

PLANNING COMMITTEE	DATE: 09/09/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Number: 3

Application Number: C24/0532/25/LL

Date Registered: 03/07/2024

Application Type: Full

Community: Pentir

Ward: Y Faenol

Proposal: Proposed Energy Storage Facility, associated access, landscaping, infrastructure, ancillary equipment, with import and export capacity to grid connection of 57MWac.

Location: Land At Pentir Substation, Pentir, Bangor, LL57 4ED

Summary of the Recommendation: APPROVE WITH CONDITIONS

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1. Description:

- 1.1. This is a full application for the installation and operation of a Battery Energy Storage System - BESS, including energy storage units, electricity substation, site access, landscaping and supporting infrastructure on land west of the existing Pentir electricity substation. A cable connection to the electricity grid will be secured via a separate planning application.
- 1.2. The proposed development includes the following elements:
- 24 x Battery Blocks each consisting of 4x BESS covers (total of 96 units) - these will be 16.6m x 3.8m in floor area and 3.0m high.
 - 3 x Twin Medium Voltage Skid (MV) (each consisting of 2 x power conversion system and 1 x MV transformer) – that is 10.7m x 6.9m of floor area and 4.0m high.
 - 6 x Single MV Skid (each consisting of 1 x power conversion system and 1 x MV transformer) – these are structures that are 9.8m x 2.8m of floor area and 3.4m high.
 - 1 x Monitoring House (3.9m x 3.3m and 3m high) with a 5.1m weather measuring pole nearby.
 - 1 x Backup Generator (12.2m x 2.6m and 2.9m high).
 - 1 x BESS Receiving Substation (15.7m x 3.0m and 3.6m high).
 - 1 x Reinforced Fibre-glazed Polyester Cabinet (GRP). (2.2m x 1m and 3.0m high).
 - 3 x containers to store spares (1 x 6.3m and 2.6m and 2.9m high and 2 x 12.4m x 2.6m and 2.9m high) with 1x storage compound (14.0m x 9.0m and 6.2m high).
 - CCTV cameras installed on 2.5m - 3.0m high poles.
 - 1 x wellness facility.
 - 3 x storage containers.
 - 48 X BESS lighting poles 3.9m in height.
 - 2.5m high security fence where an acoustic fence is not required.
 - 4m high acoustic fencing to the north, west and south of the site.
 - Entrance and tracks.
 - Landscaping.
- 1.3. It is proposed to agree on the finish of the structures before commencing the development work via a planning condition.
- 1.4. The site comprises 2.57ha of rough pasture in an Open Countryside site outside any development boundary as defined by the Anglesey and Gwynedd Joint Local Development Plan (LDP). The site is within the Dinorwig Landscape of Outstanding Historic Interest and is partly within Zone B as noted in the Flood Risk Map that accompanies Technical Advice Note 15: "Development and Flood Risk".
- 1.5. There is a nearby woodland to the east Coed Tyddyn Forgan, this is a recognised Regional Wildlife Site and is on the Ancient Woodland Inventory as a Plantation of Ancient Woodland. The land is classified as 3a and 3b in the predictive Agricultural Land Classes Map for Wales.
- 1.6. The applicant explains that energy storage is becoming key in terms of technology to achieve net-zero and therefore more energy storage need to be connected to the electricity grid as soon as possible. The BESS capacity 57MWac development as proposed in Pentir, adds a substantial energy storage that will be available to the Electricity System Operator. Importantly, this project may be connected to the network in 2027 giving an early opportunity to secure significant benefits to the network and the process of converting to renewable energy.
- 1.7. The sporadic nature of renewable energy means that power will flow across the network depending on the weather at the time. The proposed BESS 57MWac will be able to provide significant reactive power, that supports the voltage consistency of the network, and the stable services of the renewable electricity energy network.

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- 1.8. The current substation in Pentir is strategically important at a regional a national level, because of its position on the network that receives energy from large solar installation on Anglesey and off existing land windfarms and others that have received permission in the Irish Sea. It will be necessary to connect the site with Pentir Substation for the battery facility however the installation of a cable is expensive and complex and therefore the applicant has set the site of this development as close as possible to the Pentir Substation.
- 1.9. The following documents were presented in support of the application:
- Planning, Design and Access Statement
 - A Pre-application Consultation Report.
 - Arboriculture Impact Assessment
 - Outline Construction Transport Management Plan
 - Transport Statement
 - Noise Survey and Acoustic Report
 - Landscape and Visual Impact Assessment
 - Flood Impact Assessment and Drainage Assessment
 - Initial Ecological Assessment
 - Green Infrastructure Statement
 - Desktop Survey and Initial Risk Assessment
 - Safety Management Plan
 - Cultural Heritage Desk-based Assessment
- 1.10. It was confirmed that the applicant has undertaken a pre-application consultation in accordance with Article 1 of the Town and Country Planning Act (Development Control Procedure) (Wales) (Amendment) 2016, as the proposal is a development that is defined as major by the Welsh Government (site greater than 1 ha).
- 1.11 The development has been screened for an Environmental Impact Assessment under the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017. The proposal does not fall within any development criteria in Schedule 1, but it does fall within the development description under Part 3(a) to Schedule 2, Energy Developments: Facilities relating to the generation of electricity, steam or hot water with a site exceeding 0.5ha in size. Having assessed the likely impact of the proposal on the environment using the selected criteria in Schedule 3 as well as the guidelines in the Welsh Office Circular 11/99, it is considered that the impact of the development on the environment is insufficient to justify submitting an environmental statement with the planning application.

2. Relevant Policies:

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

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

PS 1 - The Welsh Language and Culture
 ISA 1 - Infrastructure Provision
 PS 5 - Sustainable development
 PS 6 - Alleviating and adapting to the effects of climate change
 PS 7 - Renewable technology
 PS 19 - Conserving and where appropriate enhancing the natural environment
 PS 20 - Preserving and where appropriate enhancing heritage assets
 ISA 1 - Infrastructure and developer contributions
 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
 ADN 3 - Other renewable and low carbon energy technologies
 AT 1 - Conservation Areas, World Heritage Sites, Parks and Registered Historic Gardens
 AT 4 - Protection of non-designated archaeological sites and their setting
 AMG 5 - Local Biodiversity Conservation

2.4 **National Policies:**

Future Wales: The National Plan 2040
 Planning Policy Wales (Edition 12 - February 2024)

Technical Advice Notes (TAN)

TAN 5: Nature Conservation and Planning.
 TAN 11: Noise
 TAN 12: Design.
 TAN 18: Transport.
 TAN 20: Planning and the Welsh Language.
 TAN 24: The Historic Environment

3. **Relevant Planning History:**

None

4. **Consultations:**

Community/Town Council:	No response received.
Transportation Unit:	No response received.
Natural Resources Wales:	Express concern regarding the development but confirm that these concerns may be overcome by imposing a condition to ensure that an Environmental Management Plan is submitted prior to the commencement of the development on the site.
Welsh Water:	No observations to offer.
Biodiversity Unit:	No response received.
Public Protection Unit:	No response received.

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North Wales Fire and Rescue Service No response received.

Water and Environment Unit: The maps show that a watercourse runs through the proposed development site and it is proposed to cross this as part of the development. An Ordinary Watercourse Consent would be required for any work that could affect the flow of the water course. Due to the size and nature of the development, an application will need to be made to the SuDS Approval Body for approval before construction work commences.

Gwynedd Archaeological Planning Service: Given the limitations of the existing knowledge and the potential that construction may affect currently unknown archaeology, it is recommended that a precautionary approach be taken, to avoid a detrimental impact on the archaeological resource. A proportionate response to this risk would be to apply a programme of archaeological monitoring during the groundwork, to identify and record any uncovered archaeological evidence.

North Wales Police: No observations to offer.

North Wales Fire Service No response received.

Betsi Cadwaladr Health Board No response received.

SP Energy Networks No response received.

Cadw No objection

Public Consultation: A notice was posted on the site and the neighbours were consulted. The advertising period has expired and the following observations regarding material planning matters were received, such as:

- Concern regarding the amenity effect due to noise, light pollution and transport.
- The roads around the site are narrow and are used by pedestrians and cyclists who will be put at risk by heavy transport.
- The B4547 near the junction at the top of Nant y Garth is already hazardous with vehicles speeding.
- Heavy vehicles will be detrimental to the condition of local roads and to wildlife.

Observations were received which do not relate to material planning considerations for the application:

- The reports should have discussed the impact on the community of Seion.
- One access road should be ensured shared between this site and the existing Pentir Substation.

Correspondence was also received in support of the plan as a means of supporting the renewable energy network.

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5. Assessment of the material planning considerations:

The principle of the development

- 5.1 It is a requirement that planning applications are determined in accordance with the adopted development plan unless other material planning considerations state otherwise. The Anglesey and Gwynedd Joint Local Development Plan (LDP) is the adopted 'Development Plan' in this case.
- 5.2 In terms of general policies, Policy PCYFF 1 states that proposals outside development boundaries will be refused unless they are in accordance with specific policies in the plan or national planning policies or that the proposal shows that its location in the countryside is essential. In this case justification has been given in the Planning, Design and Access Statement for locating the resource at the intended place based on the proximity of the Pentir substation and the complexity of laying cables to connect the battery storage with the National Grid network. Given that the proposal in this case would be to lay an underground cable over the fairly short distance between the site and the substation, it is thought to be much less damaging to the landscape and the environment in general than laying cables some miles from an industrial site in a nearby urban centre. Policy ISA 1 is also supportive of proposals for water, electricity, gas services, etc., to improve the provision, subject to detailed planning considerations. The policy states that it is important that the infrastructure provision for a development site is located and designed in a way that minimises the impact on the natural and built environment and siting this development close to the existing substation, it is considered that the proposal achieves this. It is therefore accepted, given an appropriate environmentally acceptable site, there is justification to develop this facility in a rural location.
- 5.3 Although the development is not a renewable energy scheme in itself, it would form part of the supportive network that could be used in managing the renewable supply. To this end, it could be considered part of the renewable energy network, and as such policy ADN 3 of the LDP applies. This policy sets a series of criteria for the consideration of proposals for renewable energy technologies, and this scheme will be assessed in the context of those policies below:

1. All impacts have been adequately mitigated.

- 5.4 As noted above, a series of specialist reports were submitted looking at different aspects of the scheme and these will be discussed in turn below
An Initial Ecological Assessment was submitted with the application, and it noted:
- That there would be no impact on national or internationally designated sites
 - The nearby regional wildlife site may be affected and measures to protect that site will be recognised during and after development such as agreeing on a Construction Environmental Management Plan, lighting control and protection zones.
 - The site contains some habitats of local importance such as scattered trees, hedgerows and trees in a row. On the whole these features are retained with proposals for buffer zones and additional planting. A small section of hedge would be lost to enable the creation of an access road.
 - If appropriate actions are undertaken the net benefit of biodiversity could be achieved throughout the development.
 - There is no evidence of protected species and the report includes recommendations to ensure there is no harm to the potential habitats of such species.
- 5.5 The contents of the document were acceptable by Natural Resources Wales and they suggest including a condition to ensure compliance with the document's recommendations. In addition, an Arboriculture Impact Assessment was submitted and noted that to facilitate the proposals, one group of trees, five trees and a short section of hedge will need to be removed. Once those works are completed there would be no further impact on trees as root zones are protected by the boundary fencing proposed to be erected.

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- 5.6 A Green Infrastructure Statement was submitted and this proposes several measures to mitigate the impacts of the development and enhance the biodiversity value of the site. These include:
- A 30m wide buffer zone between any development and the nearby Ancient Woods
 - Adoption of Environmental Construction Management Plan that notes pollution prevention measures, identifying other biodiversity buffer zones together with operational methods that are sensitive to the environment.
 - Adoption of a Landscape Management and Ecology Plan to ensure appropriate long-term management of the habitats on the site.
 - Planting hedgerows, trees and areas of wildflower meadow.

5.7 In considering the above information in the context of the landscaping scheme submitted, it is deemed, by imposing appropriate conditions, it can be ensured that there will be no significant harm to biodiversity emanating from the development and improvements can be ensured that will be tantamount to a net benefit to the site's biodiversity. Therefore, it is deemed that the proposal is consistent with Criterion 1 of Policy ADN3 in terms of its biodiversity impact, and is also in keeping with the objectives of policies PS 19 and AMG 5 of the LDP.

2. The proposal would not be harmful to visual amenities

5.8 A Landscape and Visual Impact Assessment was submitted with the application and noted that, in terms of potential visual impacts, due to the low nature of the development, land formation and the current screening of the site, it was envisaged that there would be some change to the views available in the very local landscape, but that the site would be well-hidden from views along the roads and public rights of way.

5.9 Beyond the vicinity of the proposed development and due to its low-lying nature, significant layered vegetation and topographic variations would significantly or completely screen out potential views of the surrounding landscape. There would be no point within the local landscape where an appreciation of the local landscape as a whole would be available. Small sections of the development, mainly a small part of the acoustic fence, would be visible from higher ground in the local area. The potential visual impacts as noted above would reduce over time, as the proposed mitigation planting matures further screening the site and helping it to better integrate into the local landscape. Overall, the quality and character of the landscape and the visual resources would be maintained, and it is considered that the local landscape would have the capacity to accommodate the Proposed Development without any significant impacts.

5.10 Looking at the site from several viewpoints in the local area, it is accepted that the assessment given is reasonable and therefore it is deemed that the proposal satisfies this criterion together with policies PCYFF 2 and PCYFF 4 of the LDP as they consider visual amenities.

3. There will be no significant unacceptable impacts on nearby sensitive uses

5.11 There are four dwellings within approximately 200m from the site and a Noise Survey and Acoustic Report have been submitted which acknowledge, although the energy storage process has essentially no sound emissions, to ensure that the batteries stay at the right temperature a series of cooling fans will be used. Similarly, the inverter stations used to transform the energy from DC to AC and vice versa, will be cooled by fans that can produce noise.

5.12 The proposal includes 96 battery units in containers, 12 sets of inverters and 9 MV switching stations, together with a BESS inflow substation. The units will be serviced by integrated air cooling systems. The plan also incorporates a 4-metre-high absorbent acoustic barrier around the north, west and south perimeter of the proposed equipment compound, which has been added to the design as an acoustic mitigation measure, following an iterative analysis exercise.

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5.13 The assessment concludes that the proposed development will result in sound levels that do not exceed the background noise levels measured in the area during the day, leading to a 'Low Impact' in accordance with the standard methodology. The assessment also notes that the Proposed Development will result in sound levels that slightly exceed the background noise levels measured in the area at night, leading to a 'Low to Potential Harmful Impact'. The context in which these two potential impacts occur are discussed in the report and in light of the above, it is considered that the potential noise impacts associated with the Proposed Development can be adequately controlled via appropriate engineering and design. The report concludes that the noise impact should not be considered as a significant limitation to realise appropriate mitigation measures.

5.14 At the time of writing the comments of the Public Protection Service had not been received however, it is believed that by ensuring that it is possible to impose appropriate conditions to control the noise generated, then development can be acceptable under policy PCYFF 2 of the LDP as it relates to the protection of private amenities.

4. There would be no unacceptable effect on water quality

5.15 A watercourse crosses the site and it will be vital to prepare and follow appropriate conditions to prevent pollution in accordance with the guidelines of Natural Resources Wales. These issues are dealt with to a large extent outside the planning system but the adoption of an Environmental Control Plan will be critical to ensuring that the facility is set up in an appropriate manner.

5. Previously used buildings / land should be used

5.16 This is a greenfield site and the justification for choosing the site is included in the Planning, Design and Access Statement and discussed in 5.2 above.

6. There would be no unacceptable cumulative impact on the landscape.

5.17 Considering the fairly hidden position of the application site and the presence of other energy infrastructure such as pylons and the existing substation already in the landscape, it is believed that this development suits the current nature of the landscape rather than creating an unacceptable cumulative effect.

7. Where appropriate, the equipment is removed from the site at the end of the scheme's life.

5.18 Overall, the equipment installed on the site is of a temporary nature, we believe it would be appropriate to impose a condition to ensure that the equipment is removed from the site when the need for the facility ceases.

5.19 In consideration of the above assessment, we believe the application meets all the relevant criteria and that the proposal is therefore acceptable in principle and complies with the requirements of policy ADN 3 of the LDP.

5.20 In addition to the above, Policy ISA 1 of the LDP encourages the approval of proposals for electricity services to improve the local provision. Similarly, policies PCYFF 5, PS 5, PS 6 and PS 7 are supportive of schemes for the development of renewable technologies that contribute to protecting the environment and mitigate climate change and accepting that this proposal forms part of a supporting network that supplements an efficient "green" energy system, it is believed that the scheme meets the objectives of these policies.

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Transport and access matters

- 5.21 Once operational, the proposed development will be monitored remotely and no permanent staff will need to be on the site. Occasionally maintenance activities will be needed and this would correspond to around 2 - 4 visits a month. No formal parking spaces are offered on the site as there is ample space to undertake informal maintenance visits within the curtilage of the site.
- 5.22 An Outline Construction Traffic Management Plan has been produced and this envisages a period of approximately 12 months for the construction work to be completed. The construction work will be split into several phases
1. Establishment of the site and enabling work
 2. Installation of building facilities, security and internal access tracks;
 3. Distribution and installation of equipment and BESS foundations
 4. Decommissioning and moving construction equipment
 5. Landscaping and biodiversity enhancements
- 5.23 It is predicted that at its maximum, there will be approximately 20 - 30 HGV movements a day (10 - 15 supply lorries) with a maximum of 30 - 40 people working on the site at the same time, mainly arriving in private cars. The working hours for the construction period will be 07:00 to 19:00 Monday to Friday, 07:00 to 13:00 on Saturdays. Therefore, the workforce will arrive on site before morning peak hours and will leave during the day depending on site activity and their scheduled work hours.
- 5.24 At the time of writing this report, no formal response had been received from the Transportation Unit to the information submitted, however, it is believed, having agreed to the appropriate control during the construction period, when considering the low level of transport that will visit the site during its operational period, there will be no long-term impacts on highway safety emanating from the development. It is therefore believed that the proposal complies with the requirements of Policies TRA 2 and TRA 4 of the LDP in terms of safety and convenience of the highway.

Heritage and Archaeology Matters

- 5.25 There are several Scheduled Ancient Monuments and a Scheduled Historic Garden in the site's vicinity and the application is accompanied by a Cultural Heritage Desktop Assessment assessing the impact of the proposed development on those features. It considers that designated historic assets situated between 1km and 3km from the proposal do not share any inter-visibility or functional link with the development site. Within 1km of the proposal are scheduled monuments CN175 Fodol Ganol Closed Huts Group and CN203 Cors y Brithdir Closed Huts Group and Ancient Fields and it is assessed that the proposed development will not have any impact on their setting due to their distance from the site and the lack of inter-visibility. The observations of the Footpaths Unit were received on the application and Cadw has been consulted on the application and they are in line with these conclusions. They confirm that the proposed development will not have a detrimental impact on any of the settings of the local designated sites. Therefore, the application is acceptable under policies PS 20 of the LDP in relation to the historic landscape.
- 5.26 In terms of archaeology, the Gwynedd Archaeological Planning Service (GCAG) noted that the Cultural Heritage Desktop Assessment had been prepared in accordance with the relevant professional standards. The report notes that the basic knowledge about the local archaeological resource is lacking. Given the limitations of the existing knowledge and the potential that construction may affect currently unknown archaeology, it is recommended that a precautionary approach be taken, to avoid a detrimental impact on the archaeological resource. A proportionate response to this risk would be to apply a programme of archaeological monitoring during the groundwork, to identify and record any uncovered archaeological evidence. This should include a basic record of the boundaries of ancient fields within the site. As with other archaeological field projects, mitigation may involve specialist conservation and analysis, as well as archiving

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and reporting processes, depending on the finds made. If a condition is imposed to ensure such supervision, it is considered that the application meets the requirements of policy AT 4 of the LDP relating to the protection of sites of archaeological importance from harm.

Linguistic matters

- 5.27 Excluding the developments that meet the thresholds for submitting a Welsh Language Impact Statement/Assessment noted in Policy PS1, guidance is provided in terms of the type of relevant applications where consideration should be given to the Welsh language in Appendix 5 (The Screening Procedure) of the Supplementary Planning Guidance (SPG) 'Maintaining and Creating Distinctive and Sustainable Communities'. The guidance contained states that every retail, commercial or industrial development that are not required to submit a Welsh Language Impact Statement / Assessment should show how consideration has been given to the language.
- 5.28 The Planning, Design and Access Statement sets out the consideration given to the Welsh language when drawing up the plan and this notes several aspects regarding how the scheme will promote the Welsh language, these include:
- Naming the development taking into consideration the local linguistic heritage.
 - Providing bilingual signage in public places.
 - Potential use of a community benefit fund to support and fund facilities/groups and cultural and linguistic projects/enterprises in the local area should the community so desire.
 - Fund language and awareness courses for members of staff who maintain the operational site.
 - Adopt a voluntary language policy/plan that explains how the employer will ensure that the Welsh language is treated equally.
- 5.29 It is considered, by imposing a condition regarding the use of the Welsh language on documents and signage, that it could be ensured that the development contributes towards the visual presence of the language in accordance with the requirements of policy PS 1.

Agricultural land

- 5.30 The Welsh Agricultural Land Distribution Prediction Map classifies the proposed site for the facility itself as land of lower quality Grade 3b or Grade 5. This accounts for approximately 1.9 of the site, namely approximately 74% of the total site area. However, the proposed access track from Lôn Fodolydd on Grade 3a land with a small section of the north-western corner of the main field. This accounts for approximately 0.22 ha of the site and 8.5% of the total site area. The remainder of the site has been classified as a non-agricultural site. The vast majority of the site is therefore agricultural land of a lower quality that is currently used for grazing.
- 5.31 It is noted that the proposal will lead to the loss of a little agricultural land of a higher quality that will be needed to provide suitable access to the site. However, the proposed development has specific locational needs, and must be near the Pentir Substation, and the agricultural distribution map confirms that there is ample land of better quality available in the local area. The access track formation has also been restricted to a thin section of land near the southern boundary of the field in question, this means that the development will only affect very little, if at all of the continued practical use of the field for agricultural purposes.
- 5.32 Policy PS 5 of the LDP aims to protect the best and most versatile agricultural land, however, national policy allows the development of such land if there is 'a critical need for the development'. In this case, in light of the small amount of land of the best grade that will be lost and the important strategic nature of the development in question, it is considered that the loss of this land from the general supply is acceptable.

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6. Conclusions:

- 6.1 It is considered that the proposal is acceptable in principle and that the development would not cause significant harm in terms of its impact on the landscape. Should an appropriate confirmation be received from the Transportation Unit and the Public Protection Department, it is not believed that the development would cause any significant harm in terms of the amenities of nearby residents or other local residents. It is therefore considered that the proposal conforms to all the above policies and that the application is acceptable to be approved subject to relevant conditions.

7. Recommendation:

- 7.1 To delegate powers to the Senior Planning Manager to approve the application, subject to the receipt of the observations from the Transportation Unit and the Public Protection Service and the following conditions:

1. Five years.
2. In accordance with the plans/details submitted with the application.
3. Compliance with the landscaping scheme together with future maintenance work.
4. Compliance with the recommendations of the Initial Ecological Assessment, Arboriculture Impact Assessment, and the Green Infrastructure Statement.
5. Prior submission of an Environmental Construction Method Statement to the LPA.
6. Submission of a Construction Transport Management Plan.
7. Agree on the external materials for the structures.
8. Ensure a Welsh name and bilingual signage with priority given to the Welsh language.
9. Agree on an Archaeological Work Programme
10. Submission of an Environmental Management Plan
11. Transportation and Public Protection conditions, as required
12. The site must be restored to the condition agreed with the Planning Authority once the development's operational period has ended

Notes: Water and Environment Unit
Natural Resources Wales
Gwynedd Archaeological Planning Service