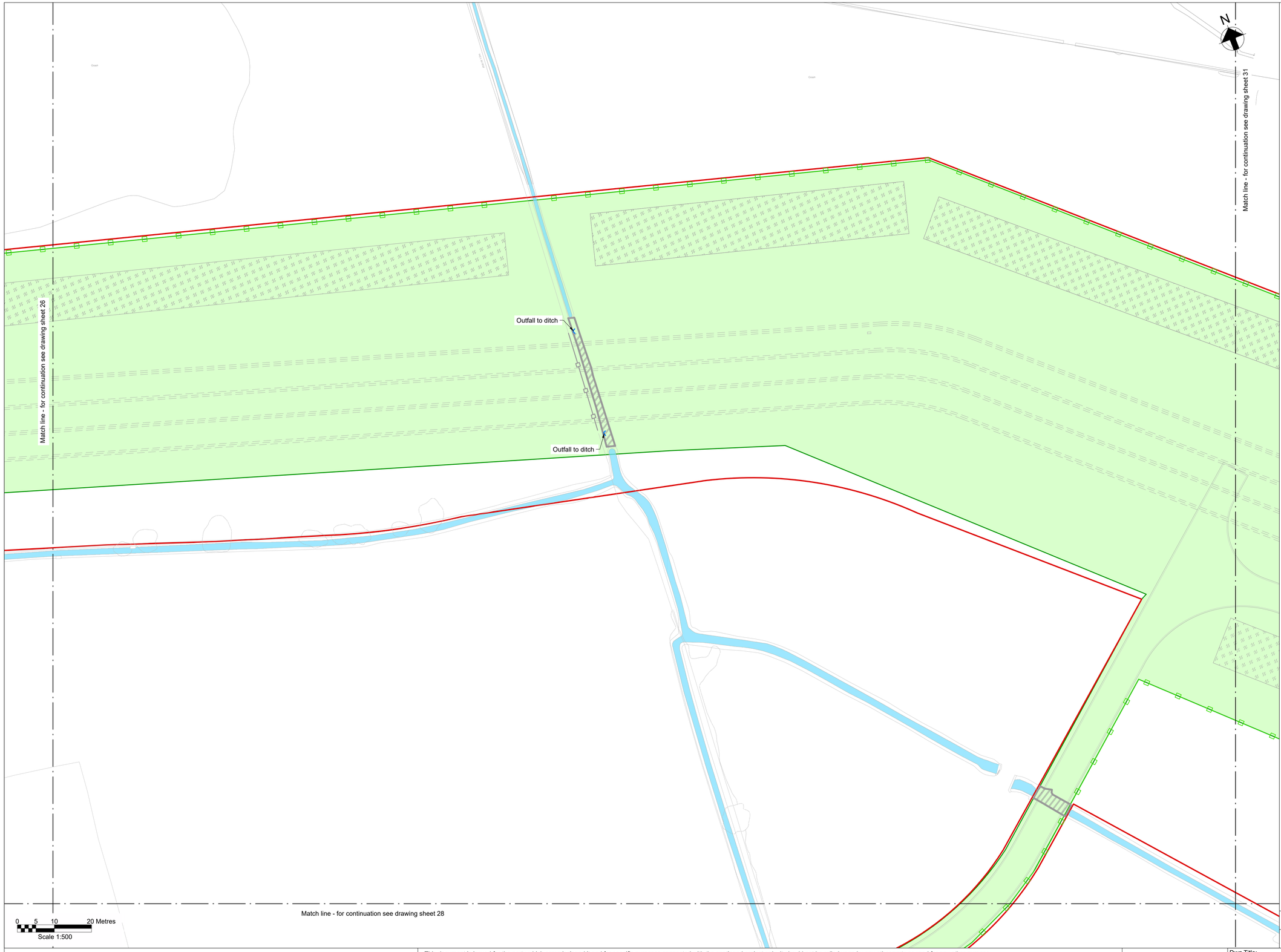
NG Investment No:

NG Dwg No:

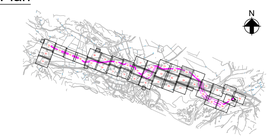
Originators Proj.Ref: 295280-00

Scale: 1:500

Sheet No: 28 | Total No. of Sheets 39 | Issue: E



Key Plan



Notes

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3. All dimensions in metres unless otherwise stated.
4. All levels are in meters Above Ordnance Datum (mAOD).

Legend

- Red Line Boundary
- Construction working areas and associated activities
- Decommissioning Works Areas
- Existing structures to be removed
- Existing trees and vegetation
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A	11/06/25	BA	GT	GT	Issued For Planning

Issued for Planning

Dwg Title:
Planning Drawings
Temporary Site Plans
Sheet 29

Site: Glaslyn Cable Uprating

A1 100% | CAD

Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9079
Originators Proj.Ref: 295280-00
NG Investment No:
NG Dwg No:
Sheet No: 29
Total No. of Sheets 39
Issue: E
Scale: 1:500

Match line - for continuation see drawing sheet 31

Outfall to ditch

Match line - for continuation see drawing sheet 33

Match line - for continuation see drawing sheet 28

New 400kV monitoring pit installation

Existing 400kV cable joints and link box to be removed

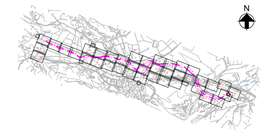
Match line - for continuation see drawing sheet 32

Match line - for continuation see inset on drawing sheet 27

0 5 10 20 Metres

Scale 1:500

Key Plan



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4. All levels are in meters Above Ordnance Datum (mAOD).

Legend

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A	11/06/25	BA	GT	GT	Issued For Planning

Issued for Planning

Dwg Title:
Planning Drawings
Temporary Site Plans
Sheet 30

Site: Glaslyn Cable Uprating

A1 100% | CAD

Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9080

Originators Proj.Ref: 295280-00

NG Investment No:

NG Dwg No:

Sheet No: 30 | Total No. of Sheets 39 | Issue: E

Scale: 1:500

Match line - for continuation see drawing sheet 29

Match line - for continuation see drawing sheet 30

Match line - for continuation see drawing sheet 33

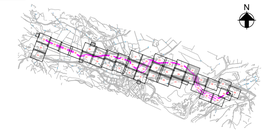
Proposed mounted joint bay areas

Temporary culvert

0 5 10 20 Metres

Scale 1:500

Key Plan



Notes

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4. All levels are in meters Above Ordnance Datum (mAOD).

Legend

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Issued for Planning

Dwg Title:
Planning Drawings
Temporary Site Plans
Sheet 31

Site: Glaslyn Cable Uprating

A1 100% | CAD

Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9081

Originators Proj.Ref: 295280-00

NG Investment No:

NG Dwg No:

Sheet No: 31 | Total No. of Sheets 39 | Issue: E

Scale: 1:500

Match line - for continuation see drawing sheet 33

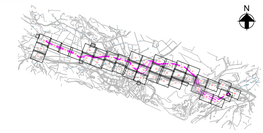
Match line - for continuation see drawing sheet 30

Match line - for continuation see drawing sheet 34

N

0 5 10 20 Metres
Scale 1:500

Key Plan



Notes

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Legend

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- Trees to be removed
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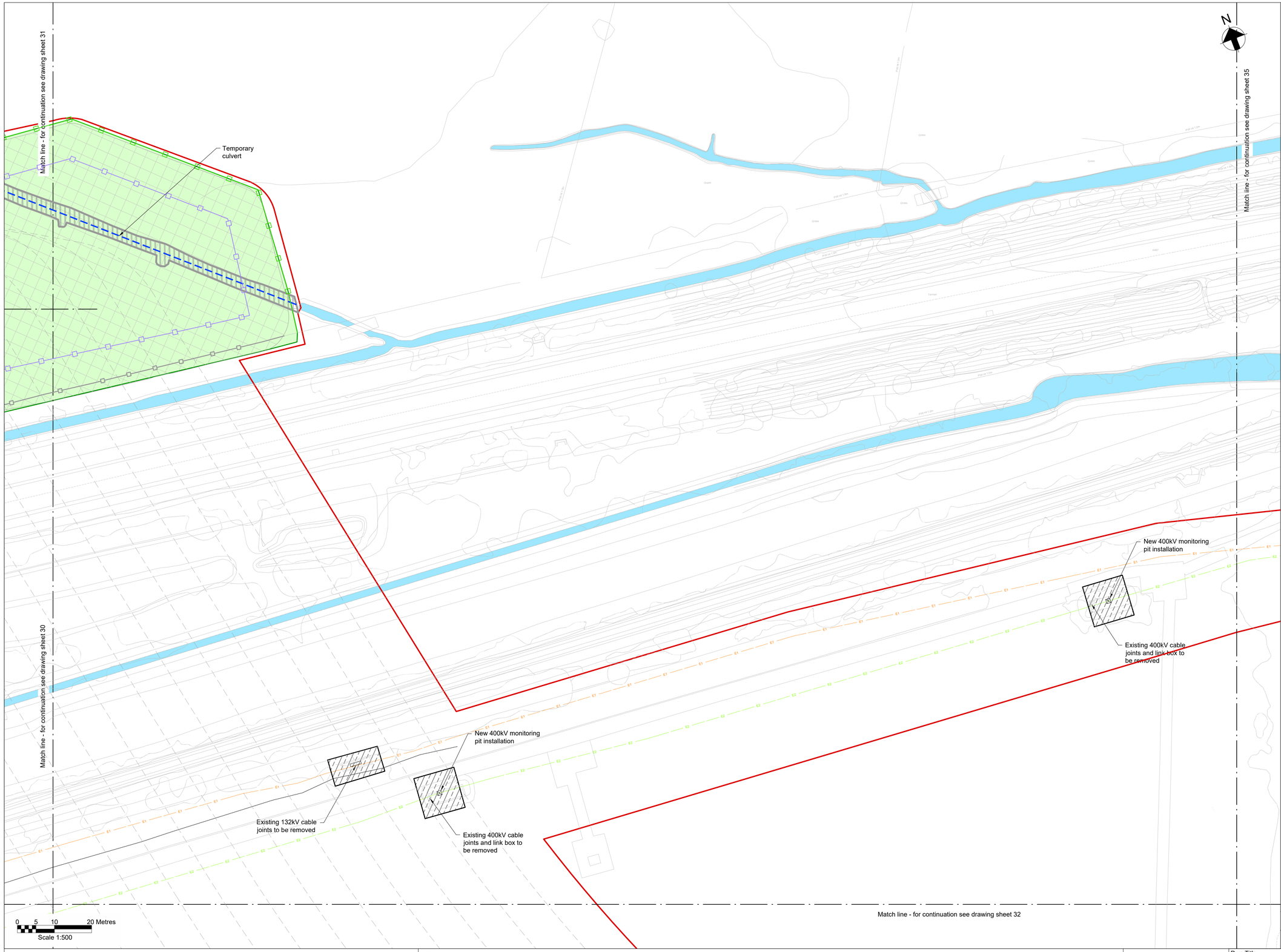
Dwg Title:
Planning Drawings
Temporary Site Plans
Sheet 32

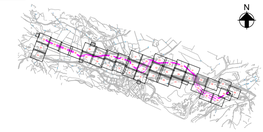
Site: Glaslyn Cable Uprating

A1 100% | CAD

Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9082
Originators Proj.Ref: 295280-00
NG Investment No:
NG Dwg No:
Scale: 1:500
Sheet No: 32
Total No. of Sheets: 39
Issue: E



Key Plan



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Legend

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Dwg Title:
Planning Drawings
Temporary Site Plans
Sheet 33

Site: Glaslyn Cable Uprating

A1 100% | CAD

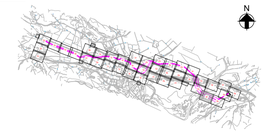
Originators Dwg No: GLAS-ARUP-70-XX-DR-X-9083
Originators Proj.Ref: 295280-00
NG Investment No:
NG Dwg No:
Scale: 1:500
Sheet No: 33
Total No. of Sheets 39
Issue: E

Match line - for continuation see drawing sheet 32

Match line - for continuation see drawing sheet 36

0 5 10 20 Metres
Scale 1:500

Key Plan



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Legend

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- Temporary gate
- NG existing 400kV cable (underground) — E2
- SPEN existing 132kV cable (underground) — E1
- Proposed Ø450mm inspection chamber
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Dwg Title:
Planning Drawings
Temporary Site Plans
Sheet 34

Site: Glaslyn Cable Uprating

A1 100% | CAD

Originators Dwg No: GLAS-ARUP-70-XX-DR-X-9084

Originators Proj.Ref: 295280-00

NG Investment No:

NG Dwg No:

Scale: 1:500

Sheet No: 34 | Total No. of Sheets 39 | Issue: E

Match line - for continuation see drawing sheet 33

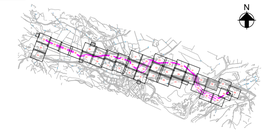
Match line - for continuation see drawing sheet 37

Existing 400kV link box to be removed

0 5 10 20 Metres

Scale 1:500

Key Plan



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Legend

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B	07/08/25	BA	RB	GT	Updated following NG comments
A	11/06/25	BA	GT	GT	Issued For Planning

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Dwg Title:
Planning Drawings
Temporary Site Plans
Sheet 35

Site: Glaslyn Cable Uprating

A1 100%

CAD

Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9085

Originators Proj.Ref: 295280-00

NG Investment No:

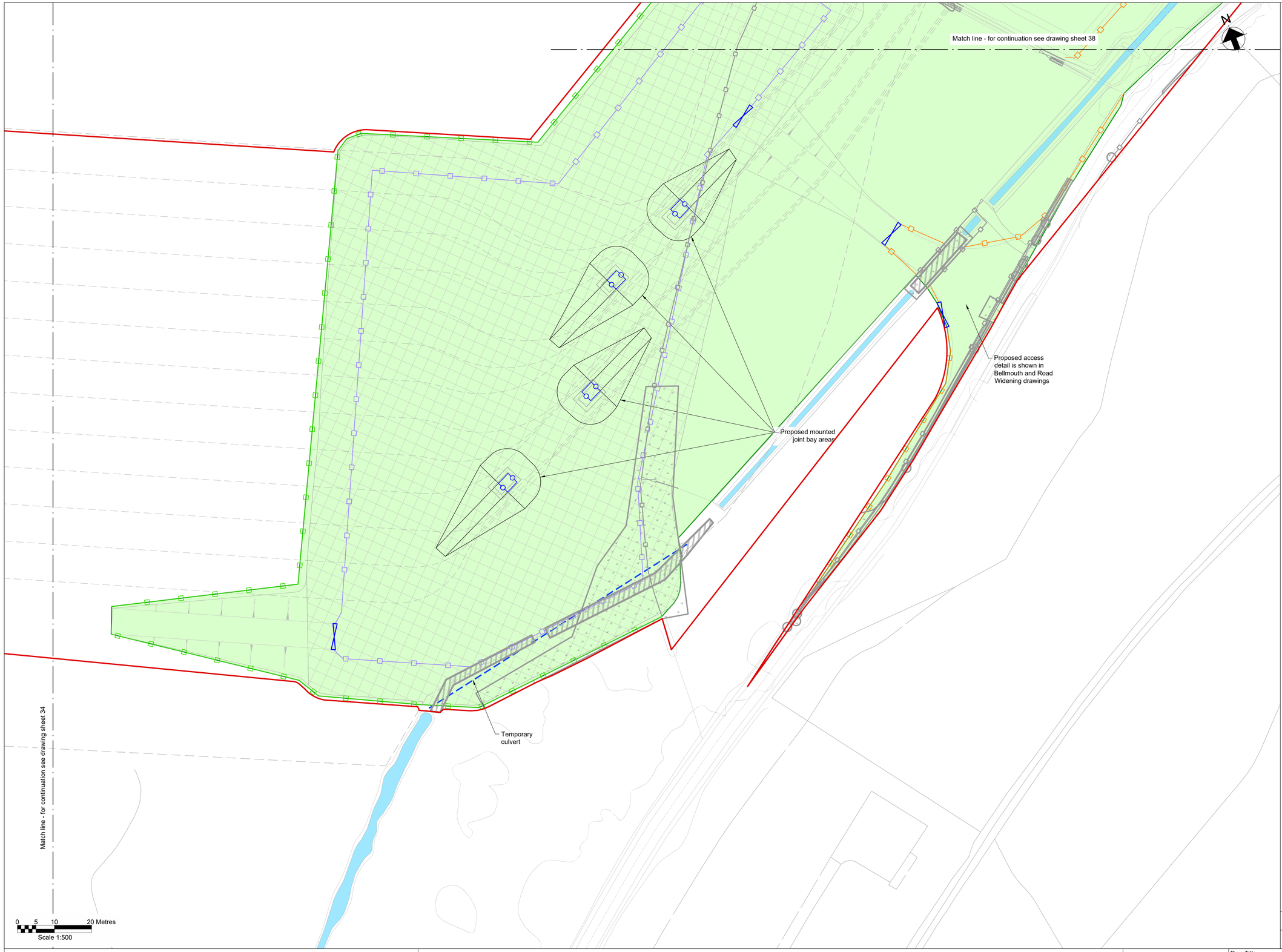
NG Dwg No:

Sheet No: 35

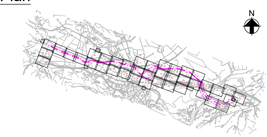
Total No. of Sheets 39

Issue: E

Scale: 1:500



Key Plan



Notes

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Legend

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- Temporary gate
- NG existing 400kV cable (underground)
- SPEN existing 132kV cable (underground)
- Proposed Ø450mm inspection chamber
- Proposed gully with grid type cover
- Proposed permanent drain headwall outfall
- Proposed temporary drain headwall outfall
- Bridges to be removed
- Street furniture to be removed
- Posts to be removed
- Road signs to be removed
- Gates to be removed
- Fences to be removed
- Ditches cleared
- Stone walls to be removed
- Kerbs to be removed
- Concrete to be removed
- Vegetation to be cleared
- Trees to be removed
- Large stones to be removed
- Railway to be removed

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B	07/08/25	BA	RB	GT	Updated following NG comments
A	11/06/25	BA	GT	GT	Issued For Planning

Issued for Planning

Dwg Title:
Planning Drawings
Temporary Site Plans
Sheet 36

Site: Glaslyn Cable Uprating

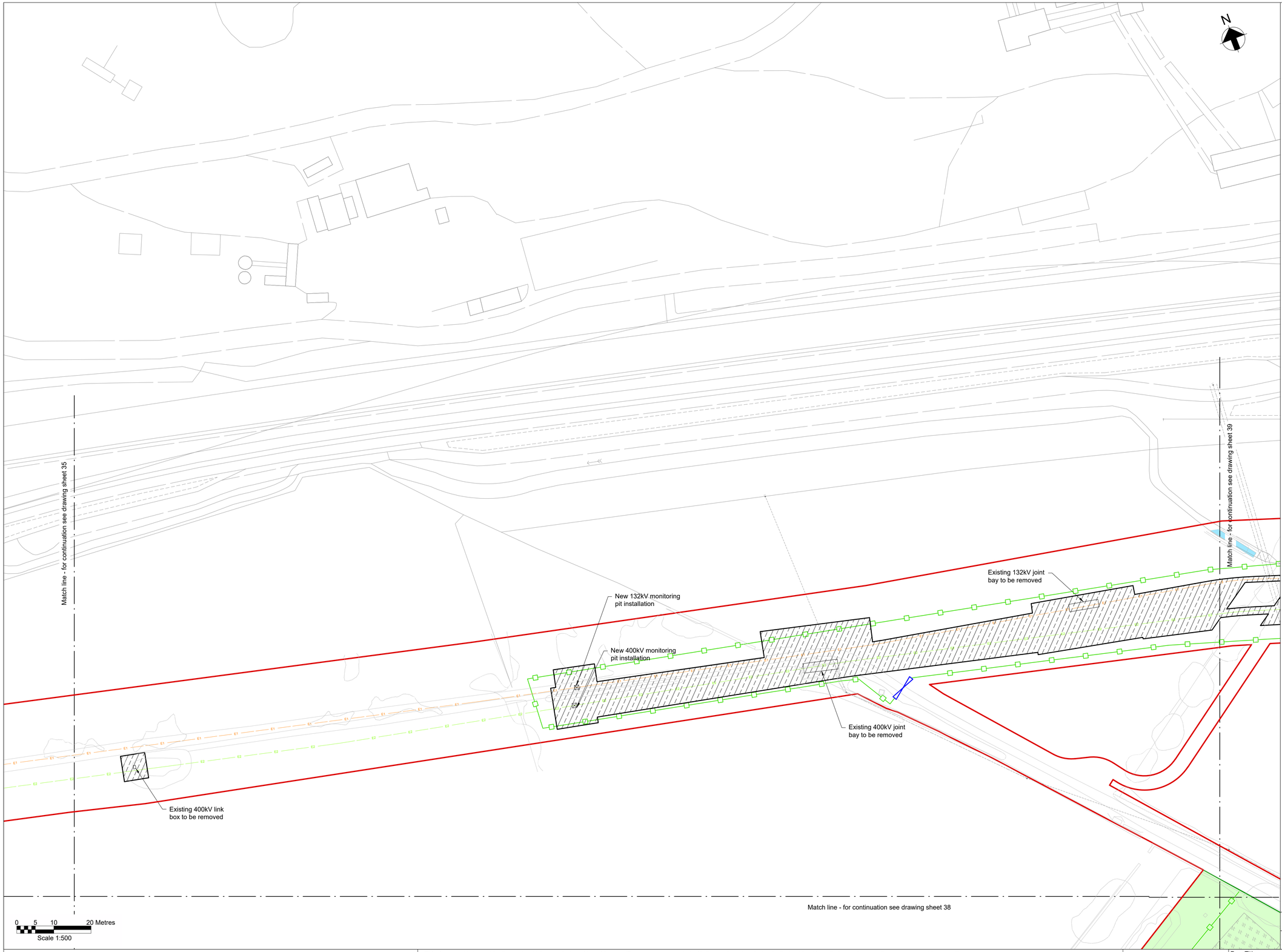
A1 100% | CAD

Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9086
NG Investment No:
NG Dwg No:

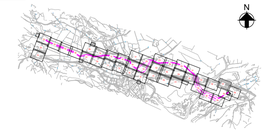
Originators Proj.Ref: 295280-00

Scale: 1:500

Sheet No: 36 | Total No. of Sheets 39 | Issue: E



Key Plan



Notes

1. Do not scale from this drawing.
2. Drawing to be printed in colour.
3. All dimensions in metres unless otherwise stated.
4. All levels are in meters Above Ordnance Datum (mAOD).

Legend

- Red Line Boundary
- Construction working areas and associated activities
- Decommissioning Works Areas
- Existing structures to be removed
- Existing trees and vegetation
- Existing watercourse
- Existing overhead cables
- Proposed underground cable route (Only shown for context)
- Proposed access road and embankment (1:3 slope unless noted otherwise)
- Proposed works compounds
- Proposed stripped topsoil stockpiles
- Temporary post & wire fencing
- Temporary mesh fencing
- Temporary post & rail fencing
- Temporary stock proof fencing
- Temporary gate
- NG existing 400kV cable (underground)
- SPEN existing 132kV cable (underground)
- Proposed Ø450mm inspection chamber
- Proposed gully with grid type cover
- Proposed permanent drain headwall outfall
- Proposed temporary drain headwall outfall
- Bridges to be removed
- Street furniture to be removed
- Posts to be removed
- Road signs to be removed
- Gates to be removed
- Fences to be removed
- Ditches cleared
- Stone walls to be removed
- Kerbs to be removed
- Concrete to be removed
- Vegetation to be cleared
- Trees to be removed
- Large stones to be removed
- Railway to be removed

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Issued for Planning

Dwg Title:
Planning Drawings
Temporary Site Plans
Sheet 37

Site: Glaslyn Cable Uprating

A1 100% | CAD

Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9087
Originators Proj.Ref: 295280-00
NG Investment No:
NG Dwg No:
Sheet No: 37
Total No. of Sheets: 39
Issue: E
Scale: 1:500

Match line - for continuation see drawing sheet 37

Match line - for continuation see drawing sheet 39

Match line - for continuation see drawing sheet 39

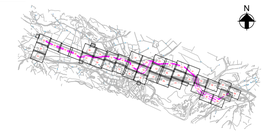
Stock proofing fencing
to be installed by MPNL
as required

Attenuation Pond

Match line - for continuation see drawing sheet 36

0 5 10 20 Metres
Scale 1:500

Key Plan



Notes

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2. Drawing to be printed in colour.
3. All dimensions in metres unless otherwise stated.
4. All levels are in meters Above Ordnance Datum (mAOD).

Legend

- Red Line Boundary
- Construction working areas and associated activities
- Decommissioning Works Areas
- Existing structures to be removed
- Existing trees and vegetation
- Existing watercourse
- Existing overhead cables
- Proposed underground cable route (Only shown for context)
- Proposed access road and embankment (1:3 slope unless noted otherwise)
- Proposed works compounds
- Proposed stripped topsoil stockpiles
- Temporary post & wire fencing
- Temporary mesh fencing
- Temporary post & rail fencing
- Temporary stock proof fencing
- Temporary gate
- NG existing 400kV cable corridor
- SPEN existing 132kV cable corridor
- Proposed yard gully
- Proposed Ø250mm accses chamber
- Proposed Ø450mm inspection chamber
- Proposed Ø1200mm manhole
- Proposed Ø1350mm flow control manhole
- Proposed permanent drain headwall outfall
- Proposed rodding eye
- Proposed ACO M150D 0.0 Channel Drain
- Proposed pond perimeter gate
- Proposed pond perimeter post & rail fencing
- Bridges to be removed
- Street furniture to be removed
- Posts to be removed
- Road signs to be removed
- Gates to be removed
- Fences to be removed
- Ditches cleared
- Stone walls to be removed
- Kerbs to be removed
- Concrete to be removed
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A	11/06/25	BA	GT	GT	Issued For Planning

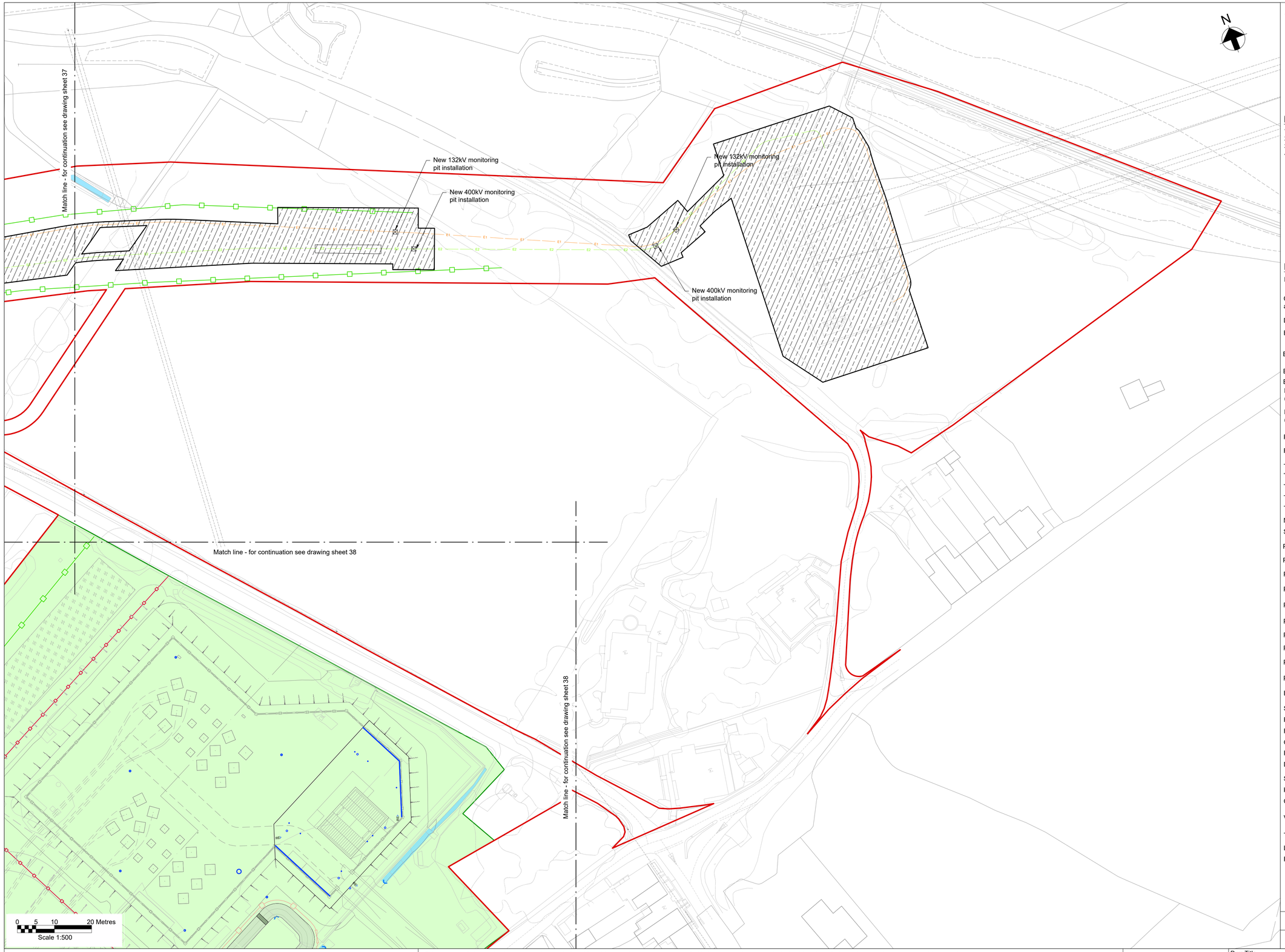
Issued for Planning

Dwg Title:
Planning Drawings
Temporary Site Plans
Sheet 38

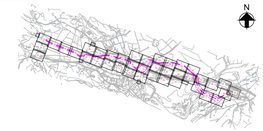
Site: Glaslyn Cable Uprating

A1 100% | CAD

Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9088
Originators Proj.Ref: 295280-00
NG Investment No:
NG Dwg No:
Sheet No: 38
Total No. of Sheets 39
Issue: E
Scale: 1:500



Key Plan



Notes

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Legend

- Red Line Boundary
- Construction working areas and associated activities
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- Large stones to be removed
- Railway to be removed

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Dwg Title:
Planning Drawings
Temporary Site Plans
Sheet 39

Site: Glaslyn Cable Uprating

A1 100% | CAD

Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9089

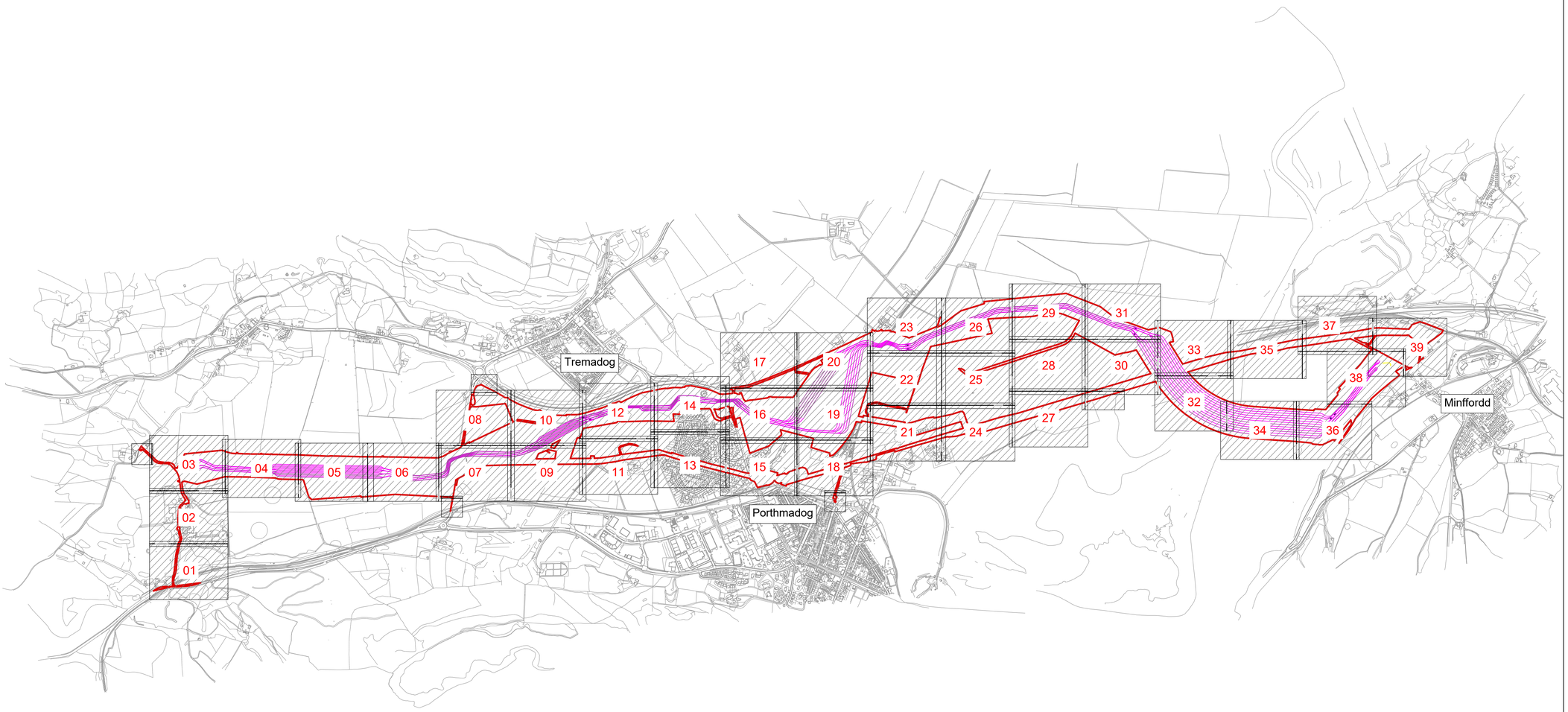
Originators Proj.Ref: 295280-00

NG Investment No:

NG Dwg No:

Sheet No: 39 | Total No. of Sheets 39 | Issue: E

Scale: 1:500



N

Meters
200 0 200 400
Scale 1:10000

Notes

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2. Drawing to be printed in colour.
3. All dimensions in metres unless otherwise stated.
4. All levels are in meters Above Ordnance Datum (mAOD).
5. For detailed landscaping refer to AECOM Landscaping Plan.

Legend

Red Line Boundary

Proposed underground cable route

Drawing sheet number 01

Cynllunio
Derbyn 11.12.25

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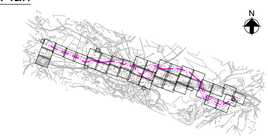
Dwg Title:
Planning Drawings
Proposed Site Plan Location and Key Plan

Site: Glaslyn Cable Uprating
A1 100%
CAD

Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9100
Originators Proj.Ref: 295280-00
NG Investment No:
NG Dwg No:
Sheet No: 1
Total No. of Sheets 1
Issue: E
Scale: 1:10000

Match line - for continuation see drawing sheet 02

Key Plan



Notes

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3. All dimensions in metres unless otherwise stated.
4. All levels are in meters Above Ordnance Datum (mAOD).
5. For detailed landscaping refer to AECOM Landscaping Plan.

Legend

- Red Line Boundary
- Existing trees and vegetation
- Existing watercourse
- Existing overhead line cables
- Proposed underground cable route (Only shown for context)
- Proposed drain headwall outfall
- Proposed Ø450mm inspection chamber
- Proposed access road and embankment (1:3 slope unless noted otherwise)
- Street furniture reinstated
- Posts reinstated
- Road signs reinstated
- Gates reinstated
- Fences reinstated
- Stone walls reinstated
- Kerbs reinstated
- Proposed Stock Proof Fencing
- Proposed access gate
- Proposed stone wall
- Railway to be reinstated
- Decommissioned assets for reinstatement
- Fenced compound for link boxes
- NG existing 400kV cable (underground) — E2
- SPEN existing 132kV cable (underground) — E1

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Dwg Title:
Planning Drawings
Proposed Site Plan
Sheet 1

Site: Glaslyn Cable Uprating		A1 100%	CAD
Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9101	Originators Proj.Ref: 295280-00		
NG Investment No:			
NG Dwg No:	Sheet No: 1	Total No. of Sheets 39	Issue: D
Scale: 1:500			

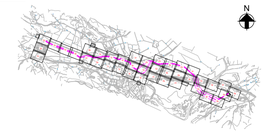
Match line - for continuation see drawing sheet 03

Match line - for continuation see drawing sheet 01

0 5 10 20 Metres

Scale 1:500

Key Plan



Notes

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3. All dimensions in metres unless otherwise stated.
4. All levels are in meters Above Ordnance Datum (mAOD).
5. For detailed landscaping refer to AECOM Landscaping Plan.

Legend

- Red Line Boundary
- Existing trees and vegetation
- Existing watercourse
- Existing overhead line cables
- Proposed underground cable route (Only shown for context)
- Proposed drain headwall outfall
- Proposed Ø450mm inspection chamber
- Proposed access road and embankment (1:3 slope unless noted otherwise)
- Street furniture reinstated
- Posts reinstated
- Road signs reinstated
- Gates reinstated
- Fences reinstated
- Stone walls reinstated
- Kerbs reinstated
- Proposed Stock Proof Fencing
- Proposed access gate
- Proposed stone wall
- Railway to be reinstated
- Decommissioned assets for reinstatement
- Fenced compound for link boxes
- NG existing 400kV cable (underground) — C2
- SPEN existing 132kV cable (underground) — E1

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Dwg Title:
Planning Drawings
Proposed Site Plan
Sheet 2

Site: Glaslyn Cable Uprating

A1 100% | CAD

Originators Dwg No: GLAS-ARUP-70-XX-DR-X-9102

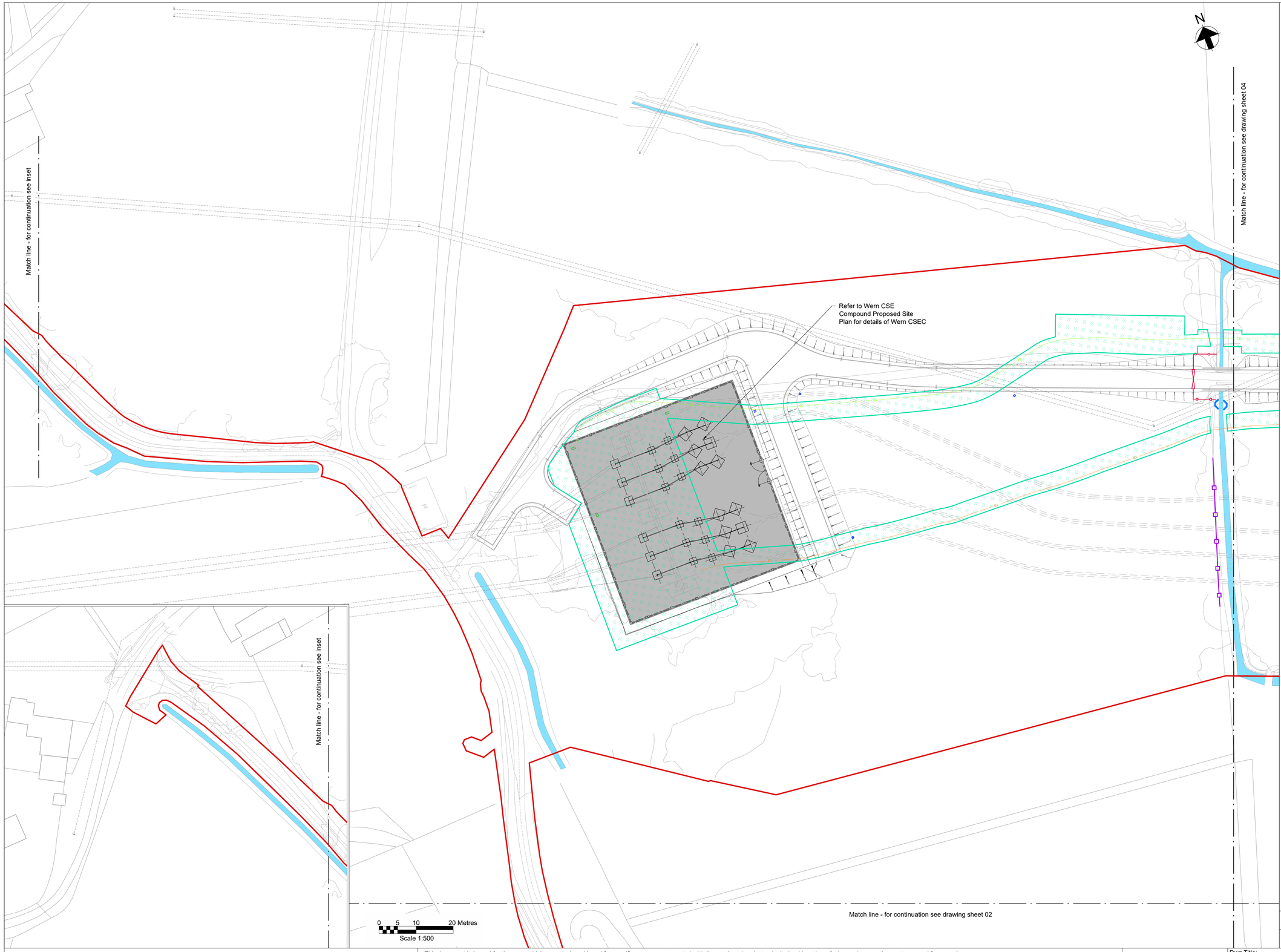
Originators Proj.Ref: 295280-00

NG Investment No:

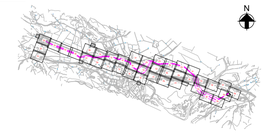
NG Dwg No:

Sheet No: 2 | Total No. of Sheets 39 | Issue: D

Scale: 1:500



Key Plan



Notes

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4. All levels are in meters Above Ordnance Datum (mAOD).
5. For detailed landscaping refer to AECOM Landscaping Plan.

Legend

- Red Line Boundary
- Existing trees and vegetation
- Existing watercourse
- Existing overhead line cables
- Proposed underground cable route (Only shown for context)
- Proposed drain headwall outfall
- Proposed Ø450mm inspection chamber
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- Fences reinstated
- Stone walls reinstated
- Kerbs reinstated
- Proposed Stock Proof Fencing
- Proposed access gate
- Proposed stone wall
- Railway to be reinstated
- Decommissioned assets for reinstatement
- Fenced compound for link boxes
- NG existing 400kV cable (underground) — E2
- SPEN existing 132kV cable (underground) — E1

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A	11/06/25	BA	GT	GT	Issued for Planning

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Dwg Title:
Planning Drawings
Proposed Site Plan
Sheet 3

Site: Glaslyn Cable Uprating | A1 100% | CAD

Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9103
NG Investment No:
NG Dwg No:
Originators Proj.Ref: 295280-00
Sheet No: 3
Total No. of Sheets: 39
Issue: D
Scale: 1:500

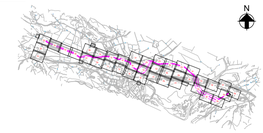
Match line - for continuation see drawing sheet 03

Match line - for continuation see drawing sheet 05

0 5 10 20 Metres

Scale 1:500

Key Plan



Notes

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Legend

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- Fences reinstated
- Stone walls reinstated
- Kerbs reinstated
- Proposed Stock Proof Fencing
- Proposed access gate
- Proposed stone wall
- Railway to be reinstated
- Decommissioned assets for reinstatement
- Fenced compound for link boxes
- NG existing 400kV cable (underground) E2
- SPEN existing 132kV cable (underground) E1

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A	11/06/25	BA	GT	GT	Issued for Planning

Issued for Planning

Dwg Title:
Planning Drawings
Proposed Site Plan
Sheet 4

Site: Glaslyn Cable Uprating

A1 100% | CAD

Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9104

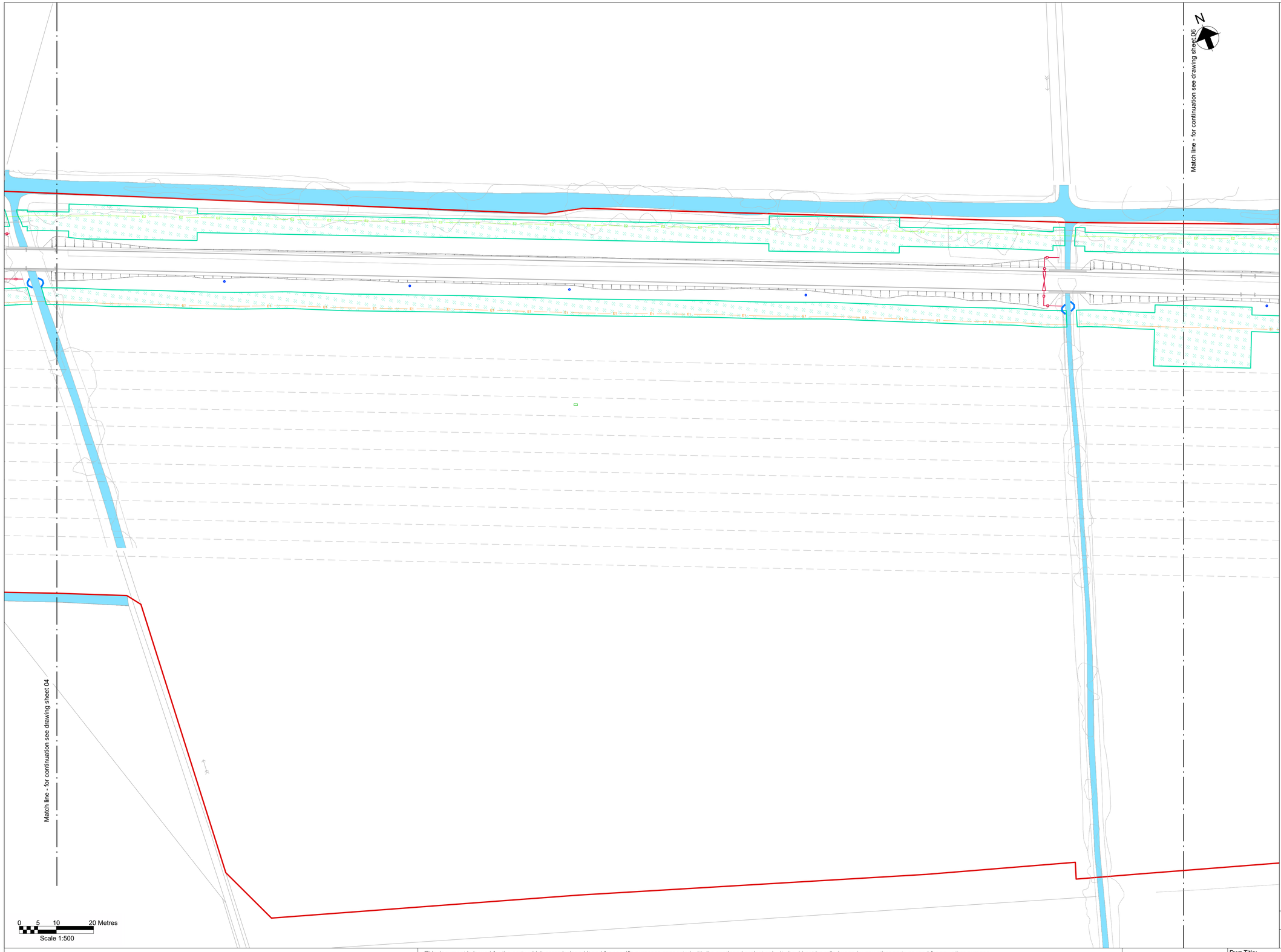
Originators Proj.Ref: 295280-00

NG Investment No:

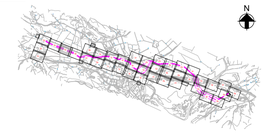
NG Dwg No:

Sheet No: 4 | Total No. of Sheets 39 | Issue: D

Scale: 1:500



Key Plan



Notes

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2. Drawing to be printed in colour.
3. All dimensions in metres unless otherwise stated.
4. All levels are in meters Above Ordnance Datum (mAOD).
5. For detailed landscaping refer to AECOM Landscaping Plan.

Legend

- Red Line Boundary
- Existing trees and vegetation
- Existing watercourse
- Existing overhead line cables
- Proposed underground cable route (Only shown for context)
- Proposed drain headwall outfall
- Proposed Ø450mm inspection chamber
- Proposed access road and embankment (1:3 slope unless noted otherwise)
- Street furniture reinstated
- Posts reinstated
- Road signs reinstated
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- Kerbs reinstated
- Proposed Stock Proof Fencing
- Proposed access gate
- Proposed stone wall
- Railway to be reinstated
- Decommissioned assets for reinstatement
- Fenced compound for link boxes
- NG existing 400kV cable (underground) — E2
- SPEN existing 132kV cable (underground) — E1

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A	11/06/25	BA	GT	GT	Issued for Planning

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Dwg Title:
Planning Drawings
Proposed Site Plan
Sheet 5

Site: Glaslyn Cable Uprating

A1 100%

CAD

Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9105

Originators Proj.Ref: 295280-00

NG Investment No:

NG Dwg No:

Sheet No: 5

Total No. of Sheets 39

Issue: D

Scale: 1:500

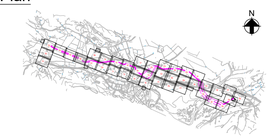
Match line - for continuation see drawing sheet 05

Match line - for continuation see drawing sheet 07

0 5 10 20 Metres

Scale 1:500

Key Plan



Notes

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2. Drawing to be printed in colour.
3. All dimensions in metres unless otherwise stated.
4. All levels are in meters Above Ordnance Datum (mAOD).
5. For detailed landscaping refer to AECOM Landscaping Plan.

Legend

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- Decommissioned assets for reinstatement
- Fenced compound for link boxes
- NG existing 400kV cable (underground) — E2
- SPEN existing 132kV cable (underground) — E1

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Issued for Planning

Dwg Title:
Planning Drawings
Proposed Site Plan
Sheet 6

Site: Glaslyn Cable Uprating | A1 100% | CAD

Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9106
Originators Proj.Ref: 295280-00
NG Investment No:
NG Dwg No:
Sheet No: 6
Total No. of Sheets: 39
Issue: D
Scale: 1:500

Match line - for continuation see drawing sheet 08

Proposed access detail is shown in Bellmouth and Road Widening drawings

New 132kV monitoring pit installation

Match line - for continuation see drawing sheet 06

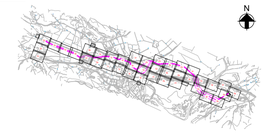
Match line - for continuation see inset

Match line - for continuation see drawing sheet 09

0 5 10 20 Metres

Scale 1:500

Key Plan



Notes

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3. All dimensions in metres unless otherwise stated.
4. All levels are in meters Above Ordnance Datum (mAOD).
5. For detailed landscaping refer to AECOM Landscaping Plan.

Legend

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- Fenced compound for link boxes
- NG existing 400kV cable (underground)
- SPEN existing 132kV cable (underground)

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Dwg Title:
Planning Drawings
Proposed Site Plan
Sheet 7

Site: Glaslyn Cable Uprating

A1 100%

CAD

Originators Dwg No: GLAS-ARUP-70-XX-DR-X-9107

Originators Proj.Ref: 295280-00

NG Investment No:

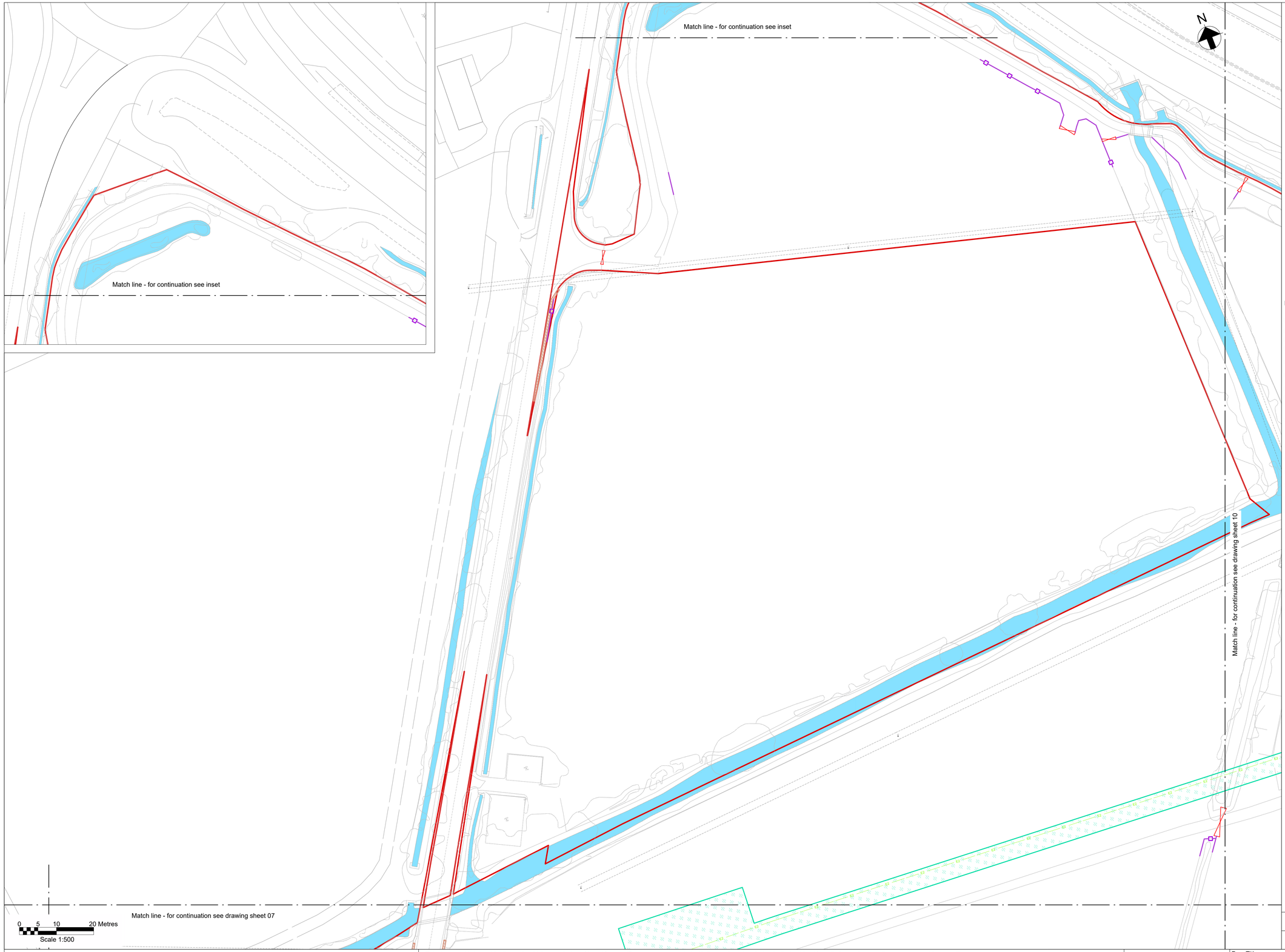
NG Dwg No:

Sheet No: 7

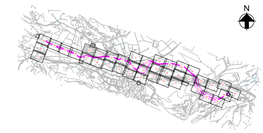
Total No. of Sheets: 39

Issue: D

Scale: 1:500



Key Plan



Notes

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3. All dimensions in metres unless otherwise stated.
4. All levels are in meters Above Ordnance Datum (mAOD).
5. For detailed landscaping refer to AECOM Landscaping Plan.

Legend

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- Railway to be reinstated
- Decommissioned assets for reinstatement
- Fenced compound for link boxes
- NG existing 400kV cable (underground)
- SPEN existing 132kV cable (underground)

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A	11/06/25	BA	GT	GT	Issued for Planning

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Dwg Title:
Planning Drawings
Proposed Site Plan
Sheet 8

Site: Glaslyn Cable Uprating

A1 100% | CAD

Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9108

Originators Proj.Ref: 295280-00

NG Investment No:

NG Dwg No:

Sheet No: 8 | Total No. of Sheets: 39 | Issue: E

Scale: 1:500

Match line - for continuation see drawing sheet 10

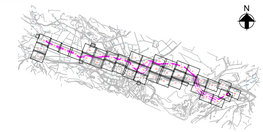
Match line - for continuation see drawing sheet 11

Match line - for continuation see drawing sheet 07

0 5 10 20 Metres

Scale 1:500

Key Plan



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Legend

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- Decommissioned assets for reinstatement
- Fenced compound for link boxes
- NG existing 400kV cable (underground) — E2
- SPEN existing 132kV cable (underground) — E1

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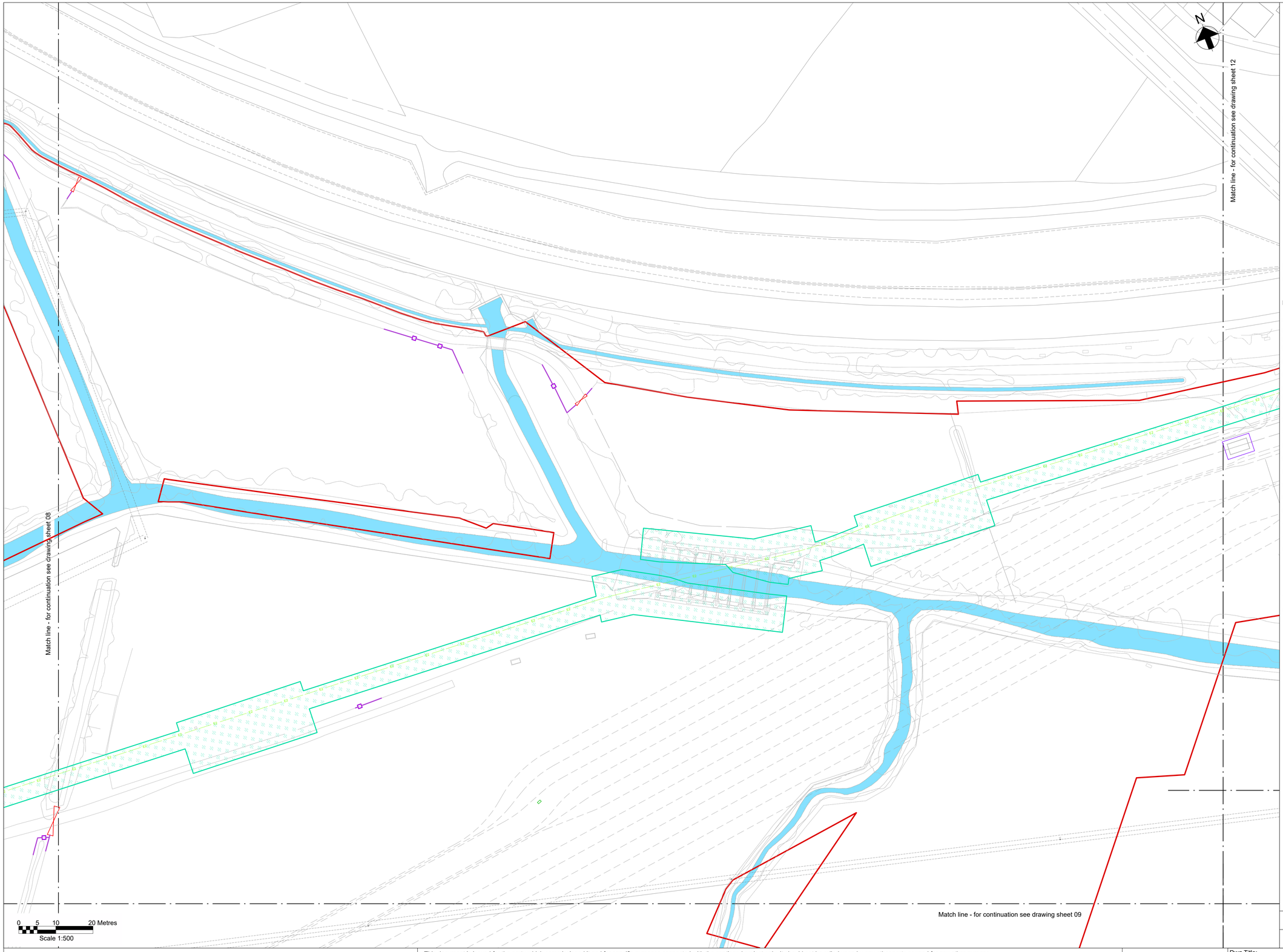
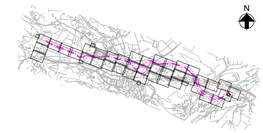
Dwg Title:
Planning Drawings
Proposed Site Plan
Sheet 9

Site: Glaslyn Cable Uprating | A1 100% | CAD

Originators Dwg No: GLAS-ARUP-70-XX-DR-X-9109
Originators Proj.Ref: 295280-00
NG Investment No:
NG Dwg No:
Sheet No: 9
Total No. of Sheets: 39
Issue: D
Scale: 1:500



Key Plan



Notes

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Legend

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- Fenced compound for link boxes
- NG existing 400kV cable (underground) — E2
- SPEN existing 132kV cable (underground) — E1

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Dwg Title:
Planning Drawings
Proposed Site Plan
Sheet 10

Site: Glaslyn Cable Uprating

A1 100% | CAD

Originators Dwg No: GLAS-ARUP-70-XX-DR-X-9110
Originators Proj.Ref: 295280-00
NG Investment No:
NG Dwg No:
Sheet No: 10
Total No. of Sheets: 39
Issue: D
Scale: 1:500

Match line - for continuation see drawing sheet 12

Match line - for continuation see drawing sheet 09

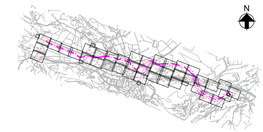
Match line - for continuation see drawing sheet 13

N

0 5 10 20 Metres

Scale 1:500

Key Plan



Notes

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Dwg Title:
Planning Drawings
Proposed Site Plan
Sheet 11

Site: Glaslyn Cable Uprating

A1 100% | CAD

Originators Dwg No: GLAS-ARUP-70-XX-DR-X-9111

Originators Proj.Ref: 295280-00

NG Investment No:

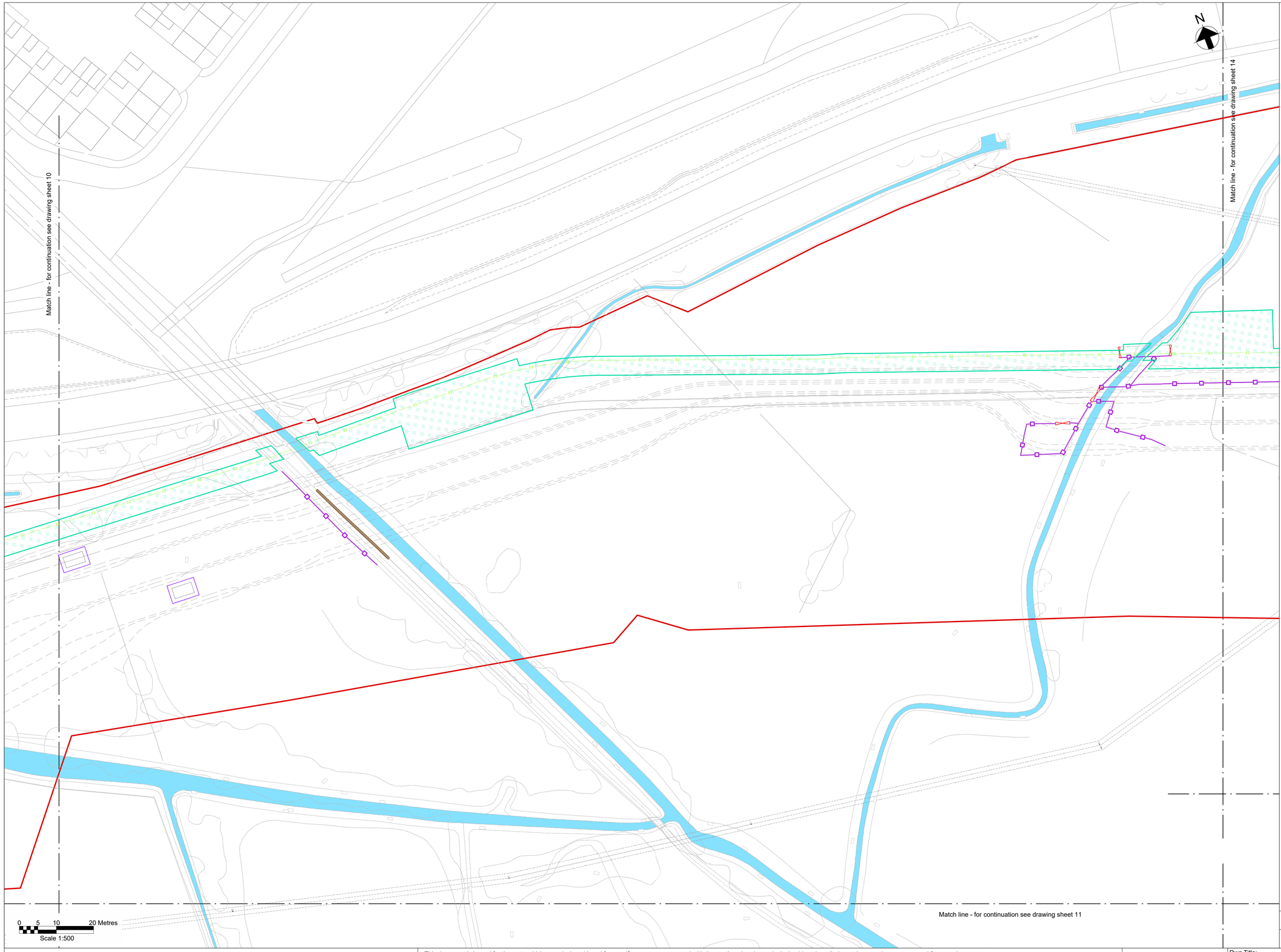
NG Dwg No:

Sheet No: 11

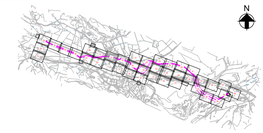
Total No. of Sheets: 39

Issue: D

Scale: 1:500



Key Plan



Notes

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- SPEN existing 132kV cable (underground) — E1

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B	07/08/25	BA	RB	GT	Updated following NG comments
A	11/06/25	BA	GT	GT	Issued for Planning

Issued for Planning

Dwg Title:
Planning Drawings
Proposed Site Plan
Sheet 12

Site: Glaslyn Cable Uprating		A1 100%	CAD
Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9112	Originators Proj.Ref: 295280-00		
NG Investment No:			
NG Dwg No:	Sheet No: 12	Total No. of Sheets 39	Issue: D
Scale: 1:500			

Match line - for continuation see drawing sheet 14

Match line - for continuation see drawing sheet 11

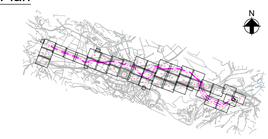
Match line - for continuation see drawing sheet 15

N

0 5 10 20 Metres

Scale 1:500

Key Plan



Notes

1. Do not scale from this drawing.
2. Drawing to be printed in colour.
3. All dimensions in metres unless otherwise stated.
4. All levels are in meters Above Ordnance Datum (mAOD).
5. For detailed landscaping refer to AECOM Landscaping Plan.

Legend

- Red Line Boundary
- Existing trees and vegetation
- Existing watercourse
- Existing overhead line cables
- Proposed underground cable route (Only shown for context)
- Proposed drain headwall outfall
- Proposed Ø450mm inspection chamber
- Proposed access road and embankment (1:3 slope unless noted otherwise)
- Street furniture reinstated
- Posts reinstated
- Road signs reinstated
- Gates reinstated
- Fences reinstated
- Stone walls reinstated
- Kerbs reinstated
- Proposed Stock Proof Fencing
- Proposed access gate
- Proposed stone wall
- Railway to be reinstated
- Decommissioned assets for reinstatement
- Fenced compound for link boxes
- NG existing 400kV cable (underground) E2
- SPEN existing 132kV cable (underground) E1

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Issued for Planning

Dwg Title:
Planning Drawings
Proposed Site Plan
Sheet 13

Site: Glaslyn Cable Uprating

A1 100% | CAD

Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9113

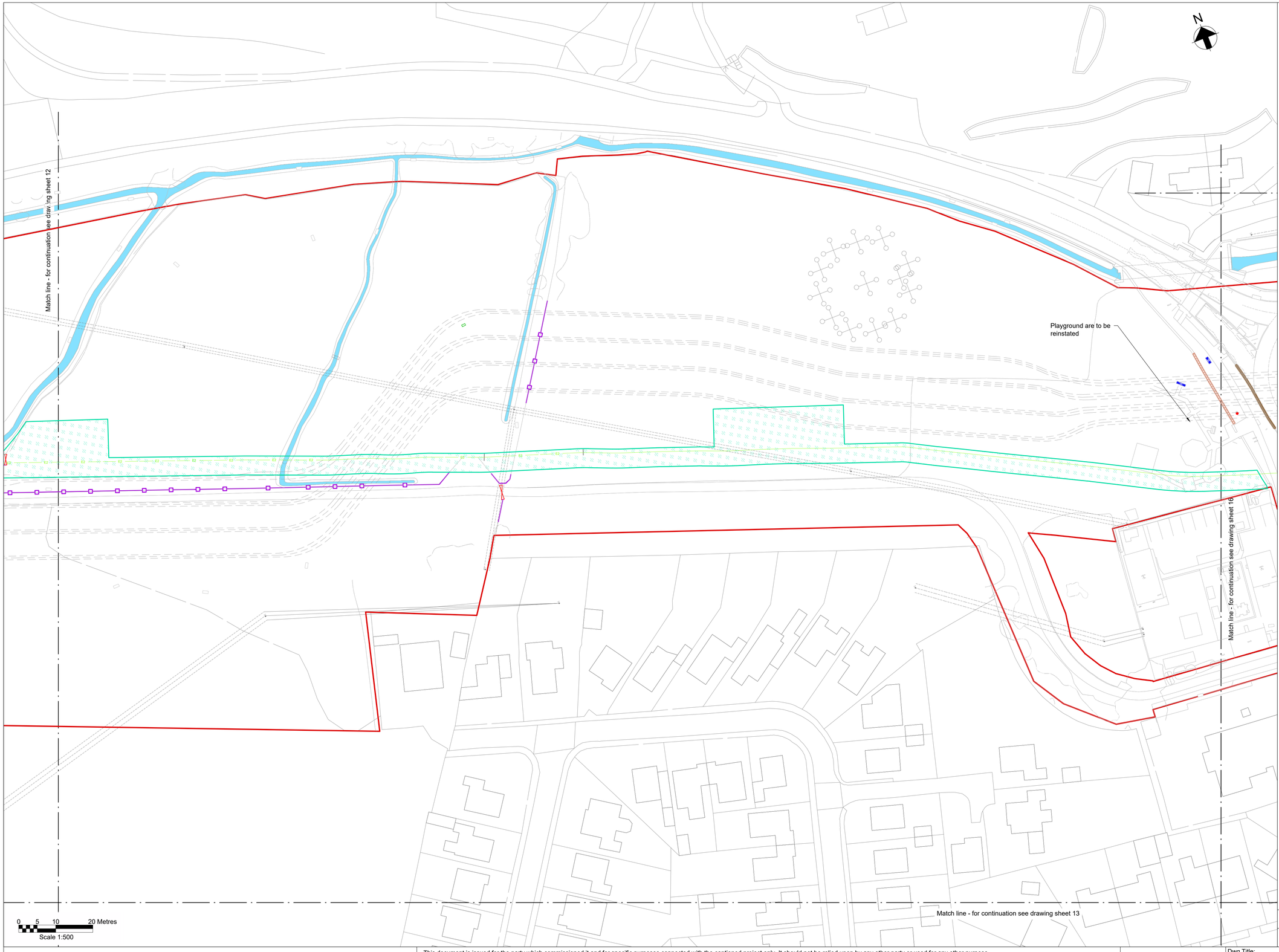
Originators Proj.Ref: 295280-00

NG Investment No:

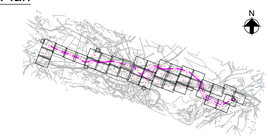
NG Dwg No:

Sheet No: 13 | Total No. of Sheets 39 | Issue: D

Scale: 1:500



Key Plan



Notes

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3. All dimensions in metres unless otherwise stated.
4. All levels are in meters Above Ordnance Datum (mAOD).
5. For detailed landscaping refer to AECOM Landscaping Plan.

Legend

- Red Line Boundary
- Existing trees and vegetation
- Existing watercourse
- Existing overhead line cables
- Proposed underground cable route (Only shown for context)
- Proposed drain headwall outfall
- Proposed Ø450mm inspection chamber
- Proposed Ø1200mm manhole
- Proposed Ø1350mm flow control manhole
- Proposed permanent drain headwall outfall
- Proposed pond perimeter gate
- Proposed pond perimeter post & rail fencing
- Proposed access road and embankment (1:3 slope unless noted otherwise)
- Street furniture reinstated
- Posts reinstated
- Road signs reinstated
- Gates reinstated
- Fences reinstated
- Stone walls reinstated
- Kerbs reinstated
- Proposed Stock Proof Fencing
- Proposed access gate
- Proposed stone wall
- Railway to be reinstated
- Decommissioned assets for reinstatement
- Fenced compound for link boxes
- NG existing 400kV cable (underground) — E2
- SPEN existing 132kV cable (underground) — E1

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Issued for Planning

Dwg Title:
Planning Drawings
Proposed Site Plan
Sheet 14

Site: Glaslyn Cable Uprating

A1 100% | CAD

Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9114

Originators Proj.Ref: 295280-00

NG Investment No:

NG Dwg No:

Sheet No: 14 | Total No. of Sheets: 39 | Issue: D

Scale: 1:500

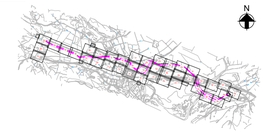
Match line - for continuation see drawing sheet 16

Match line - for continuation see drawing sheet 13

Match line - for continuation see drawing sheet 18

0 5 10 20 Metres
Scale 1:500

Key Plan



Notes

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4. All levels are in meters Above Ordnance Datum (mAOD).
5. For detailed landscaping refer to AECOM Landscaping Plan.

Legend

- Red Line Boundary
- Existing trees and vegetation
- Existing watercourse
- Existing overhead line cables
- Proposed underground cable route (Only shown for context)
- Proposed drain headwall outfall
- Proposed Ø450mm inspection chamber
- Proposed access road and embankment (1:3 slope unless noted otherwise)
- Street furniture reinstated
- Posts reinstated
- Road signs reinstated
- Gates reinstated
- Fences reinstated
- Stone walls reinstated
- Kerbs reinstated
- Proposed Stock Proof Fencing
- Proposed access gate
- Proposed stone wall
- Railway to be reinstated
- Decommissioned assets for reinstatement
- Fenced compound for link boxes
- NG existing 400kV cable (underground)
- SPEN existing 132kV cable (underground)

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Dwg Title:
Planning Drawings
Proposed Site Plan
Sheet 15

Site: Glaslyn Cable Uprating

A1 100% | CAD

Originators Dwg No: GLAS-ARUP-70-XX-DR-X-9115
Originators Proj.Ref: 295280-00
NG Investment No:
NG Dwg No:
Sheet No: 15
Total No. of Sheets: 39
Issue: D
Scale: 1:500

Match line - for continuation see drawing sheet 17

Match line - for continuation see drawing sheet 14

Match line - for continuation see drawing sheet 19

Match line - for continuation see drawing sheet 15

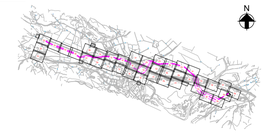
New 400kV monitoring pit installation

Proposed mounted joint bay areas

0 5 10 20 Metres

Scale 1:500

Key Plan



Notes

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5. For detailed landscaping refer to AECOM Landscaping Plan.

Legend

- Red Line Boundary
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- Proposed access gate
- Proposed stone wall
- Railway to be reinstated
- Decommissioned assets for reinstatement
- Fenced compound for link boxes
- NG existing 400kV cable (underground)
- SPEN existing 132kV cable (underground)

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Dwg Title:
Planning Drawings
Proposed Site Plan
Sheet 16

Site: Glaslyn Cable Uprating

A1 100% | CAD

Originators Dwg No: GLAS-ARUP-70-XX-DR-X-9116

Originators Proj.Ref: 295280-00

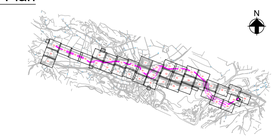
NG Investment No:

NG Dwg No:

Scale: 1:500

Sheet No: 16 | Total No. of Sheets 39 | Issue: D

Key Plan



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Legend

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- Kerbs reinstated
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- Proposed stone wall
- Railway to be reinstated
- Decommissioned assets for reinstatement
- Fenced compound for link boxes
- NG existing 400kV cable (underground) — E2
- SPEN existing 132kV cable (underground) — E1

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Issued for Planning

Dwg Title:
Planning Drawings
Proposed Site Plan
Sheet 17

Site: Glaslyn Cable Uprating

A1 100% | CAD

Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9117

Originators Proj.Ref: 295280-00

NG Investment No:

NG Dwg No:

Sheet No: 17 | Total No. of Sheets 39 | Issue: D

Scale: 1:500

Match line - for continuation see drawing sheet 19

Match line - for continuation see drawing sheet 21

Match line - for continuation see drawing sheet 15

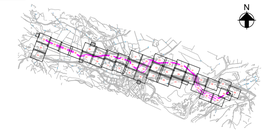
Match line - for continuation see inset

Match line - for continuation see inset

0 5 10 20 Metres

Scale 1:500

Key Plan



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Legend

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- SPEN existing 132kV cable (underground)

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Dwg Title:
Planning Drawings
Proposed Site Plan
Sheet 18

Site: Glaslyn Cable Uprating

A1 100% | CAD

Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9118

Originators Proj.Ref: 295280-00

NG Investment No:

NG Dwg No:

Sheet No: 18 | Total No. of Sheets 39 | Issue: D

Scale: 1:500

Match line - for continuation see drawing sheet 20

Match line - for continuation see drawing sheet 16

Match line - for continuation see drawing sheet 22

Match line - for continuation see drawing sheet 21

Match line - for continuation see drawing sheet 18

New 400kV monitoring pit installation

New 400kV monitoring pit installation

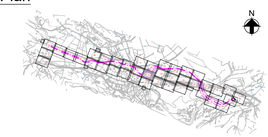
New 400kV monitoring pit installation

N

0 5 10 20 Metres

Scale 1:500

Key Plan



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Legend

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- SPEN existing 132kV cable (underground) — E1

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Dwg Title:
Planning Drawings
Proposed Site Plan
Sheet 19

Site: Glaslyn Cable Uprating

A1 100% | CAD

Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9119

Originators Proj.Ref: 295280-00

NG Investment No:

NG Dwg No:

Sheet No: 19 | Total No. of Sheets 39 | Issue: D

Scale: 1:500

Match line - for continuation see drawing sheet 17

Match line - for continuation see drawing sheet 23

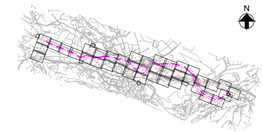
Match line - for continuation see drawing sheet 22

Match line - for continuation see drawing sheet 19

0 5 10 20 Metres

Scale 1:500

Key Plan



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Legend

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Issued for Planning

Dwg Title:
Planning Drawings
Proposed Site Plan
Sheet 20

Site: Glaslyn Cable Uprating	A1 100%	CAD
Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9120	Originators Proj.Ref: 295280-00	
NG Investment No:		
NG Dwg No:	Sheet No: 20 / Total No. of Sheets 39	Issue: D
Scale: 1:500		

Match line - for continuation see drawing sheet 22

Match line - for continuation see drawing sheet 19

New 400kV monitoring pit installation

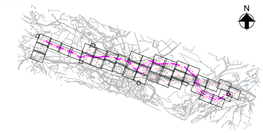
Match line - for continuation see drawing sheet 18

Match line - for continuation see drawing sheet 24

0 5 10 20 Metres

Scale 1:500

Key Plan



Notes

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2. Drawing to be printed in colour.
3. All dimensions in metres unless otherwise stated.
4. All levels are in meters Above Ordnance Datum (mAOD).
5. For detailed landscaping refer to AECOM Landscaping Plan.

Legend

- Red Line Boundary
- Existing trees and vegetation
- Existing watercourse
- Existing overhead line cables
- Proposed underground cable route (Only shown for context)
- Proposed drain headwall outfall
- Proposed Ø450mm inspection chamber
- Proposed access road and embankment (1:3 slope unless noted otherwise)
- Street furniture reinstated
- Posts reinstated
- Road signs reinstated
- Gates reinstated
- Fences reinstated
- Stone walls reinstated
- Kerbs reinstated
- Proposed Stock Proof Fencing
- Proposed access gate
- Proposed stone wall
- Railway to be reinstated
- Decommissioned assets for reinstatement
- Fenced compound for link boxes
- NG existing 400kV cable (underground) — E2
- SPEN existing 132kV cable (underground) — E1

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Dwg Title:
Planning Drawings
Proposed Site Plan
Sheet 21

Site: Glaslyn Cable Uprating	A1 100%	CAD
Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9121	Originators Proj.Ref: 295280-00	
NG Investment No:		
NG Dwg No:	Sheet No: 21 / Total No. of Sheets 39	Issue: D
Scale: 1:500		

Match line - for continuation see drawing sheet 23

Match line - for continuation see drawing sheet 20

Match line - for continuation see drawing sheet 19

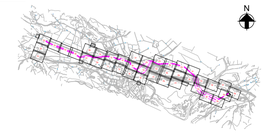
Match line - for continuation see drawing sheet 25

Match line - for continuation see drawing sheet 21

0 5 10 20 Metres

Scale 1:500

Key Plan



Notes

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3. All dimensions in metres unless otherwise stated.
4. All levels are in meters Above Ordnance Datum (mAOD).
5. For detailed landscaping refer to AECOM Landscaping Plan.

Legend

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- Proposed Ø450mm inspection chamber
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- Fences reinstated
- Stone walls reinstated
- Kerbs reinstated
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- Proposed access gate
- Proposed stone wall
- Railway to be reinstated
- Decommissioned assets for reinstatement
- Fenced compound for link boxes
- NG existing 400kV cable (underground) — E2
- SPEN existing 132kV cable (underground) — E1

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Dwg Title:
Planning Drawings
Proposed Site Plan
Sheet 22

Site: Glaslyn Cable Uprating

A1 100% | CAD

Originators Dwg No: GLAS-ARUP-70-XX-DR-X-9122

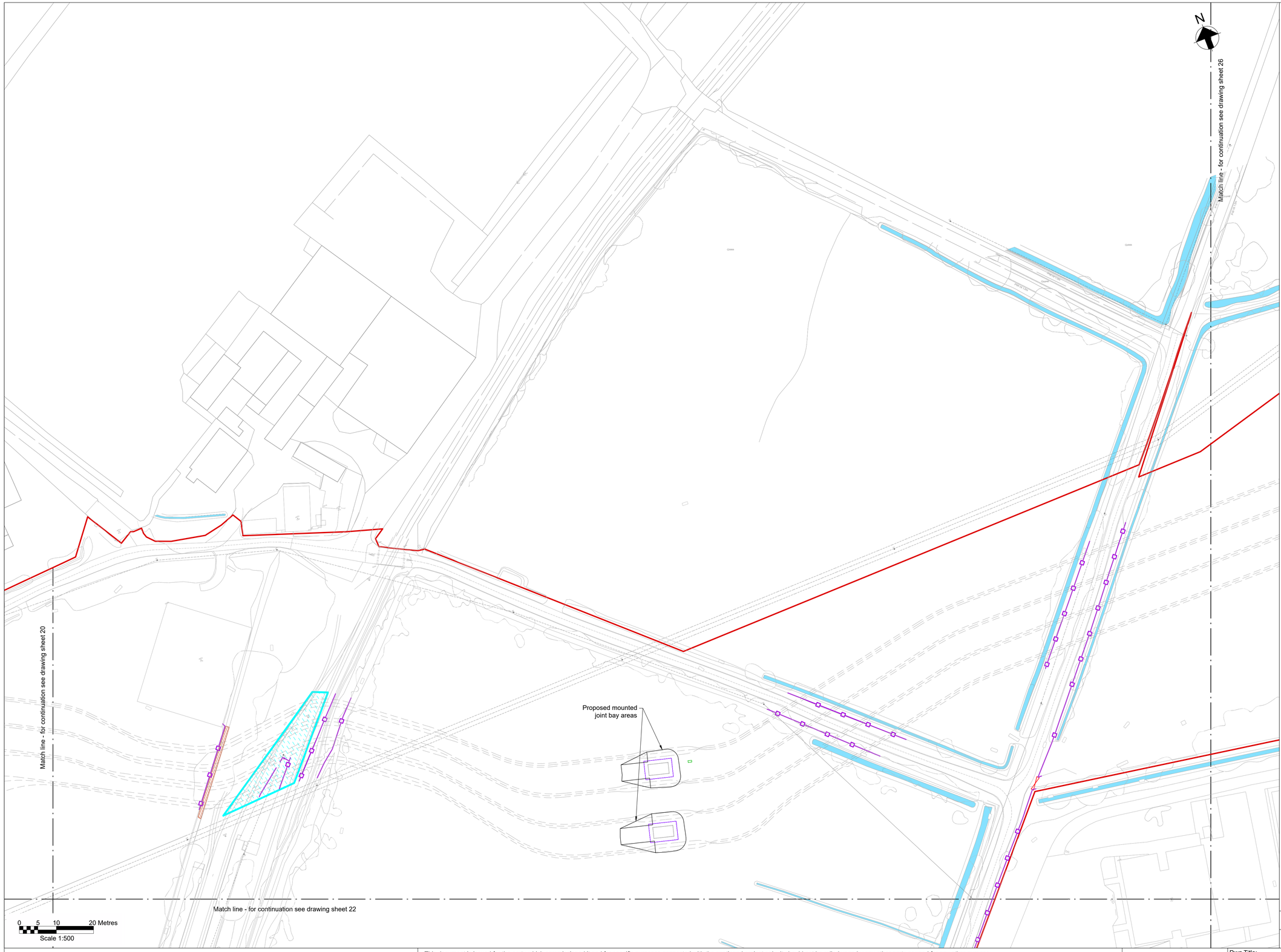
Originators Proj.Ref: 295280-00

NG Investment No:

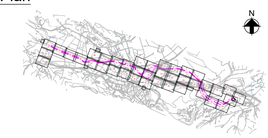
NG Dwg No:

Sheet No: 22 | Total No. of Sheets 39 | Issue: D

Scale: 1:500



Key Plan



Notes

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3. All dimensions in metres unless otherwise stated.
4. All levels are in meters Above Ordnance Datum (mAOD).
5. For detailed landscaping refer to AECOM Landscaping Plan.

Legend

- Red Line Boundary
- Existing trees and vegetation
- Existing watercourse
- Existing overhead line cables
- Proposed underground cable route (Only shown for context)
- Proposed drain headwall outfall
- Proposed Ø450mm inspection chamber
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- Street furniture reinstated
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- Fences reinstated
- Stone walls reinstated
- Kerbs reinstated
- Proposed Stock Proof Fencing
- Proposed access gate
- Proposed stone wall
- Railway to be reinstated
- Decommissioned assets for reinstatement
- Fenced compound for link boxes
- NG existing 400kV cable (underground) — E2
- SPEN existing 132kV cable (underground) — E1

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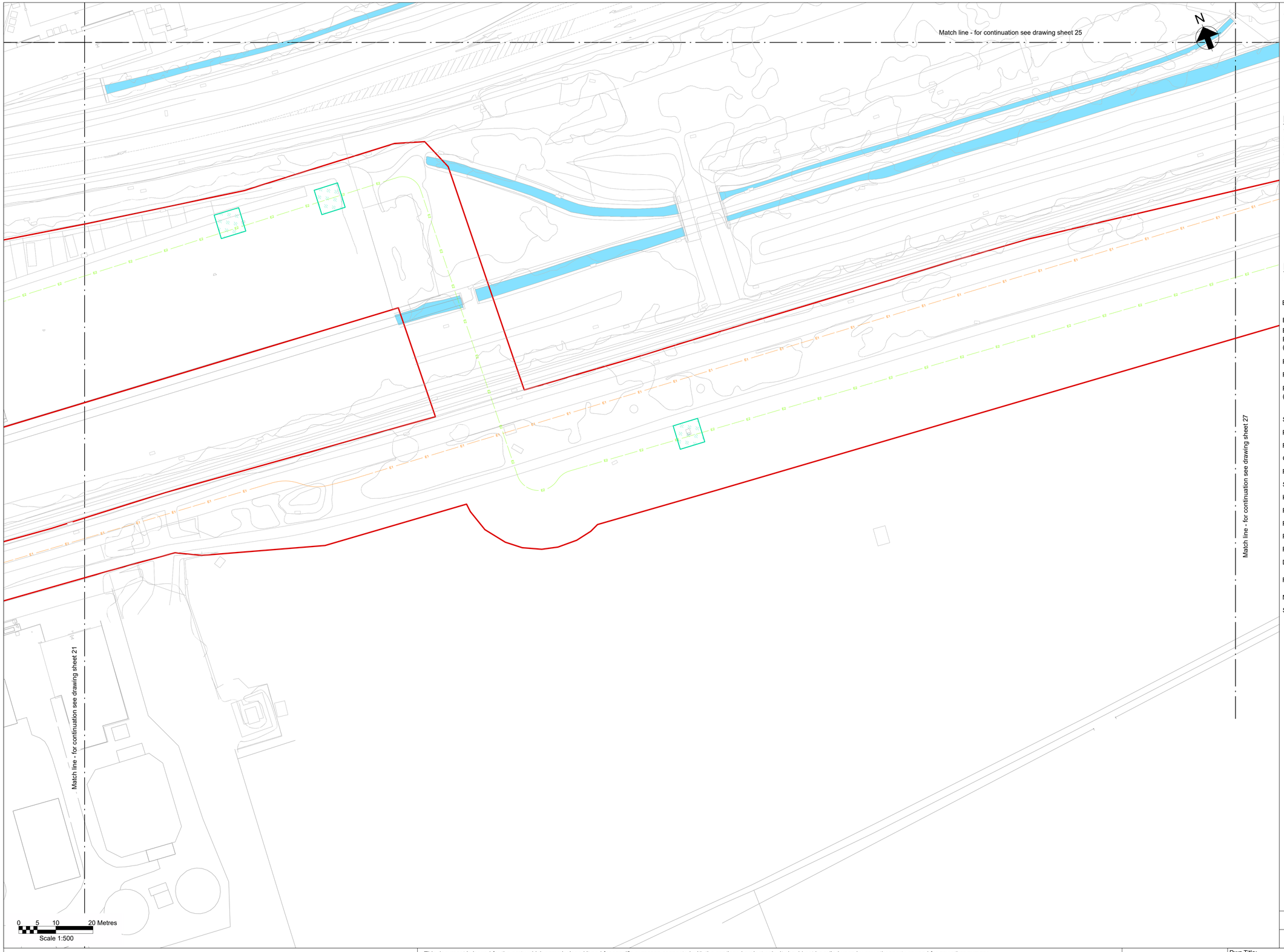
Dwg Title:
Planning Drawings
Proposed Site Plan
Sheet 23

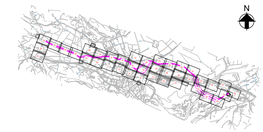
Site: Glaslyn Cable Uprating

A1 100% | CAD

Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9123
Originators Proj.Ref: 295280-00
NG Investment No:
NG Dwg No:
Sheet No: 23
Total No. of Sheets 39
Issue: D
Scale: 1:500



Key Plan



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5. For detailed landscaping refer to AECOM Landscaping Plan.

Legend

- Red Line Boundary
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- Kerbs reinstated
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- Proposed access gate
- Proposed stone wall
- Railway to be reinstated
- Decommissioned assets for reinstatement
- Fenced compound for link boxes
- NG existing 400kV cable (underground) — E2
- SPEN existing 132kV cable (underground) — E1

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Dwg Title:
Planning Drawings
Proposed Site Plan
Sheet 24

Site: Glaslyn Cable Uprating

A1 100%

CAD

Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9124

Originators Proj.Ref: 295280-00

NG Investment No:

NG Dwg No:

Sheet No: 24

Total No. of Sheets 39

Issue: D

Scale: 1:500

Match line - for continuation see drawing sheet 26

Match line - for continuation see drawing sheet 22

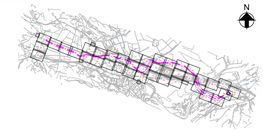
Match line - for continuation see drawing sheet 28

Match line - for continuation see drawing sheet 24

0 5 10 20 Metres

Scale 1:500

Key Plan



Notes

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Legend

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- Decommissioned assets for reinstatement
- Fenced compound for link boxes
- NG existing 400kV cable (underground) — E2
- SPEN existing 132kV cable (underground) — E1

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Dwg Title:
Planning Drawings
Proposed Site Plan
Sheet 25

Site: Glaslyn Cable Uprating

A1 100% | CAD

Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9125

Originators Proj.Ref: 295280-00

NG Investment No:

NG Dwg No:

Sheet No: 25 | Total No. of Sheets 39 | Issue: D

Scale: 1:500

Match line - for continuation see drawing sheet 23

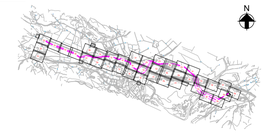
Match line - for continuation see drawing sheet 29

Match line - for continuation see drawing sheet 25

0 5 10 20 Metres

Scale 1:500

Key Plan



Notes

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Legend

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- Decommissioned assets for reinstatement
- Fenced compound for link boxes
- NG existing 400kV cable (underground) — E2
- SPEN existing 132kV cable (underground) — E1

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Dwg Title:
Planning Drawings
Proposed Site Plan
Sheet 26

Site: Glaslyn Cable Uprating

A1 100% | CAD

Originators Dwg No: GLAS-ARUP-70-XX-DR-X-9126

Originators Proj.Ref: 295280-00

NG Investment No:

NG Dwg No:

Sheet No: 26 | Total No. of Sheets 39 | Issue: D

Scale: 1:500

Match line - for continuation see drawing sheet 28

Match line - for continuation see inset

New 400kV monitoring pit installation

Match line - for continuation see drawing sheet 24

Match line - for continuation see drawing sheet 30

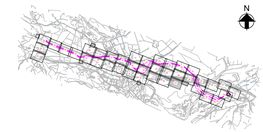
New 400kV monitoring pit installation

Match line - for continuation see inset

0 5 10 20 Metres

Scale 1:500

Key Plan



Notes

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Legend

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- SPEN existing 132kV cable (underground)

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Dwg Title:
Planning Drawings
Proposed Site Plan
Sheet 27

Site: Glaslyn Cable Uprating

A1 100% | CAD

Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9127

Originators Proj.Ref: 295280-00

NG Investment No:

NG Dwg No:

Sheet No: 27 | Total No. of Sheets 39 | Issue: D

Scale: 1:500

Match line - for continuation see drawing sheet 29

Match line - for continuation see drawing sheet 25

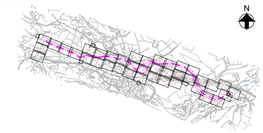
Match line - for continuation see drawing sheet 30

Match line - for continuation see drawing sheet 27

0 5 10 20 Metres

Scale 1:500

Key Plan



Notes

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Legend

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- SPEN existing 132kV cable (underground) E1

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Dwg Title:
Planning Drawings
Proposed Site Plan
Sheet 28

Site: Glaslyn Cable Uprating

A1 100% | CAD

Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9128

Originators Proj.Ref: 295280-00

NG Investment No:

NG Dwg No:

Sheet No: 28 | Total No. of Sheets 39 | Issue: D

Scale: 1:500

Match line - for continuation see drawing sheet 26

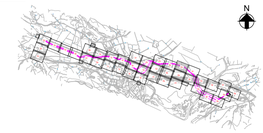
Match line - for continuation see drawing sheet 31

Match line - for continuation see drawing sheet 28

0 5 10 20 Metres

Scale 1:500

Key Plan



Notes

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3. All dimensions in metres unless otherwise stated.
4. All levels are in meters Above Ordnance Datum (mAOD).
5. For detailed landscaping refer to AECOM Landscaping Plan.

Legend

- Red Line Boundary
- Existing trees and vegetation
- Existing watercourse
- Existing overhead line cables
- Proposed underground cable route (Only shown for context)
- Proposed drain headwall outfall
- Proposed Ø450mm inspection chamber
- Proposed access road and embankment (1:3 slope unless noted otherwise)
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- Stone walls reinstated
- Kerbs reinstated
- Proposed Stock Proof Fencing
- Proposed access gate
- Proposed stone wall
- Railway to be reinstated
- Decommissioned assets for reinstatement
- Fenced compound for link boxes
- NG existing 400kV cable (underground) E2
- SPEN existing 132kV cable (underground) E1

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Dwg Title:
Planning Drawings
Proposed Site Plan
Sheet 29

Site: Glaslyn Cable Uprating

A1 100% | CAD

Originators Dwg No: GLAS-ARUP-70-XX-DR-X-9129

Originators Proj.Ref: 295280-00

NG Investment No:

NG Dwg No:

Sheet No: 29 | Total No. of Sheets 39 | Issue: D

Scale: 1:500

Match line - for continuation see drawing sheet 31

Match line - for continuation see drawing sheet 28

Match line - for continuation see drawing sheet 33

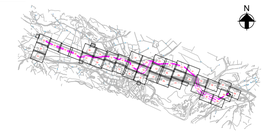
Match line - for continuation see drawing sheet 32

New 400kV monitoring pit installation

0 5 10 20 Metres

Scale 1:500

Key Plan



Notes

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4. All levels are in meters Above Ordnance Datum (mAOD).
5. For detailed landscaping refer to AECOM Landscaping Plan.

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- Fenced compound for link boxes
- NG existing 400kV cable (underground) E2
- SPEN existing 132kV cable (underground) E1

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Issued for Planning

Dwg Title:
Planning Drawings
Proposed Site Plan
Sheet 30

Site: Glaslyn Cable Uprating

A1 100% | CAD

Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9130

Originators Proj.Ref: 295280-00

NG Investment No:

NG Dwg No:

Sheet No: 30 | Total No. of Sheets 39 | Issue: D

Scale: 1:500

Match line - for continuation see drawing sheet 29

Match line - for continuation see drawing sheet 33

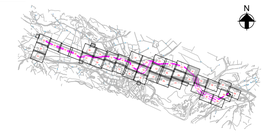
Match line - for continuation see drawing sheet 30

Proposed mounted joint bay areas

0 5 10 20 Metres

Scale 1:500

Key Plan



Notes

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4. All levels are in meters Above Ordnance Datum (mAOD).
5. For detailed landscaping refer to AECOM Landscaping Plan.

Legend

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- Fenced compound for link boxes
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- SPEN existing 132kV cable (underground)

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Dwg Title:
Planning Drawings
Proposed Site Plan
Sheet 31

Site: Glaslyn Cable Uprating

A1 100% | CAD

Originators Dwg No: GLAS-ARUP-70-XX-DR-X-9131

Originators Proj.Ref: 295280-00

NG Investment No:

NG Dwg No:

Sheet No: 31 | Total No. of Sheets 39 | Issue: E

Scale: 1:500

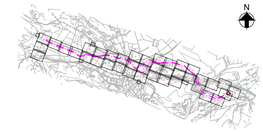
Match line - for continuation see drawing sheet 33

Match line - for continuation see drawing sheet 30

Match line - for continuation see drawing sheet 34

0 5 10 20 Metres
Scale 1:500

Key Plan



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- Decommissioned assets for reinstatement
- Fenced compound for link boxes
- NG existing 400kV cable (underground) — E2
- SPEN existing 132kV cable (underground) — E1

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Dwg Title:
Planning Drawings
Proposed Site Plan
Sheet 32

Site: Glaslyn Cable Uprating

A1 100% | CAD

Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9132

Originators Proj.Ref: 295280-00

NG Investment No:

NG Dwg No:

Sheet No: 32 | Total No. of Sheets 39 | Issue: D

Scale: 1:500

Match line - for continuation see drawing sheet 31

Match line - for continuation see drawing sheet 35

Match line - for continuation see drawing sheet 30

Match line - for continuation see drawing sheet 32

A487 Portmadog Bypass

Network Rail Cambrian Railway

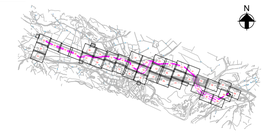
New 400kV monitoring pit installation

New 400kV monitoring pit installation

0 5 10 20 Metres

Scale 1:500

Key Plan



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- Decommissioned assets for reinstatement
- Fenced compound for link boxes
- NG existing 400kV cable (underground)
- SPEN existing 132kV cable (underground)

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Dwg Title:
Planning Drawings
Proposed Site Plan
Sheet 33

Site: Glaslyn Cable Uprating

A1 100% | CAD

Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9133

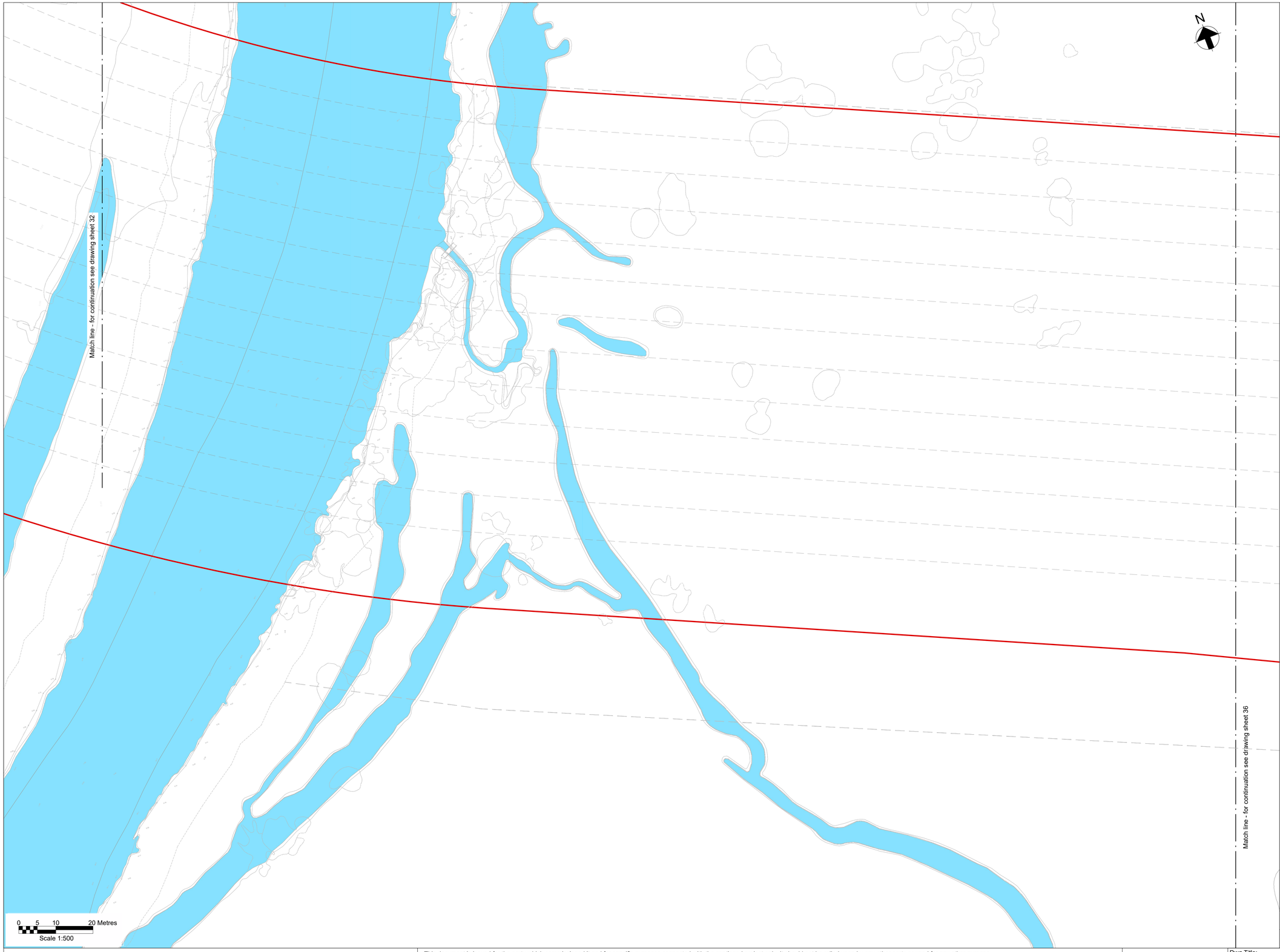
Originators Proj.Ref: 295280-00

NG Investment No:

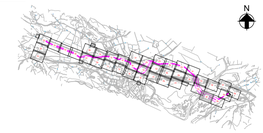
NG Dwg No:

Sheet No: 33 | Total No. of Sheets 39 | Issue: D

Scale: 1:500



Key Plan



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Legend

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- Decommissioned assets for reinstatement
- Fenced compound for link boxes
- NG existing 400kV cable (underground) — E2
- SPEN existing 132kV cable (underground) — E1

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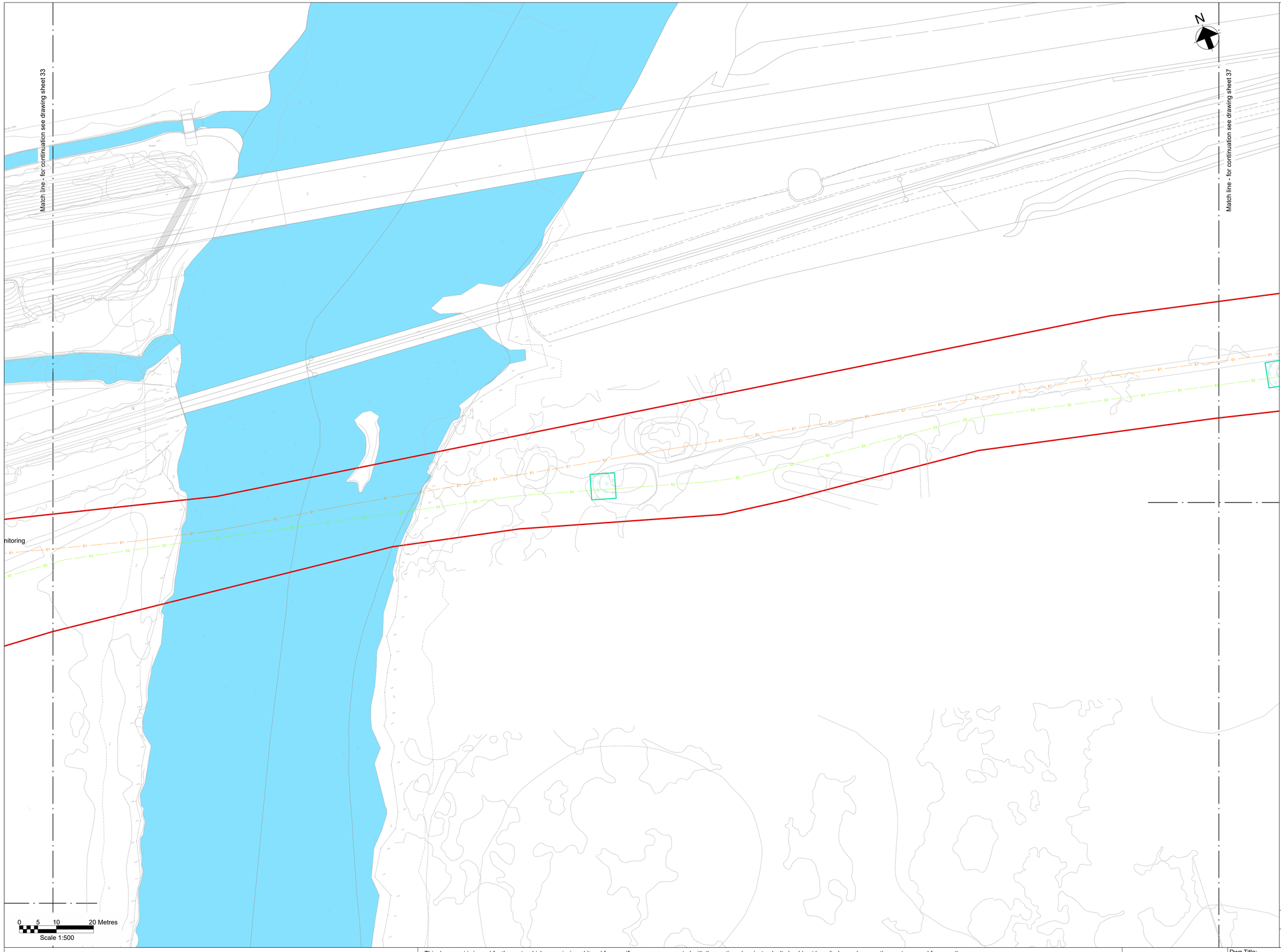
Dwg Title:
Planning Drawings
Proposed Site Plan
Sheet 34

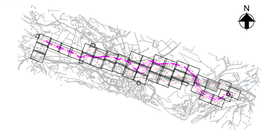
Site: Glaslyn Cable Uprating

A1 100% | CAD

Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9134
Originators Proj.Ref: 295280-00
NG Investment No:
NG Dwg No:
Sheet No: 34
Total No. of Sheets 39
Issue: D
Scale: 1:500



Key Plan



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- Fenced compound for link boxes
- NG existing 400kV cable (underground) — E2
- SPEN existing 132kV cable (underground) — E1

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Dwg Title:
Planning Drawings
Proposed Site Plan
Sheet 35

Site: Glaslyn Cable Uprating	A1 100%	CAD
Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9135	Originators Proj.Ref: 295280-00	
NG Investment No:		
NG Dwg No:	Sheet No: 35 / Total No. of Sheets 39	Issue: D
Scale: 1:500		

Match line - for continuation see drawing sheet 38

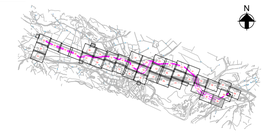
Proposed mounted joint bay areas

Match line - for continuation see drawing sheet 34

0 5 10 20 Metres

Scale 1:500

Key Plan



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Dwg Title:
Planning Drawings
Proposed Site Plan
Sheet 36

Site: Glaslyn Cable Uprating

A1 100% | CAD

Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9136

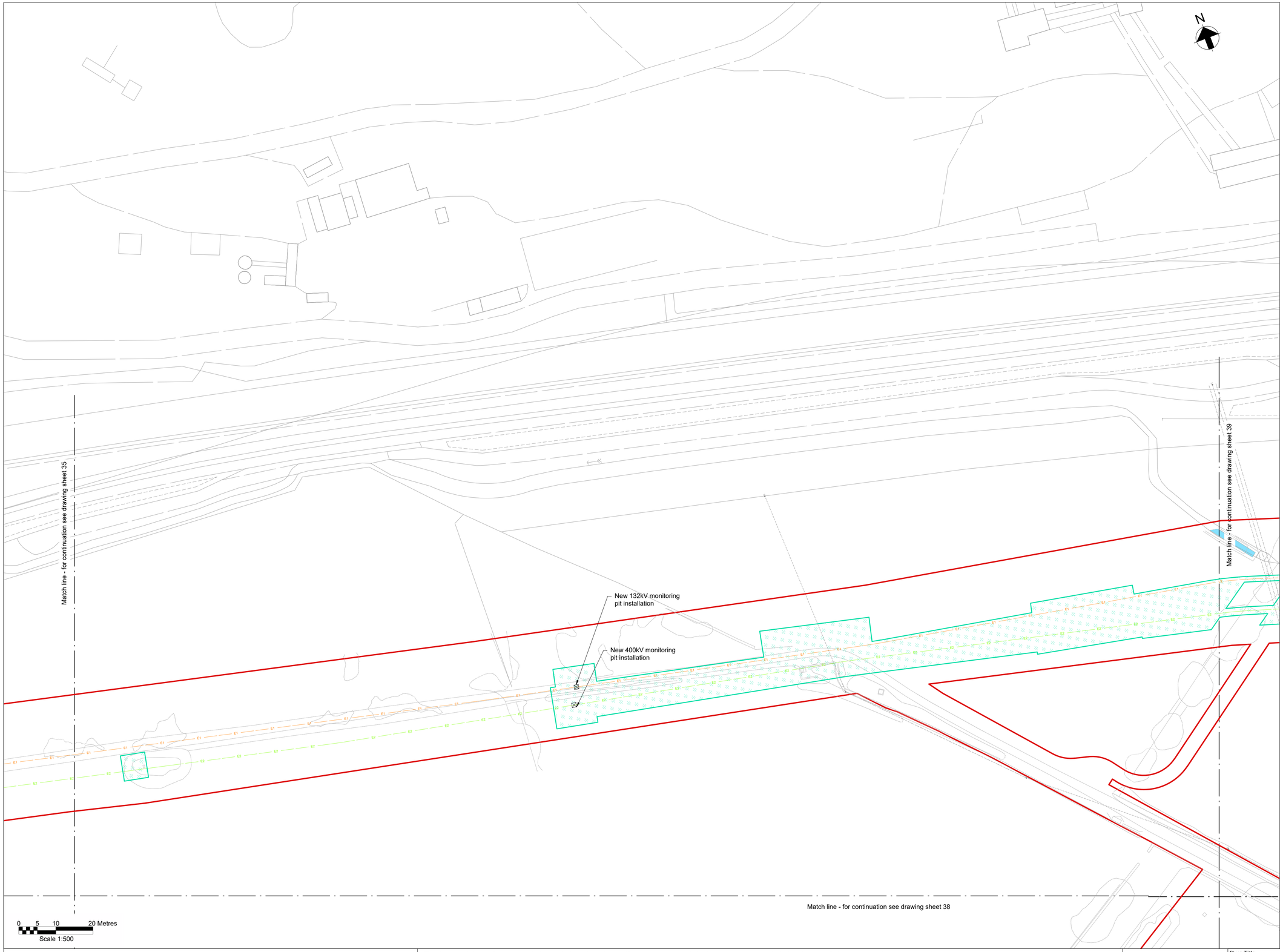
Originators Proj.Ref: 295280-00

NG Investment No:

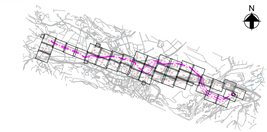
NG Dwg No:

Sheet No: 36 | Total No. of Sheets 39 | Issue: D

Scale: 1:500



Key Plan



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- NG existing 400kV cable (underground)
- SPEN existing 132kV cable (underground)

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E	01/12/25	RA	RB	GT	Issued for Planning
D	19/11/25	RA	RB	GT	Issued for Planning
C	12/09/25	RA	RB	GT	Updated following NG comments
B	07/08/25	BA	RB	GT	Updated following NG comments
A	11/06/25	BA	GT	GT	Issued for Planning

Issued for Planning

Dwg Title:
Planning Drawings
Proposed Site Plan
Sheet 37

Site: Glaslyn Cable Uprating

A1 100% | CAD

Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9137

Originators Proj.Ref: 295280-00

NG Investment No:

NG Dwg No:

Scale: 1:500

Sheet No:	Total No. of Sheets	Issue:
37	39	E

Match line - for continuation see drawing sheet 37

Match line - for continuation see drawing sheet 39

Match line - for continuation see drawing sheet 39

Refer to Minffordd CSE Compound Proposed Site Plan for details of Minffordd CSEC

Stock proof fencing provided to protect Minffordd CSEC & Tunnel Headhouse landscaping

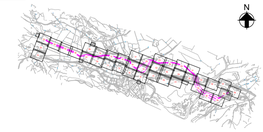
Attenuation Pond

Match line - for continuation see drawing sheet 36

0 5 10 20 Metres

Scale 1:500

Key Plan



Notes

1. Do not scale from this drawing.
2. Drawing to be printed in colour.
3. All dimensions in metres unless otherwise stated.
4. All levels are in meters Above Ordnance Datum (mAOD).
5. For detailed landscaping refer to AECOM Landscaping Plan: PTNO-AEC-ZZZZ-ZZZZZZ-DRW-LA-000003.
6. For Minffordd Tunnel Headhouse Compound detailed drainage plan, refer to drainage drawing provided by EVIP: C0233-HUK-PCX-AC-DR-W-0001

Legend

- Red Line Boundary
- Existing trees and vegetation
- Existing watercourse
- Existing overhead line cables
- Proposed underground cable route (Only shown for context)
- Proposed drain headwall outfall
- Proposed yard gully
- Proposed Ø250mm accses chamber
- Proposed Ø450mm inspection chamber
- Proposed Ø1200mm manhole
- Proposed Ø1350mm flow control manhole
- Proposed permanent drain headwall outfall
- Proposed rodding eye (RE)
- Proposed ACO M150D 0.0 Channel Drain
- Proposed swale connection to existing ditch
- Proposed pond perimeter gate
- Proposed pond perimeter post & rail fencing
- Proposed access road and embankment (1:3 slope unless noted otherwise)
- Street furniture reinstated
- Posts reinstated
- Road signs reinstated
- Gates reinstated
- Fences reinstated
- Stone walls reinstated
- Kerbs reinstated
- Proposed Stock Proof Fencing
- Proposed access gate
- Proposed stone wall
- Railway to be reinstated
- Decommissioned assets for reinstatement
- Fenced compound for link boxes
- NG existing 400kV cable (underground) (E2)
- SPEN existing 132kV cable (underground) (E1)

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B	07/08/25	BA	RB	GT	Updated following NG comments
A	11/06/25	BA	GT	GT	Issued for Planning

Issued for Planning

Dwg Title:
Planning Drawings
Proposed Site Plan
Sheet 38

Site: Glaslyn Cable Uprating

A1 100% | CAD

Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9138

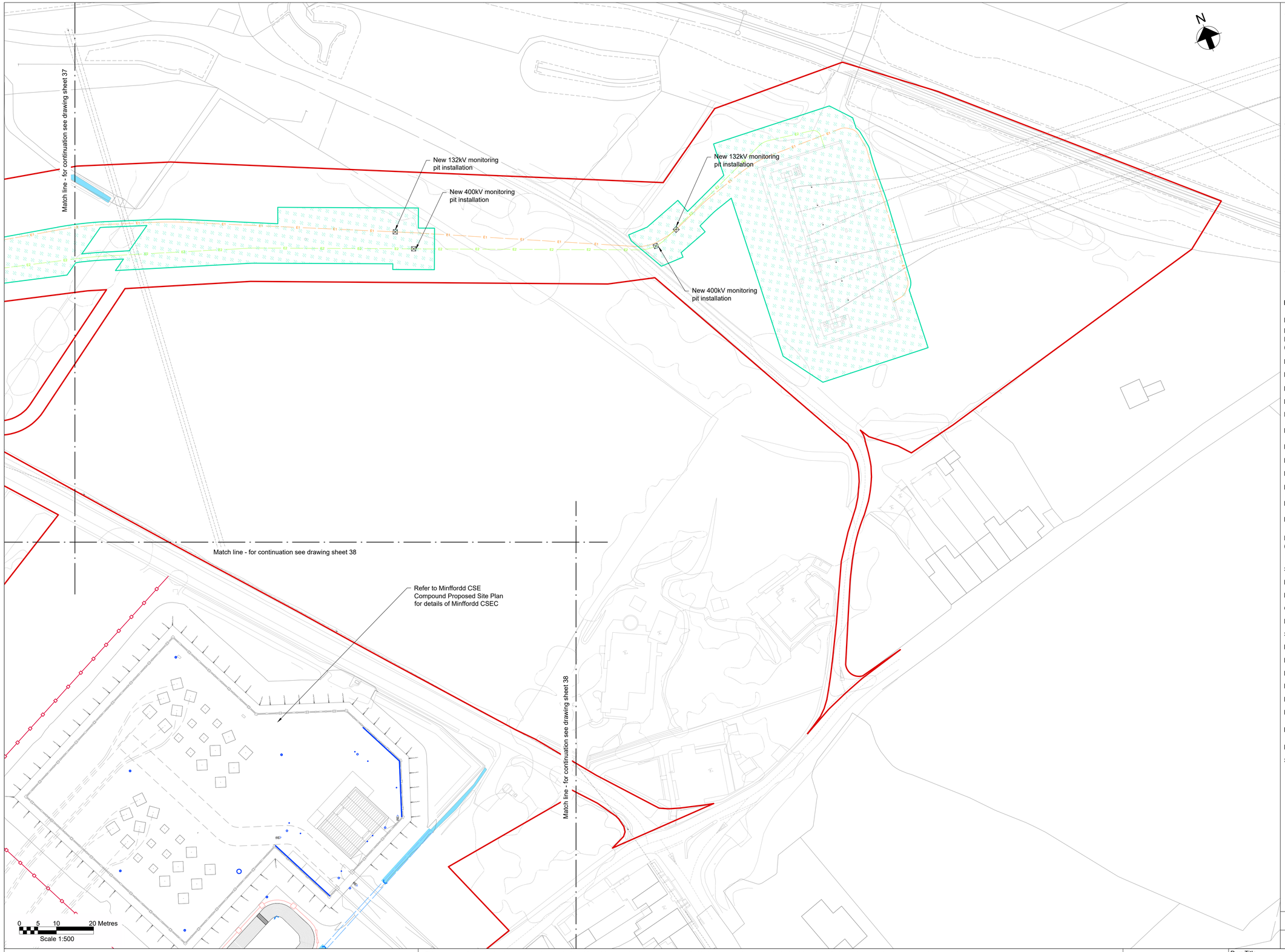
Originators Proj.Ref: 295280-00

NG Investment No:

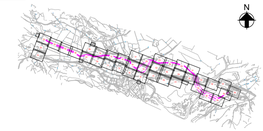
NG Dwg No:

Sheet No: 38 | Total No. of Sheets 39 | Issue: E

Scale: 1:500



Key Plan



Notes

1. Do not scale from this drawing.
2. Drawing to be printed in colour.
3. All dimensions in metres unless otherwise stated.
4. All levels are in meters Above Ordnance Datum (mAOD).
5. For detailed landscaping refer to AECOM Landscaping Plan: PTNO-AEC-ZZZZ-ZZZZZZ-DRW-LA-000003.
6. For Minffordd Tunnel Headhouse Compound detailed drainage plan, refer to drainage drawing provided by EVIP: C0233-HUK-PCX-AC-DR-W-0001

Legend

- Red Line Boundary
- Existing trees and vegetation
- Existing watercourse
- Existing overhead line cables
- Proposed underground cable route (Only shown for context)
- Proposed drain headwall outfall
- Proposed yard gully
- Proposed Ø250mm accses chamber
- Proposed Ø450mm inspection chamber
- Proposed Ø1200mm manhole
- Proposed Ø1350mm flow control manhole
- Proposed permanent drain headwall outfall
- Proposed rodding eye (RE)
- Proposed ACO M150D 0.0 Channel Drain
- Proposed swale connection to existing ditch
- Proposed pond perimeter gate
- Proposed pond perimeter post & rail fencing
- Proposed access road and embankment (1:3 slope unless noted otherwise)
- Street furniture reinstated
- Posts reinstated
- Road signs reinstated
- Gates reinstated
- Fences reinstated
- Stone walls reinstated
- Kerbs reinstated
- Proposed Stock Proof Fencing
- Proposed access gate
- Proposed stone wall
- Railway to be reinstated
- Decommissioned assets for reinstatement
- Fenced compound for link boxes
- NG existing 400kV cable (underground) (E2)
- SPEN existing 132kV cable (underground) (E1)

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B	07/08/25	BA	RB	GT	Updated following NG comments
A	11/06/25	BA	GT	GT	Issued for Planning

Issued for Planning

Dwg Title:
Planning Drawings
Proposed Site Plan
Sheet 39

Site: Glaslyn Cable Uprating

A1 100% | CAD

Originator Dwg No: GLAS-ARUP-70-XX-DR-X-9139

Originators Proj.Ref: 295280-00

NG Investment No:

NG Dwg No:

Sheet No: 39 | Total No. of Sheets 39 | Issue: E

Scale: 1:500

N

Setting Out Table			
Setting Out Point Number	Easting	Northing	Proposed Ground Level (mAOD)
1	254391.975	340196.033	4.459
2	254391.664	340140.034	4.459
3	254374.903	340140.127	4.599
4	254364.878	340140.183	4.732
5	254338.665	340140.329	4.721
6	254338.867	340176.675	4.837
7	254340.065	340177.548	4.800
8	254340.963	340194.010	4.919
9	254345.224	340196.293	4.743
10	254363.954	340196.189	4.594
11	254367.847	340195.376	4.660
12	254367.663	340192.865	4.662
13	254368.287	340182.620	4.656
14	254363.501	340165.191	4.691
15	254363.494	340164.191	4.697
16	254371.245	340154.344	4.630
17	254373.756	340143.219	4.608
18	254389.536	340171.047	4.478
19	254389.473	340165.017	4.479

SOP 01
SOP 02
SOP 03
SOP 04
SOP 05
SOP 06
SOP 07
SOP 08
SOP 09
SOP 10
SOP 11
SOP 12
SOP 13
SOP 14
SOP 15
SOP 16
SOP 17
SOP 18
SOP 19

CSE PI PI CSE ESW SA CSE CSE

Approximate location of where stone finish will transition to asphalt within NGET land ownership. A stone finish is this area is not deemed suitable for vehicle turning and maintenance requirements, hence asphalt is to be used.

Dropped kerb propsoed to continuate to provide access from existing road

0 5 10 Metres
Scale 1:250

Key Plan

Notes

1. Do not scale from this drawing.
2. Drawing to be printed in colour.
3. All dimensions in metres unless otherwise stated.
4. Over head line (OHL) tower and downlead arrangements are indicative. Detail of current OHL equipment to be confirmed.
5. CSE Compound main earthing (MES) and fence earthing will maintain a 2m distance in line with NGTS 3.01.02 Section 1.11.3.
6. Construction works on CSEC shall be undertaken while equipment is live, and phasing of the works should be considered in relation to planned outages.Minimum safety clearances must be maintained to ensure the removal of risks associated with existing live equipment.
7. OHL system replacement and connection works to Wern compound to be undertaken by other parties.
8. For detailed landscaping refer to AECOM Landscaping Plan.
9. All palisade fencing shall be in accordance with BS 1722-12:2016, type reference GP24. The overall height of the fence shall be 2.4m above base level (Category 3 fencing system in accordance with NG TS2.10.02).

Cable Sealing End Compound Equipment Key

- Red Line Boundary
- Existing Equipment to be retained
- New Equipment to be added
- Existing Equipment to be removed

Legend

- Proposed Low Voltage Pit
- Proposed Comms Pit
- Proposed underground cable route (Only shown for context)
- Access Road
- Wern CSE Compound (crushed rock surfacing)
- Proposed Ø450mm Inspection Chamber
- Proposed Gully with Grid Type Cover

Cynllunio
Derbyn 24.12.25

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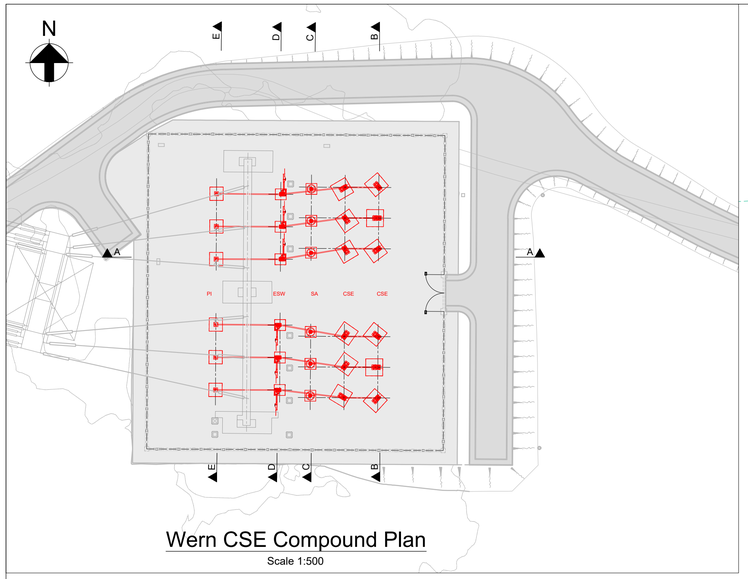
C	14/11/25	RA	RB	GT	Issued for Planning
B	07/08/25	BA	RB	GT	Updated following NG comments
A	11/06/25	BA	GT	GT	Issued for Planning

Issued for Planning

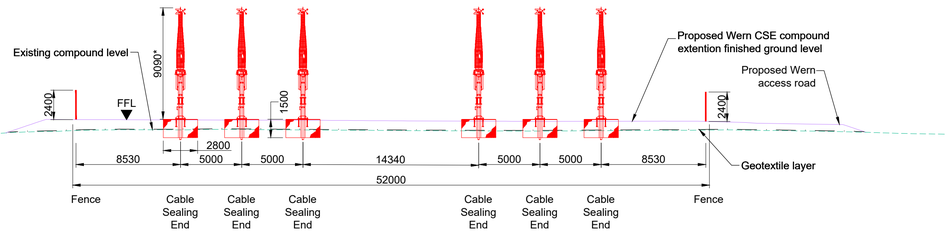
Dwg Title:
Planning Drawings
Wern CSE Compound
Proposed Site Plan

Site: Glaslyn Cable Uprating
A1 100% | CAD

Originator Dwg No: GLAS-ARUP-71-XX-DR-X-9220
Originators Proj.Ref: 295280-00
NG Investment No:
NG Dwg No:
Sheet No: 1 | Total No. of Sheets: 2 | Issue: D
Scale: 1:250



Wern CSE Compound Plan
Scale 1:500



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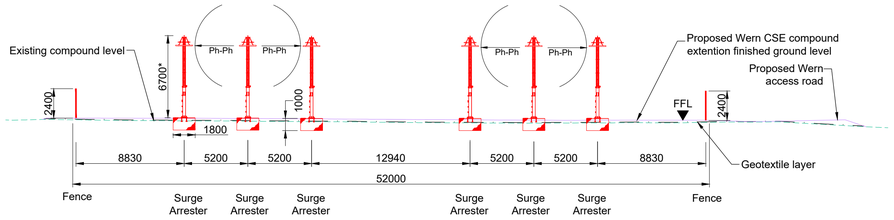
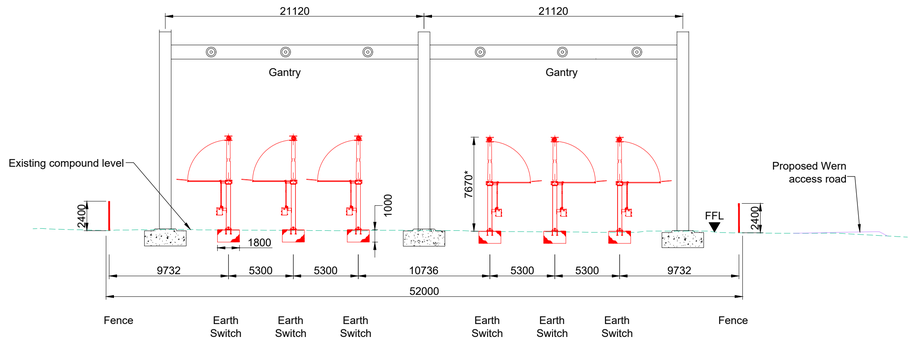
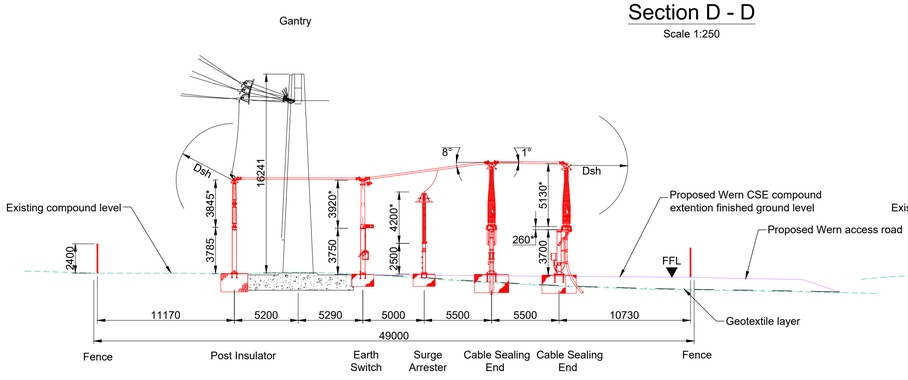
Scale 1:250



Section C - C
Scale 1:250



Section D - D
Scale 1:250



Section A - A
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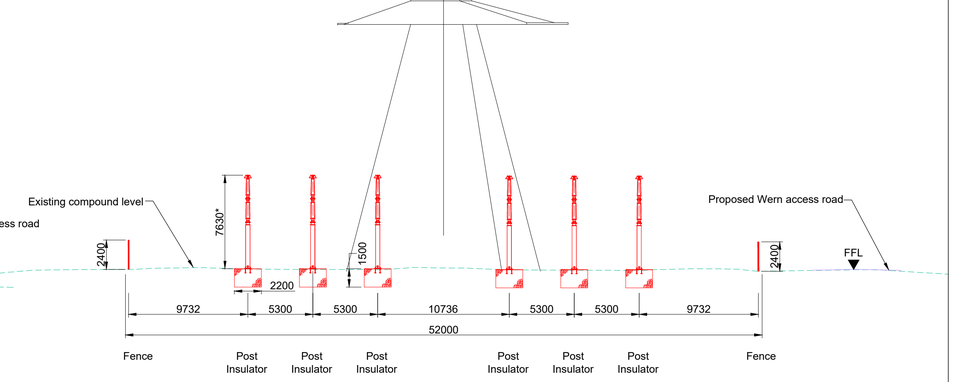
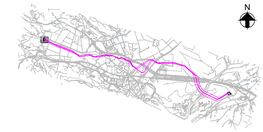


Section E - E
Scale 1:250

0 5 10 Metres
Scale 1:250

0 5 10 20 Metres
Scale 1:500

Key Plan



Notes

1. Do not scale from this drawing.
2. Drawing to be printed in colour.
3. All dimensions in millimetres unless otherwise stated.
4. Over head line (OHL) tower and downlead arrangements are indicative. Detail of current OHL equipment to be confirmed.
5. Steel structures supporting electrical equipment shall be at a minimum 2.4m clear height.
6. All palisade fencing shall be in accordance with BS 1722-12:2016, type reference GP24. The overall height of the fence shall be 2.4m above base level (Category 3 fencing system in accordance with NG TS2.10.02).
7. OHL system replacement and connection works to Wern compound to be undertaken by other parties.

Cable Sealing End Compound Equipment Key

- Red Line Boundary
- Existing Equipment to be retained
- New Equipment to be added
- Existing Equipment to be removed

Legend

- Existing Ground Profile
- Proposed Ground Profile
- Geotextile Layer
- Proposed Low Voltage Pit
- Proposed Comms Pit
- Access Road
- Wern CSE Compound (crushed rock surfacing)
- Proposed Ø450mm Inspection Chamber
- Proposed Gully with Grid Type Cover

Cynllunio
Derbyn 24.12.25

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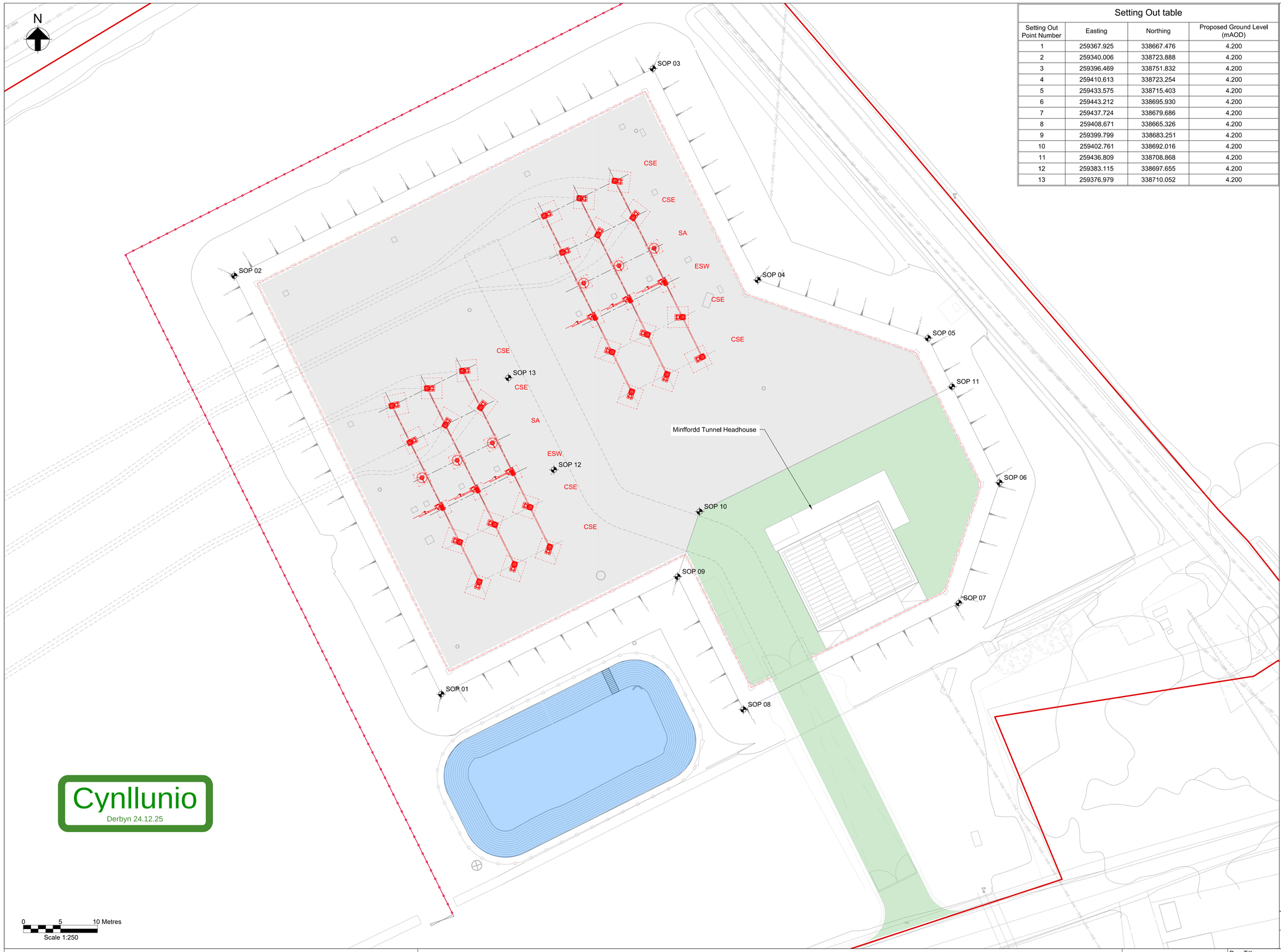
A	11/06/25	BA	GT	GT	Issued for Planning

Issued for Planning

Dwg Title:
Planning Drawings
Wern CSE Compound
Sections and Elevations

Site: Glaslyn Cable Uprating	A1 100%	CAD
Originator Dwg No: GLAS-ARUP-71-XX-DR-X-9221	Originators Proj.Ref: 295280-00	
NG Investment No:		
NG Dwg No:	Sheet No: 2 / Total No. of Sheets 2	Issue: D
Scale: As shown		



Setting Out table

Setting Out Point Number	Easting	Northing	Proposed Ground Level (mAOD)
1	259367.925	338667.476	4.200
2	259340.006	338723.888	4.200
3	259396.469	338751.832	4.200
4	259410.613	338723.254	4.200
5	259433.575	338715.403	4.200
6	259443.212	338695.930	4.200
7	259437.724	338679.686	4.200
8	259408.671	338665.326	4.200
9	259399.799	338683.251	4.200
10	259402.761	338692.016	4.200
11	259436.809	338708.868	4.200
12	259383.115	338697.655	4.200
13	259376.979	338710.052	4.200

Key Plan

Notes

1. Do not scale from this drawing.
2. Drawing to be printed in colour.
3. All dimensions in millimetres unless otherwise stated.
4. CSE Compound main earthing (MES) and fence earthing will maintain a 2m separation distance in line with NGTS 3.01.02 Section 1.11.3.
5. For detailed landscaping refer to AECOM Landscaping Plan: PTNO-AEC-ZZZZ-ZZZZZZ-DRW-LA-000003.
6. All palisade fencing shall be in accordance with BS 1722-12:2016, type reference GP24. The height of the fence shall be 2.4m above base level (Category 2 fencing system in accordance with NG TS2.10.02).
7. An electric pulse fence is to be installed to the back of the Category 2 palisade fence and gates as part of the standard fence construction. The electric fence shall extend from ground level to 1.0m above the top of the fence pales, making the total height of 3.4m fence

Cable Sealing End Compound Equipment Key

- Red Line Boundary
- New Equipment to be added

Legend

- Proposed underground cable route (Only shown for context)
- Minffordd CSE Compound (crushed rock surfacing)
- Attenuation Pond
- Minffordd Tunnel Headhouse Compound (reinforced grass surfacing)
- Proposed Low Voltage Pit
- Proposed Comms Pit
- Proposed CSEC Perimeter Fence
- Proposed Pond Perimeter Post & Rail Fencing
- Proposed Pond Perimeter Gate
- Proposed Ø450mm inspection chamber
- Proposed Drain Headwall Outfall
- Proposed Ø1200mm Manhole
- Proposed Ø1350mm Flow Control Manhole
- Proposed Stock Proof Fencing

Cynllunio
Derbyn 24.12.25

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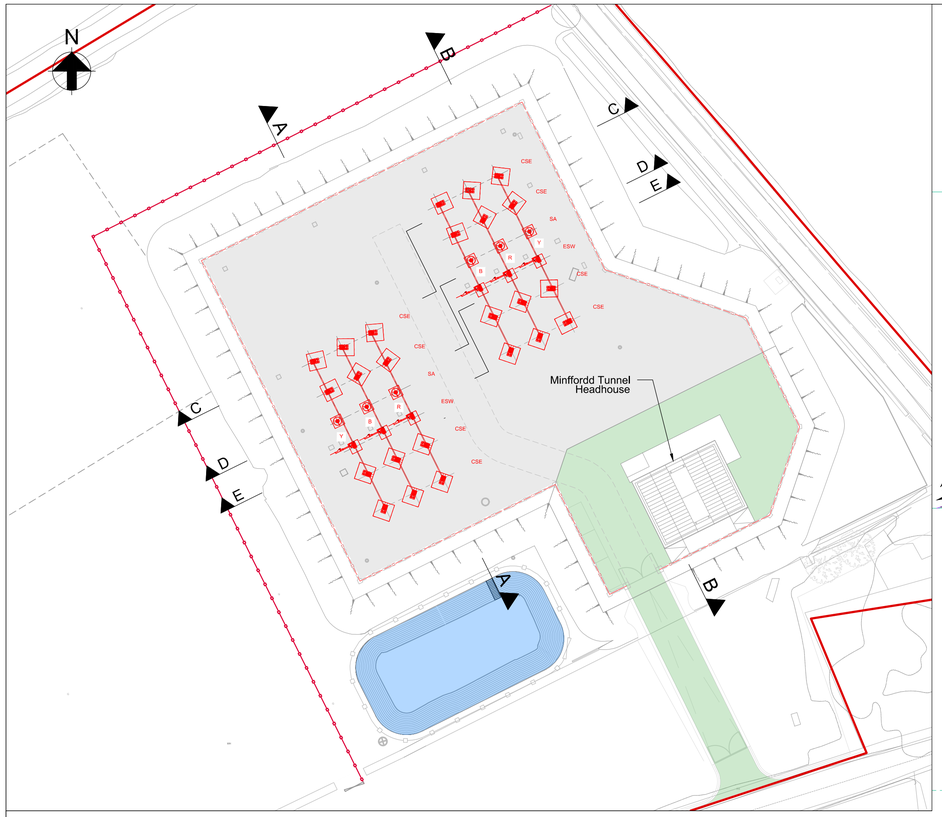
A	11/06/25	BA	GT	GT	Issued for Planning

Issued for Planning

Dwg Title:
Planning Drawings
Minffordd CSE and THH Compound
Proposed Site Plan

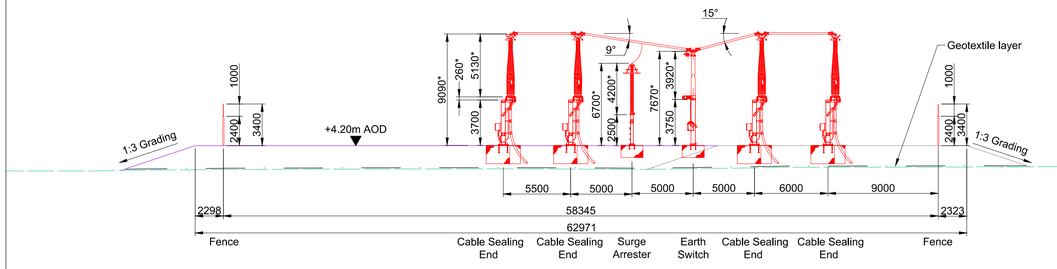
Site: Glaslyn Cable Uprating
A1 100%
CAD

Originator Dwg No: GLAS-ARUP-71-XX-DR-X-9240
Originators Proj.Ref: 295280-00
NG Investment No:
NG Dwg No:
Sheet No: 1
Total No. of Sheets 2
Issue: E
Scale: 1:250



Minffordd CSE Compound Plan

Scale 1:500



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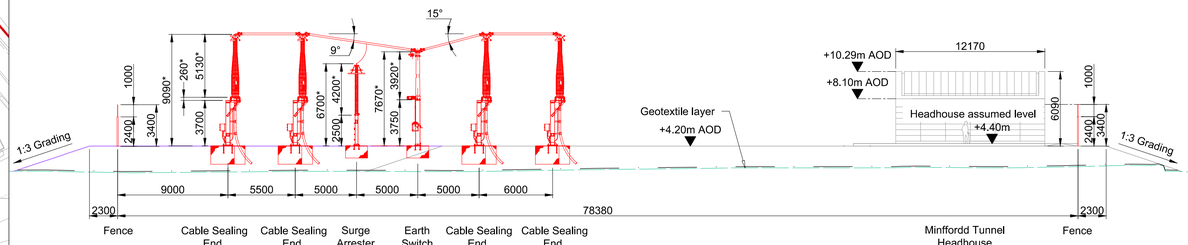
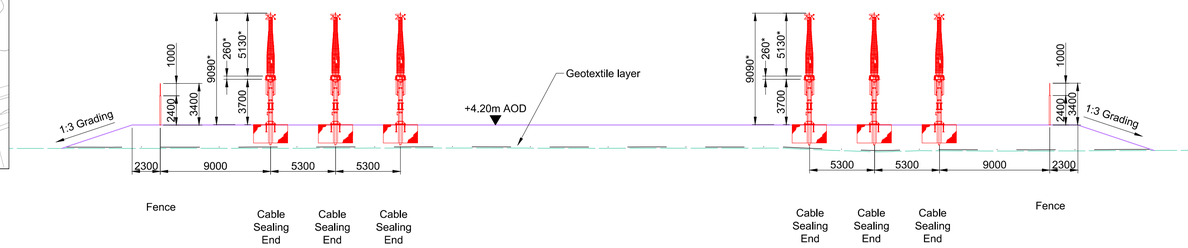


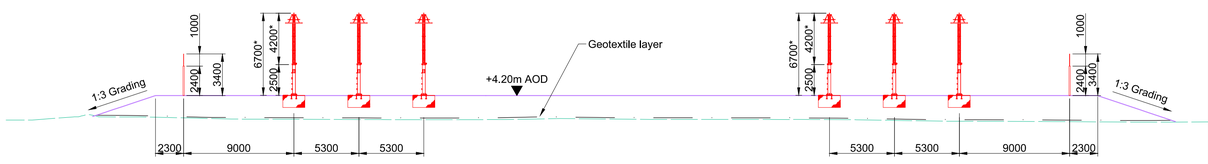
Section B - B

Scale 1:250



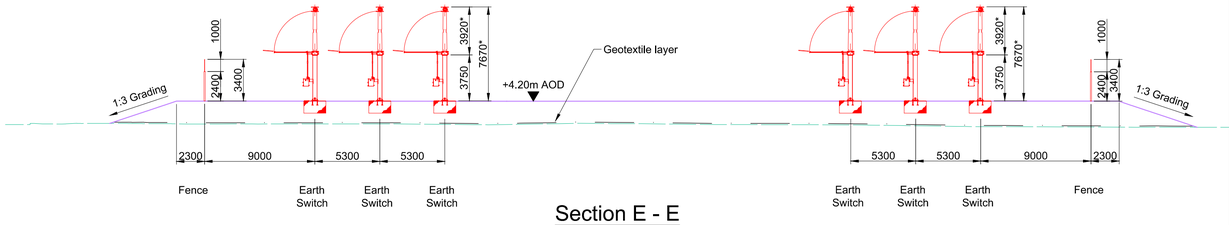
Section C - C

Scale 1:250



Section D - D

Scale 1:250



Section E - E

Scale 1:250

0 5 10 Metres

Scale 1:250

0 5 10 20 Metres

Scale 1:500

Key Plan

Notes

1. Do not scale from this drawing.
2. Drawing to be printed in colour.
3. All dimensions in millimetres unless otherwise stated.
4. CSE Compound main earthing (MES) and fence earthing will maintain a 2m separation distance in line with NGTS 3.01.02 Section 1.11.3.
5. For detailed landscaping refer to AECOM Landscaping Plan: PTNO-AEC-ZZZZ-ZZZZZZ-DRW-LA-000003.
6. All palisade fencing shall be in accordance with BS 1722-12:2016, type reference GP24. The height of the fence shall be 2.4m above base level (Category 2 fencing system in accordance with NG TS2.10.02).
7. An electric pulse fence is to be installed to the back of the Category 2 palisade fence and gates as part of the standard fence construction. The electric fence shall extend from ground level to 1.0m above the top of the fence pales, making the total height of 3.4m fence

Cable Sealing End Compound Equipment Key

- Red Line Boundary
- New Equipment to be added

Legend

- Existing Ground Profile
- Proposed Ground Profile
- Geotextile Layer
- Minffordd CSE Compound (crushed rock surfacing)
- Attenuation Pond
- Minffordd Tunnel Headhouse Compound (reinforced grass surfacing)
- Proposed Low Voltage Pit
- Proposed Comms Pit
- Proposed CSEC Perimeter Fence
- Proposed Pond Perimeter Post & Rail Fencing
- Proposed Pond Perimeter Gate
- Proposed Ø450mm inspection chamber
- Proposed Drain Headwall Outfall
- Proposed Ø1200mm Manhole
- Proposed Ø1350mm Flow Control Manhole
- Proposed Stock Proof Fencing

Cynllunio

Derbyn 11.12.25

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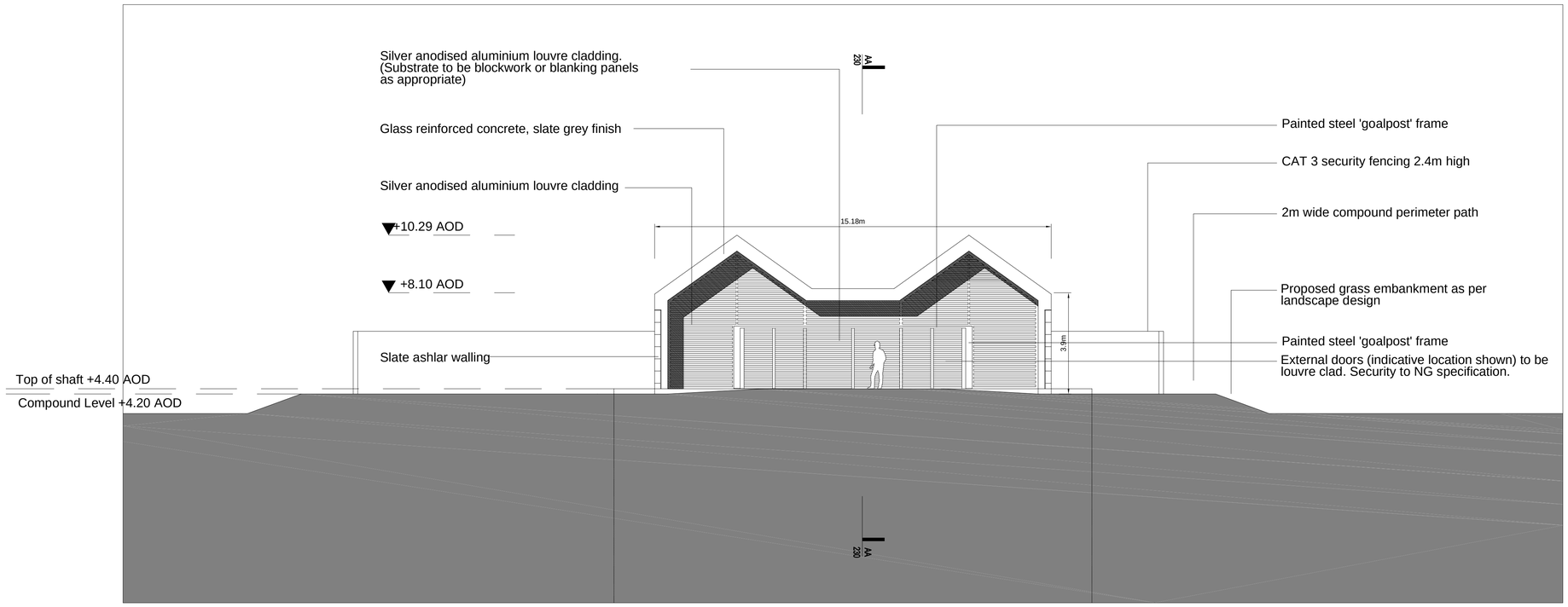
ISSUE	DATE	DRAWN	CHECKED	APPROVED	REMARKS
E	01/12/25	RA	RB	GT	Issued for Planning
D	14/11/25	RA	RB	GT	Issued for Planning
C	12/09/25	RA	RB	GT	Updated following NG comments
B	07/08/25	BA	RB	GT	Updated following NG comments
A	11/06/25	BA	GT	GT	Issued for Planning

Issued for Planning

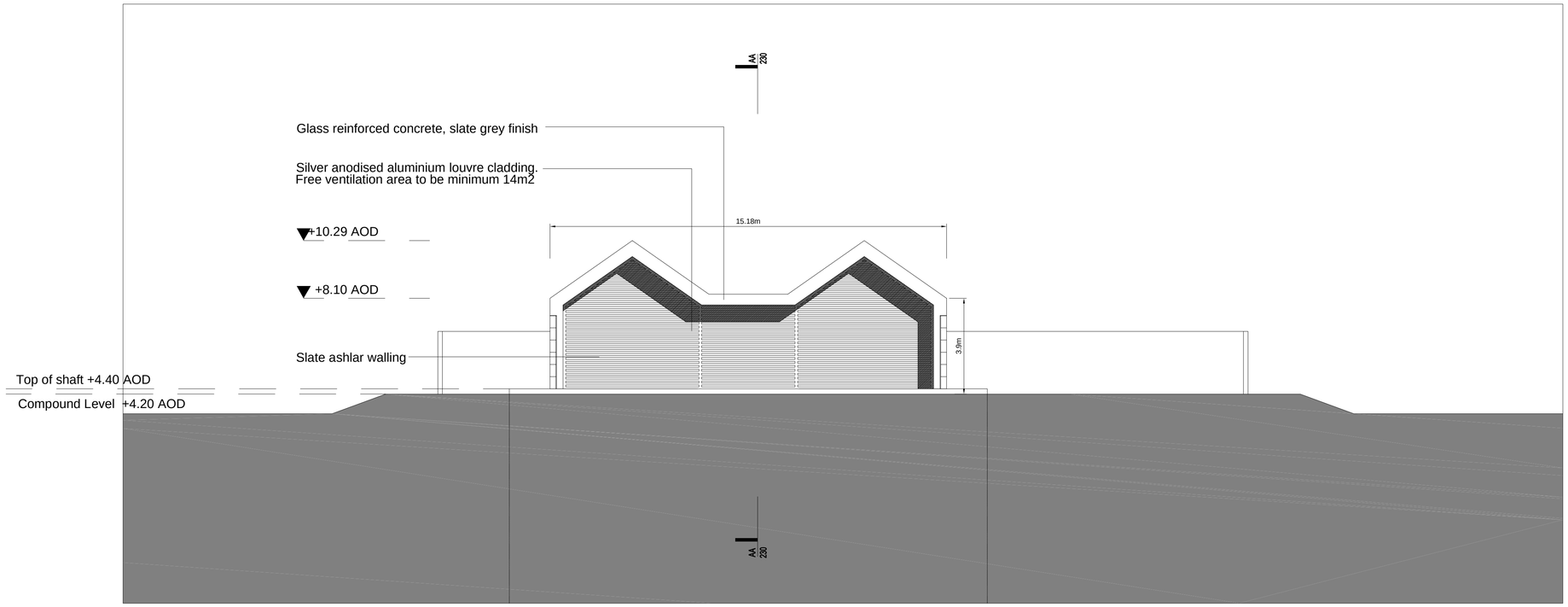
Dwg Title:
Planning Drawings
Minffordd CSE and THH Compound
Sections and Elevations

Site: Glaslyn Cable Uprating | A1 100% | CAD

Originators Dwg No: GLAS-ARUP-71-XX-DR-X-9241
Originators Proj.Ref: 295280-00
NG Investment No:
NG Dwg No:
Sheet No: 2
Total No. of Sheets: 2
Issue: E
Scale: As shown



South Elevation



North Elevation

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LICENCE NUMBER: 100024241

NOTE:

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVENT DRAWINGS, DOCUMENTS AND SPECIFICATIONS.

2. DO NOT SCALE FROM THIS DRAWING. USE ONLY DIMENSIONS PROVIDED.

3. ALL DIMENSIONS ARE IN MILIMETRES UNLESS OTHERWISE STATED.

4. EXTERNAL RWP'S TO BE INSTALLED (DETAILED TO BE VISUALLY UNINTRUSIVE AND NOT EASILY CLIMBED)

Cynllunio
Derbyn 11.12.25

Rev	Description	Cre'd	Chk'd	App'd	Date
P03	AMENDED FOR CHANGES	XX	XX	XX	16.10.25
P02	ISSUED FOR PLANNING	MAC	CN	CN	31.10.19
P01	ISSUED FOR TENDER				12.07.19

nationalgrid

Master Scheme No:	Sub-Scheme No:	Site:
33494	VIP	SNOWDONIA WEST SITE

Scheme Name: WEST HEAD HOUSE

Document Title: Minffordd Tunnel Head House
NORTH AND SOUTH ELEVATIONS

Created by:	Date:	Checked by:	Date:	Approved by:	Date:
JR	04.06.19				

Development Eng:	Document Type:	Scale:	Format:	Sheet(s):	Rev:
	ARC	1:100	A1	1 OF 1	P03

National Grid Document Number: PDD-33494-ARC-221

FEED Document Number: ********

PLANNING COMMITTEE	DATE: 28/09/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Number: 3

Application Number:	**C25/0778/14/LL**
Date Registered:	**24/10/2025**
Application Type:	**Full**
Community:	**Caernarfon**
Ward:	**Peblig - Caernarfon**
Proposal:	**Construction of 36 houses and associated infrastructure works including roads and footpaths, amenity space, landscaping and drainage measures and a new substation.**
Location:	**Plot of Land on Llanberis Road, Caernarfon, Gwynedd, LL55 2ED**
Summary of the Recommendation:	**TO APPROVE WITH CONDITIONS**

1. Description:

1.1 The application relates to the construction of 36 dwellings on land located on the outskirts of Caernarfon town. The site is bordered by a residential estate on its south-west side and a single dwelling and industrial site on its south-east side.

1.2 The development will provide 10 apartments, 3 bungalows and 23 houses comprising the following:

10 x two-person 1 bedroom apartment - Social rent

3 x three-person 2 bedroom bungalow - Social rent

8 x four-person 2 bedroom house - Social rent

2 x five-person 3 bedroom house - Social rent

2 x seven-person 4 bedroom house - Social rent

1 x eight-person 5 bedroom house - Social rent

5 x four-person 2 bedroom house - Intermediate rent

5 x five-person 3 bedroom house - Intermediate rent

1.3 All units will be affordable, including a mix of social rent housing and intermediate rent housing. In addition to the dwellings, the scheme will include an estate entrance and road, parking spaces, open spaces and a sustainable drainage area with associated landscaping.

1.4 The site lies outside, but immediately adjacent to, the Caernarfon development boundary as defined in the Anglesey and Gwynedd Joint Local Development Plan. The site is accessed from a Class 1 county road that runs along its northern boundary. A public footpath also runs along the eastern boundary of the site. There are Flood Zones (2 and 3) located near the south-east boundary of the site along with surface water and small watercourses.

1.5 The following documents were submitted as part of the application:

- Affordable Housing Statement
- Scheme Delivery Statement
- Welsh Language Impact Assessment
- Flood Consequence Assessment
- Additional Ground Permeability Testing
- Agricultural Quality
- Water Conservation Statement
- Breeding Bird Appraisal
- Initial Drainage Statement
- Gradiometer Survey
- Utility Study
- Planning Statement
- Pre-application Consultation Report
- Tree Survey and Arboriculture Impact Assessment
- Archaeological Evaluation

- Bat Survey and Report
- Design and Access Statement
- Geotechnical Ground Permeability and Contamination Investigation Report
- Green Infrastructure Statement
- Landscape and Visibility Statement
- Preliminary Ecological Evaluation
- Transport Statement

1.6 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 consultees prior to submitting a formal planning application. The report includes copies of the responses received at the time.

2. Relevant Policies:

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

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

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

PS 1: The Welsh Language and Culture

ISA 1: Infrastructure Provision

ISA 5: Provision of Existing Open Spaces

PS 4: Sustainable Transport, Development and Accessibility

TRA 2: Parking Standards

TRA 4: Managing Transport Impacts

PCYFF 1: Development Boundaries

PCYFF 2: Development Criteria

PCYFF 3: Design and Place Shaping

PCYFF 4: Design and Landscaping

PCYFF 5: Carbon Management

PCYFF 6: Water Conservation

PS 5: Sustainable Development

PS 6: Mitigate and Adapt to the Impacts of Climate Change

PS 16: Housing Provision

PS 18: Affordable Housing

TAI 8: Appropriate Housing Mix

TAI 15: Affordable Housing Threshold and Distribution

TAI 16: Exception Sites

AMG 3: Protecting and Enhancing Features and Qualities Distinctive to the Local Landscape

AMG 5: Local Biodiversity Conservation

PS 19: Conserving and Enhancing the Natural Environment

PS 20: Protecting and Where Appropriate Enhancing Heritage Assets

Supplementary Planning Guidance (SPG):

SPG: Maintaining and Creating Distinctive and Sustainable Communities

SPG: Housing Mix

SPG: Affordable Housing

SPG: Planning Obligations

SPG: Open Spaces in New Housing Developments

2.4 **National Policies:**

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 11 - February 2024)

TAN 11: Noise

TAN 12: Design

NCT 15: Development, Flooding and Coastal Erosion

TAN 18: Transportation

TAN 2: Planning and Affordable Housing

TAN 20: Planning and the Welsh language

TAN 5: Nature Conservation and Planning

3. Relevant Planning History:

3.1 Application / appeal reference. Application address. Description of the proposal. Decision and date.

C09A/0003/14/LL - CONSTRUCTION OF SUPERMARKET, PARKING SPACES, LANDSCAPING, PETROL STATION CAR WASH AND NEW ACCESSES INCLUDING ROUNDABOUT - Withdrawn 05-11-2009

4. Consultations:

Community/Town Council:	26/11/2025 - Support the Application with an observation from the committee that Gwynedd has no social housing that meets the Passivhaus standard - this at a time when 25% of the population of Wales is in Fuel Poverty (rising to 83% of low-income people). The committee would hope that the applicant will keep this in mind when planning this project and in the future (Unanimous) 11/02/2026 - Support the Application with an observation from the committee that Gwynedd has no social housing that meets the Passivhaus standard - this at a time when 25% of the population of Wales is in Fuel Poverty (rising to 83% of low-income people). The committee would hope that the applicant will keep this in mind when planning this project and in the future (Unanimous) 13/05/2026 - Support the application but regret that there is no alternative scheme for the heating e.g. 'District Heat'. The Council also regrets that there is no specific response in the developer's changes to the Town Council's previous observations. The Council also hopes that the developer will pay close attention to the observations of the Highways Department and the need to protect the residents from noise pollution from the adjacent industrial park and that the houses are thoroughly insulated. The Town Council also asks Cyngor Gwynedd for a portion of the Section 106 capital that will come with this development if it goes ahead – to be used to improve provision for the public at Parc Coed Helen (Unanimous)
Transportation Unit:	Following discussions with the developers and receipt of revised drawing C1139_0181J, I would like to take this opportunity to submit the following additional observations on planning application C25/0778/14/LL, Caernarfon

Access to the Site

We are satisfied with the traffic calming measures shown on the submitted plans. The proposed measures are considered acceptable and contribute to promoting a safer environment for all road users. It will be possible to decide on the specific details of these measures at a later stage.

Pedestrian Links to the Town

We welcome the changes made to the proposed crossing facilities, together with the provision of an additional footway linking the crossing point to the bus stop located to the south of the development. This connection is considered to provide a more direct and convenient walking route towards the town centre and public transport facilities. It is considered that this route will reflect the natural desire line for pedestrians and the likely travel behaviour of site users, thereby encouraging a greater number of walking trips and supporting the principles of active and sustainable travel. As a result, the amendment is regarded as a positive improvement to the accessibility and connectivity of the proposed development.

Conclusion

Based on the information submitted, the development is unlikely to have a substantial impact on the local roads network. The proposed improvements to pedestrian facilities offer benefits to the community. From a transport and highways perspective, there are no reasons to refuse the planning application. I ask that you include the following conditions/notes with any permission that is granted:

CONDITIONS

The access shall be laid out and constructed strictly in accordance with the submitted plan.

The car parking accommodation shall be completed in full accordance with the details as submitted before the dwellings are occupied.

The estate road and footways shall be surfaced to base-course standards and lighted before any dwellings that is serves are occupied.

The estate road(s) shall be kerbed and the carriageway and footways finally surfaced and lighted before the last dwelling on the estate is occupied or within 2 years of the commencement of the work on the site or such any other period as may be agreed in writing with the Local Planning Authority, whichever is the sooner.

Within the line of the visibility splays nothing more than 1m above the level of the adjoining highway shall be allowed.

NOTES

The applicant should be advised to contact Street Works Manager for the necessary consent, as required under Section171 / 184 of the Highways Act, 1980, to carry out work within the highway / footway / verge for the formation of the access. Contact details for Gwynedd Council's Street Works Unit: telephone 01766 771000 or email GwaithStryd@gwynedd.llyw.cymru

Following the below, I ask that you include the note below with any permission that is granted: The Applicant is advised to enter into a Section 38 Agreement Highway Act 1980 with the Council if he intends for the road to be adopted

Cyfoeth Naturiol Cymru:

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 04 November 2025. 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 Survey and Report, and Bat Survey and Report, RML, ref: 3299/11, Apr 2025) has identified that bats are unlikely to be roosting at the application site. We therefore have no observations to make on the application as submitted in respect of bats. We recommend that you discuss the need to secure further measures/ avoidance measures with your 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. they We advise the applicant that, in addition to planning permission, it is their responsibility to ensure secure all other permits/consents/licences relevant to their development. Please refer to our website for further details. If you have any queries about the above, please do not hesitate to contact us.

Welsh Water:

We refer to your planning consultation relating to the above site, and we can provide the following observations 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 foul sewer and surface water body respectively.

FOUL WATER

The proposed development site is located in the catchment of a public sewerage system which drains to Caernarfon 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. Please note that the applicant has not obtained approval under Section 104 of the Water Industry Act 1991 for the formal adoption of drainage. The drainage proposal will be subject to Welsh Minister design and Sewers for Adoption (7th Edition) standards. It is a mandatory requirement for the applicant to obtain Section 104 approval for the laying of adoptable drainage. Should the proposal alter as a result of the Section 104 process, the applicant will be responsible for notifying the Local Planning Authority.

Surface Water

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

SEWAGE TREATMENT

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

WATER SUPPLY

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

ASSET PROTECTION

The site is crossed and adjacent to public watermains with their approximate positions being marked on the attached statutory public watermain record. In accordance with the Water Industry Act 1991, Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. Having reviewed the amended plans, on the strict understanding that no buildings, foundations, structures, trees/planting, ecological mitigation, SuDS features or alterations to ground levels are proposed above or within the protection zone of the public watermains when measured 3 metres

either side of the centrelines, we withdraw our holding objection.

Notwithstanding the above, given that the public watermain crossing the site is a strategic asset, we would request that the condition outlined below is included within any planning permission to protect the structural condition and ongoing access of the public watermain.

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 Dwr Cymru Welsh Water's assets

Conditions

No development shall take place until details of a scheme to either protect the structural condition or if necessary, divert the public watermain crossing the site has been submitted to and approved in writing by the local planning authority. The scheme shall include a detailed design outlining the measures taken to secure and protect the structural condition and ongoing access of the public watermain. No other development pursuant to this permission shall be carried out until the approved protection measures or diversion scheme have been implemented and completed. The approved scheme shall be adhered to throughout the lifetime of the development and the protection measures shall be retained in perpetuity.

Reason: To protect the integrity of the public watermain(s) and avoid damage thereto.

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

Public Protection Unit:

Thank you for the above consultation, the Department's observations are as follows:

The Service has noted that the site is located next to the Cibyn industrial estate. The proposed properties could be affected by noise and activities currently taking place on the Industrial Estate. It is essential that the properties are adequately insulated from noise to prevent any noise disturbance from being caused to the prospective occupants. The applicant has included a noise report and a contaminated land report as part of this application.

Noise

We have assessed the noise report from Redfan Solutions, number 2425-530, dated 9/2/24. Background noise monitoring has been carried out at three different locations around the site. The main source of noise for Position 1 was traffic, with position 2 and the noise sources was from the industrial estate as the main source that would negatively affect the amenities of the new development. These being the refrigeration units at Ready Foods (operates 24/7), and the extraction system at Welcome furniture. Section 8 of the report indicates the minimum sound reduction levels, and highlights that "It is important that the quoted minimum sound reduction specifications are met by the panels and windows, including frames, seals etc, glass performance alone is not an acceptable means of demonstrating compliance with the specification for window performance." And have stated that "Good levels of workmanship are required throughout the build."

It is essential that each property has been sound insulated to prevent external noise (and internal noise) from causing a negative effect on the residents. It must be remembered that the proposed site is located adjacent to an industrial estate with several noise sources that can negatively impact residents. The report has assessed the garden noise levels and have recommended that a "2.1m high close boarded fence of good quality and well maintained will be capable of achieving the required noise levels of traditional external areas that are used for amenity space, such as gardens and patios."

The Service would recommend that is conditioned if the application was granted. The location outlined on the "BOUNDARY TREATMENT PLAN" does not correspond to the location stated in the noise report for the acoustic fence. The acoustic fence must enclose all the properties identified in the noise report (page 15). Section 9 has stated that in order to achieve the internal noise level, the windows must remain closed. Other ventilation methods will be required. Therefore, it is essential that the applicant provides information about the ventilation that will be used to ensure that adequate ventilation is provided but also that the method chosen will ensure that internal noise levels are met. The report has concluded that with good sound insulation, and a higher-than-average acoustic fence for properties facing the industrial estate, the levels contained within the BS8223 should be met

<u>The assessment has not assessed the low-frequency noise risks from the industrial estate, nor the noise from the new substation.</u>

Effective sound insulation is essential, not only from external noise, but also from transmission noise between houses and apartments. Sound insulation will be required for the proposed development to

ensure external noise will not have a negative impact on the future residents, but also to ensure that transmission and impact noise between the flats/dwellings will not cause any problems. The development must also adhere to the guidance on noise insulation and ventilation in Approved Document E and F of the Building Regulations. A property's layout is a means of helping to reduce noise, for example, by having bedrooms located away from the noise source. Good acoustic design is critical, the developer should design the accommodation so that it provides good standards of acoustics, ventilation, and thermal comfort. The Service ecommends that the following are conditioned / undertaken if the development is permitted: -

A noise insulation scheme shall be provided to the Planning Authority before any development commences to demonstrate that the internal noise levels achieve the levels outlined in the WHO guidance document, BS8233 and NR Curves. Walls and ceilings will require acoustic glazing and sound insulation. - - - A noise study shall be submitted for approval following the implementation of any insulation scheme, to demonstrate that the internal and external noise levels can achieve the noise limits stated within WHO/BS8233/NR curves before the development is occupied. Install a 2.1m high close boarded acoustic fence surrounding the properties identified in the noise report (figure 8.10 “Fence height”, page 15).

Reason: to protect the occupants of the development

Due to the location of the proposed residential development, there is a high risk that noise could have a negative impact on the development. The noise assessment has indicated that if the development is built using correct materials and sufficient noise insulation, noise from the industrial estate should not have a negative impact on the residents.

Air Source Heat Pumps (ASHP) / and a new substation. Should the development contain ASHP/Substations, a noise assessment and noise mitigation scheme shall be submitted, giving information on protecting the proposed dwellings / gardens / external amenity areas from noise from external noise sources. It will be expected that developments achieve the “good” noise criteria as described by BS8233:2014 unless there are exceptional circumstances why this standard cannot be achieved. - -

To safeguard the amenity and living conditions of neighbouring occupiers from noise pollution which may result from the development, the sound rating level (established in accordance with BS 4142:2014+A1:2019) of any plant, machinery and equipment installed or operated in connection with the development shall be designed so that it achieves a rating level which is at least 5dB below

existing background levels, when measured in accordance with BS 4142:2014+A1:2019. Air Source Heat Pumps will be required to be included as part of the noise assessment. Details of Air Source Heat Pumps will be required confirming exact locations and manufacturer's product specification, including predicted noise levels for the proposed equipment shall be submitted. If the developer is unsure of the type to be specified, it is possible to specify restrictions on the size of the individual ASHPs and/or a minimum separation distance from other dwellings within the development. This would be led by the noise assessment.

Reason: to protect the amenities of the area and the residents of the development.

Construction work

Construction can cause noise problems for nearby residents. –

To protect the residents of the area, construction work should take place between the hours of 08:00-18:00 Monday to Friday, 08:00-13:00 Saturday, and not at all on Sundays and Bank Holidays. Best practicable methods should be used to reduce noise and vibration at work and consider the recommendations of the BS5228: Control of Noise and Vibration on Construction and Open Sites', that can include mitigation measures such as erecting acoustic barriers around the site near residential premises.

Reason: to protect the amenities of the area

Contaminated land

Having assessed the report relating to land contamination, this Service concurs with its conclusions. –

The recommendation in section 6.2.2 must be followed; ‘It is recommended that prior to the reuse of topsoil in the development that additional sampling and analysis of the topsoil for metals is undertaken to confirm it is fit for use.’ - Should any unusual ground conditions or unforeseen contamination be discovered during any stage of the development then work must cease immediately and correspondence with the Planning and Public Protection Service undertaken.

Reason: to protect the worker and user of the site

Biodiversity Unit:

27/05/2026 - The amended landscaping plans no longer show the retained hedgerow or the buffer between this habitat and the proposed development. See the photograph of the relevant hedgerow below. This habitat has been identified as one of the most valuable areas for biodiversity on the site and must be retained to secure a net benefit

for biodiversity in accordance with Planning Policy Wales.

19/06/2026 - Following my previous observations, the hedgerow buffer has been re-included in the design plans. I have no further observations.

Trees Unit:

The tree report has been completed to a suitable standard. All tree protection measures described should be made a condition of planning approval. It is worth acknowledging that T18, just beyond the site boundary, is protected by TPO. Tree protection fencing must be installed prior to any construction work to avoid damage and potential liability. The proposed tree planting scheme is appropriate and contains a suitable mix of species for the area and setting

Language and Scrutiny Unit:

As there is no update to the language assessment, the Language Unit has no further observations to add.

These are the most recent observations:

Overall, this is a comprehensive assessment overall, and, where information is lacking, there are examples that note where the full information can be found. For example, on pages 2-3, the author states "Full details of the proposed development are provided in Section 4 of the Planning Statement along with details of the sustainability of the Site in Section 2." However, information, or at least a reference to where the Unit can find information, is missing from the body of the Assessment. There are, for example, no Tai Teg/Housing Options Team statistics in the Assessment to outline clear evidence of demand. If there are statistics, then they should be included in the body of the Assessment to support the identified risk. In addition, it would have been beneficial to see a statistical analysis at ward/community level, in order to offer a clearer analysis than what has been provided at county level.

Heneb:

The above planning application is accompanied by archaeological reports documenting staged assessment and field evaluation of the site, undertaken by CR Archaeology (report numbers CR247-2024 and CR247 2025). We have monitored this work on behalf of the council and confirm that all stages have been carried out in accordance with the relevant professional standards and guidance. The primary target for this work was a Roman road (PRN 17856) between the forts of Segontium (Caernarfon) and Canovium (Caerhun, Conwy), which was strongly suspected to cross the application site The evidence for this derives from an earthwork visible on lidar within the application site and identified sections of

Roman road along the same alignment, in particular during the construction of the Caernarfon bypass approximately 1.6km to the north-east (PRN 112291). The application site is approximately 750m from Segontium and direct continuation of this line leads across the site to the south-eastern fort entrance. The results of the trenches were mainly negative, suggesting a generally low potential across the site. Two trenches located across the expected Roman road recorded a cobbled surface corresponding with the lidar earthwork and geophysical survey results. Artefacts retrieved from this surface indicated a late medieval/ post-medieval date for this deposit, and it was interpreted as being associated with an adjacent farm. It is not unusual for Roman routes to have been used in later periods; in locations, as here, where the ground is prone to flooding, an existing surface or raised area would be a logical base for a new track. Roman roads in the region vary in construction, but can be surprisingly rudimentary. The section excavated along the bypass was described as "up to 6.3m wide and generally comprised a layer of poorly sorted limestone rubble, which, in some areas, overlaid silty-clay bedding layers…In some areas depressions along its surface were also recorded, which probably related to traffic along it (i.e. wheel ruts and potholes), indicating that it probably formed an important route of communication for many centuries. It is also possible that the fabric of the road contained evidence for different phases of construction and repair…"

The association of the cobbled surface with the farm is weakened by the eastward continuation of the linear earthwork towards the excavated section. In addition, to reach either the north-east or south-east entrance to Segontium from the excavated section, the road would require two changes of direction without obvious practical need, if it were to avoid the application site. While this is of course possible, it would be uncharacteristic. Despite the unpromising evaluation results, therefore, it is considered that the possibility that the road crosses the site cannot be ruled out. Even if it was found that the road has taken a deviation, this would be important evidence in mapping the Roman road network of the region and therefore informing recommendations where Roman remains might be anticipated for future development proposals. The late medieval and early post-medieval landscape is also poorly understood, so were the road to be show in fact to date to this period, this would also be locally significant information.

In light of these observations and in accordance with national and local planning policy and guidance, it is recommended a suitable condition should be attached to any planning permission to secure proportionate mitigation.

The following wording is suggested:

i) No development (including site clearance, topsoil strip or

other ground works) shall take place until a written scheme of investigation for archaeological work has been submitted and approved in writing by the Local Planning Authority. The development shall be carried out and all archaeological work completed in accordance with the approved written scheme of investigation.

(ii) A detailed analytical report on the archaeological work required by condition (i) shall be submitted to the Local Planning Authority within 12 months of completion of archaeological fieldwork. The report must be approved in writing by the Local Planning Authority.

Reasons: 1) To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2024 and TAN24: The Historic Environment. 2) To ensure that the work will comply with MORPHE/Management of Archaeological Projects (MAP2) and the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA).

The level of archaeological risk would typically be addressed through archaeological monitoring and recording, but this has been found to be ineffective on residential developments, as well as being inconvenient to the developer. Having regard to the nature of the proposed development, it is advised that the more expedient approach would be strip, map and record in advance of construction followed by assessment, analysis, conservation, reporting and archiving as appropriate to the discoveries made. All elements of the archaeological programme must be undertaken by a professional archaeological firm experienced in work of this nature, in accordance with the relevant standards and guidance of the Chartered Institute for Archaeologists.

Chief Fire Officer: With reference to your consultation received 6th May 2026, in respect of application-C25/0778/14/LL. The Fire Authority does not have any observations regarding access for appliances and water supplies. If you should require any further information, please do not hesitate to contact the Compliance Officer.

Land Drainage Unit: <u>SuDS Observations</u>

We have no objections to this planning application.

Lead Local Flood Authority Observations

Have looked through the FCA and the flood risk is very low really isn't it - some low risk associated with an existing ditch where the new entrance would be, but I don't think there is a threat to the site of the proposed houses. Agree therefore with the FCA's conclusions. The most important thing is that the drainage scheme complies with the

requirements of SuDS.

Housing Strategic Unit:

Information about need:

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

351 options on the Tai Teg register for intermediate properties in the Caernarfon area.

There are 363 applicants from the common housing waiting register for social properties in the Peblig area, Caernarfon.

Information on the type of need:

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

Number of bedrooms (Tai Teg)

Number of bedrooms	Need as a %	rent	buy
1 bed	2%	1%	1%
2 bed	44%	22%	22%
3 bed	48%	17%	31%
4+ bed	6%	3%	3%

Number of bedrooms

(Housing Options Team)

Number of bedrooms	Need as a %
1 bed	34%
2 bed	42%
3 bed	16%
4 bed	7%
5 bed	1%

Suitability of the Plan:

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

Meets the area's needs

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

Public Consultation: A notice was posted on the site and nearby residents were notified. The advertisement period has ended, and no letter / correspondence of objection was received

One observation was received in favour of the proposal.

5. Assessment of the material planning considerations:

The principle of the development

5.1 The proposal provides a mix of 10 apartments, 3 bungalows and 23 dwellings with 10 one-bedroom units, 16 two-bedroom units, 7 three-bedroom units, 2 four-bedroom units and 1 five-bedroom unit.

5.2 The indicative supply level for Caernarfon over the Plan period is 415 units (including a 10% 'slippage allowance', i.e. the method of calculating the figure has taken into account potential unforeseen circumstances which could influence the provision of housing, e.g. land ownership matters, infrastructure restrictions, etc). During the period 2011 to 2026, 293 units were completed in Caernarfon. The land bank i.e. sites with extant planning permission, as of April 2026, stood at 31 (all on windfall sites). Note that an indicative figure of 29 units for the T26 designation (Rear of Maes Gwynedd) which does not have planning permission. Taking into consideration all the above information collectively, it is noted there is currently adequate capacity within the indicative supply for Caernarfon.

5.3 Policy TAI 8 promotes proposals that contribute to improving housing balance and meet identified needs in the community as a whole. Therefore, there is a need to consider whether the mix of units and tenure proposed here is suitable to promote a sustainable mixed community. It is therefore important to consider the inclusion of the 'Housing Mix' SPG when establishing whether what is proposed is suitable, and it is noted that the guidance expects all applicants submitting a planning application for a Use Class C3 housing development consisting of 5 or more housing units to submit a Housing Statement in support of their planning application.

5.4 It is noted that the development offers a provision of 100% affordable housing on an exception site immediately adjacent to the Caernarfon development boundary as set out in the Joint LDP and therefore Policy TAI 16 Exception Sites is applicable to this application, which states:

Where it is demonstrated that there is a proven local need for affordable housing (as defined in the Glossary of Terms) that cannot reasonably be delivered within a reasonable timescale on a market site inside the development boundary that includes a requirement for affordable housing, as an exception, proposals for 100% affordable housing on sites immediately adjacent to development boundaries that form a reasonable extension to the settlement will be granted.

Proposals must be for small-scale development, proportionate to the size of the settlement, unless it can be clearly demonstrated that there is a clear need for a larger site, and, where appropriate, priority will be given to suitable previously developed land."

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

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

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

5.6 Evidence has been submitted in the form of an Affordable Housing Statement and includes confirmation of the social and intermediate affordable housing need figures in March 2026 which are

- 959 applicants on the Gwynedd Housing Register who chose Caernarfon as their first-choice area,
- 489 applicants who also have a five-year local connection to Caernarfon,
- 314 applicants are listed in band 1A and 2 for housing needs whilst also having a five-year local connection with Caernarfon.
- 281 applicants in need of intermediate 2- and 3-bedroom houses on the Tai Teg list.

5.7 Comments from the Housing Strategy Unit confirm a general need for affordable housing (without a local connection requirement) for Peblig; however further information received from them confirms that the need for affordable housing with a 5-year connection to Caernarfon (Band 1A-2) stands at 199 (September 2026), and that there are 323 people on the Tai Teg list for intermediate 2/3-bedroom properties (with a total of 351 across all dwelling types). It is noted that these figures do not include rural need within 6km of Caernarfon (excluding people living within a settlement located within that 6km radius) and therefore the overall figure is likely to be higher.

5.8 It is noted that there is a site designated for housing (T26 -Rear of Maes Gwynedd) within the development boundary of Caernarfon, without any planning permission. The LDP confirms that this site has been designated for 29 homes with an expectation of 30% (9 properties) to be affordable for Gwynedd's needs. It is known that the need for social housing throughout Gwynedd (with a local connection to Gwynedd) is around 2000, and the need for intermediate housing is around 800. Given this and the figures mentioned above for the need in Caernarfon only, it is considered that the need for affordable housing exceeds what the designated site and the site of this application could provide.

5.9 Paragraph 4.1.7 of the Affordable Housing SPG confirms:

"Where the main sources (LHMA, Common Housing register and Tai Teg) or evidence submitted by the applicant have not identified a need for Local Need Affordable Housing in a rural area (e.g. because the households concerned have not chosen to register their need or priority for

specific settlements) then a local survey is the best way to demonstrate a need for affordable housing. The survey should be carried out by a qualified individual / company / service, such as a Rural Housing Facilitator, and the methodology should be agreed with the Council"

5.10 In this case therefore, and from the information available, as the need has been proven by the applicant's principal sources and evidence, in accordance with the requirements of the SPG there is no purpose conducting a local survey by a Rural Housing Facilitator.

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

Visual amenities

5.12 Policy PCYFF 3 states that proposals will be approved, including extensions and changes to existing buildings and structures, if they comply with a number of criteria including that the proposal adds to or improves the character or appearance of the site, the building or the area in terms of setting, appearance, scale, mass, the height and elevation treatment; that it respects the context of the site and its place in the local landscape; that it uses materials that are appropriate to their surroundings and incorporates soft landscaping; that it improves a safe and integrated transport and communications network; that it limits the risk and danger of flood water run-off and prevents pollution; that it achieves an inclusive design that allows access for all and helps to create healthy and vibrant environments taking into account the health and well-being of future users.

5.13 The application involves the development of a green field into a residential housing estate. The site is located on the outskirts of Caernarfon town and outside but immediately adjacent to the town's development boundary. There are dwellings to the south-west, and the Cibyn Bungalow and the Cibyn industrial estate to the south-east. The land is existing agricultural land.

5.14 It is proposed to plant and maintain a hedge to surround the site to mitigate a significant adverse impact on the wider landscape.

5.15 The houses are of a design like those seen in the town and the proposed dwellings are all a maximum of two storeys, like the houses to the south-west of the site. The proposed mix of dwellings allows for a layout that does not cause mass-related issues that may otherwise be incompatible with the character and local context. Considering that this proposal is located on the outskirts of the town and would blend into the wider built landscape of Caernarfon, it is considered acceptable and will not have a significantly adverse effect on the character of the area or the wider landscape. It is therefore considered that the proposal is acceptable and provides a logical extension to the settlement and complies with the relevant requirements of policies PS 5, PCYFF 3 and 4 and TAI 16.

General and residential amenities

5.16 The proposed dwellings are located within approximately 15 metres of an existing residential estate to the south-west of the site. In addition, one of the proposed dwellings is approximately 10 metres from the Cibyn Bungalow and Cibyn Industrial Estate to the south-east. Apart from the existing residential estate and the Cibyn Bungalow, the other nearest dwelling is located approximately 120 metres from the nearest proposed dwelling. It is proposed to install a hedgerow, landscape buffer strip and landscaping between this development and nearest adjacent dwellings. It is unlikely that the proposal would have a significant negative impact on the privacy of nearby residents. With regard to the impact of noise emanating from the activities and traffic of a new housing estate, it is not anticipated that it would significantly disrupt nearby houses.

5.17 The Environmental Health Service has considered the application having regard to the proximity of the site to the Cibyn Industrial Estate and the potential for noise from industrial activities to affect the amenities of the residents of the proposed development. A Noise Report was submitted by Redfan Solutions (ref. 2425-530) to support the application. The report concludes that the noise levels recommended in BS8233 can be achieved, provided appropriate mitigation measures are implemented. This includes the provision of suitable sound insulation in the dwellings and the erection of a 2.1m high acoustic fence to protect garden amenities and external amenity areas. However, the Service has noted that the location of the fence shown on the boundary treatment plan is not in line with the arrangement assessed in the noise report, and therefore it will be necessary to ensure that the fence encloses all relevant properties. The report also confirms that it will be possible to achieve suitable noise levels within the dwellings by ensuring that some windows are closed at all times, and that suitable ventilation can be ensured by alternative means if needed. The review is considered to confirm that suitable mitigation can be provided to ensure suitable noise levels within the dwellings, and therefore subject to conditions to ensure that the mitigation measures are agreed in advance the development is considered acceptable from a residential amenity perspective.

5.18 To this end, it is not considered that the proposal would have a significant adverse effect on the amenities of nearby residents and is therefore considered acceptable and complies with the requirements of policy PCYFF 2 of the LDP.

Transport and access matters

5.19 The Transport Unit has no objection to the proposed development. It is considered that the traffic calming measures shown on the amended plans are acceptable and they would contribute to creating a safer environment for road users, with the final details being conditionally agreed. The changes to the crossing facilities and the provision of an additional footway connecting the site to the bus stop to the south are also welcomed. This is seen as providing a more direct and convenient connection to the town centre and public transport services, reflecting the likely route of pedestrians and encouraging active and sustainable travel. Consequently, these changes are considered to be a positive improvement to the accessibility and connectivity of the development.

5.20 It is generally considered that the development would not have a significant adverse effect on the local road network and that the proposed improvements would provide benefits to the local community. From a highways and transport perspective, subject to the imposition of standard conditions and reference to the section 278 procedure relating to the access, parking provision, completion of the estate road, lighting, visibility splays and the undertaking necessary works within the public highway, the application is deemed to be in accordance with policies TRA 2 and TRA 4 of the LDP.

Biodiversity matters

5.21 In its initial observations, the Biodiversity Unit noted that the revised plans omitted the clawdd and associated buffer that had been identified as one of the most valuable habitats on the site. It was emphasised that retaining this feature is essential to ensure a net benefit to biodiversity in line with the requirements of Planning Policy Wales. However, following further discussions and revision of the plans, the hedge buffer has been reintroduced, and the Biodiversity Unit has confirmed that there are no further observations.

5.22 In relation to trees, the tree report is considered to have been completed to an acceptable standard. It is recommended that all tree preservation measures set out in the report are secured through a planning condition. It is also noted that tree T18, which is outside the site's boundary, is protected by a Tree Preservation Order, and therefore tree protection fencing will need to be installed prior to the commencement of any construction work in order to avoid damage to it. The proposed planting scheme is considered appropriate and includes a suitable mix of species reflecting the character and location of the site.

5.23 A green infrastructure statement has been submitted as part of the application and is considered acceptable. The proposals are generally considered acceptable in terms of biodiversity and trees, subject to ensuring the preservation of the hedgerow and associated buffer, as well as the implementation of the tree preservation measures and the recommended planting scheme. Due to this, the application is deemed to be in accordance with policies AMG 5 and PS 19 along with Chapter 6 of PPW.

Flooding and drainage matters

5.24 There are Flood Zones (2 and 3) located near the south-east boundary of the site along with surface water and small watercourses. A Flood Impact Survey has been submitted as part of the application and the Lead Local Flood Authority has confirmed that the content of the Survey is acceptable. There is a low risk associated with an existing ditch on the site but that there is no threat to the proposed housing. In addition, the Land Drainage Unit has confirmed there is no objection to the proposed drainage scheme, and to this end it can be confirmed that the proposal complies with all the requirements of Technical Advice Note 15: Development, Flooding and Coastal Erosion 2025, and that the proposal does not pose a risk to life.

Archaeological matters

5.25 The application is supported by archaeological assessment and evaluation reports. The main focus was on the possibility that the Roman road between Segontium (Caernarfon) and Canovium (Caerhun, Conwy), crosses the site. Although the evaluation produced mostly negative results, two trenches recorded a cobbled surface corresponding with the LiDAR earthwork and geophysical survey results. Although artifacts suggest a late medieval or post-medieval date, the possibility that the feature follows or incorporates the Roman road route cannot be ruled out.

5.26 The evaluation has minimised the archaeological risk, but the presence, absence or possible deviation of the Roman road remains of archaeological interest. In addition, confirming a medieval or post-medieval route would contribute to an understanding of the local historic landscape.

5.27 As a result, it is considered necessary to impose an archaeological condition to ensure a proportionate programme of archaeological mitigation. Due to the nature of the development, it is considered that a programme of strip, map and record prior to commencement of construction is the most appropriate method, along with any necessary assessment, reporting and archiving work

in accordance with CIfA standards. Subject to this condition, the proposal is deemed to comply with the policy requirements PS20 of the LDP.

Language Matters

5.28 Criterion (2) of Policy PS 1 states that a Welsh Language Impact Assessment will be required for a proposed development on an unexpected windfall site for a large-scale housing development. The fact that this is an exception site outside the development boundary therefore means it is an unexpected windfall site. As noted in the SPG 'Maintaining and Creating Distinctive and Sustainable Communities', this development is considered a 'large scale' housing development.

5.29 It is noted that a Welsh Language Impact Assessment has been submitted with the application. In their response to the consultation, the Language Unit confirmed that the linguistic assessment is overall comprehensive and that the linguistic risk/impact identified by the applicant is considered neutral. It is noted that a condition for providing a Welsh name for the estate would be placed on any decision. Consequently, the proposal is not considered to be contrary to the material requirements of policy PS 1.

Welsh Water Matters

5.30 Welsh Water has confirmed that the site is crossed by public water pipes and adjacent to statutory equipment, with the approximate locations of the infrastructure set out on the relevant plans. It was noted that Welsh Water has statutory rights under the Water Industry Act 1991 to ensure access to its equipment at all times for maintenance, repair and refurbishment purposes.

5.31 Following the submission of revised plans, Welsh Water have reviewed the proposal and confirmed that they are withdrawing their previous objection. This is based on the understanding that no buildings, foundations or structures, tree planting, ecological mitigation measures, Sustainable Drainage features or changes to land levels will be constructed within the protection zone which extends 3 metres to either side of the centre of the public water pipeline.

5.32 The revised plan is considered to provide adequate protection for the existing water infrastructure and ensure that active access to the equipment is retained. Consequently, Welsh Water has no objection to the development subject to compliance with the approved plans, relevant operational requirements and suggested conditions, and therefore the proposal is deemed to comply with the requirements of policy ISA 1.

Open Spaces and Play Areas

5.33 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 play areas and equipped children's play areas in this area.

5.34 The applicant offers open spaces and has identified an area for an equipped children's play area on the site which satisfies the need that has been highlighted. Therefore, it is considered that the proposal complies with Policy ISA 5 of the LDP.

Education Matters

5.35 The Department for Education was consulted on the proposal, and confirmation was received that there is available capacity at Ysgol Gynradd Maesincla and Ysgol Uwchradd Syr Hugh Owen. Specifically:

- Ysgol Maesincla: Capacity 318 – Total January 2026 – 256. Projected numbers – September 2027 – 259; September 2028 – 270;
- Ysgol Syr Hugh Owen Capacity 1164 – Total January 2026 – 822. Projected numbers –September 2027- 878; September 2028 – 878.

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

There are 26 2+ bedroom units in the development. Therefore, the number of additional pupils from this application are as follows:

- Primary School: 26 x 0.40 = 10.4 pupils
- Secondary School: (years 7 to 11) 26 x 0.29 = 7.54 pupils and (years 12 and 13) 26 x 0.02 = 0.52

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

Agricultural Land

5.38 The current Welsh Government maps confirm that this land is identified as a mixture of registered land 2 and 3b, but a document submitted as part of the application (Agricultural Quality of Land off Llanberis Road, Caernarfon) suggests that it is 3a and 3b, concluding as follows:

"Subgrade 3a This land has permeable medium loamy topsoils, with subsoils slightly affected by perched water.

Land access with machinery is likely to be restricted in winter and early spring, although late spring as well as autumn sowing is theoretically possible.

The topsoils in places have common large hard stones. This presents a risk of increased machinery wear were the land to be cultivated.

Subgrade 3b

This land in the south has moderately high topsoil clay content and poor drainage (Soil Wetness Class IV). Under the local climate this means that the land is usually too wet for spring machinery land access, and arable cropping is therefore limited to autumn sowings."

5.39 Paragraph 3.58 of Planning Policy Wales (PPW) notes 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 notes:

"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."

5.40 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".

5.41 With the information available on the Government maps and the information submitted as part of the application, it is clear that a large part of the site is identified as either registered land 2 or 3a. Information has also been submitted confirming that the site is not suitable for machinery. The location of the site, surrounded by an industrial estate, existing housing and a highway means that it has been separated from other agricultural land. As confirmed in paragraph 5.12 above,a clear need for affordable units has been proven, and therefore it is considered that there is sufficient justification for the development of this land and that the proposal is not contrary to the requirements of criterion 6 of policy PS 6 together with advice given in Planning Policy Wales in particular paragraphs 3.58 and 3.59.

6. Conclusions:

6.1 In view of the above and having considered all relevant planning matters including local and national policies and guidance as well as all the observations received, it is considered that this proposal is acceptable as it meets the requirements of the relevant policies and guidance as set out above.

7. Recommendation:

7.1 To approve with conditions

1. Five years

2. In accordance with the plans

3. Highways Conditions

4. Tree protection fencing must be installed prior to any construction work to avoid damage and 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. Submittal of a Construction Environmental Management Plan

9. Land contamination conditions

10. Archaeological conditions

11. Welsh Name

12. Affordable Housing Condition

13. Condition C3 only

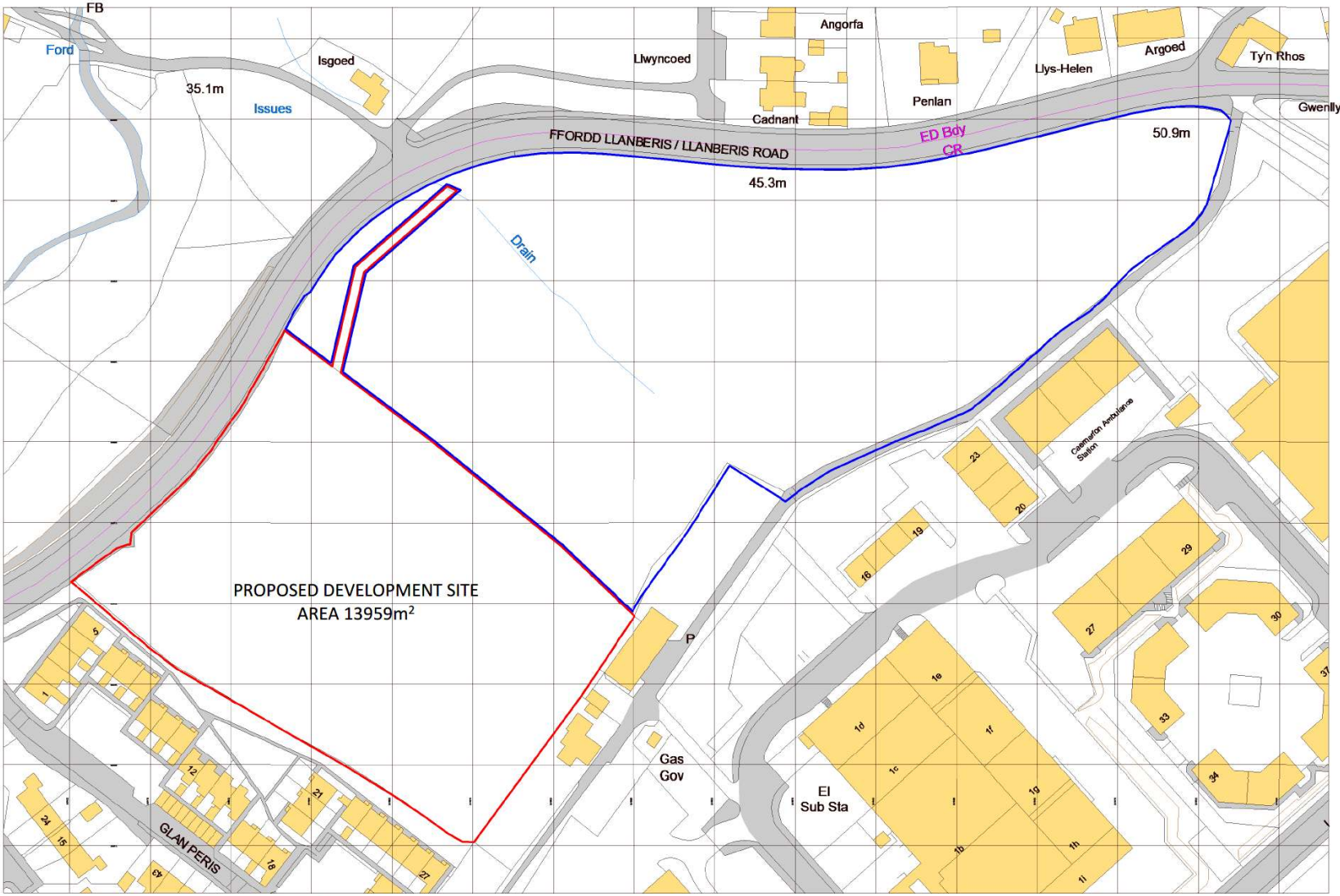
14. Withdrawal of permitted rights

Notes

Highways

SUDS

Major Development



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01 - LOCATION PLAN

SCALE: 1 : 1250

0m 25m 50m 75m 100m 125m

VISUAL SCALE 1:1250 @ A3

N

Cynllunio
Derbyn - 24/10/2025

REV	DESCRIPTION	DATE	BY
C	CONNECTION TO DRAIN ADDED	29/07/25	IO
B	BOUNDARY LINES ADJUSTED TO MATCH PROPOSED PLANS	16/04/25	GT
A	BLUE BOUNDARY LINE FOR PHASE 2 LAND ADDED	07/10/24	GT

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PROJECT
LLANBERIS ROAD,
CAERNARFON
for ADRA

DRAWING TITLE
PLANNING - LOCATION PLAN

SCALE	DATE	DRAWN	CHECKED
1 : 1250 @A3	12/07/23	IO	SV

DRAWING STATUS: PLANNING

JOB No	DRAWING No	REVISION
C1139	001	C

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A3

Cynllun Diwygiedig
Amended Plan
Cynllunio
Derbyn - 25/06/2026
UNIT KEY
GIFA
No.
- 2P1B COTTAGE STYLE APARTMENT @55m² x10
- 3P2B BUNGALOW @58m² x3
- 4P2B HOUSE @83m² x13
- 5P3B HOUSE @93m² x2
- 5P3B HOUSE DUAL ASPECT @93m² x5
- 7P4B HOUSE @114m² x2
- 8P5B HOUSE @169m² x1
TOTAL UNITS 36
FIRE HYDRANT LOCATION
FIRE HYDRANT
MATURE OAK TREE TO BE RETAINED
SUBSTATION
POSITION OF OVERHEAD CABLES
FARM GATE FOR ACCESS TO ADJACENT LAND
OVERHEAD CABLES DIVERTED UNDERGROUND
EXISTING POSITION OF OVERHEAD CABLES
WILDLIFE CORRIDOR
CAERNARFON PENTECOSTAL CHURCH
AMENITY SPACE 635m²
AREA SET ASIDE FOR EQUIPPED PLAY SPACE 234m²
DETENTION BASIN
AMENITY SPACE 1526m²
AMENITY SPACE 210m²
Bungalow
LINE OF WATERMAIN
VISIBILITY SPLAY 2.4 X 102m
PEDESTRIAN CROSSING SUBJECT TO FURTHER DISCUSSION AND S278 AGREEMENT
NEW SITE ENTRANCE
TRAFFIC CALMING
VISIBILITY SPLAY 2.4 X 120m
PEDESTRIAN CROSSING SUBJECT TO FURTHER DISCUSSION AND S278 AGREEMENT
ADOPTED FOOTPATH LINK TO ADJACENT HOUSING ESTATE
ADOPTED PAVEMENT LINK TO BUS STOP
Landscape Buffer
Translocated Scrub
RG
PROPOSED BIODIVERSITY MITIGATION
TO BUILDINGS. REFER TO TIRLUN BARR DRAWINGS
BAT BOXES
BIRD BOXES
0m 5m 10m 15m 20m 25m
VISUAL SCALE 1:250 @ A1
LLANBERIS ROAD, CAERNARFON for ADRA
REVISED SITE LAYOUT - POST PAC - PLOT 7 OPTION
As indicated @A1
17/10/24
IO
SV
PLANNING
C1139 018(1) J
AINSLEY GOMMON ARCHITECTS
A1

Cynllun Diwygiedig
Amended Plan

Cynllunio
Derbyn - 06/05/2026

3D VIEW LOOKING EAST

REV	DESCRIPTION	DATE	BY
G	LANDSCAPE FEATURES UPDATED TO MATCH LANDSCAPE PLAN	23/04/26	IO
F	PLOT 7 MOVED TO PLOT 34	19/03/26	IO
E	AREA FOR TRANSLOCATED SCRUB CREATED BEHIND PLOTS 21-26	12/01/26	IO
D	PLANNING ISSUE	15/10/25	AL
C	EQUIPPED PLAY SPACE MOVED SOUTH EAST. DETENTION BASIN & RAIN WATER GARDEN MATCH ENGINEERS DRAWINGS. TREES UPDATED & BIODIVERSITY MITIGATION ADDED TO MATCH LANDSCAPE PLAN	21/05/25	GT
B	FLATS 15-20 MOVED UP, 4P2B HOUSE MOVED DOWN, ADJACENT TO PLOT 26. PLAY AREA MOVED OUT OF THE WATER MAIN EASEMENT, SECTIONS OF HIGHWAY ADJUSTED TO LIGHT GREY	30/04/25	GT
A	AMENDMENTS TO SITE LAYOUT FOLLOWING ADRA'S PREFERRED HOUSING MIX. PLOT 12 & 13 SWITCHED, SUBSTATION PUSHED BACK, RAIN GARDEN REMOVED ADJACENT PLOT 8. BINS & SHEDS ADDED, 1.2m LANDING DEPTH TO FRONT DOORS	16/04/25	GT

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PROJECT
LLANBERIS ROAD,
CAERNARFON
for ADRA

DRAWING TITLE
3D VIEW LOOKING EAST

SCALE	DATE	DRAWN	CHECKED
@A3	21/08/24	GT	SV

DRAWING STATUS: PLANNING

JOB No	DRAWING No	REVISION
C1139	020	G

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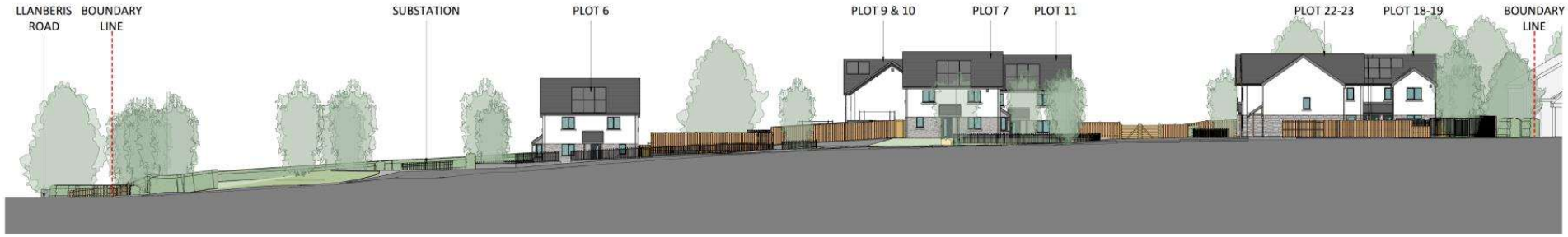
A3



1 | STREET ELEVATION - LOOKING NORTH EAST

SCALE: 1 : 200

2 | STREET ELEVATION - LOOKING SOUTH WEST

SCALE: 1 : 200

3 | STREET ELEVATION - LOOKING SOUTH EAST AT FRONT OF SITE

SCALE: 1 : 200

REV	DESCRIPTION	DATE	BY
G	LANDSCAPE FEATURES UPDATED TO MATCH LANDSCAPE PLAN	30/04/26	KO
F	PLOT 7 MOVED TO PLOT 34	19/03/26	KO
E	AREA FOR TRANSLOCATED SCRUB CREATED BEHIND PLOTS 21-26	13/01/26	KO
D	PLANNING ISSUE	25/10/25	AL
C	TREES UPDATED & BIODIVERSITY MITIGATION ADDED TO MATCH LANDSCAPE PLAN	21/05/25	GT
B	FLATS 15-20 MOVED UP, 4PUB HOUSE MOVED DOWN, ADJACENT TO PLOT 26. PLAY AREA MOVED OUT OF THE WATER MAIN EASEMENT. SECTIONS OF HIGHWAY ADJUSTED TO LIGHT GREY	30/04/25	GT
A	AMENDMENTS TO SITE LAYOUT FOLLOWING ADRA'S PREFERRED HOUSING MIX. PLOT 12 & 13 SWITCHED, SUBSTATION PUSHED BACK, RAIN GARDEN REMOVED ADJACENT PLOT 6, BINS & SHEDS ADDED, 1.2m LANDING DEPTH TO FRONT DOORS	16/04/25	GT

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PROJECT

LLANBERIS ROAD,
CAERNARFON
for ADRA

DRAWING TITLE

SITE SECTIONS & STREET ELEVATIONS - SHEET 1

SCALE	DATE	DRAWN	CHECKED
1 : 200 @A1	15/10/24	GT	SV

DRAWING STATUS: PLANNING

JOB No	DRAWING No	REVISION
C1139	016	G

0m 4m 8m 12m 16m 20m

VISUAL SCALE 1:200 @ A1

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A1

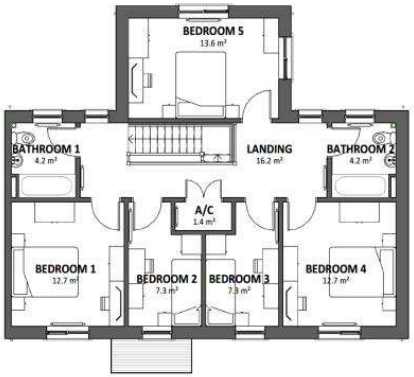
Cynllunio
Derbyn - 24/10/2025

PLOT 26

8P5B HOUSE GIFA	
Level	Area
DQR MIN	N/A
00 - GROUND FLOOR	84.74 m²
01 - FIRST FLOOR	84.74 m²
Grand total	169.48 m²

MATERIAL KEY

- NATURAL SLATE / SLIM CONCRETE TILES SUBJECT TO APPROVAL
- RENDER - OFF WHITE
- NATURAL TIMBER CLADDING (VERTICAL)
- STONE
- GREY ENGINEERING BRICK
- WINDOWS AND DOORS - UPVC GRAPHITE
- FACIAS, SOFFITS AND RWG'S - UPVC



FIRST FLOOR PLAN

SCALE: 1 : 100

FRONT ELEVATION

SCALE: 1 : 100

PARTY WALL / SIDE ELEVATION

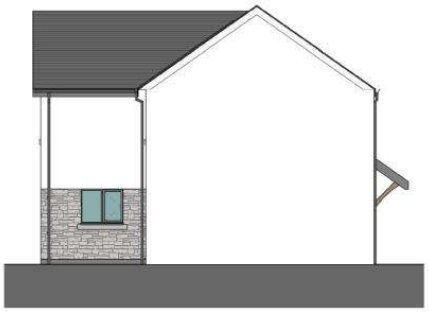
SCALE: 1 : 100

GROUND FLOOR PLAN

SCALE: 1 : 100

REAR ELEVATION

SCALE: 1 : 100



SIDE ELEVATION

SCALE: 1 : 100

REV	DESCRIPTION	DATE	BY
A	PLAN LAYOUT ADJUSTED & ELEVATIONS IMPROVED	30/04/25	GT

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PROJECT
LLANBERIS ROAD, CAERNARFON
for ADRA

DRAWING TITLE
8P5B HOUSE DETACHED

SCALE	DATE	DRAWN	CHECKED
1 : 100@A2	31/03/25	GT	SV

DRAWING STATUS: PLANNING

JOB No	DRAWING No	REVISION
C1139	097	A

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0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ A2

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A2

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Derbyn - 24/10/2025

FIRST FLOOR PLAN

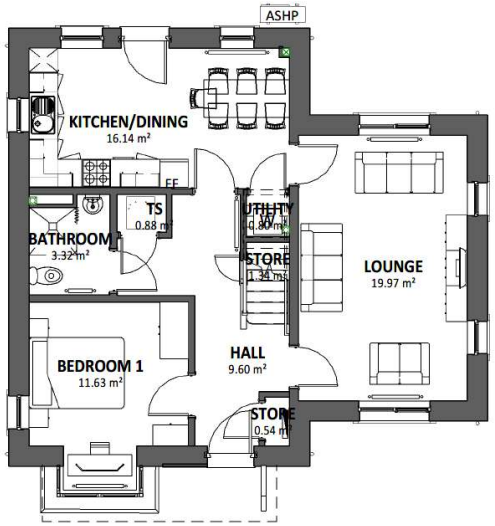
SCALE: 1 : 100

FRONT ELEVATION

SCALE: 1 : 100

SIDE ELEVATION

SCALE: 1 : 100



GROUND FLOOR PLAN

SCALE: 1 : 100

REAR ELEVATION

SCALE: 1 : 100

PARTY WALL ELEVATION

SCALE: 1 : 100

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ A3

PLOT 34

7P4B HOUSE GIFA	
Level	Area
DQR MIN	114 m²
FIRST	46.03 m²
GROUND	68.46 m²
Grand total	114.48 m²

MATERIAL KEY

- NATURAL SLATE / SLIM CONCRETE TILES SUBJECT TO APPROVAL
- RENDER - OFF WHITE
- NATURAL TIMBER CLADDING (VERTICAL)
- STONE
- GREY ENGINEERING BRICK
- WINDOWS AND DOORS - UPVC GRAPHITE
- FACIAS, SOFFITS AND RWG'S - UPVC

REV	DESCRIPTION	DATE	BY

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PROJECT
LLANBERIS ROAD, CAERNARFON for ADRA

DRAWING TITLE
7P4B HOUSE DETACHED - GABLE TYPE

SCALE	DATE	DRAWN	CHECKED
1 : 100 @A3	15/10/25	AbL	AL

DRAWING STATUS: PLANNING

JOB No	DRAWING No	REVISION
C1139	085	

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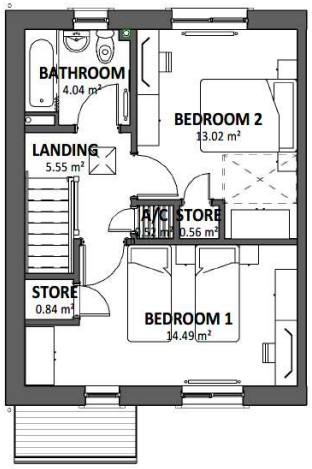
A3

PLOT 30

Area Schedule (GIA) 4P2B	
Level	Area
00 - GROUND FLOOR	41.29 m²
01 - FIRST FLOOR	41.29 m²
Grand total	82.58 m²



FIRST FLOOR PLAN

SCALE: 1 : 100

FRONT ELEVATION

SCALE: 1 : 100

REAR ELEVATION

SCALE: 1 : 100

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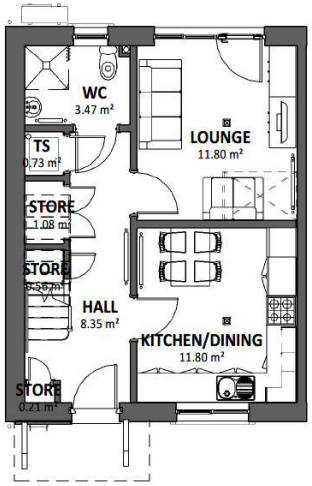
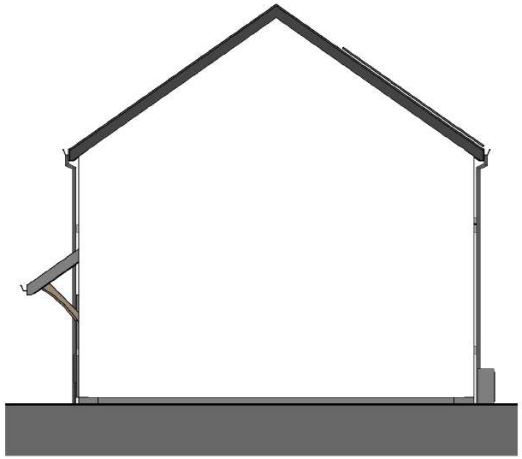
Derbyn - 24/10/2025



GROUND FLOOR PLAN

SCALE: 1 : 100

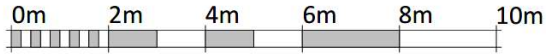


SIDE ELEVATION

SCALE: 1 : 100

MATERIAL KEY

- NATURAL SLATE / SLIM CONCRETE TILES
- RENDER - OFF WHITE
- NATURAL TIMBER CLADDING (VERTICAL)
- GREY ENGINEERING BRICK
- WINDOWS AND DOORS - UPVC GRAPHITE
- FACIAS, SOFFITS AND RWG'S - UPVC



VISUAL SCALE 1:100 @ A3

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PROJECT
LLANBERIS ROAD,
CAERNARFON
for ADRA

DRAWING TITLE
4P2B HOUSE STAIR TO GABLE

SCALE	DATE	DRAWN	CHECKED
1 : 100 @A3	31/03/25	GT	SV

DRAWING STATUS: PLANNING

JOB No	DRAWING No	REVISION
C1139	073	

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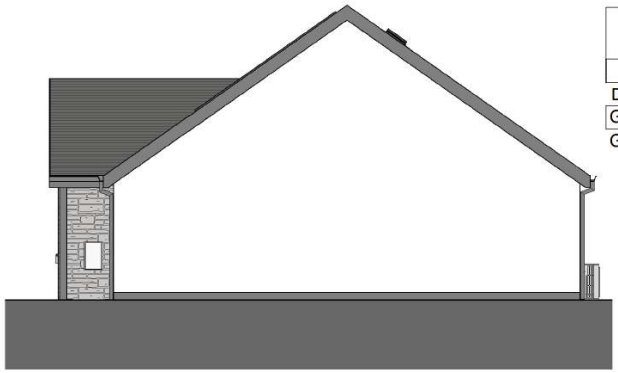
A3

Cynllunio
Derbyn - 24/10/2025

PLOT 7

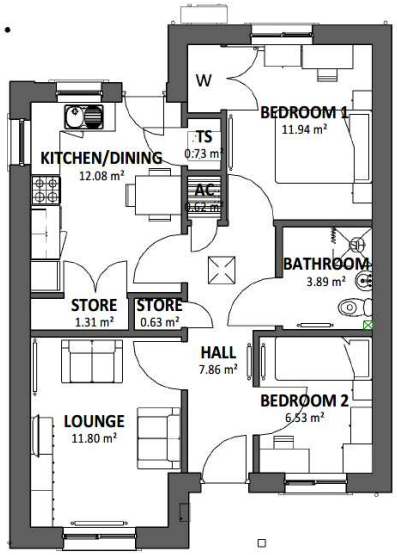
FRONT ELEVATION
SCALE: 1 : 100



SIDE ELEVATION
SCALE: 1 : 100

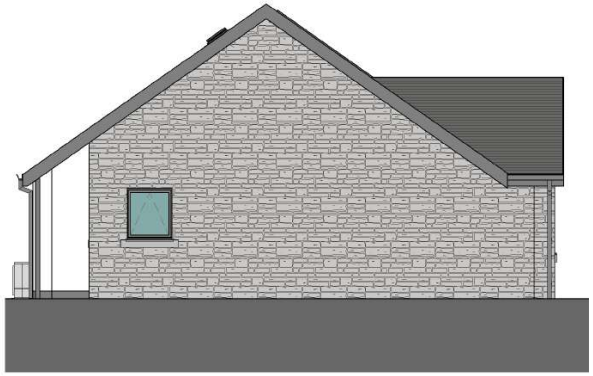
3P2B BUNGALOW GIFA	
Level	Area
DQR MIN	58 m²
GROUND FLOOR LEVEL	61.07 m²
Grand total	61.07 m²

MATERIAL KEY
- NATURAL SLATE / SLIM CONCRETE TILES
- RENDER - OFF WHITE
- STONE
- GREY ENGINEERING BRICK
- WINDOWS AND DOORS - UPVC GRAPHITE
- FACIAS, SOFFITS AND RWG'S - UPVC
- NATURAL TIMBER CLADDING (VERTICAL)



GROUND FLOOR PLAN
SCALE: 1 : 100

REAR ELEVATION
SCALE: 1 : 100



SIDE ELEVATION
SCALE: 1 : 100

REV	DESCRIPTION	DATE	BY

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PROJECT
LLANBERIS ROAD,
CAERNARFON
for ADRA

DRAWING TITLE
3P2B BUNGALOW
DETACHED

SCALE	DATE	DRAWN	CHECKED
As @A3 -indicated	31/03/25	GT	SV

DRAWING STATUS: PLANNING

JOB No	DRAWING No	REVISION
C1139	088	

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0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ A3

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A3

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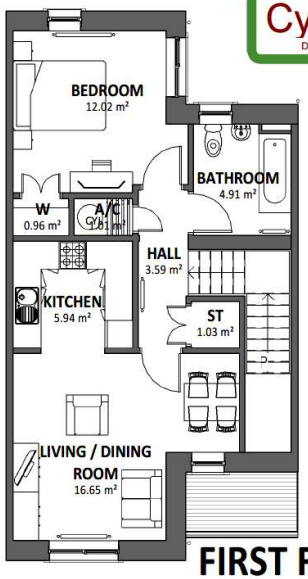
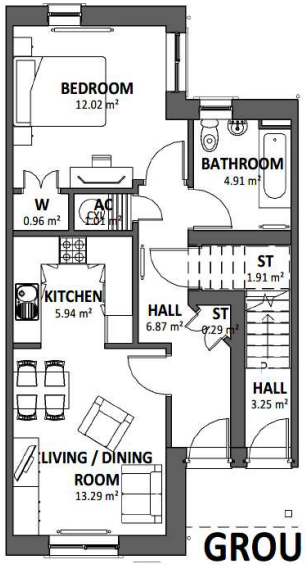
Derbyn - 24/10/2025



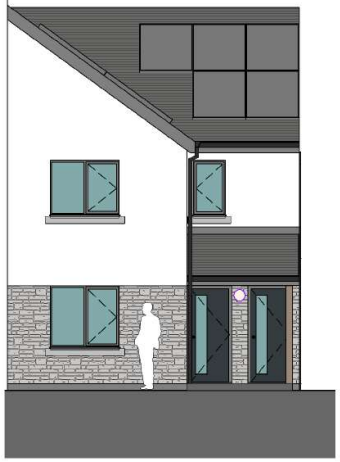
FIRST FLOOR PLAN

SCALE: 1 : 100



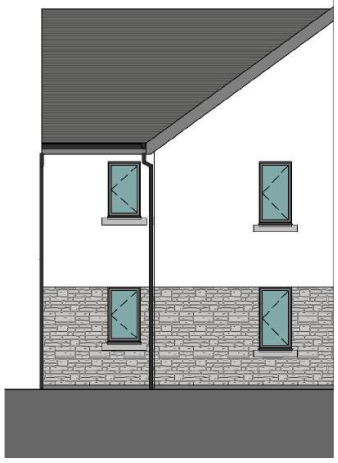
GROUND FLOOR PLAN

SCALE: 1 : 100



FRONT ELEVATION

SCALE: 1 : 100



REAR ELEVATION

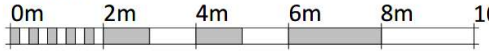
SCALE: 1 : 100

SIDE ELEVATION

SCALE: 1 : 100

PARTY WALL ELEVATION

SCALE: 1 : 100



VISUAL SCALE 1:100 @ A3

PLOT 17-18

2P1B FLAT INSET GIFA	
DQR MIN	53 m²
GROUND FLOOR	49.98 m²
FIRST FLOOR	55.31 m²
FF ENTRANCE	3.25 m²

MATERIAL KEY

- NATURAL SLATE / SLIM CONCRETE TILES SUBJECT TO APPROVAL
- RENDER - OFF WHITE
- NATURAL TIMBER CLADDING (VERTICAL)
- STONE
- GREY ENGINEERING BRICK
- WINDOWS AND DOORS - UPVC GRAPHITE
- FACIAS, SOFFITS AND RWG'S - UPVC

REV	DESCRIPTION	DATE	BY
A	PLOT NUMBERS ALTERED	30/04/25	GT

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PROJECT
LLANBERIS ROAD,
CAERNARFON
for ADRA

DRAWING TITLE
2P1B MID TERRACE APARTMENT - LOUNGE TO FRONT

SCALE	DATE	DRAWN	CHECKED
1 : 100 @A3	31/03/25	GT	SV

DRAWING STATUS: PLANNING

JOB No	DRAWING No	REVISION
C1139	093	A

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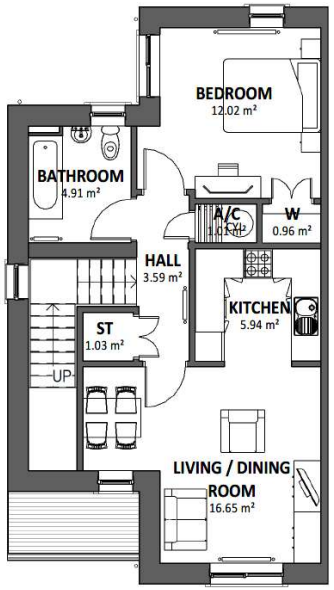
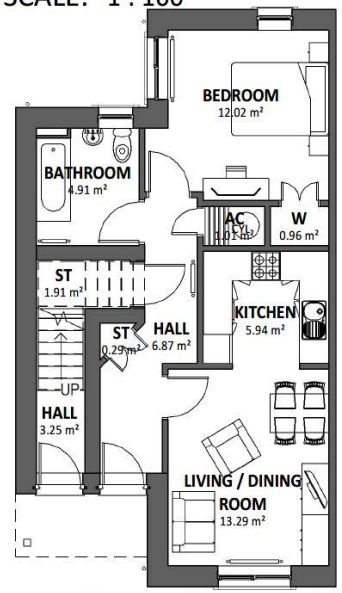
A3



FIRST FLOOR PLAN

SCALE: 1 : 100

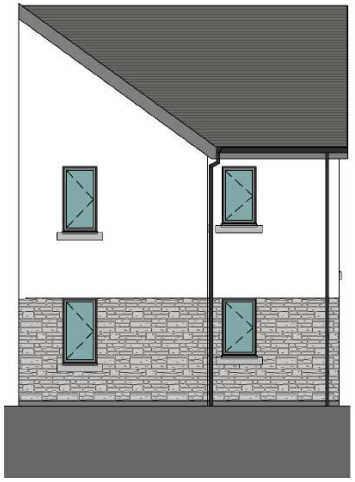


GROUND FLOOR PLAN

SCALE: 1 : 100

FRONT ELEVATION

SCALE: 1 : 100



REAR ELEVATION

SCALE: 1 : 100

PARTY WALL ELEVATION

SCALE: 1 : 100

SIDE ELEVATION

SCALE: 1 : 100

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ A3

PLOT 15-16

2P1B FLAT INSET GIFA	
DQR MIN	53 m²
GROUND FLOOR	49.98 m²
FIRST FLOOR	55.31 m²
FF ENTRANCE	3.25 m²

MATERIAL KEY

- NATURAL SLATE / SLIM CONCRETE TILES SUBJECT TO APPROVAL
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REV	DESCRIPTION	DATE	BY
A	PLOT NUMBERS ALTERED	30/04/25	GT

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PROJECT
LLANBERIS ROAD,
CAERNARFON
for ADRA

DRAWING TITLE
2P1B APARTMENT -
LOUNGE TO FRONT

SCALE	DATE	DRAWN	CHECKED
1 : 100 @A3	31/03/25	GT	SV

DRAWING STATUS: PLANNING

JOB No	DRAWING No	REVISION
C1139	092	A

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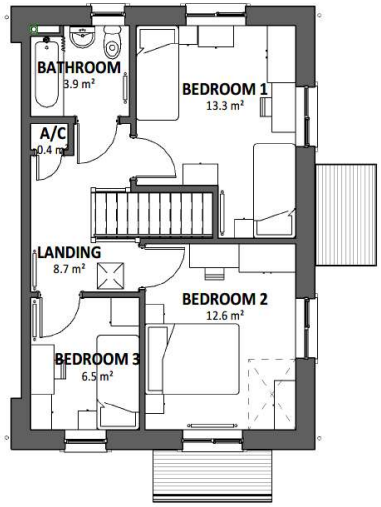
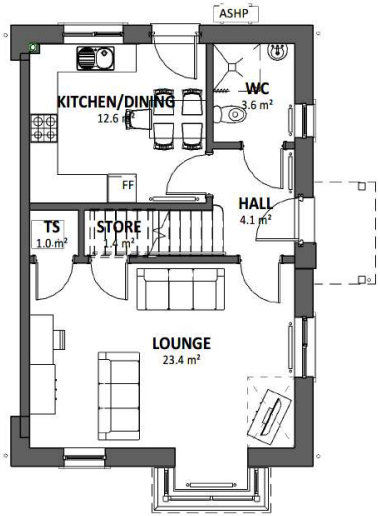
A3



FIRST FLOOR PLAN

SCALE: 1 : 100



GROUND FLOOR PLAN

SCALE: 1 : 100

FRONT ELEVATION

SCALE: 1 : 100

REAR ELEVATION

SCALE: 1 : 100

PARTY WALL ELEVATION

SCALE: 1 : 100

SIDE ELEVATION

SCALE: 1 : 100

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ A3

PLOT 6

5P3B SE NEW HOUSE GIFA	
Level	Area
DOR MIN	93 m²
FIRST FLOOR	48.14 m²
GROUND FLOOR	49.52 m²
Grand total	97.66 m²

MATERIAL KEY

- NATURAL SLATE / SLIM CONCRETE TILES SUBJECT TO APPROVAL
- RENDER - OFF WHITE
- NATURAL TIMBER CLADDING (VERTICAL)
- STONE
- GREY ENGINEERING BRICK
- WINDOWS AND DOORS - UPVC GRAPHITE
- FACIAS, SOFFITS AND RWG'S - UPVC

REV	DESCRIPTION	DATE	BY
A	PLANNING ISSUE	15/10/25	AL

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PROJECT
LLANBERIS ROAD,
CAERNARFON
for ADRA

DRAWING TITLE
5P3B HOUSE - SIDE ENTRY - LOUNGE TO FRONT

SCALE	DATE	DRAWN	CHECKED
1 : 100 @A3	31/03/25	GT	SV

DRAWING STATUS: PLANNING

JOB No	DRAWING No	REVISION
C1139	080	A

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